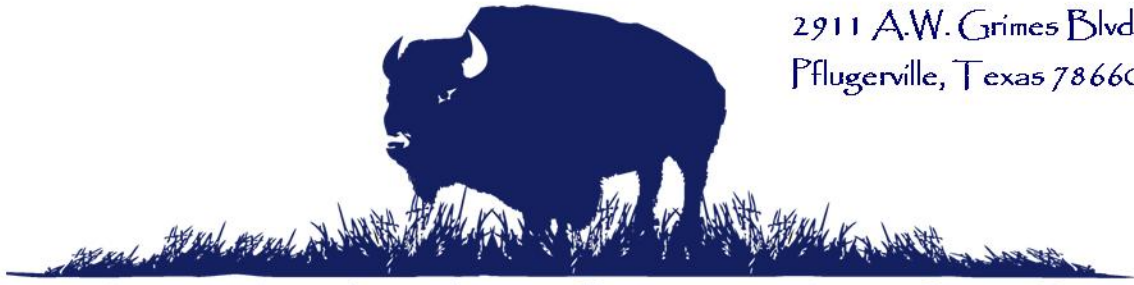


2911 A.W. Grimes Blvd.
Pflugerville, Texas 78660



TALLGRASS

Medical ~ Professional Office Park



- FOR SALE
- 100% Masonry Construction
- Class A Finish-Out
- 880 SF—10,000 SF
- Site Plan Approved
- 1:200 Parking Option
- 1 and 2 Story Buildings
- Unique Business Investment



EXTREME ENERGY CAPABILITIES

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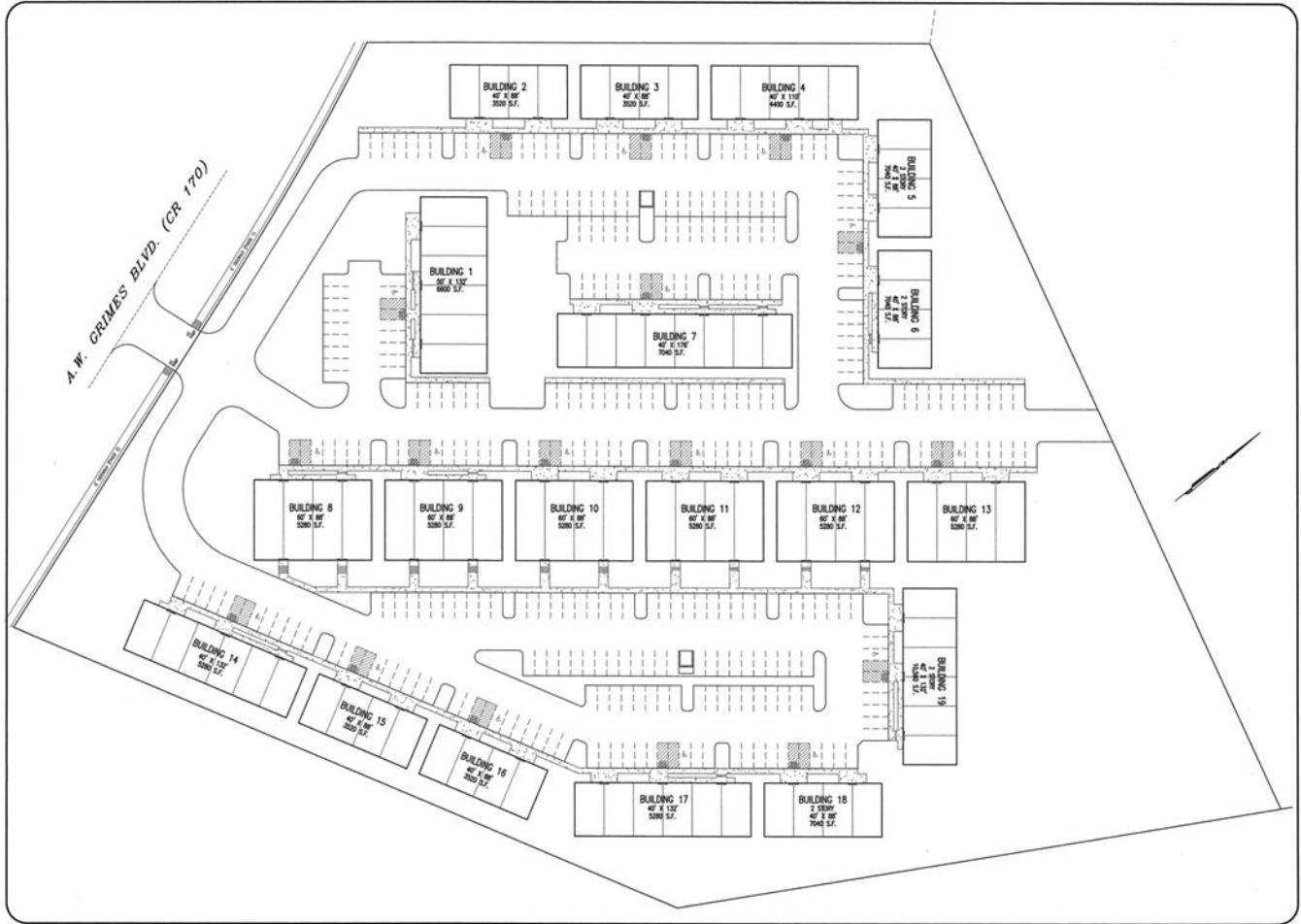
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TALLGRASS

Medical ~ Professional Office Park



- Minutes from the Area's Largest Employers and Residential Communities
- Prime Location 1/2 Mile off SH-45 at A.W. Grimes Boulevard
- Additional 5.773 Acres Available. Located Adjacent to Tallgrass Medical and Professional Office Park. Zoned GB-1

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