

The Hutto Exchange

Property ID: 15266215
<http://listing.loopnet.com/15266215>

The Hutto Exchange 
 143 Exchange Blvd.
 Hutto, TX 78634
 County: Williamson

For more information, click to email:
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Orsus Real Estate



For Lease	Active
Primary Type:	Shopping Center Strip Center
Total Space Available:	1,635 SF
Occupancy:	92%
GLA:	21,000 SF
Year Built:	2005
Date Last Verified:	7/31/2007
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Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
100 (Bldg. 143)	1,635 SF	N/A	N/A	\$21.00/SF/Year	Immediate	Strip Center	N/A

Additional Types: Institutional/Governmental
Medical Office
Lease Type: NNN

Additional Photos



Additional Information

Property Description:

21,000 s.f. in two retail buildings.
 1,635 s.f. (second-generation space) is available on the end-cap facing Seton and Austin Regional Clinic.
 The project shares cross-access and traffic with the new Home Depot center.

Location Description:

The center is located along Exchange Blvd., just off of Hwy 79 in Hutto, Texas.

No. Stories:	1	Cross Streets:	Hwy 79 & Exchange Blvd.
NNN Expenses:	\$5.75	Additional Types:	Office Building Retail (Other)
Anchor Tenant 1:	Austin Regional Clinic		

Anchor Tenant 2:	Quizno's Subs	Community Center
Anchor Tenant 3:	Jackson Hewitt	

Highlights

- High traffic location at neighborhood entrance
- Cross-access with Home Depot center
- Regional/local tenant mix provides steady customer base
- Strong residential demographics



7/31/2007

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