



LAVACA PLAZA | 504 LAVACA STREET | AUSTIN, TEXAS 78701

FOR MORE  
INFORMATION  
PLEASE CONTACT:

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ROSS CHUMLEY  
512.505.0029  
rchumley@ecrtx.com

LEASING BY:





# LAVACA PLAZA

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PICTURES



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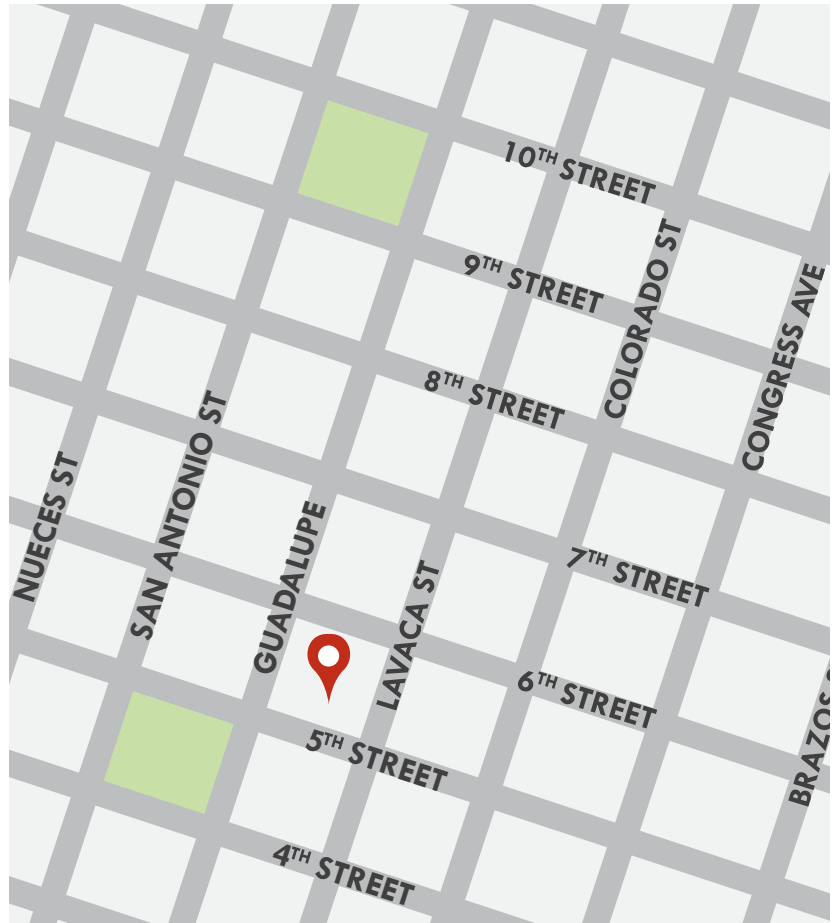
504 LAVACA STREET | AUSTIN, TEXAS 78701

PROPERTY INFORMATION

- SUITE 100**            1,329 RSF
- SUITE 840**            6,001 RSF\*
- SUITE 850**            7,887 RSF\*  
*(AVAILABLE ON OR PRIOR TO 10/1/25)*
- SUITE 1010**          11,128 RSF  
*(DIVISIBLE TO 4,000 RSF)*
- SUITE 1100**          8,112 RSF\*\*  
*(AVAILABLE 7/1/25)*
- SUITE 1160**          11,499 RSF\*\*  
*(AVAILABLE ON OR PRIOR TO 10/1/25)*
- SUITE 1175**          7,712 RSF\*\*  
*(AVAILABLE ON OR PRIOR TO 10/1/25)*
- SUITE 1180**          2,665 RSF\*\*  
*(AVAILABLE ON OR PRIOR TO 10/1/25)*

*\*Contiguous up to 13,888 RSF*

*\*\*Contiguous up to 29,988 RSF*



## LOCATION

- Near Austin's 4th Street and 6th Street Entertainment Districts
- Walking Distance to Lady Bird Lake, Hike and Bike Trail and Dozens of Retail and Restaurant Locations
- Excellent Ingress/Egress to and from the CBD with Direct Access to 5th Street, 6th Street, Guadalupe and Lavaca Street
- Adjacent to Republic Park
- Only a Few Blocks From Austin City Hall, Congress Ave, 2nd Street Retail and the Federal Courthouse

