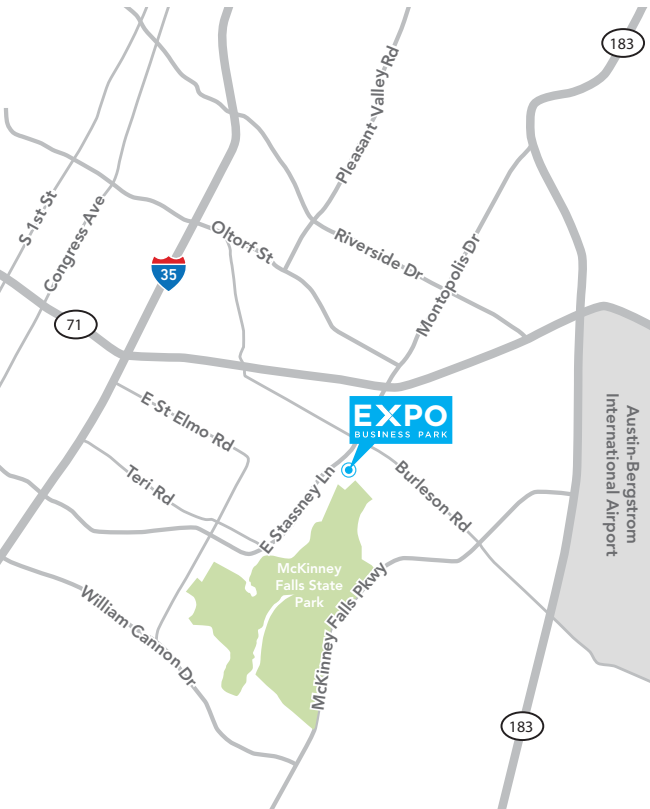


FOR LEASE

EXPO

BUSINESS PARK



BUILDING 13 READY FOR TI'S JUNE 2016



ADDRESS	6231 E. Stassney Lane Austin, TX 78744
SUBMARKET	Southeast Austin
TOTAL SF	375,205 SF on 15.54 acres
BUILDING 13	136,000 SF Available
PROJECT SPECS	<ul style="list-style-type: none">• Triple-Freeport designation• Fiber Ready• 195' concrete truck court• 1.72/1,000 parking ratio• ESFR installed sprinklers• R-20 Roof Deck Insulation• Skylights

EXPO BUSINESS PARK IS A NEW, CLASS A INDUSTRIAL DEVELOPMENT IN SOUTHEAST AUSTIN. BUILDING 13 offers 136,000 SF of warehouse, flex and manufacturing space. The project features generous column spacing, 28' clear height, expansive truck courts, skylights and flexible demising options. Located in a newly established **Triple Freeport Zone**, Expo Business Park offers significant cost savings to companies with high value inventory.

