

# 5508 Highway 290 West

- Conveniently Located to Abundant Shopping and restaurants
- 10 Minutes from Downtown Austin
- Building Key Card Access
- 3 Beautiful Common Area Lobbies
- 4.1/1,000 SF Parking Ratio
- Loading Dock
- On site management office
- Building B has secure parking area



*Back Entrance*



*Lobby*



*Front Entrance*

**\$21.00 Full Service (2010 Base Year)**

**Current Inventory:**

**Building A**

Suite 104 = 5,775 RSF

Suite 202 = 5,189 RSF

Suite 200—1,220 RSF

Suite 207 = 1,960 RSF

Suite 210 = 2,124 RSF

**Building B (freestanding bldg)**

Suite 100 = 12,870 RSF

**Tenant Incentives available including moving allowances and free rent!!**

**Ask about Broker Incentives**

For leasing information or to schedule a tour, please contact:

**Trish Williams**

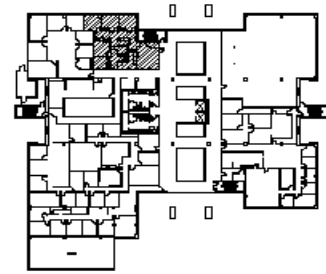
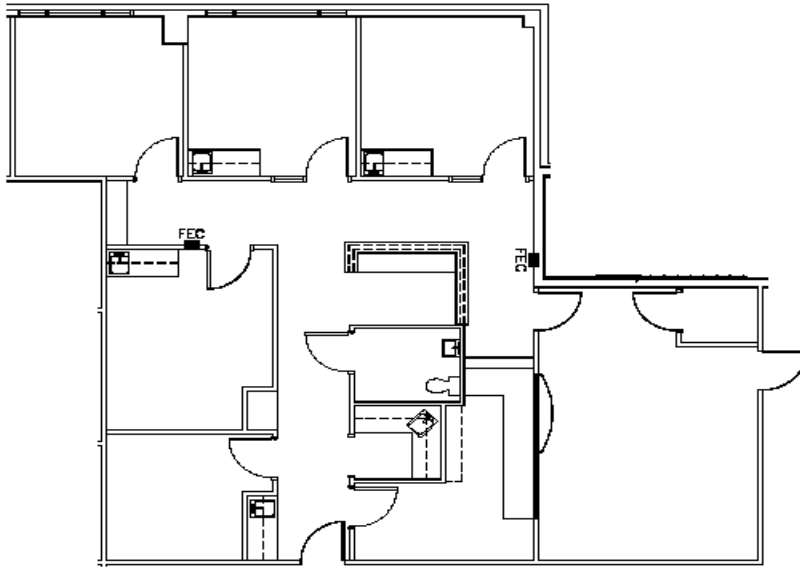
512-891-0300

[twilliams@premgmt.com](mailto:twilliams@premgmt.com)

Visit [www.premgmt.com](http://www.premgmt.com) or CoStar for floor plans or additional leasing information

The information above has been obtained from sources deemed reliable, but no guarantee, warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions and may be withdrawn without notice





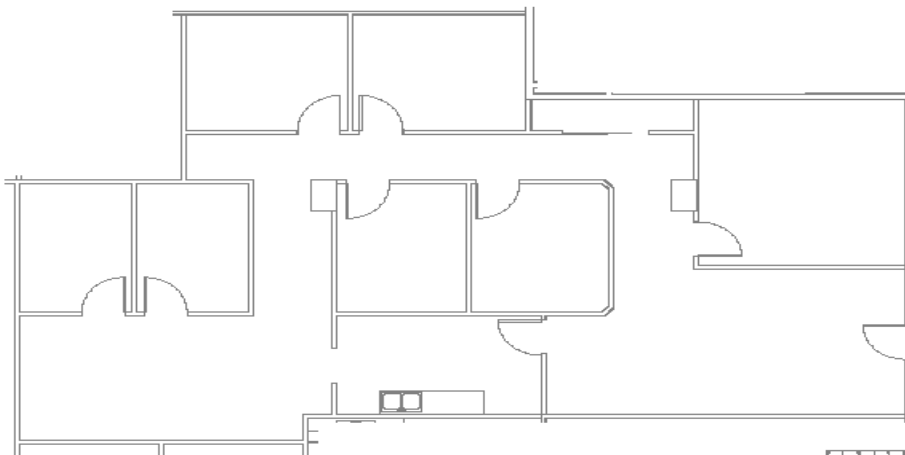
Scale: 1/16" = 1'-0"  
February 17, 2009

**5508 HWY 290 WEST**  
**SUITE 207**

1,497 RSF  
1,940 RSF



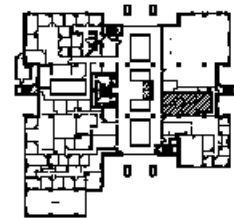
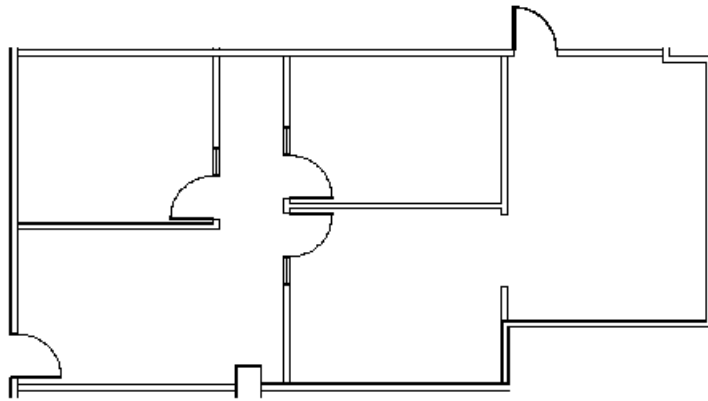
By: [Redacted] 10-10-2009-03-0228 W 290 West Building Layouts, Tenant Area Calculations,  
5508 HWY 290 W R. 2 AREA CALCULATION



**5508 Hwy. 290 West**  
**Suite 210**  
TEPTON  
STUDIO  
Scale: 1/8" = 1'-0"

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1,800 RSF  
2,124 RSF  
Project Number  
0915-00  
Date  
February 25, 2010



1,000 USF  
1,220 RSF



**5808 Hwy. 290 West  
Suite 200**

Scale: 1/16" = 1'-0"

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**Project Number**

0915-00

**Date**

February 16, 2010