



NEWS RELEASE

NATIONAL REAL ESTATE DEVELOPMENT AND INVESTMENT SERVICES

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FOR IMMEDIATE RELEASE

McShane Development Company
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McSHANE DEVELOPMENT COMPANY COMPLETES TUSCANY TECHNOLOGY CENTER 4 IN AUSTIN, TEXAS

*(New 54,865 S.F. Office/Flex Facility Available for
Immediate Occupancy in Growing Austin Business Corridor)*

(Austin, Texas) – Joseph G. Llamas, Senior Development Manager at McShane Development Company, is pleased to announce the completion of the 54,865 square foot Tuscany Technology Center 4 office/flex facility. The design/build team of Cadence McShane Construction and TAG International recently completed this single or multi-tenant speculative office/flex facility that is situated on US 290 and Tuscany Way within the Tuscany Center at Walnut Creek Business Park in Austin, Texas.

“This premiere site offers state-of-the-art design and construction coupled with convenient access to Austin’s major transportation thoroughfares in addition to outstanding signage opportunities. This property is truly a value priced business space for a wide range of end users,” Llamas remarks.

Tuscany Technology Center 4 has been designed as a multi-functional environment accommodating tenants from 5,500 square feet to 54,865 square feet. The facility features a 24’ clear height, 40’ x 40’ typical bay spacing, four exterior truck docks and two drive-in doors. The property also offers expandable 1,000 AMP electrical service and an ESFR sprinkler system.

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Designed with a parking ratio of 4:1,000, the parking at Tuscany Technology Center 4 can be expanded to a generous greater than 7:1,000 ratio offering significant flexibility in its ability to accommodate a high-density personnel environment without comprising convenience or accessibility.

The adjacent parcel, known as Tuscany Technology Center 3, presents an exceptional build-to-suit opportunity. The site can accommodate a 65,184 square foot property suitable for office/flex/light assembly or high-tech requirements. This location offers direct frontage on US 290 providing a high-profile opportunity for users within this popular technology corridor. The build-to-suit can be configured from 18' to 24' clear, 40' x 40' typical bay spacing to maximize flexibility, four exterior truck docks (expandable) and two drive-in doors (also expandable). Parking ratios from 3:1,000 to greater than 4:1,000 can be programmed into the build-to-suit site.

The Tuscany Technology Center offers immediate accessibility to US 290, US 183, Texas 130 and I-35. The park is also conveniently situated adjacent to Walnut Creek Business Park and near numerous major employers including Applied Materials, Samsung and Dell Computer.

Bart Matheney, Robert Shore and Chad Barrett from AQUILA Commercial are the exclusive leasing agents McShane Development's Tuscany Technology Center. For additional information on the property, please contact Matheney, Shore or Barrett at 512.684.3800 or visit www.TuscanyTechnologyCenter.com.

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About McShane Development Company

McShane Development Company is the integrated real estate development and investment arm of The McShane Companies. The firm is headquartered in Chicago, Illinois with regional offices located in Austin, Phoenix, Houston and Irvine. McShane Development Company is active on a local, regional and national basis in the development of master-planned industrial and office parks, medical office development, speculative industrial and office developments, and build-to-suit properties for lease or purchase and real estate investment opportunities. For more information on The McShane Companies and its entities, visit the firm's web site at www.mcshane.com.

About AQUILA Commercial

AQUILA Commercial LLC is a full-service commercial real estate firm based in Austin, Texas. Launched in January 2007, a group of six core founders have a combined total of more than 80 years of direct industry experience working for major national companies from CB Richard Ellis to the Trammell Crow Co. Recognized by their peers and publications as some of the top producers in their respective disciplines, AQUILA Commercial seeks to emulate the Aquila eagle's reputation for flying higher and maintaining the sharpest vision. For more information, please visit: www.aquilacommercial.com.