

TARRYTOWN CENTER



WINDSOR AT EXPOSITION · AUSTIN, TEXAS

TARRYTOWN CENTER



TARRYTOWN CENTER is situated in the heart of one of Austin's most prestigious and established neighborhoods. With more than 67,000 square feet of space, TarryTown Center offers the most visible, accessible and attractive retail storefronts in the affluent West Austin Community.

This shopping center, originally constructed in 1939 and located just west of Austin's Central Business District and The University of Texas, features European-inspired architecture. Open air plazas, shaded walkways and verdant landscaping provide an appealing, tranquil environment for both tenants and clientele.

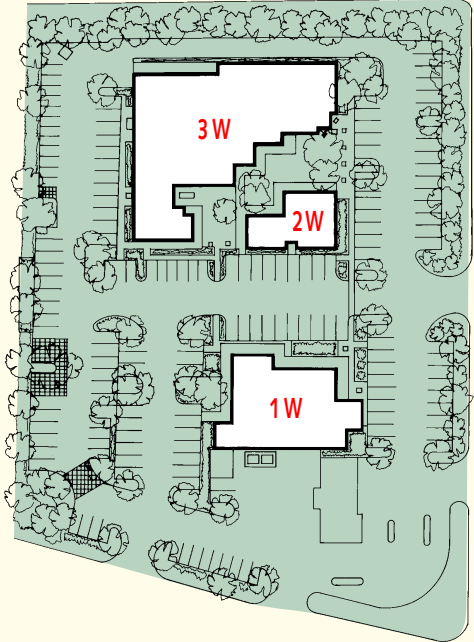
TarryTown Center actively seeks tenants whose business practices foster a healthy and humane community for all. We strive to provide a shopping environment where customers can be confident that the goods and services offered are not the product of animal exploitation or abuse.

If you would like the opportunity to prosper in a retail environment founded on healthy living and humane practices toward both people and animals, we invite you to locate your business in TarryTown Center.

