

## Area Demographics



### Population

2006	111,689
Median Age	32 Average
Male	60,878
Female	50,811
Adolescent/Children	36,058

### Income

Median Household Income	\$ 78,590
Household Income	\$ 91,375
Per Capita Income	\$ 31,206

### Area Retail

American Bank	Kids R Kids Day Care
Capital One Bank	Rainbow Station Day Care
Chase Bank	Walgreens
Comerica Bank	Waterloo Ice House
CVS	Z Tejas

<sup>1</sup>Area demographic information is provided for a 5 mi. radius from building site. Source: Loopnet.com

The Bridges at Avery Ranch is a high quality medical/professional office development ideally situated to serve the fast growing North Austin community. The Bridges development is the exclusive office site for the Avery Ranch community and offers direct access to the over 25,000 area residences.

The Bridges development consists of two energy efficient, architecturally significant professional buildings totaling 30,000 square feet. The project site is situated amongst large oak trees adjacent to the Avery Ranch golf course with convenient access to local banks, restaurants and specialty shops. Phase I of the project will commence with the construction of a 10,000 square foot single story building with substantial visibility on Avery Ranch Blvd. and direct access to Parmer Lane.

### THE BRIDGES LEASE TERMS

Available Suite Sizes:	2,000 to 10,000 sf
Acceptable Uses:	Medical Office, Professional Office, Light Retail
Lease Terms:	5 to 10 years
Lease Rates (	\$/sf): \$22 to \$24 NNN/sf/year
Annual Rent Escalation:	3%
Est. Operating Expenses:	\$5.80/sf, excluding janitorial and utilities
Common Area Add on:	None
Utilities:	Individually metered; individual HVAC to be installed by user
TI from Shell:	\$20 to \$25/sf
Delivery Date:	Fall 2008
Parking Ratio:	1 space per 195 sf, surface lot
	Segregated patient, visitor and staff parking areas
Exterior Signage:	Available in accordance with Building Standards



Parmer Lane at Avery Ranch Blvd, Austin, Texas

**FOR MORE INFORMATION:**



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The Bridges at Avery Ranch

MEDICAL/PROFESSIONAL OFFICE

The Bridges at Avery Ranch is located at the intersection of Parmer Lane and Avery Ranch Blvd. in the fast growing North Austin sector. Parmer Lane is a major arterial road running from Mopac to Leander and Avery Ranch Blvd is a major arterial connecting HWY 183 A to RM 620. Over 30,000 vehicles per day travel Parmer Lane providing excellent exposure to wide array of individuals daily.

Avery Ranch is an award winning, nationally recognized community for which many of Austin's executives and young professionals call home. The surrounding demographic is heavily weighted to young families with children thus creating a strong demand for conveniently located health care services. In addition to the current residents, substantial new large scale residential developments are under construction and more are planned for the surrounding area. As of today, the immediate trade area is underserved for health care services.

In addition to being surrounded by a growing patient population, physicians will find The Bridges location ideal as the new Cedar Park Hospital and Round Rock Medical Center are 5 miles and 6 miles respectively from the development. Facilities adjacent to the development included the Avery Ranch Golf Course, numerous banks, CVS, Walgreens, restaurants, specialty retail and a 299 child day care with a seven month waiting list.

## SITE HIGHLIGHTS

- Design:** High quality energy efficient design utilizing native Texas materials. The exterior of the single story building is stone and plaster with large low E double pane windows and a pitched concrete tile roof with metal accents. "Green" building materials incorporated throughout the project.
- Size:** Single story, approximately 10,000 square feet
- Signage:** Building exterior façade and monument signage fronting Avery Ranch Blvd. available to larger users
- Parking:** Surface, front door patient/visitor parking, segregated employee parking. 1 parking space per 195 square feet. Covered entry area.
- Access:** Access is available off both Parmer Lane and Avery Ranch Blvd.
- Slab:** Slab leave out for cost effective finishout
- Utilities:** Water and electric individually metered, electric subpanels and meters installed by users
- Electric:** 600 amp service to building
- HVAC:** Building standard to be provided by user, secured HVAC compressor area, waterproofed roof and wall penetrations for HVAC in place
- Telecom:** Fiber optics available, multiple high speed internet providers
- Phase II:** Consists of a two story, 20,000 square foot, high quality professional office building