PLEASE CONTACT

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 CLARION PARTNERS

 Trammell Crow Company

 CBRE

AVAILABLE

BUILDING 13 AVAILABLE

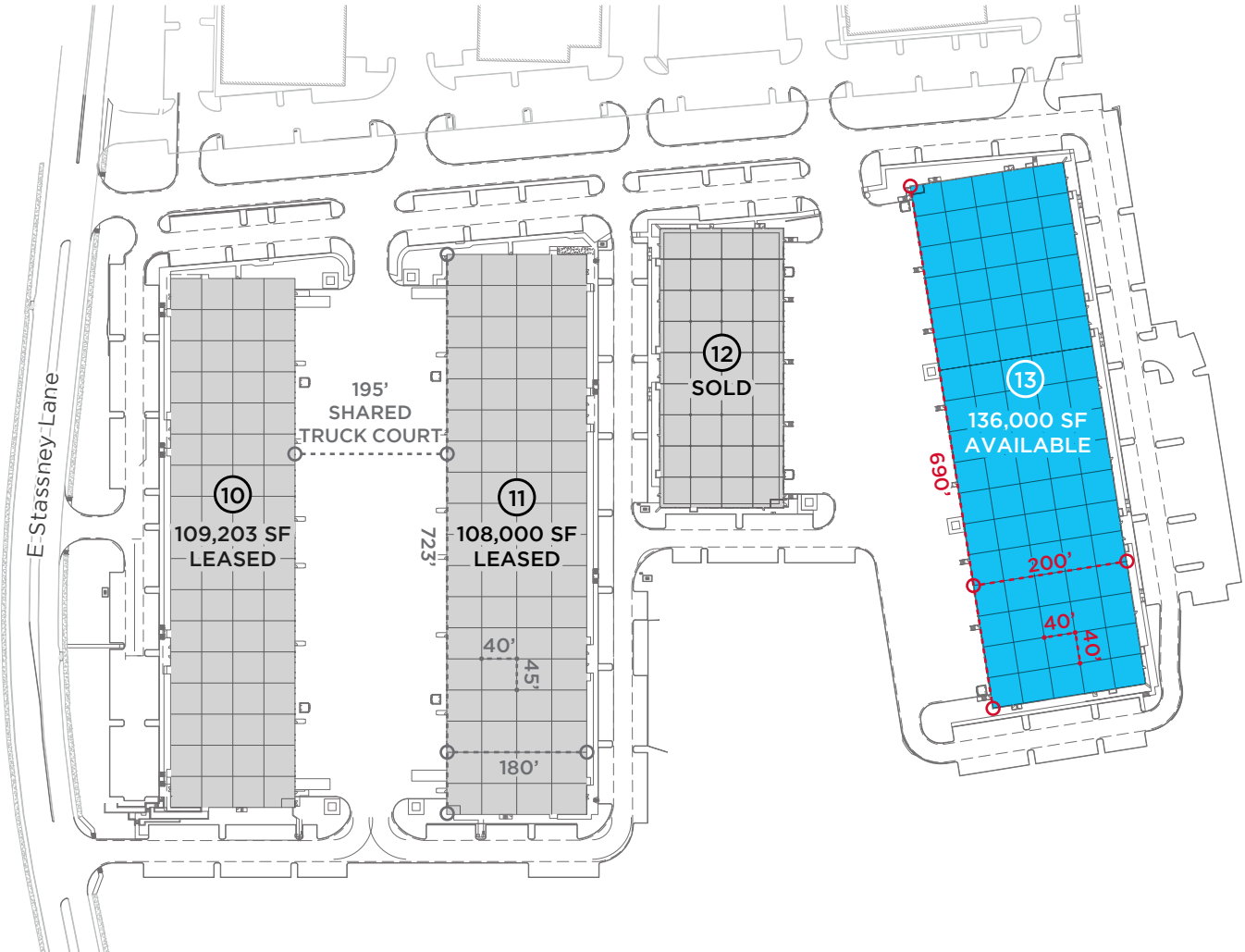
SIZE	136,000 SF
AVAILALBE	136,000 SF Divisible to 24,000 SF
DIMENSIONS	200' x 690'
COLUMN SPACING	40' x 40'
BAY SIZE	8,000 SF bays
LOADING	26 dock-high doors - 2 over-sized
CLEAR HEIGHT	28' clear height
FOUNDATION	6" depth, 3,500 PSI Slab

BUILDING 10 LEASED

SIZE	109,203 SF
DIMENSIONS	160' x 680'
COLUMN SPACING	40' x 40'

BUILDING 11 LEASED

SIZE	130,002 SF
DIMENSIONS	180' x 723'
COLUMN SPACING	40' x 45'