TARRYTOWN CENTER

SITE PLAN

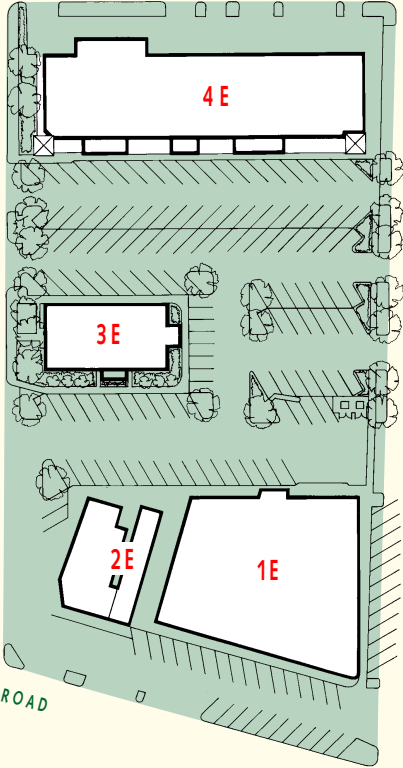
BOWMAN AVENUE



North

WINDSOR ROAD

EXPOSITION BOULEVARD



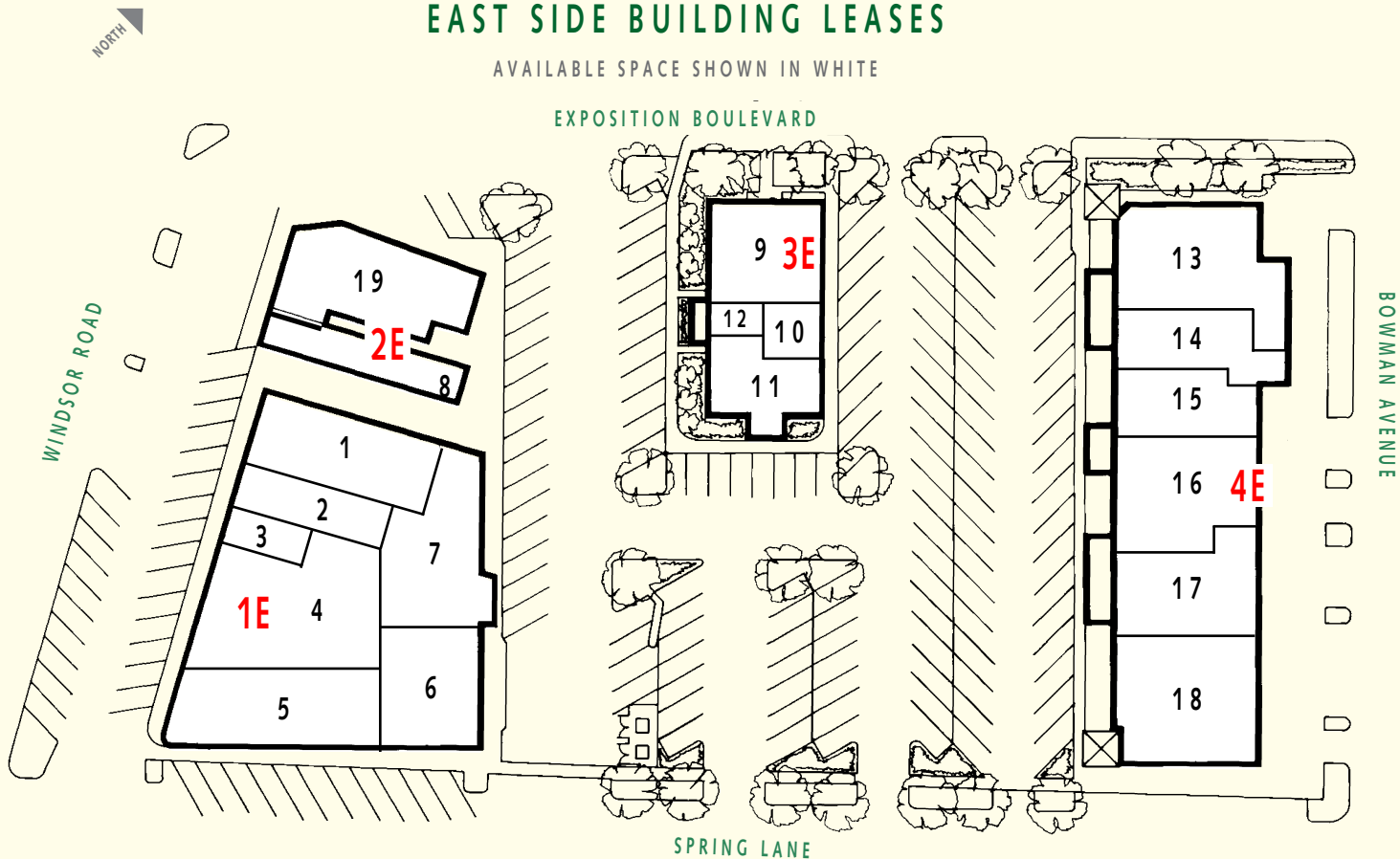
SPRING LANE

TARRYTOWN CENTER

EAST SIDE BUILDING LEASES

AVAILABLE SPACE SHOWN IN WHITE

EXPOSITION BOULEVARD



TARRYTOWN CENTER



EAST SIDE OF TARRYTOWN CENTER

TARRYTOWN CENTER



BUILDING 3-EAST

TARRYTOWN CENTER



BUILDING 4-EAST

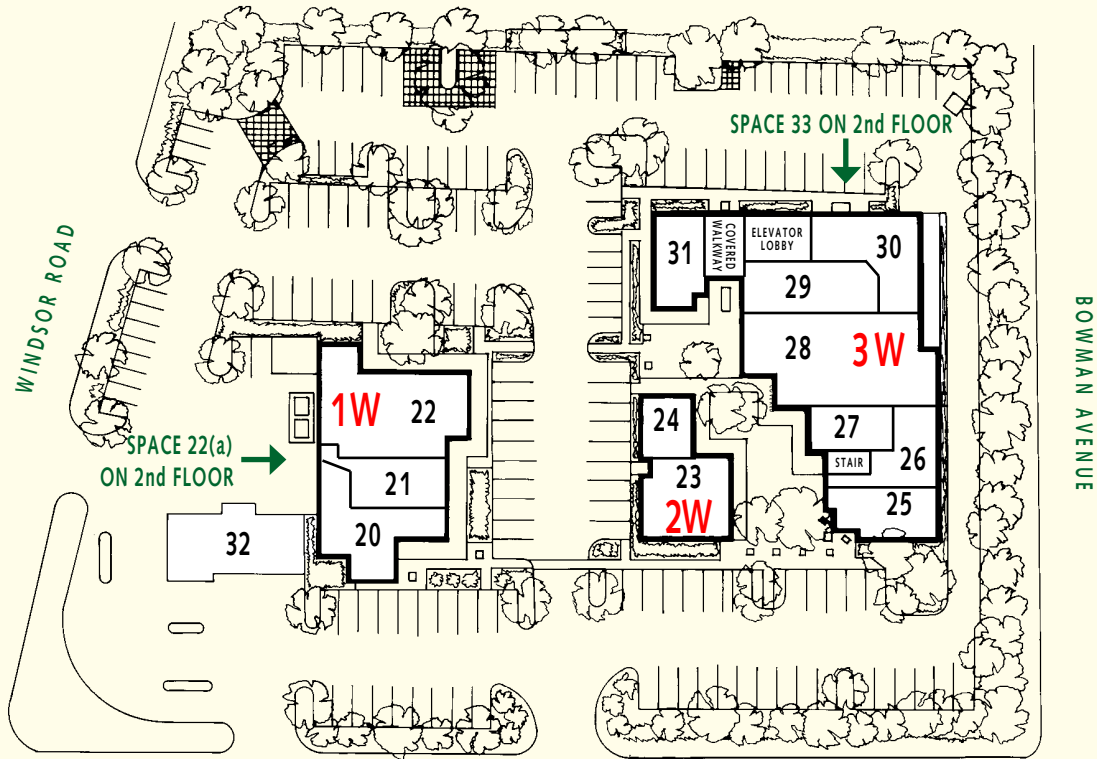
TARRYTOWN CENTER



WEST SIDE OF TARRYTOWN CENTER

TARRYTOWN CENTER

WEST SIDE BUILDING LEASES



EXPOSITION BOULEVARD

TARRYTOWN CENTER



BUILDING 1-WEST

TARRYTOWN CENTER



BUILDING 2·WEST

TARRYTOWN CENTER



BUILDING 2·WEST TO THE LEFT

BUILDING 3·WEST TO THE RIGHT

TARRYTOWN CENTER



BUILDING 3·WEST

TARRYTOWN CENTER

TENANT ROSTER

AVAILABLE SPACE SHOWN IN RED

EAST SIDE OF EXPOSITION BLVD.

REFERENCE	TENANT	SQ. FT.
1	The Beer Plant	2,450
2	Austin Pets Alive!	1,126
3	The Beer Plant Office	672
4	Jack Brown Cleaners	1,205
5	Wells Fargo Advisors	3,427
6	Austin Pets Alive!	2,534
