FOR LEASE

:: Suite 610 - 25,622 SF
:: Suite 620 - 19,058 SF
:: Total Available: 44,680 SF
:: Annual Lease Rate: Negotiable
:: Annual OpEx: $1.89 PSF

BUILDING FEATURES

:: Building Size: 70,400 SF
:: Built in 1996
:: 3.26/1000 parking
:: 24’ clear height
:: ESFR sprinkler system
:: HVAC warehouse
:: Grade and dock level loading
:: Bay Depth: 160’
:: Shared Truck Court: 120’
:: Significant clean room space

LOCATION

FOR MORE INFORMATION PLEASE CONTACT

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NOW AVAILABLE

CORRIDOR PARK 6
INDUSTRIAL FOR LEASE
200 - C PARKER DRIVE :: AUSTIN, TX 78728

TOTAL AVAILABLE: 44,680 SF

<table>
<thead>
<tr>
<th>SUITE</th>
<th>SF</th>
<th>RATE</th>
<th>BUILD OUT</th>
<th>POWER</th>
<th>COMMENTS</th>
</tr>
</thead>
</table>
| 610   | 25,622| Negotiable| Approx. 11,822 SF office
Approx. 13,800 SF warehouse                   | 1000 KVA transformer
4000 Main Service Board (MSB)                |                           |
| 620   | 19,058| Negotiable| Approx. 7,263 SF office
Approx. 11,795 SF HVAC warehouse              | 1000 KVA transformer
4000 Main Service Board (MSB)                | HVAC warehouse             |
| 610-620| 44,680| Negotiable| Approx. 19,085 SF office
Approx. 25,595 SF warehouse (11,795 SF HVAC)| 1000 KVA transformer
4000 Main Service Board (MSB)                | HVAC warehouse             |

Legend:
- Green circle: Grade Level
- Green triangle: Dock High

LEASED
FEATURES

FIRE PROTECTION SYSTEMS:
• Early Suppression Fast Response (ESFR) sprinkler system (i.e. High pressure fire pump) controlled by pump panel monitored 24/7 by landlord
• Central fire alarm system (horns, strobes, smoke & duct detectors, magnetically controlled fire doors) monitored 24/7 by tenant

SECURITY:
• Centrally-controlled, web-deployed access controls system with proximity badge readers & magnetic locks on all exterior doors plus selected interior doors
• CCTV plus DVR system providing full coverage of building exterior, all points of entry and most interior areas

ELECTRICAL:
• 1000 KVA transformer
• 4000A Main Service Board (MSB)

OTHER:
• Motorized overhead doors & mechanical Edge of Dock (EOD) devices at docks
• Ramp & dock level access
• Executive Conference Room with adjacent kitchen
• (3) restroom cores
• Secure lobby with reception station, (2) conference rooms & restroom
• Centralized server room plus (2) IDF closets
NOW AVAILABLE

CORRIDOR PARK 6
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200 - C PARKER DRIVE :: AUSTIN, TX 78728

AERIAL MAP

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INFORMATION ON BROKERAGE RELATIONSHIPS

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know, because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:
1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker’s records:

__________________________________________________________
OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE
Date: _____________________________