

# For Lease - Office Condominium

Grand Oaks Office Condominiums at 8700 Manchaca Road, Unit 506, Austin, TX 78748

End unit has numerous custom features including mesquite plank floors, built-in bookshelves and work station, shower, built-in sound system. Approximately 1,000 SF. Monthly rent is \$1,550 plus electricity.



Convenient location between William Cannon and Slaughter Lane. Tenants in the business park include medical, legal, real estate, insurance, engineers, and environmental consultants.

Please call broker for details 512-619-5936

**BLUNT COMMERCIAL PROPERTIES**  
8700 Manchaca Road, Suite 505  
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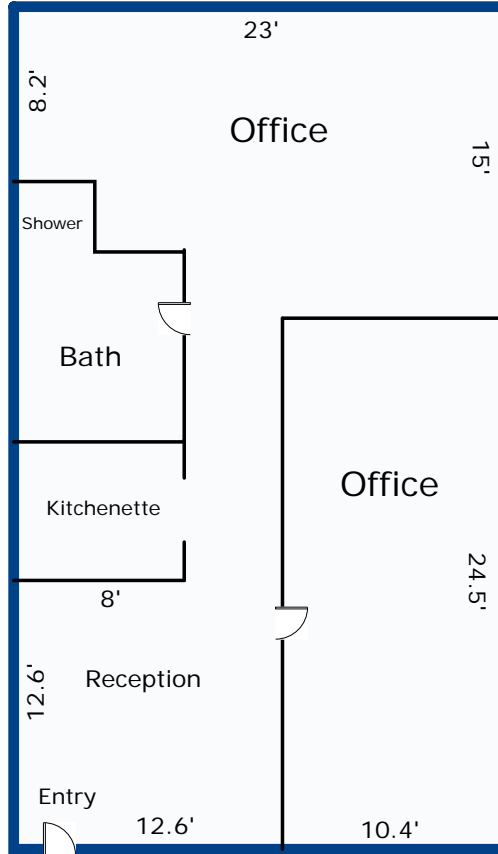
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# SKETCH/AREA TABLE ADDENDUM

SUBJECT	Property Address		
	City	State	Zip
	Borrower		
	Lender/Client		
	Appraiser Name		

IMPROVEMENTS SKETCH

**Grand Oaks Office Condominiums  
8700 Manchaca Road  
Unit 506  
Austin, TX 78748**



Approximate Interior Measurements

Scale: 1 = 9

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Interior Measurement	908.5	908.5
Net BUILDING Area		(rounded)	909

BUILDING AREA BREAKDOWN		
Breakdown	Subtotals	
Interior Measurement 23.0 x 39.5	908.5	
1 Item	(rounded) 909	