



SYNERGY PLAZA

NORTH + SOUTH



Investment/Owner-User Opportunity | Office For Sale | 11940 Jollyville Rd, Austin, TX 78759





Synergy Plaza North - 27,323 RSF



Synergy Plaza South - 27,079 RSF



SYNERGY PLAZA

NORTH + SOUTH

Synergy Plaza is comprised of two three-story office buildings located in Northwest Austin, offering exceptional access to Highway 183, MoPac, Loop 360, and RR 620. The property presents a compelling owner-user or investment opportunity within a well-established submarket, supported by strong surrounding retail, dining, and residential amenities. Synergy Plaza delivers a stable, functional office environment with long-term upside in one of Austin's most accessible employment corridors.

- Both buildings total 54,402 RSF
- Owner/user purchase opportunity or investment sale
- Sell as portfolio or individually
- Buildings are currently 86% and 89% leased with staggered rent rolls.
- Built in 1986
- 2.87 Acres
- 3.44 per 1,000 parking
- Zoned GO

OFFERED BY:

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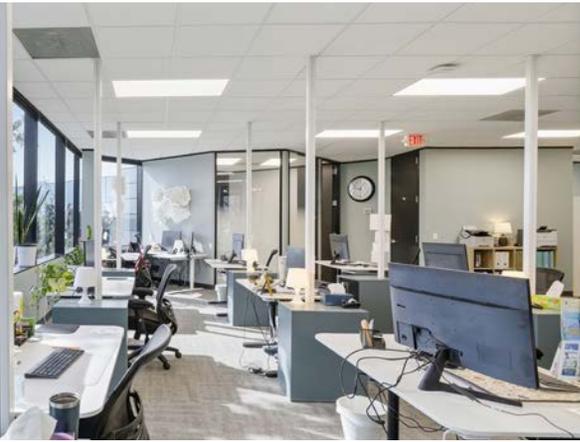




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Located in Northwest Austin, the area is a well-established office submarket supported by strong residential density, a long-standing corporate presence, and convenient access to the city's primary transportation corridors. The surrounding area offers a diverse mix of retail, dining, and neighborhood amenities that support day-to-day business operations and employee convenience.

- Highway 183 - 2 minutes
- MoPac (Loop 1) - 5 minutes
- The Arboretum - 6 minutes
- Galleria Oaks - 6 minutes
- Gateway Shopping Center - 7 minutes
- Arbor Walk - 8 minutes
- Lakeline Mall - 10 minutes
- Loop 360 - 10 minutes
- Cedar Park - 12 minutes
- 1890 Ranch - 12 minutes
- The Domain - 13 minutes
- The Grove - 15 minutes
- UT Austin - 16 minutes
- Downtown Austin - 18 minutes
- ABIA - 22 minutes





