

**FOR LEASE: MAKEMSON-STEELE-WEIR BUILDING
800 S. AUSTIN AVENUE
GEORGETOWN, TX 78626**

LOCATION: Southwest corner of Austin Avenue and 8th Street on the Square in Georgetown. The most recognized address in the city of Georgetown.

SIZE: Suite M-204: (office space upstairs) – 436+/- useable sq. ft. – 532 +/- rentable sq. ft. \$700.00 per month, plus \$4.50 per sq. ft. operating expense– available 10-1-05

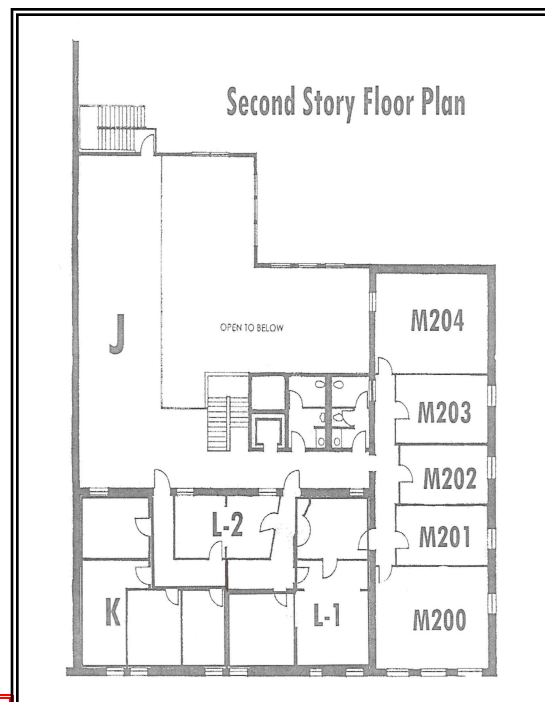
Suite M-201& 202&203: 651 +/- useable sq. ft. – 791 +/- rentable sq. ft. \$1,450.00 per month, plus \$4.50 per sq. ft. operating expense – available now

DEPOSIT: One months rent

LEASE TERM: 24 to 60 months

MOVE-IN: 30 days after lease signing

COMMISSION: 3% to Lessee's Agent



The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The Broker makes no warranty, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.