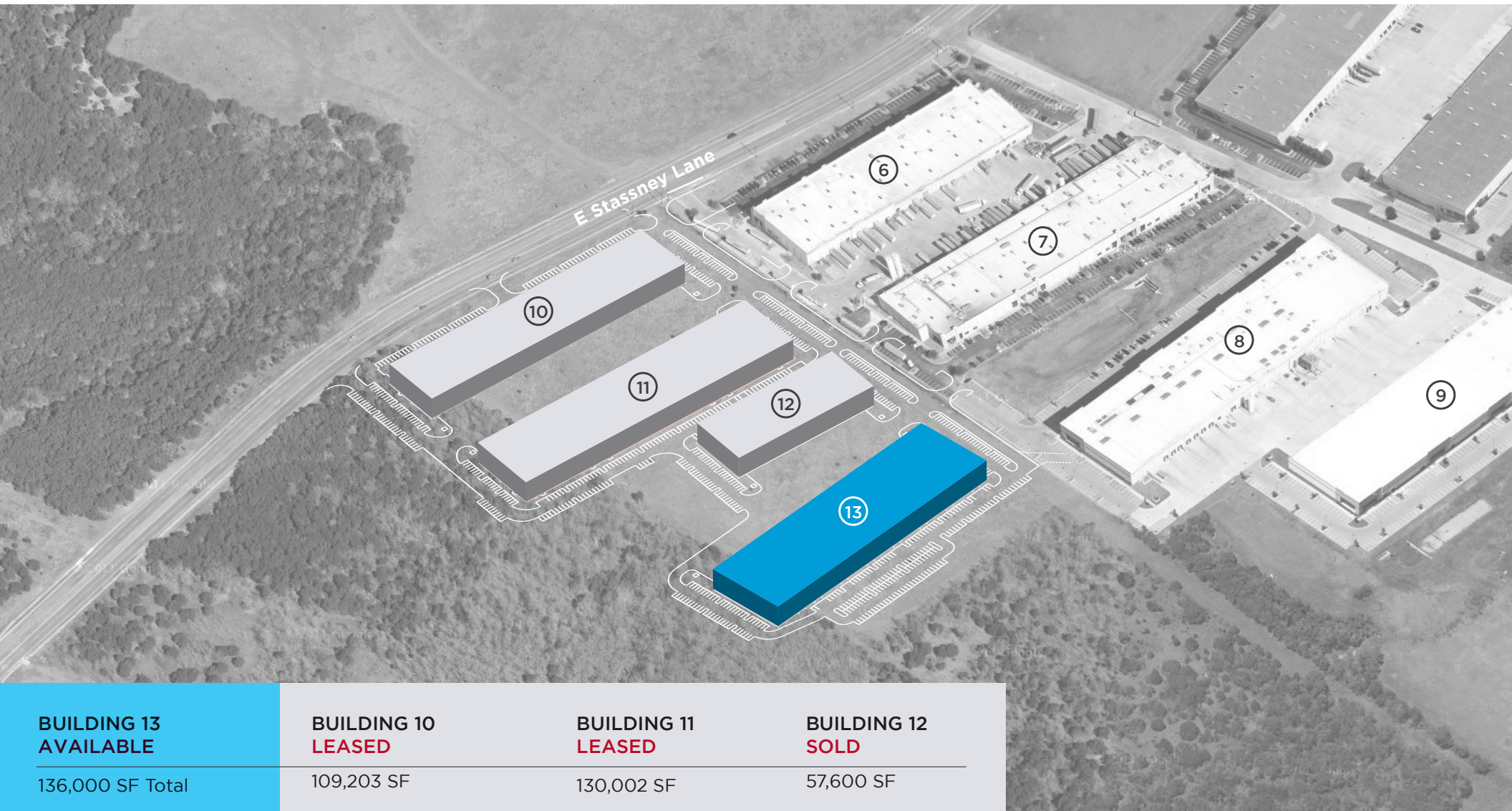
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**BUILDING 13
AVAILABLE**

136,000 SF Total
Divisible to 24,000 SF
200' x 690'
40' 40' columns
8,000 SF bays
28' clear height