## BUILDING

- 4+ per 1,000 RSF, Structured Parking
- LEED Gold Certification
- Class A Improvements Recently Completed
- Common Conference Room
- Fitness Facility and Showers with Towel Service
- The Hideout Coffee Bar in Building Lobby
- Secure Bike Storage Room with Tools
- Sky Lounge with Break-Out Areas & Wi-Fi
- Sky Bridge Connecting to Banking & The Headliners Club
- Great Views of Downtown and the Texas Hill Country



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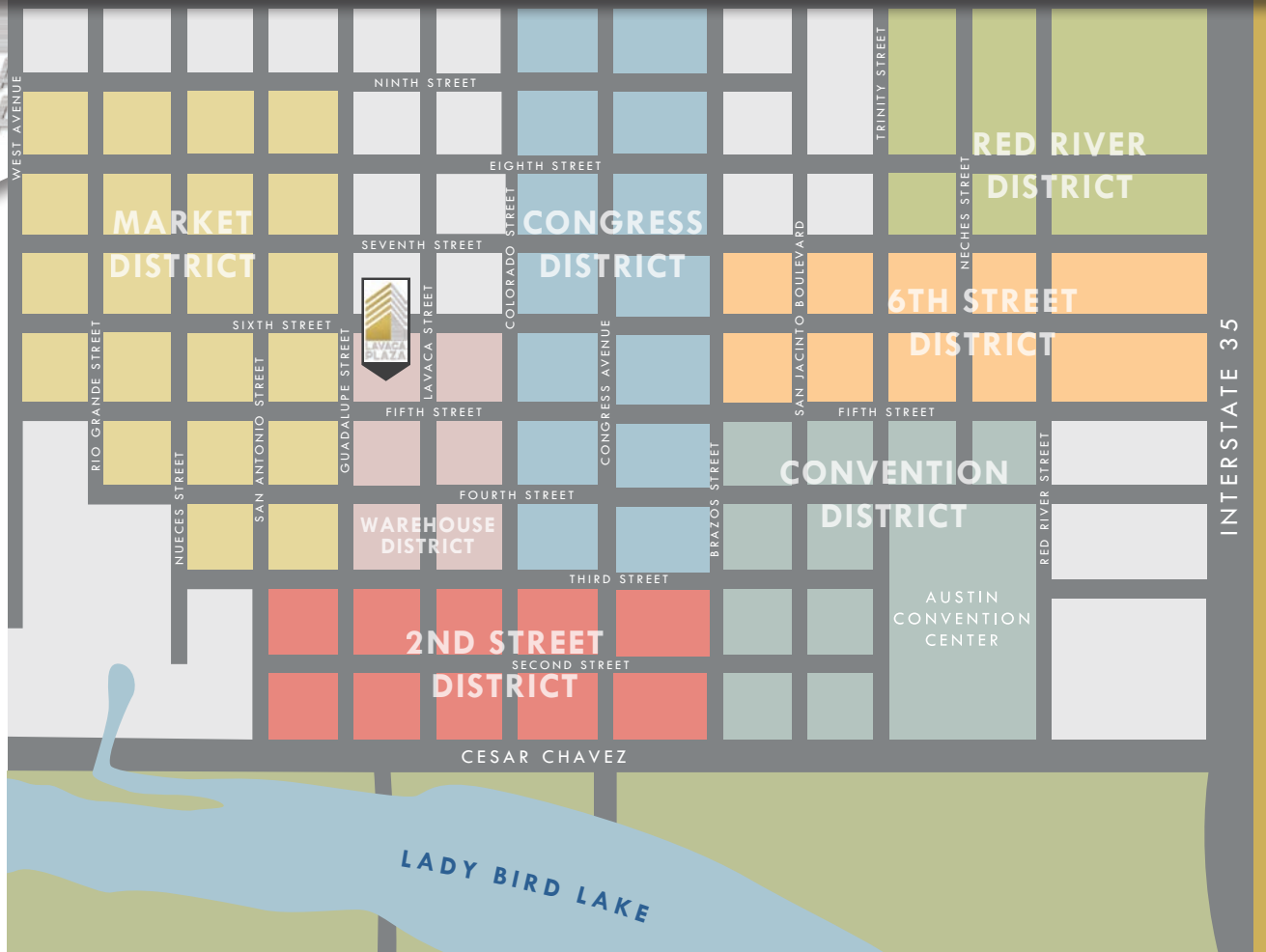
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## DOWNTOWN AUSTIN AMENITIES