SYNERGY PLAZA

NORTH
27,323 RSF



FLOOR ONE

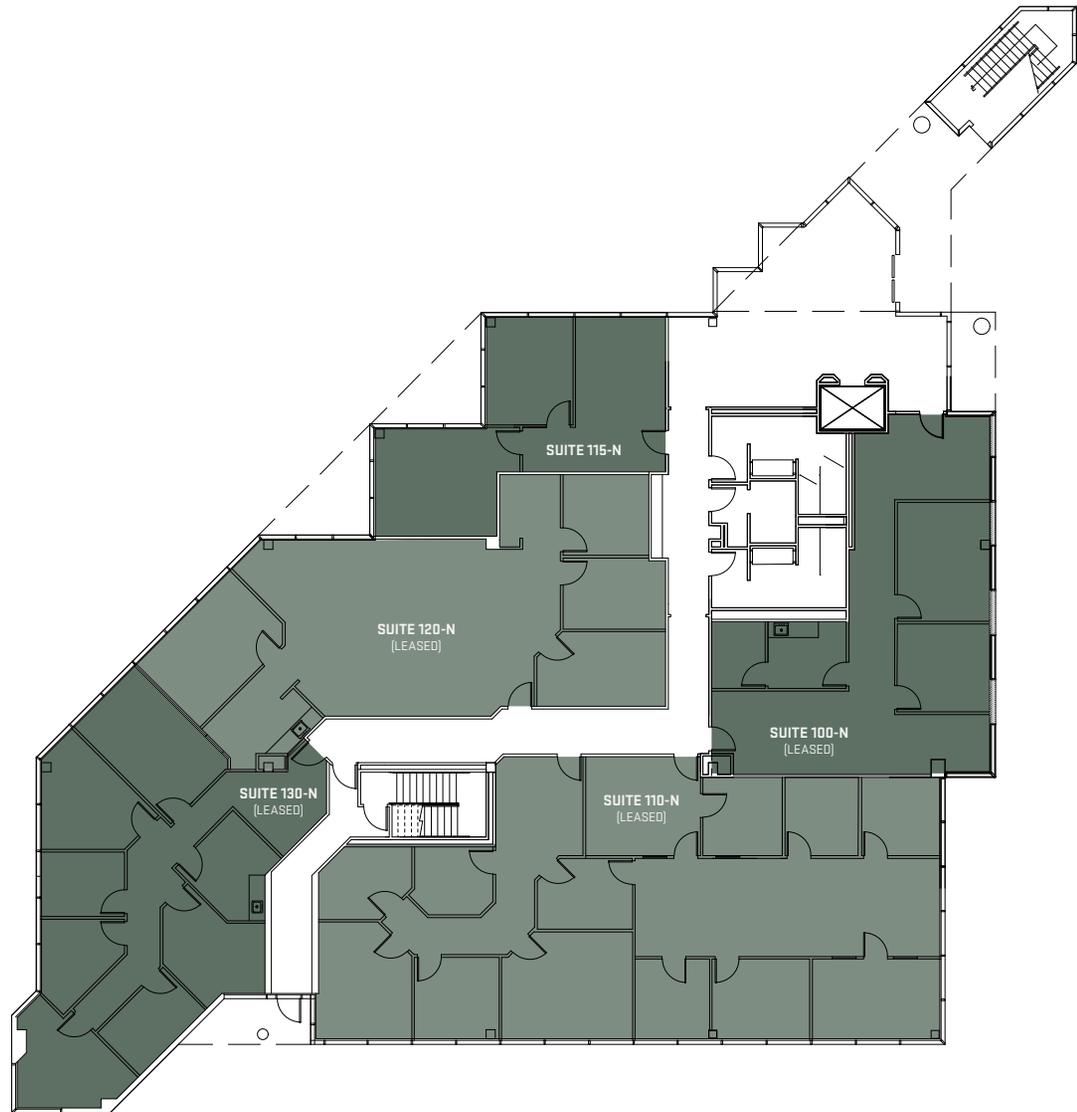
8,554 RSF

FLOOR TWO

9,124 RSF

FLOOR THREE

9,645 RSF



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