

Press Release



For more information:

Jessica England Owen
Marketing Coordinator
512 682 1044
jowen@naicip.com

For immediate release

CHANDLER CREEK BUSINESS PARK PICKING UP STEAM

ROUND ROCK, TX (*September 8, 2005*) — Chandler Creek Business Park, a 135-acre business park located just off Interstate Highway 35 in Round Rock, Texas is picking up steam and showing additional growth.

California-based Burke Real Estate Group, Austin-based commercial real estate firm NAI Commercial Industrial Properties Co. (NAI CIP) and sister property management company NAI Real Estate Management Austin (NAI REMA) recently broke ground on a 15-acre development, which is part of the 135-acre business park with an expected 1.3 million square feet of total build-out planned.

NAI CIP brokers David Sour and Jerry Heare, the leasing and marketing agents for Chandler Creek Business Park, anticipate a high level of activity to continue at the park.

“With recent announcements in the Northeast Round Rock Corridor, including Chelsea Property Group’s Premium Outlet Mall, IKEA, Simon’s Round Rock North Center, the Scott and White Clinic, Texas State University and Seton Medical Center, activity at Chandler Creek should remain brisk,” Sour says.

Recent leases in Phase I buildings at Chandler Creek include: an 11,520 sq. ft. lease to Park Row Lighting. New to the Austin area, Park Row Lighting has three locations in the Dallas/Fort Worth Metroplex and has provided lighting fixtures, ceiling fans and decorative accessories to homeowners and builders for over 30 years. According to Scott Powell, Manager, Park Row Lighting decided to expand into the Austin area in order to service the growing communities surrounding Austin. Sour and Heare represented both Burke Real Estate Group and Park Row Lighting in the lease transaction.

Oldcastle Architectural Systems, a fabricator of storefront systems for national retailers, including Victoria’s Secret, Express and others, recently added an additional 5,600 sq. ft. at Chandler Creek

— MORE —

Chandler Creek/pg. 2

Business Park as well bringing their total space to 17,500 square feet.

Streamline Technical Services, Inc. one of the original Chandler Creek tenants, expanded for the sixth time in less than four years taking an additional 11,500 square feet.

On the heels of this recent activity, the developers have broken ground on an additional 145,000 square feet of speculative space, which includes some multi-tenant warehouse space for lease and ten small user buildings for sale. The buildings offered for sale range in size from 5,500 SF to 8,500 SF and are unique to the Central Texas market because of the smaller sizes, in addition to the fact that the buildings are being offered for sale, according to Heare.

“Local businesses can take advantage of the low interest rates now to lock in their overhead costs and build equity by owning their own building,” Heare says.

In addition, each building is on an end-cap and has the capacity for fenced storage.

###

For information on Park Row Lighting, please contact Scott Powell at 512.341.9994.

NAI Global™ is the world's leading managed network of more than 300 commercial real estate firms spanning the globe. Since 1978, our clients have built their businesses on the power of our expanding network. NAI Global's extensive services include multi-site acquisitions and dispositions, sublease, tenant representation, lease administration and audit, investment services, due diligence and related consulting and advisory services.