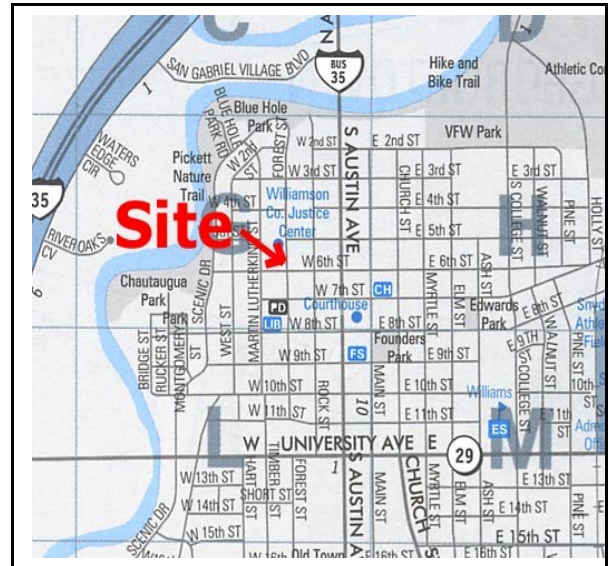


Office Space for Lease
401 West 6th Street
Georgetown, Texas 78626

401 West Sixth is arguably one of the classiest office spaces in Georgetown. Located next to the Williamson County Courthouse Annex and within walking distance of the Historic Square, this building offers a prime office location for attorneys, bail bond firms and other professionals. The top two floors are offices for an attorney, insurance company and engineering firm. Suites 100 and 102 are available beginning July 1, 2008. They can be leased separately or together.



PARKING: Adequate off-site/nearby

LEASE TERM: 2 to 5 years

TOTAL AVAILABLE SQ. FT.: 2,278+/- rentable sq.ft.

RENTAL: \$19.80 sq. ft.

Level	Suite	Sq.Ft. +/-	Monthly Rental Rate
Lower	100	1,780	See Broker
	102	498	See Broker

COMMENTS: The rents are inclusive of all operating expenses except telephone service, which will be the tenant's responsibility.

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 Lessee. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.