NEARBY AMENITIES

### 2ND STREET DISTRICT

Ill Forks  
North Italia  
Fogo De Chao  
Austin City Limits  
Bob's Chophouse  
Austin Java  
City Hall & Public Plaza  
Lambert's  
Violet Crown Cinema  
W Hotel

### CONVENTION DISTRICT

Courtyard Austin Downtown  
Max's Wine Dive  
Cafe Crepe  
Fleming's Steakhouse  
Hilton Austin  
Pirhana Sushi  
Moonshine  
P.F. Chang's  
Blenders & Bowls  
Gus's Fried Chicken

### CONGRESS DISTRICT

1886 Cafe  
Driskill Hotel  
Four Seasons  
The Hideout  
Quattro Gatti  
JW Marriott  
Paramount Theatre  
Roaring Fork  
Stephen F. Austin Hotel  
Swift's Attic  
Velvet Taco  
Chipotle  
Higher Ground  
Chilantro

### RED RIVER DISTRICT

Mohawk  
Hoboken Pie  
Cheer Up Charlie's  
Pelons Tex Mex  
Ladybird Kitchen + Bar  
Stubb's BBQ

### 6TH STREET DISTRICT

Voo Doo Doughnuts  
Esther's Follies  
Eddie V's  
Iron Cactus  
Westin Hotel  
The Backspace  
Stella San Jac  
TacoWey  
Casino El Camino  
The Jackalope  
Chupacabra Cantina  
Antones  
Eureka!  
Diner Bar

### MARKET DISTRICT

Meat & Bread  
Polvo's  
Fixe Southern House  
Ranch 616  
The Grove  
Walton's Fancy & Staple

### WAREHOUSE DISTRICT

Peche  
Lonesome Dove  
Belmont  
Halcyon Coffee  
Turf N' Surf  
Ruth's Chris  
Truluck's  
Desanos Pizzeria  
Smash ATX  
Perfect Strangers  
Thistle Cafe

### ADDITIONAL

Auditorium Shores  
Governor's Mansion  
Hike & Bike Trail  
Lady Bird Lake  
Texas State Capitol

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FLOOR PLANS

## LEVEL ONE **1**

### SUITE 100 (OFFICE/RETAIL) 1,329 RSF

#### BUILDING LOBBY



#### SPACE FEATURES

- Ground-level space with easy access for a number of uses, ranging from banking, to a general contractor office.
- Bank drive-thru lanes could be made available as well.