**BUILDING 10
LEASED**

109,203 SF

**BUILDING 11
LEASED**

130,002 SF

**BUILDING 12
SOLD**

57,600 SF

PLEASE CONTACT

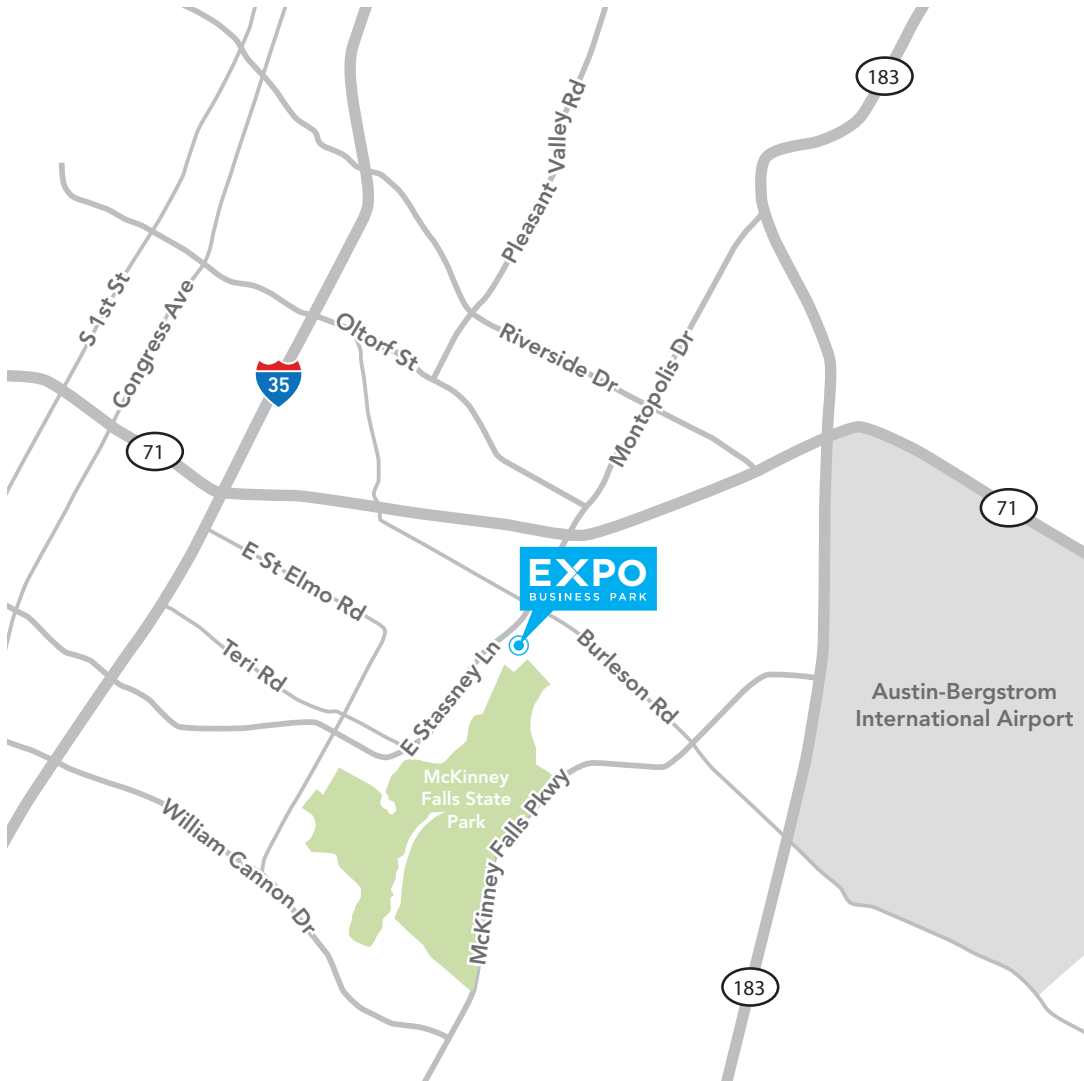
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SITE PLAN



LOCATION

Expo Business Park is located at the corner of Stasney Lane and Burleson Road offering easy access and close proximity to Highway 71 and IH-35. The project is four miles from the Austin Bergstrom International Airport, seven miles from downtown Austin, 78 miles from San Antonio and 160 miles from Houston.