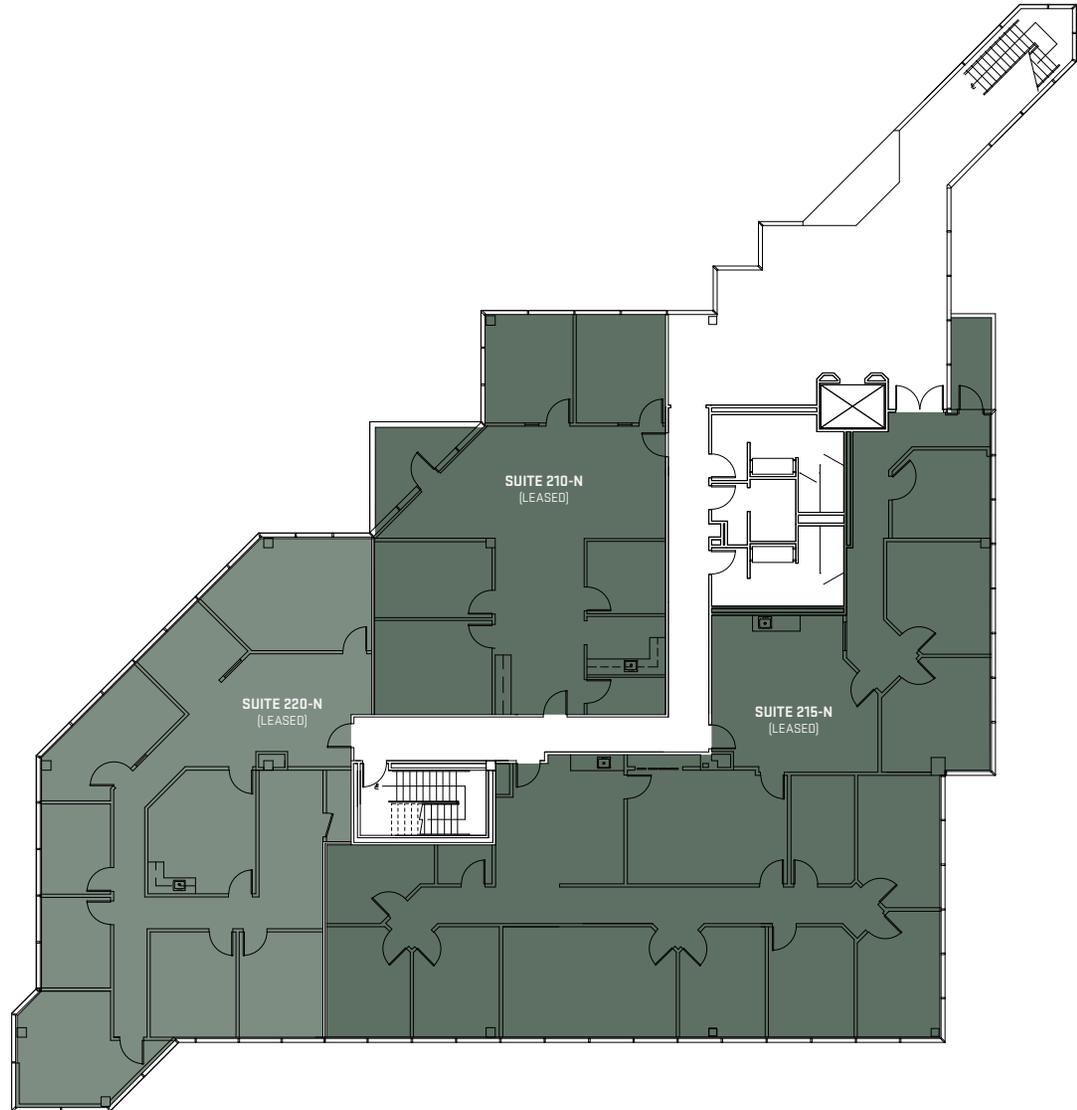
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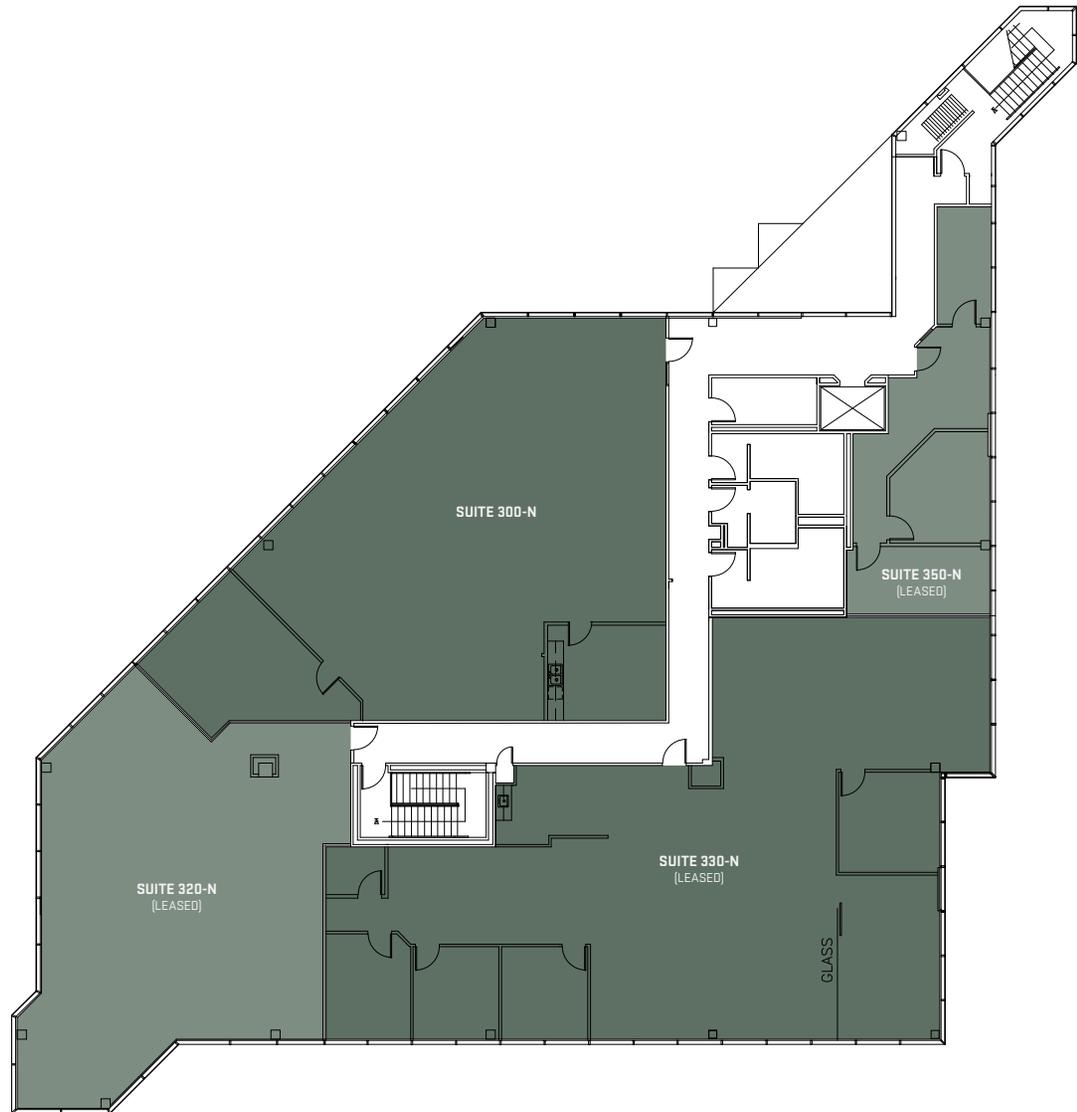
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SYNERGY PLAZA