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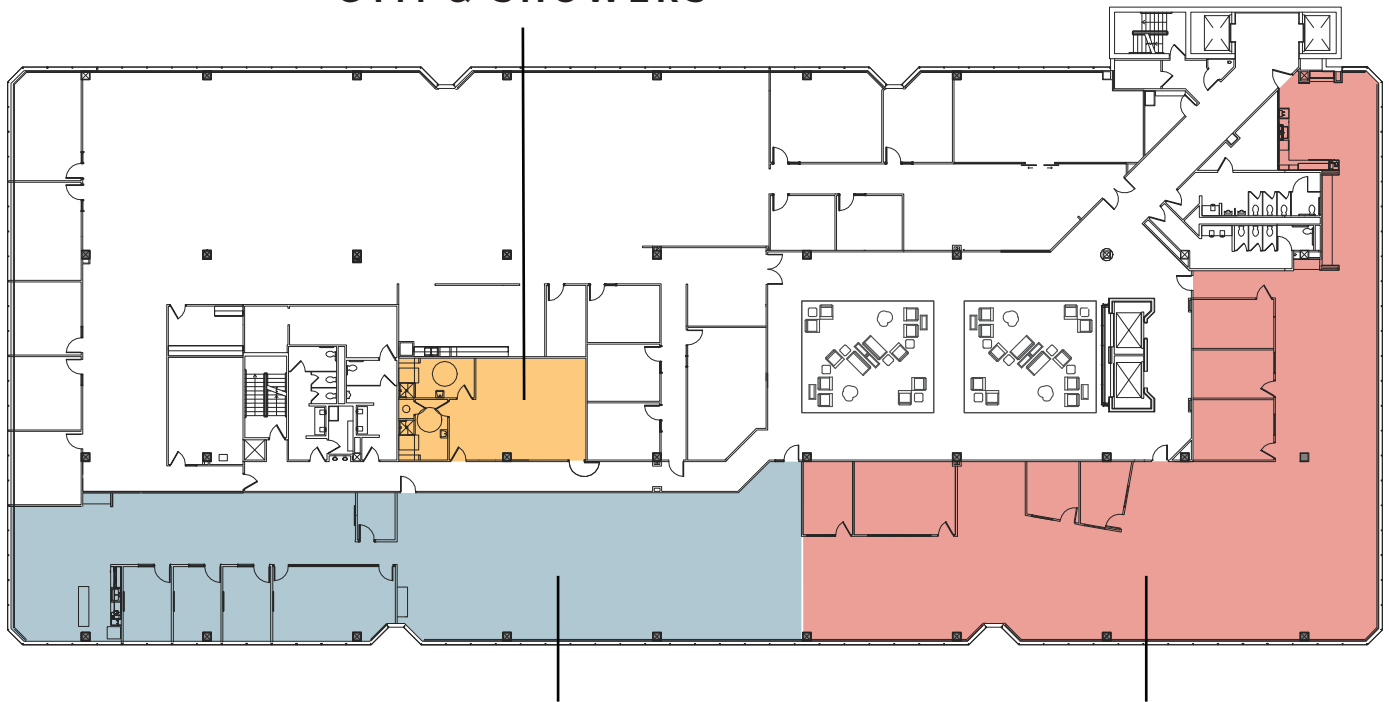
# LAVACA PLAZA

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## LEVEL EIGHT 8

FLOOR PLANS

### BUILDING GYM & SHOWERS



**SUITE 840**  
6,001 RSF\*

**SUITE 850**  
7,887 RSF\*  
*(Available on or prior to 10/1/25)*



**CLICK OR SCAN**  
TO VIRTUALLY TOUR  
SUITE 840

*\*Contiguous up to 13,888 RSF*

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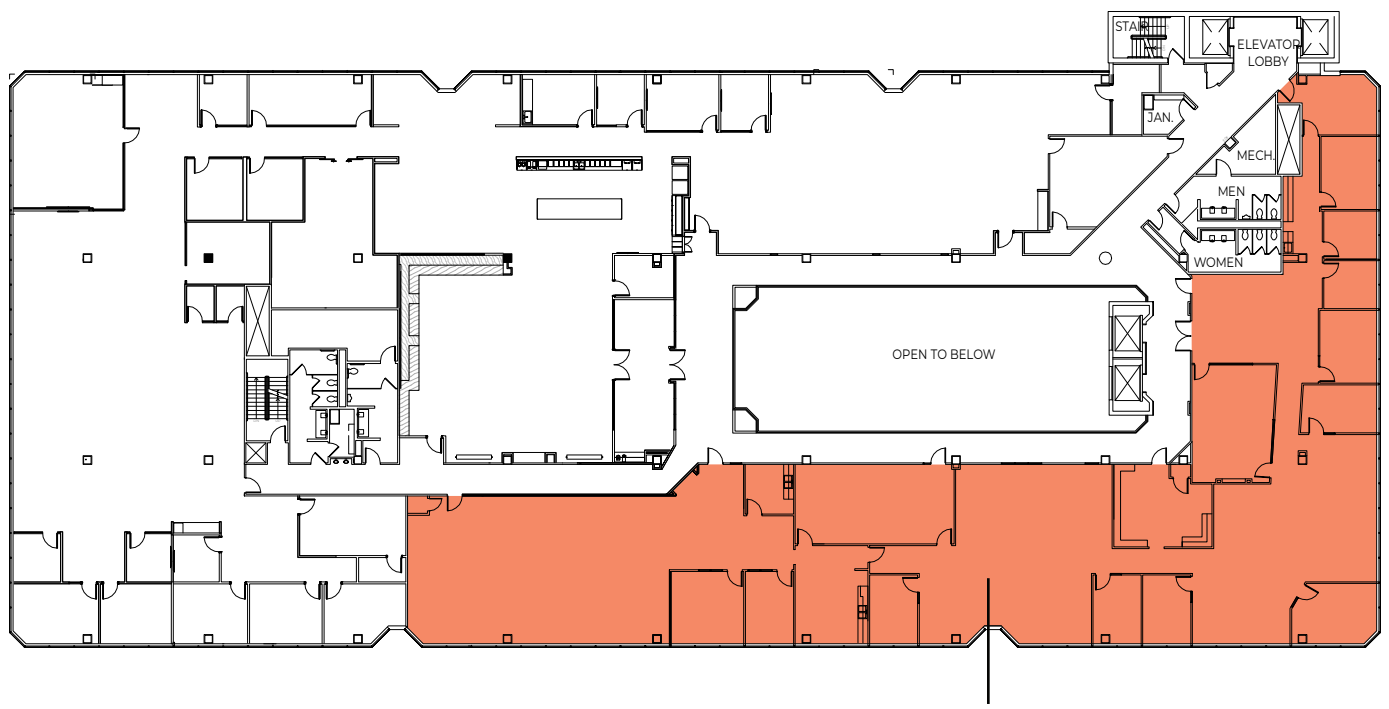