LOCAL DRIVE TIMES



HWY 71
2 Minutes



HWY 183
5 Minutes



IH-35
5 Minutes



ABIA
6 Minutes



SH-130
9 Minutes



MOPAC
10 Minutes

REGIONAL DRIVE TIMES

SAN ANTONIO
72 Minutes

HOUSTON
2 Hours
22 Minutes

DALLAS
3 Hours
6 Minutes

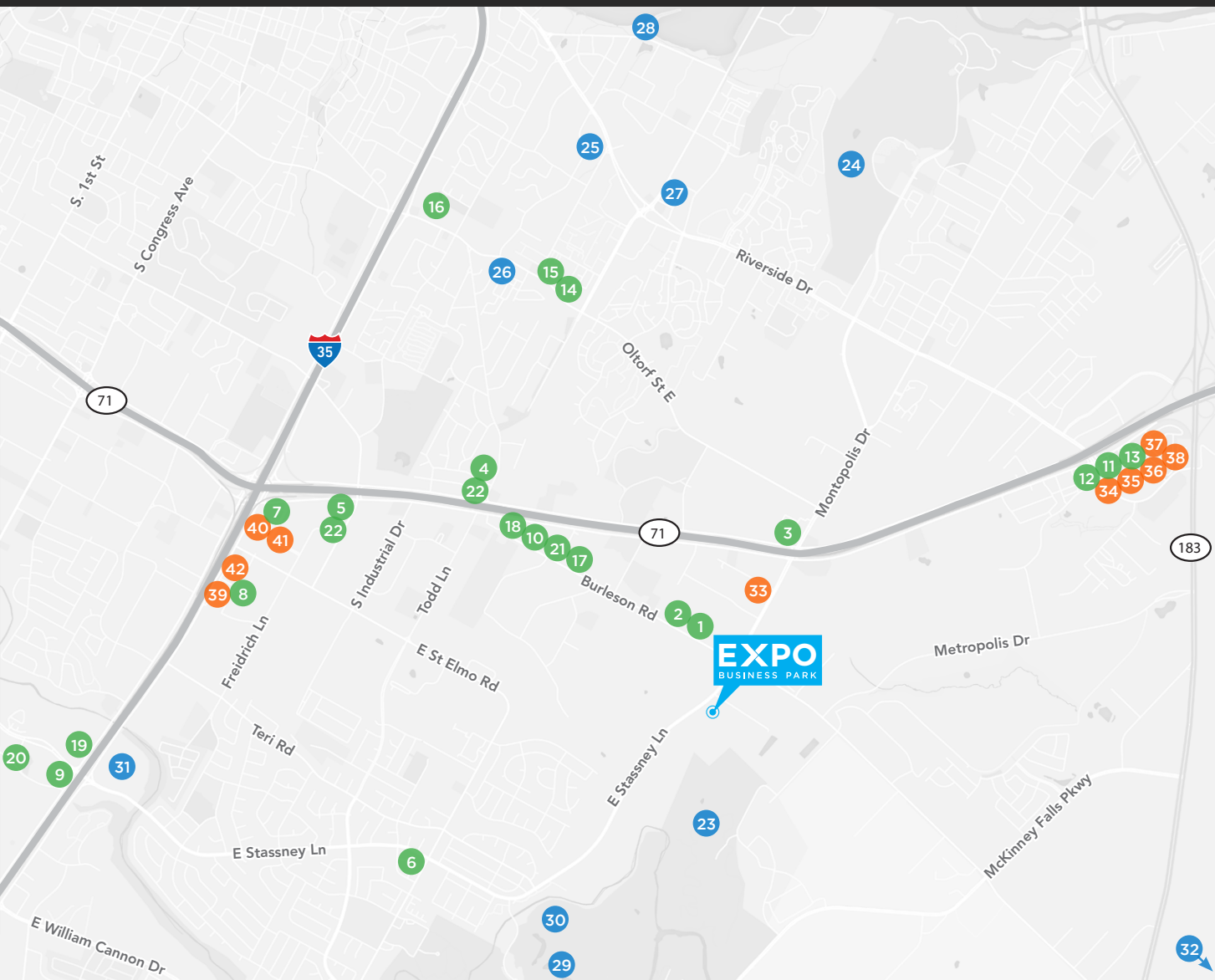
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RESTAURANTS

- | | |
|----------------------|------------------------|
| 1 Jalapenos Taco Bar | 12 Denny's |
| 2 El Meson Taqueria | 13 Waffle House |
| 3 Wendy's | 14 Java Noodles |
| 4 Vic's Bar-B-Que | 15 888 Pan Asian |
| 5 Asia Chinese | 16 Luby's |
| 6 Sonic Drive-in | 17 Bella Donna Subs |
| 7 Onion Creek Grill | 18 Catfish Parlour |
| 8 Saigon Kitchen | 19 Texas Land & Cattle |
| 9 Trudy's | 20 Logan's Roadhouse |
| 10 Patsy's Cafe | 21 Casa Morenos |
| 11 Subway | 22 Quiznos |

ENTERTAINMENT

- 23 McKinney Falls State Park
- 24 Riverside Golf Course
- 25 Emo's
- 26 Click's Billars
- 27 Planet Fitness
- 28 Town Lake - Hike & Bike Trails
- 29 Roy Kizer Golf Course
- 30 Jimmy Clay Golf Course
- 31 Cinemark 17
- 32 Circuit of the Americas

PLACES TO STAY

- | | |
|-------------------|----------------------|
| 33 Super 8 | 38 Courtyard |
| 34 Comfort Suites | 39 Marriot |
| 35 Holiday Inn | 40 Omni |
| 36 La Quinta Inn | 41 Homewood Suites |
| 37 Microtel Inn | 42 Springhill Suites |

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AMENITIES

INFORMATION ABOUT BROKERAGE SERVICES

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: _____

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