7	reForm Pilates Studio	2,577
8	Pak Mail	1,300
9	Breath & Body Yoga	2,137
10	TarryTown Barbershop	500
11	Austin Vision Center	1,500
12	TarryTown Salon	288
13	Frost National Bank	3,250
14	Rabbit Grocery	1,329
15	Steve's Liquor and Fine Wines	1,907
16	TarryTown Dance Studio	3,383
17	Ro Fitness	1,878
18	U.S. Post Office	2,611
19	Austin Pets Alive!	2,837

WEST SIDE OF EXPOSITION BLVD.

REFERENCE	TENANT	SQ. FT.
20	Michael Deane Homes	1,348
21	TarryTown Nails and Spa	1,180
22	Comerica (bank)	2,894
22 (a)	DT Land Group, Inc. Idea Homes	2,540 1,838
23	Law Offices of Hanna & Anderton	1,450
24	Connolly Architects, Inc.	949
25	Ryan Street & Associates (architects)	3,333
26	Vox Integration	1,387
27	VACANT	1,058
28	Move Austin Fitness	1,855
29	Dr. Joni Wallace (dentist)	1,196
30	Bailey Homes, Inc.	2,012
31	AMEC Home Loans	1,122
32	TarryTown Automotive	N/A
33	2nd Floor Space Not Shown (Bldg. 3W) Aloe Skin & Body Blackboard Co. Edward Jones & Associates Jeff Meador & Associates	9,693

TOTAL NET RENTABLE SQUARE FEET: 69,379