SOUTH
27,079 RSF



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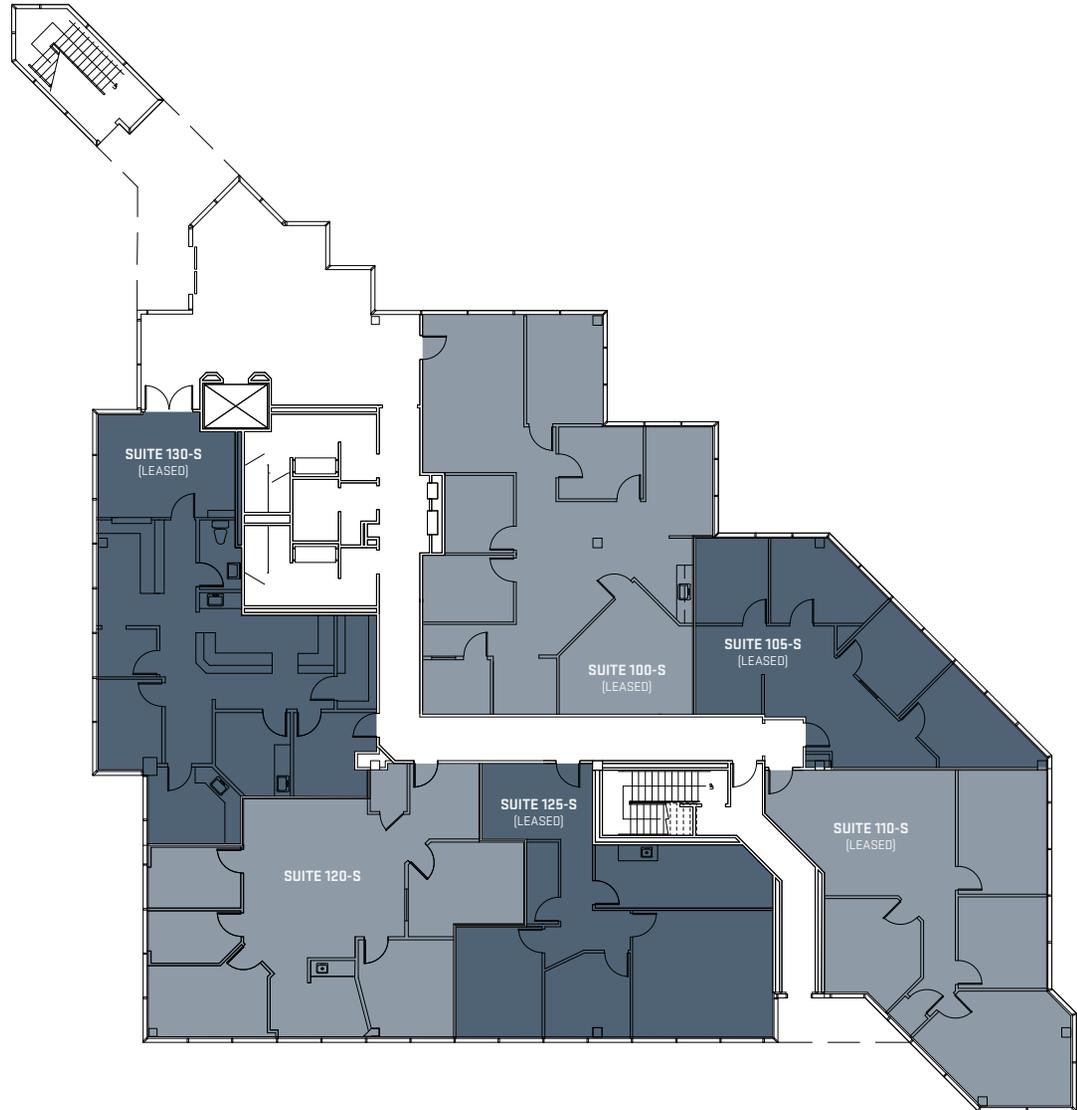
8,660 RSF