# LAVACA PLAZA

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## LEVEL TEN **10**

FLOOR PLANS



### SUITE 1010

11,128 RSF

*Divisible to 4,000 RSF*

\*Suite 1010 Proposed Spec Plan & Renderings on Following Pages

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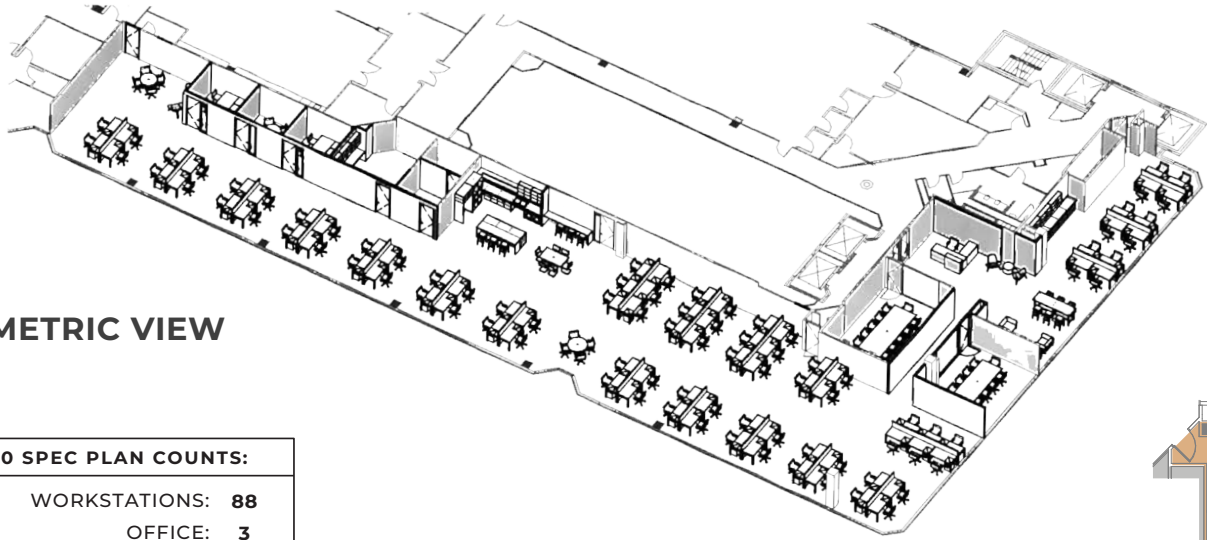


