

DOWNTOWN AUSTIN OFFICE BUILDING 48 EAST AVENUE

The property is 17,920 square feet of land with a 12,586 square foot office building located in Austin's dynamic Waterfront District.(www.AustinWaterfrontDistrict.com) The Waterfront District is an area of downtown Austin that is undergoing rapid transition from its previous low-intensity uses to an area of high-intensity mixed-use urban development. Projects that are newly completed or under construction in the immediate area include the Milago Condominiums (www.MilagoCondos.com) , The Shore Condos (www.TheShoreCondos.com), Legacy at Town Lake Apartments (www.LegacyPartners.com) with others on the drawing boards.

The Waterfront District is one of the few areas of downtown Austin where a significant supply of land can be acquired for development at reasonable prices. As a result, developers are acquiring sites for a variety of uses. The district includes the Austin Convention Center and is adjacent to Lake Lady Bird (formerly Town Lake). The 6th Street entertainment district and many of Austin's best hotels and restaurants are within easy walking distance.

Zoning: Central Business District (CBD)

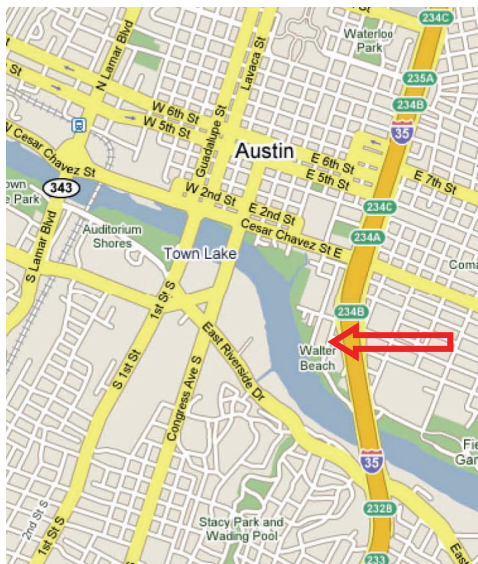
Utilities: All public utilities in place.

Parking: 29 spaces on site.

Flood Plain: None

Environmental Issues: None known

Dimensions: Approximately 140 feet on East Avenue x 128 feet deep.



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