



235,000 SF FOR LEASE

THE CROSSINGS AT LAKELINE is a 70-acre mixed-use transit oriented development located in North Austin. The property is within a 1/2-mile of Lakeline Mall and is uniquely positioned alongside the new MetroRail commuter station, which will provide access throughout Greater Austin and Downtown by 2008.

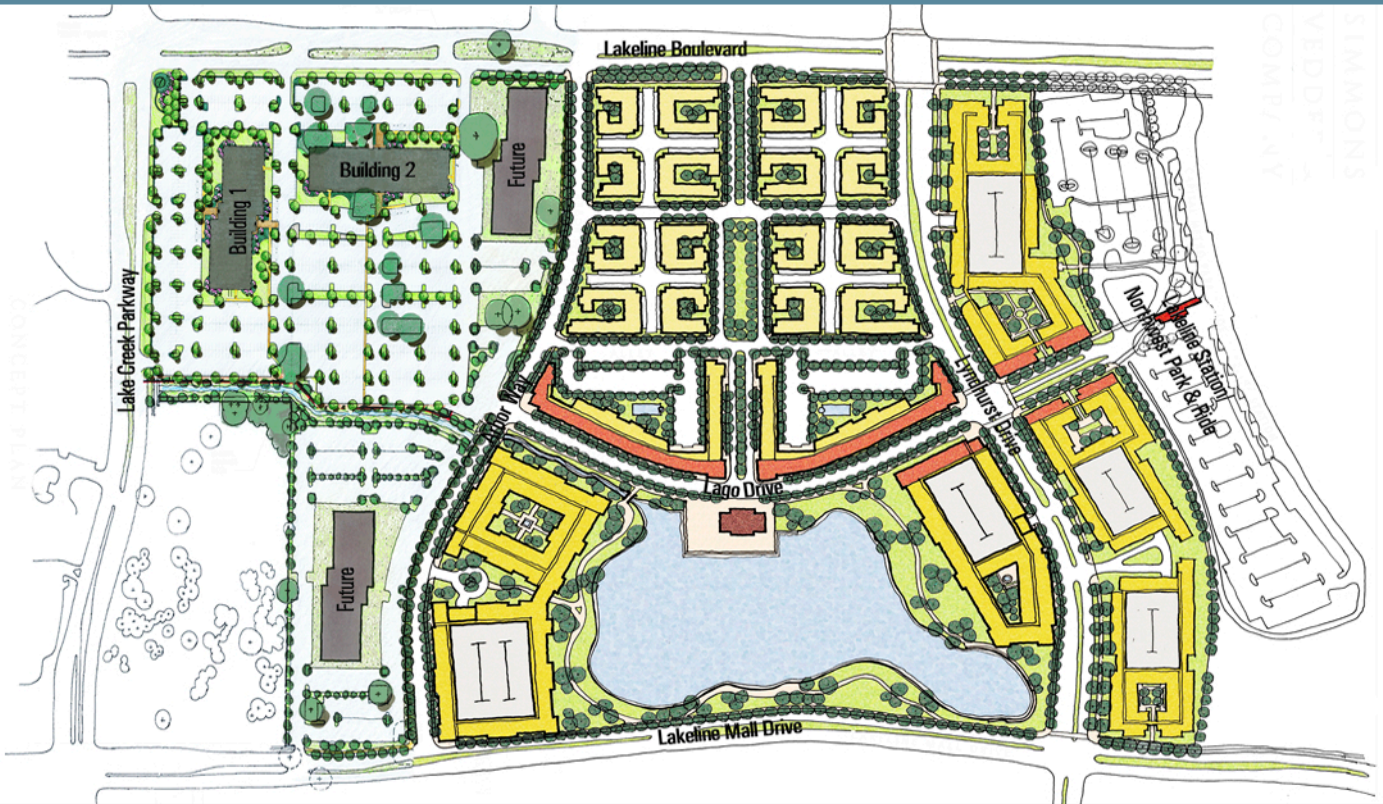
FEATURES

- Two, 3-story office buildings totaling 235,000 rentable square feet. Future growth up to 1.5MM SF.
- Walking distance to restaurants/retail.
- TOD - live, work, play & ride!
- Floor-to-ceiling glass; 10'-11' ceilings.
- High performance building-Austin Green Builder.
- Northwest Austin transit station - rail and bus.
- Flexible, efficient, 39,000 RSF floor plates.
- Abundant surface parking. Ability to accommodate above standard requirements.
- Jogging trails, building showers; walking distance to Gold's Gym.

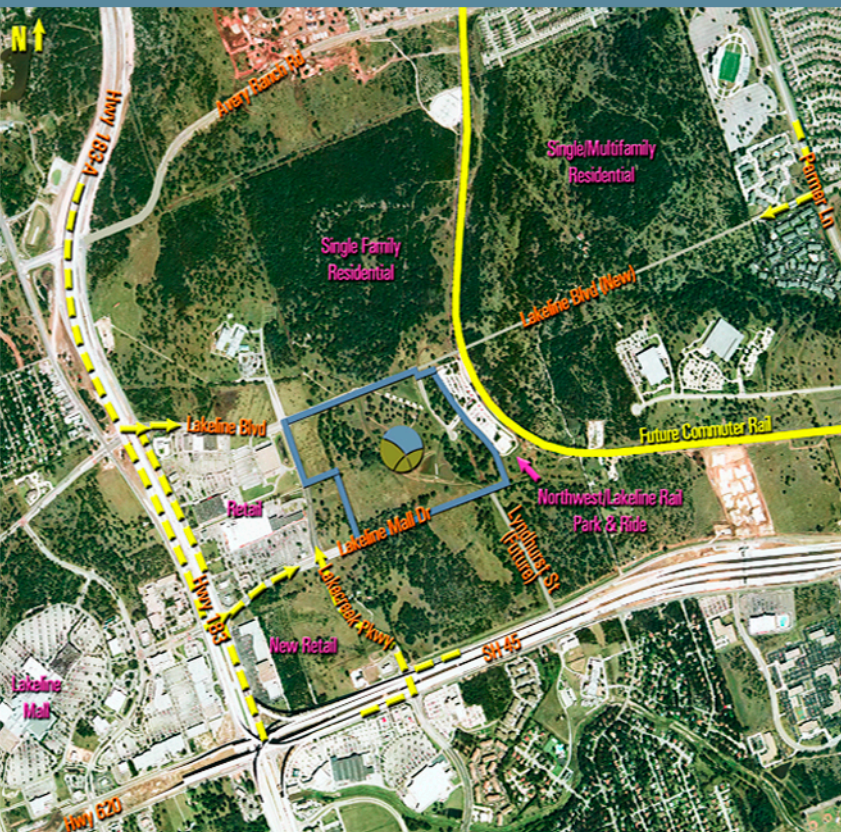


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LIVE, WORK, PLAY & RIDE



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Building 1 - 114,505 RSF

1st Floor: 35,227 RSF



Typical 2nd/3rd Floors: 39,731 RSF



Building 2 - 117,950 RSF

1st Floor: 36,182 RSF



Typical 2nd/3rd Floors: 40,972 RSF



- Highly Efficient Floors
- Virtually Column-Free
- 5' Planning Module

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