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## LEVEL TEN **10**

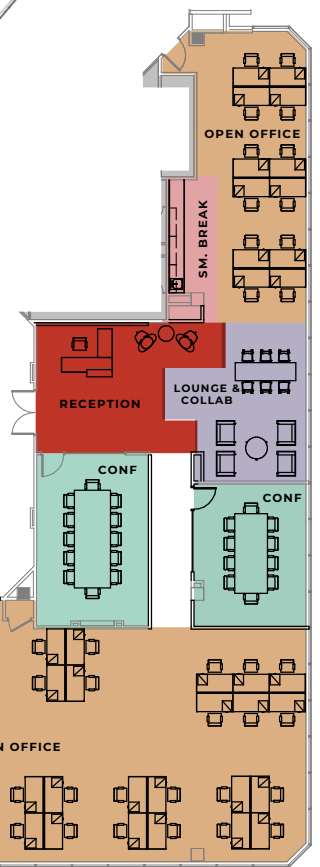
SPEC PLANS



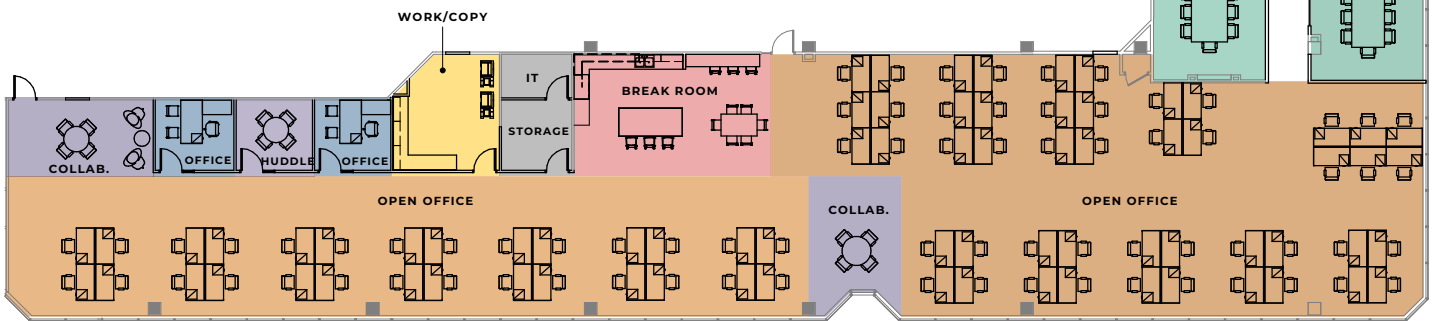
ISOMETRIC VIEW

**SUITE 1010 SPEC PLAN COUNTS:**

<span style="color: #C8A27A;">■</span>	WORKSTATIONS:	<b>88</b>
<span style="color: #4F81BD;">■</span>	OFFICE:	<b>3</b>
<span style="color: #4DC0B5;">■</span>	CONFERENCE ROOMS:	<b>2</b>
<span style="color: #7A68A8;">■</span>	HUDDLE AREA/COLLAB:	<b>4</b>
<span style="color: #E87A8A;">■</span>	BREAK ROOM:	<b>2</b>
<span style="color: #C83A3A;">■</span>	RECEPTION:	<b>1</b>
<span style="color: #808080;">■</span>	STORAGE/IT:	<b>2</b>
<span style="color: #FFD700;">■</span>	WORK/COPY ROOM:	<b>1</b>