FLOOR TWO

8,977 RSF

FLOOR THREE

9,442 RSF



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27,079 RSF



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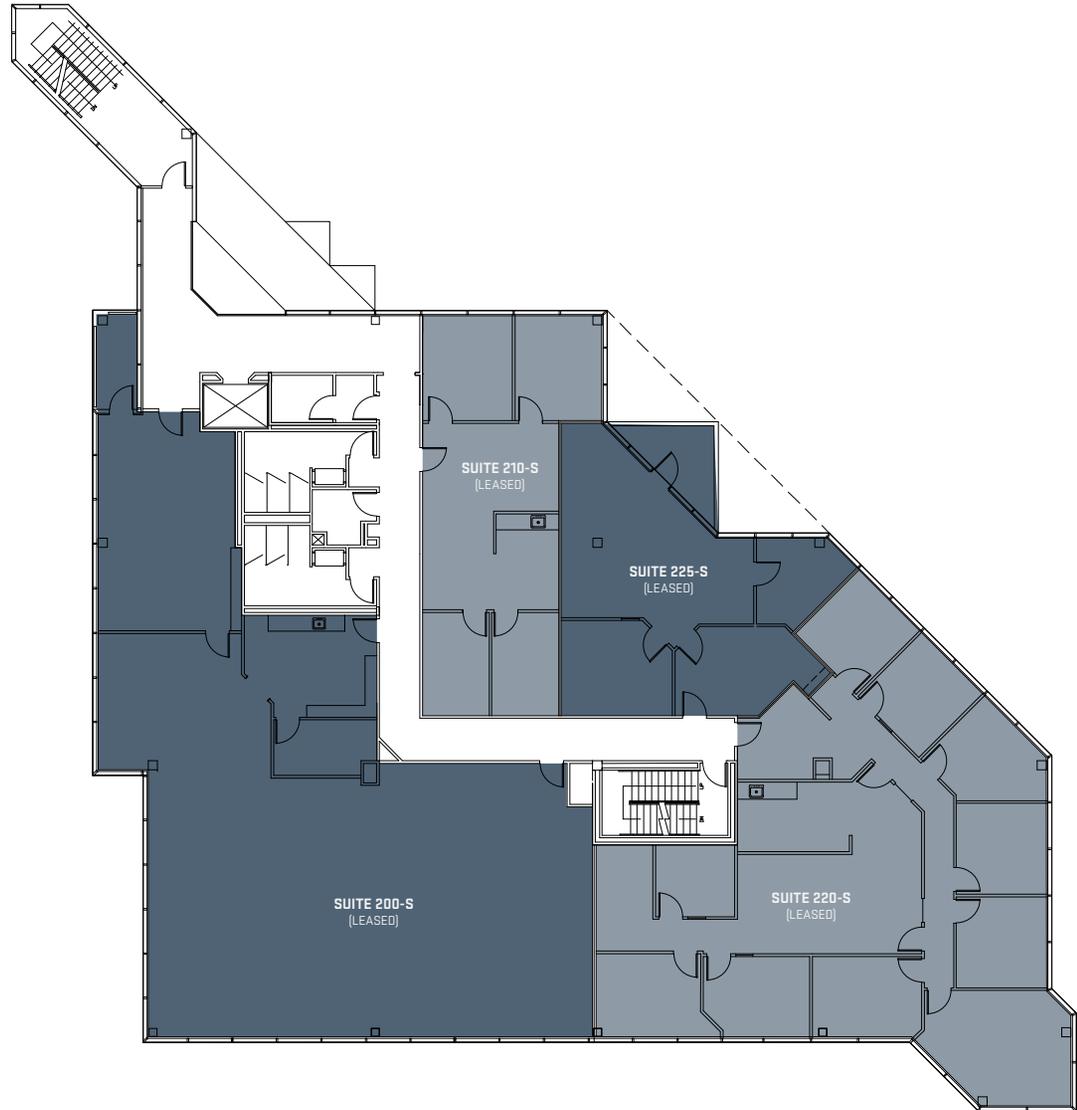
