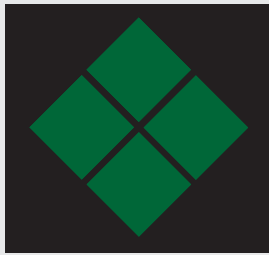


FOR LEASE



Pflugerville POP Center 1202 FM 685, Pflugerville, TX

Excellent Office/Warehouse Opportunity!



Bldg. C Office/Warehouse Space

C-1 & C-2 Texas Black Belt Karate	C-3 leased	C-4 The Storehouse	C-5 The Storehouse	C-6 Leased	C-7 The Storehouse	C-8 SJ screen printing	C-9 Lexmark	C-10 Salland Engineering
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Bldg. A & B Office/Retail Space

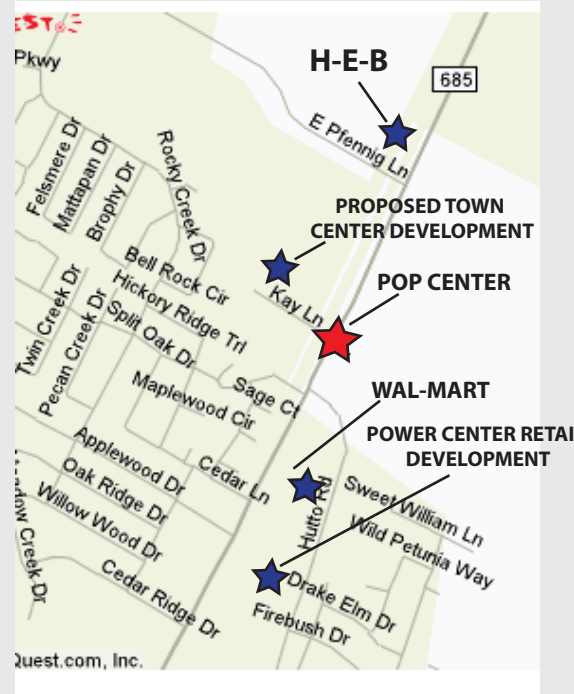
A-1 Great Wall Express	A-2 Fairlady Salon	A-3 Jackson Hewitt	A-4 For Lease	A-5 Curves	A-6 Unix Nails	B-1 Pflugerville Floral Design	B-2 Capitol Cleaners	B-3 Ace Liquors	B-4 vacant	B-5 & B-6 2,500 Sq.Ft BBQ
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DEMOGRAPHICS:

Average HH income: \$102,781 (1 mi), \$ (5 mi)
 Population: 7,807 (1 mi), 57,738 (3 mi), 139,614 (5 mi)

For Lease A-4 open space with vinyl floors, bathroom, and storage

B-4, vacant nice offices 1250 NRA former state farm office



Rental rate for retail space \$20.00 per + NNN. (NNN) estimated at \$4.25 psf per year

SPACE AVAILABLE:

- 2,500 SF (two 1,250 SF suites)
- Can be combined

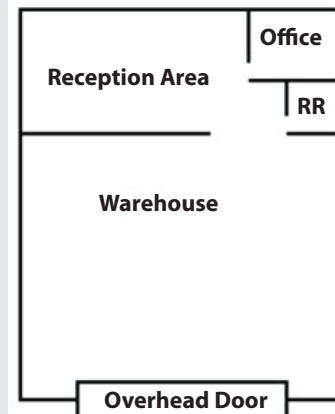
RATE:

- \$1,200 per month, per suite
- Tenant pays electric & janitorial

NOTES:

- Bldg. C - Office/Warehouse combo
- Approx. 600 SF office, 650 SF warehouse in each suite
- Ready for Move in!

Floor Plan



DAY CABLE COMPANY

Day Cable
 9606 North Mopac, Ste. 125
 Austin, TX, 78759
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 www.daycablecompany.com

*Disclaimer: All information contained herein is deemed to be reliable but is not guaranteed. Pricing and availability subject to change/withdrawal at any time.