## SUITE 1010 SPEC PLAN // 11,128 RSF



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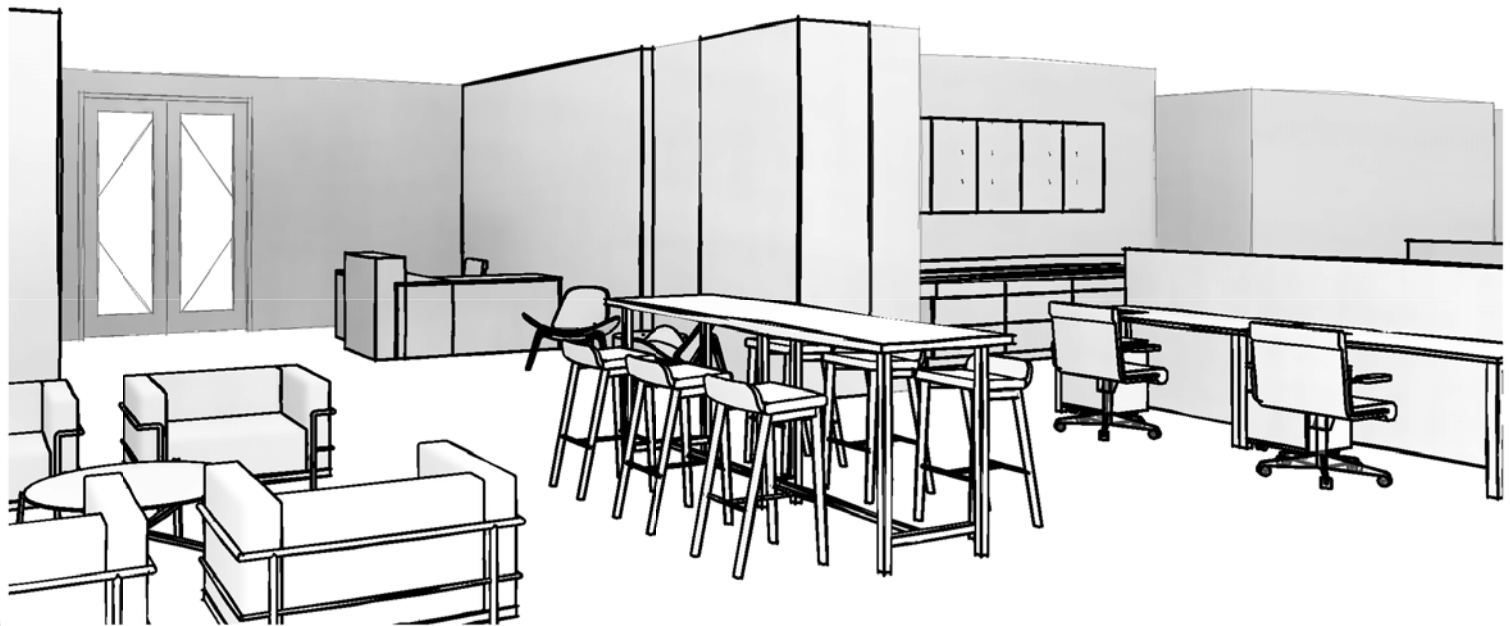
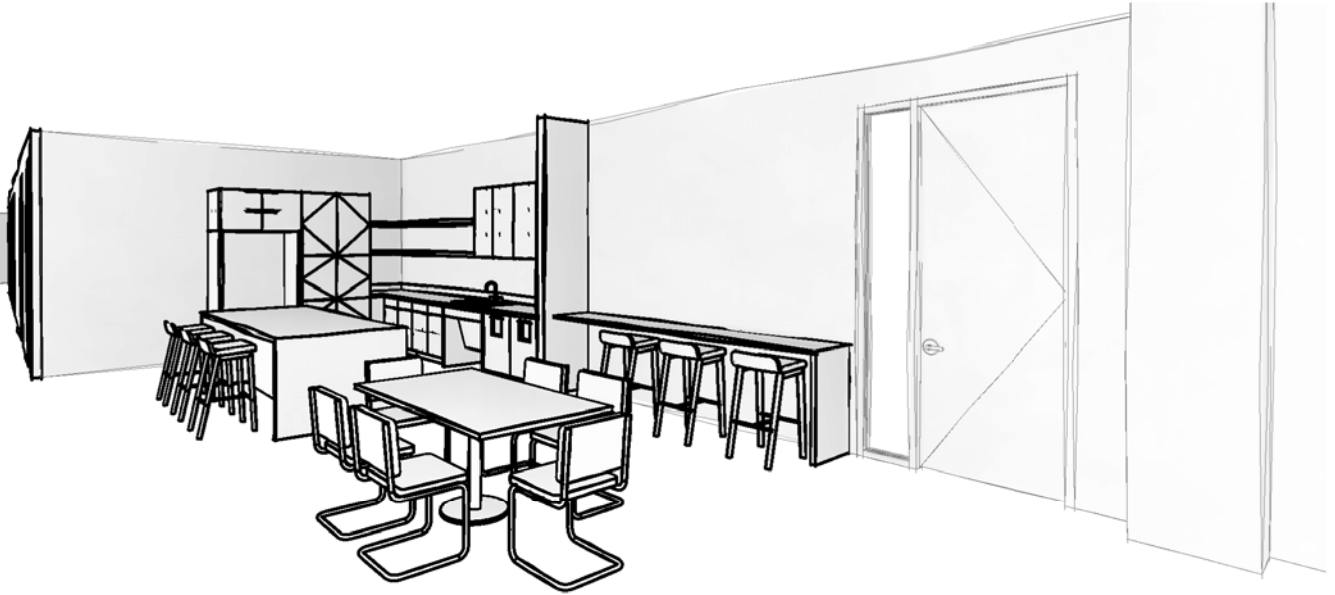