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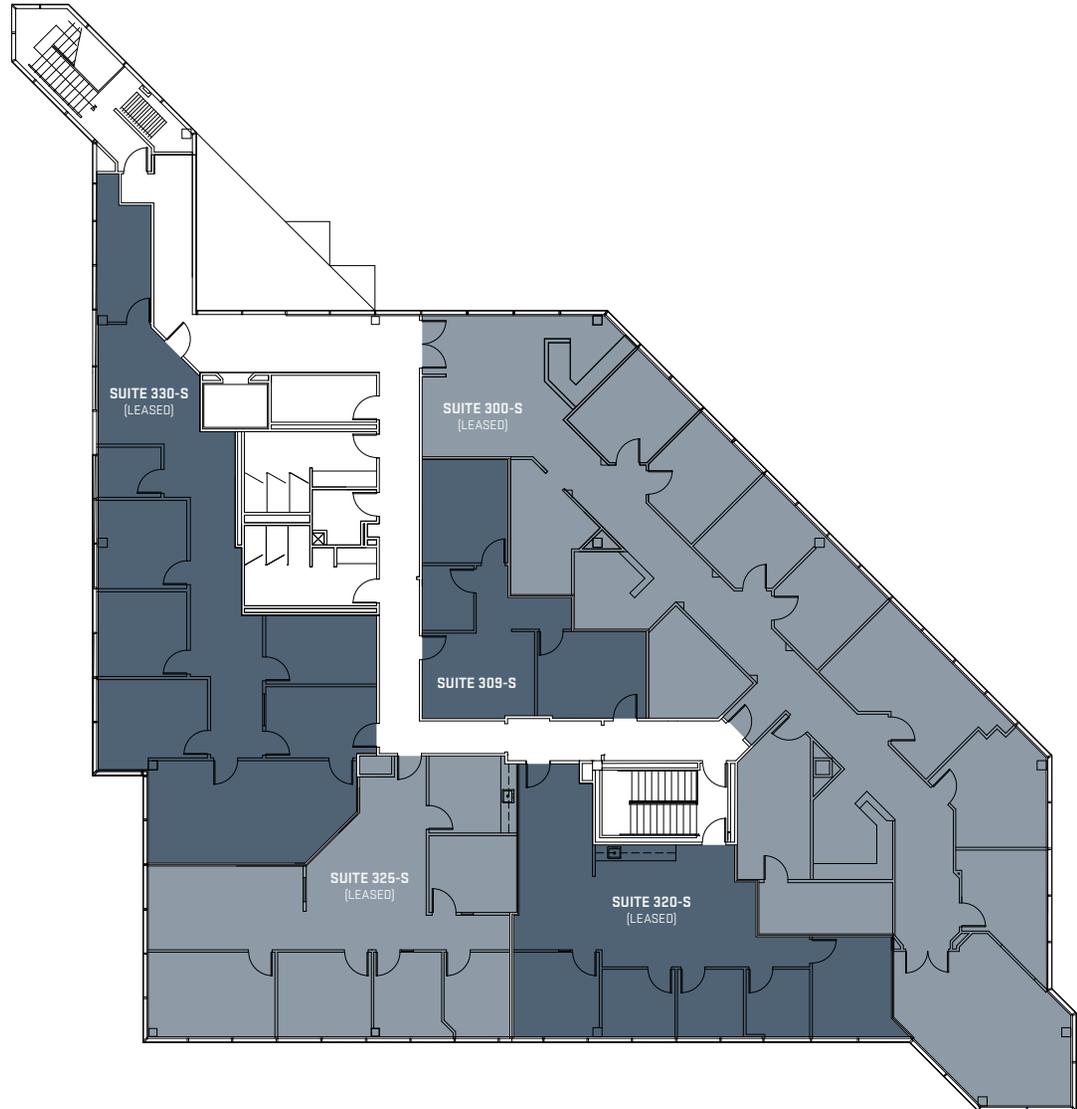
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A DEEP AND DIVERSIFIED TALENT BASE

