

Commercial Building For Lease
2421 East 7th Street, Austin, TX 78702

New construction in 2011
Ample onsite parking
+/- 2,146 square feet

Ideal for restaurant on the hot east side of town. Ready for immediate occupancy; 3 ADA bathrooms.

Monthly rent: \$6,000 triple net

All information presented herein is from sources deemed reliable; however, it is subject to change, modification, error, omission or withdrawal from the market.

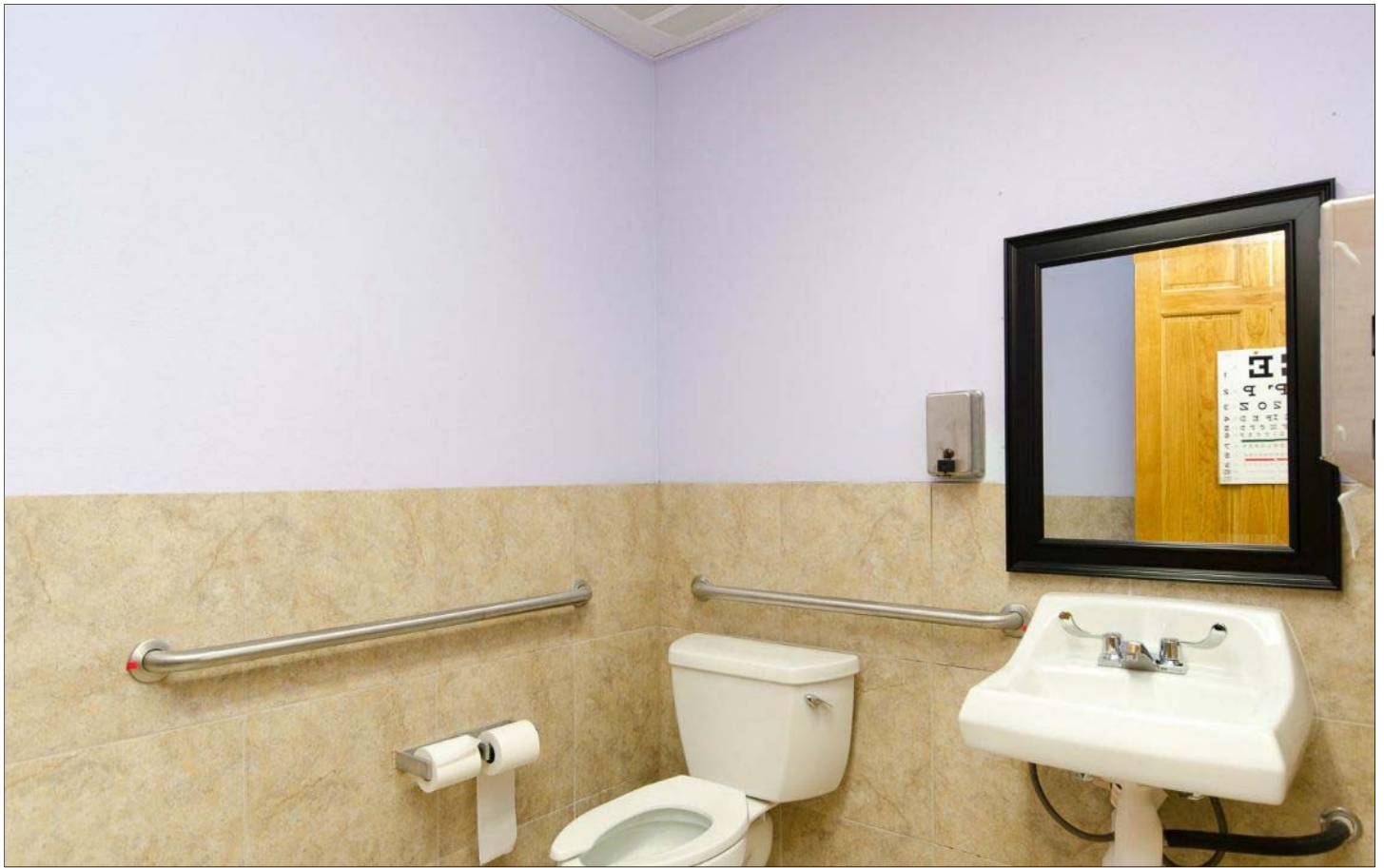


BLUNT COMMERCIAL PROPERTIES

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2421 East 7th
Austin, Texas



SKETCH/AREA TABLE ADDENDUM

Case No **Free-Standing Bldg**

File No **Medical Office**

SUBJECT

Property Address	2421 East 7th Street		
City	Austin	County	Travis
		State	TX
		Zip	78702
Borrower			
Lender/Client			
Appraiser Name			

IMPROVEMENTS SKETCH



Scale: **1" = 18'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Level	2146.24	2146.24
Net BUILDING Area		(rounded)	2146

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Level			
40.3	x	2.6	104.78
51.3	x	9.0	461.70
39.2	x	40.3	1579.76
3 Items			(rounded)
			2146