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RENDERINGS



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FLOOR PLANS

## LEVEL ELEVEN **11**

### SUITE 1175

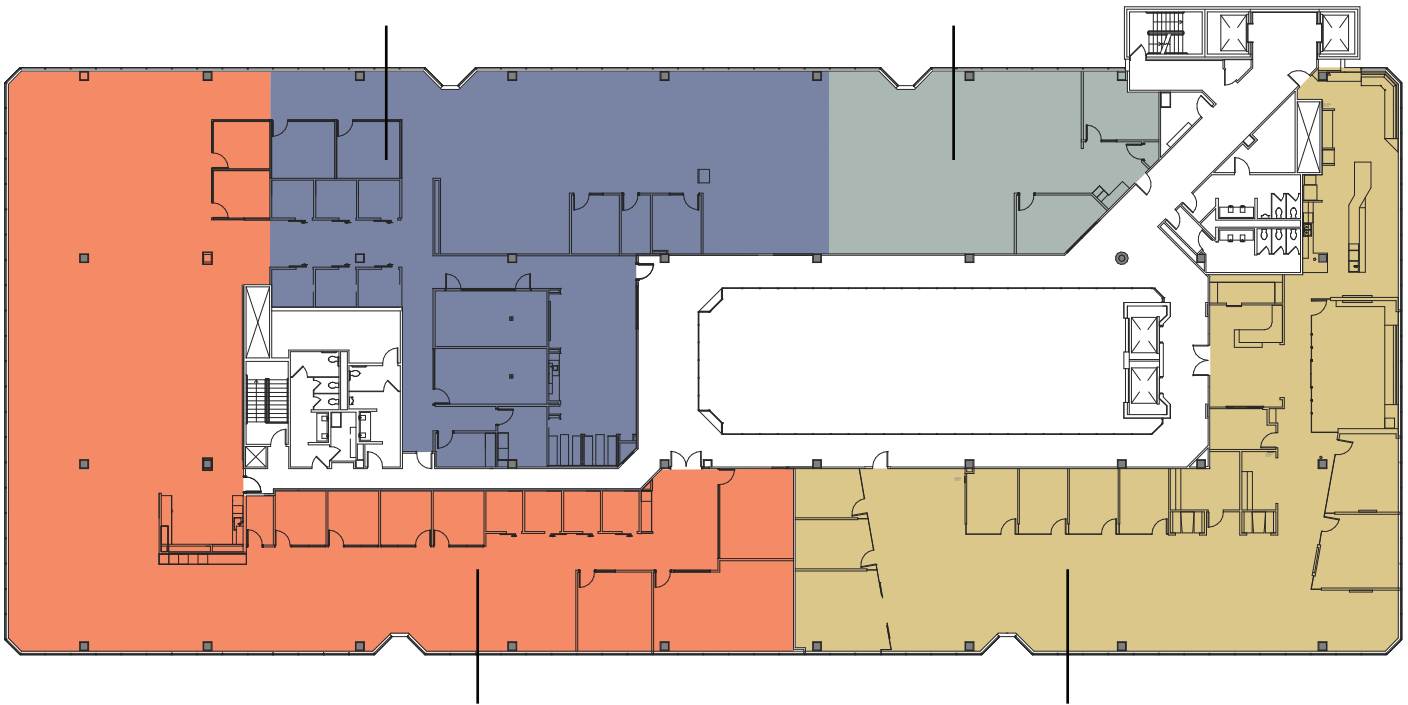
7,212 RSF\*

*(Available on or prior to 10/1/25)*

### SUITE 1180

2,665 RSF\*

*(Available on or prior to 10/1/25)*



### SUITE 1160

11,499 RSF\*

*(Available on or prior to 10/1/25)*

### SUITE 1100

8,112 RSF\*

*Available 7/1/25*



**CLICK OR SCAN**  
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SUITE 1100

*\*Contiguous up to 29,988 RSF*

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# 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date