- Austin continues to rank among the most educated major metros in the U.S., anchored by the University of Texas and a strong pipeline of technical and professional talent.
- The region's workforce spans technology, finance, life sciences, clean energy, and professional services—supporting long-term demand across office and flex product types.
- A high concentration of bachelor's and advanced degree holders reinforces Austin's ability to attract and retain employers at scale.

A NATIONAL TECHNOLOGY AND INNOVATION HUB

- Austin is one of the fastest-growing tech ecosystems in the country, with strength across software, advanced manufacturing, semiconductors, and data infrastructure.
- Major employers continue to expand their footprint in the region, reinforcing Austin's position as a long-term employment center rather than a short-term trend market.
- Ongoing investment from global technology firms provides durable economic support across multiple real estate sectors.

- **#1 destination** in Texas for corporate relocations
- **Top U.S. market** for job growth among large metros
- One of the **fastest-growing tech hubs** in the country
- **Highly educated workforce** anchored by UT Austin
- **Major employment center** for technology, life sciences, and advanced manufacturing
- Consistently ranked among the **best U.S. cities** for quality of life

Austin consistently ranks among the top U.S. cities for quality of life, combining a diverse employment base with strong lifestyle amenities. As one of the nation's fastest-growing large metros, Austin offers the advantages of a major urban economy while maintaining a business-friendly cost structure relative to peer markets.

The region's workforce is highly mobile, educated, and adaptable—supporting industries ranging from high-tech and digital media to financial services and healthcare. Employers benefit from a deep labor pool and sustained population growth, reinforcing long-term real estate fundamentals.

With no personal state income tax, a pro-business regulatory environment, and continued infrastructure investment, Austin remains a preferred destination for corporate relocations and expansions. These dynamics continue to support stable demand for office, flex, and owner-user real estate across established submarkets.

Q4 2025 OFFICE STATISTICS

Avg. Gross Rent (Class A & B)

\$31.57 ▲

Q3 2025 \$30.87 | Q4 2024 \$30.25

Total Vacancy Rate

19.5% ▲

Q3 2025 19.2% | Q4 2024 17.7%

Under Construction

1,514,444 SF ▼

Q3 2025 1,924,509 SF | Q4 2024 2,914,056 SF

Recent Deliveries

222,165 SF ▼

Q3 2025 867,697 SF | Q4 2024 372,796 SF



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**Investment/Owner-User Opportunity
Office For Sale**



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
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Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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