

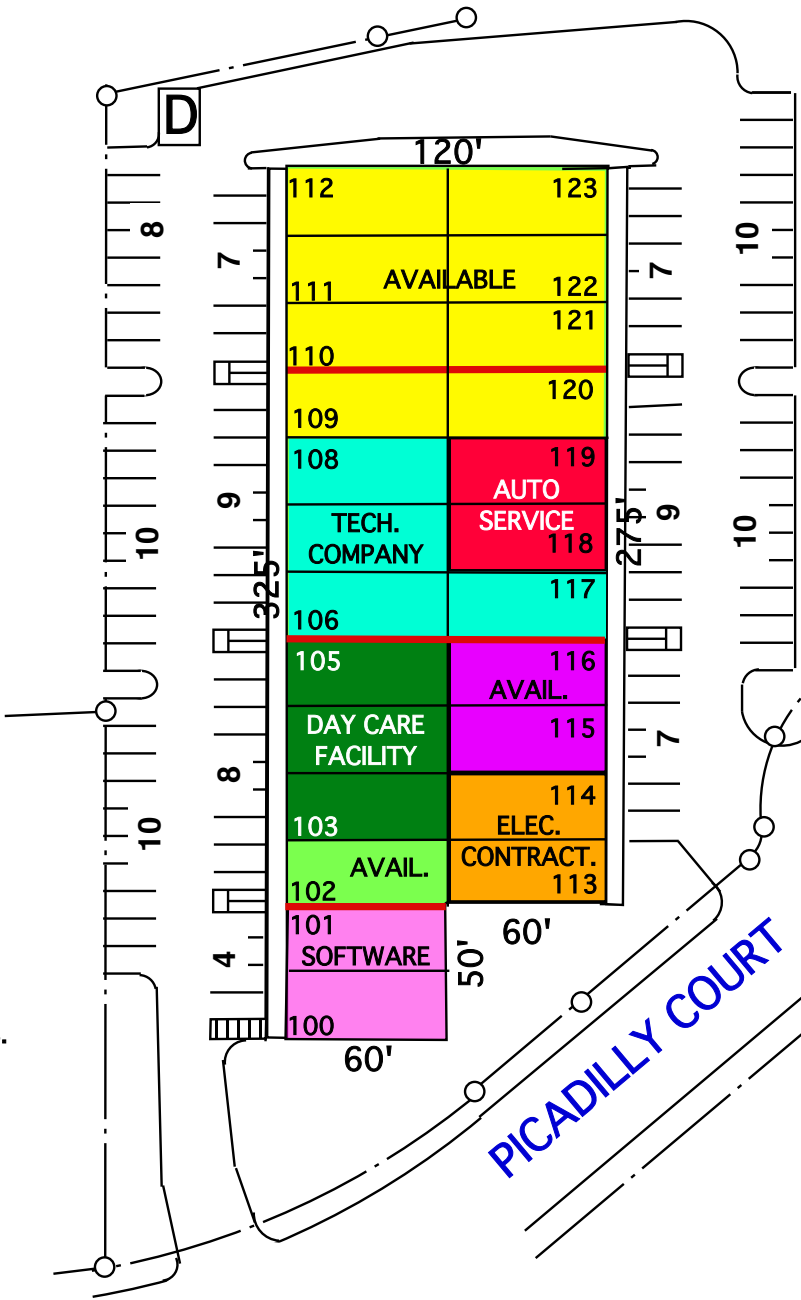
TEXAS CENTER

AVAILABLE SPACE:
A 12,000 SQ. FT. FULLY AIR CONDITIONED OPEN AREA WITH AN OFFICE, RESTROOMS, AND SECURED STORAGE. FRONT AND REAR ACCESS PROVIDED. SUITES 109 & 120 ELEVATED.

TECHNOLOGY COMPANY:
4,500 SQ. FT. OF THIS SPACE, IS PARTIALLY AIR CONDITIONED AND INCLUDES OFFICES AND RESTROOMS. SUITE 117 CONSISTS OF AN ADDITIONAL 1,500 SQ. FT. OF CONTIGUOUS UNCONDITIONED STORAGE SPACE.

DAY CARE:
CURRENTLY OCCUPIED AS A DAY CARE CENTER, THIS 4,500 SQ. FT., FULLY AIR CONDITIONED SPACE HAS BEEN DIVIDED INTO CLASSROOMS, A WARMING KITCHEN / DINING AREA, AND OFFICE / RECEPTION / RESTROOM FACILITIES. AN OUTSIDE PLAYGROUND IS LOCATED AT THE REAR OF THE BUILDING.

SOFTWARE SHOP:
APPROX. 750 SQ. FT. OFFICE WITH SHOWROOM, COFFEE BAR, AND RESTROOM. 1,500 SQ. FT. A/C SHOP + 750 SQ. FT. WAREHOUSE AREA W/ TWO 10' X 12' GRADE-LEVEL OVERHEAD DOORS.



AUTOMOTIVE SERVICE:
APPROX. 625 SQ. FT. OPEN OFFICE AREA WITH RESTROOM. 2,375 SQ. FT. AUTOMOTIVE SHOP AREA WITH ENTRANCE AND TWO 10' X 12' GRADE-LEVEL OVERHEAD DOORS.

SUITES 115 / 116 AVAILABLE:
APPROX. 3,000 SQ. FT. WITH ONE OFFICE, SHOP, AND RESTROOM. ENTRANCE PLUS THREE 10' X 12' GRADE-LEVEL OVERHEAD DOORS

ELECTRICAL CONTRACTOR:
APPROX. 3,000 SQ. FT. WITH ONE OFFICE, SHOP, AND RESTROOM. ENTRANCE PLUS THREE 10' X 12' GRADE-LEVEL OVERHEAD DOORS.

SUITE 102:
APPROX. 1,500 SQ. FT. SHELL AVAILABLE WITH SKYLIGHTS AND FIRESPRINKLER SYSTEM IN-PLACE. WATER AND SEWER ROUGHED-IN. TWO 10' X 12' OVERHEAD DOORS.

SUITE AVAILABILITY PLAN

LARRY NELSON COMPANY

4425 S. MoPac BLVD.
BLDG. III, SUITE 602
AUSTIN, TX 78735
(512) 306-0030
FAX (512) 299-9590

TEAM BUILDERS

TEXAS CENTER

16708 PICADILLY COURT
PFLUGERVILLE, TRAVIS COUNTY, TEXAS 78664

07/08/14

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OF
SHEETS