

# FRONTERA CROSSING



## LEASING INFORMATION:

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LOBBY PHOTOS



**Frontera Crossing** 101 West Louis Henna Blvd, Austin, TX 78728



## BUILDING PROFILE

Enjoy the benefits of Round Rock with an Austin address. Prominently located in Round Rock, Texas, at the prime intersection of I-35 and SH-45. Round Rock has become a major center for economic development in Central Texas due to its supportive business climate and excellent quality of life.

Easy access to Downtown, the Domain and the Airport

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Unmatched visibility, with over 180,000 cars daily at this intersection

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Large, efficient clear-span floor plates; flexible raised floor provides maximum flexibility for power and data distribution

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Building showers; Recently upgraded common areas

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Close proximity to 40 restaurants, 2 million square feet of retail and 8 hotels

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Exceptional parking ratio

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# FACT SHEET

## Round Rock Accolades

**#1 Best Place to Live** -US News & World Report

**The World's Top Tech City for 2nd Consecutive Year** - Savilles

**#2 Best City for Small Business** -ValuePenguin

**Ranks in "Best Cities for Young Entrepreneurs"** -Boss Magazine

**#1 Best City in America for Jobs** -Forbes

**#3 on Milken's Best Performing US Metros**

**#1 Safest City in Texas, #5 Safest in the US**

### Location

At the intersection of I-35 and SH-45  
12 minutes to Domain & Arboretum  
18 minutes to Downtown Austin  
25 minutes to Bergstrom Airport

### Year Built/Renovated

Built in 1984, renovated in 2007  
Common areas upgraded  
in 2017

### Building/HVAC Hours

7:00 am – 6:00 pm Monday-Friday  
8:00 am – noon Saturday  
After Hours HVAC - \$19.50

### Building Size

Approximately 163,800

### Number of Floors

Four (4) Stories

### Floor Size

Approximately 39,000 sf

### Ceiling Height

9' to dropped ceiling, 13' to slab above

### Mechanical

(2) 200 ton McQuay units

### Access

24 hours X 7 days per week X 365 days

### Loading Dock

Controlled access to loading dock

### Telecom/Data Providers

Time Warner Cable, AT&T

### Raised Floor

Raised floor throughout tenant spaces

### Security

Onsite, uniformed security guard patrolling  
9:00 am – 5:00 pm Monday-Friday  
Drive-by patrol after business hours

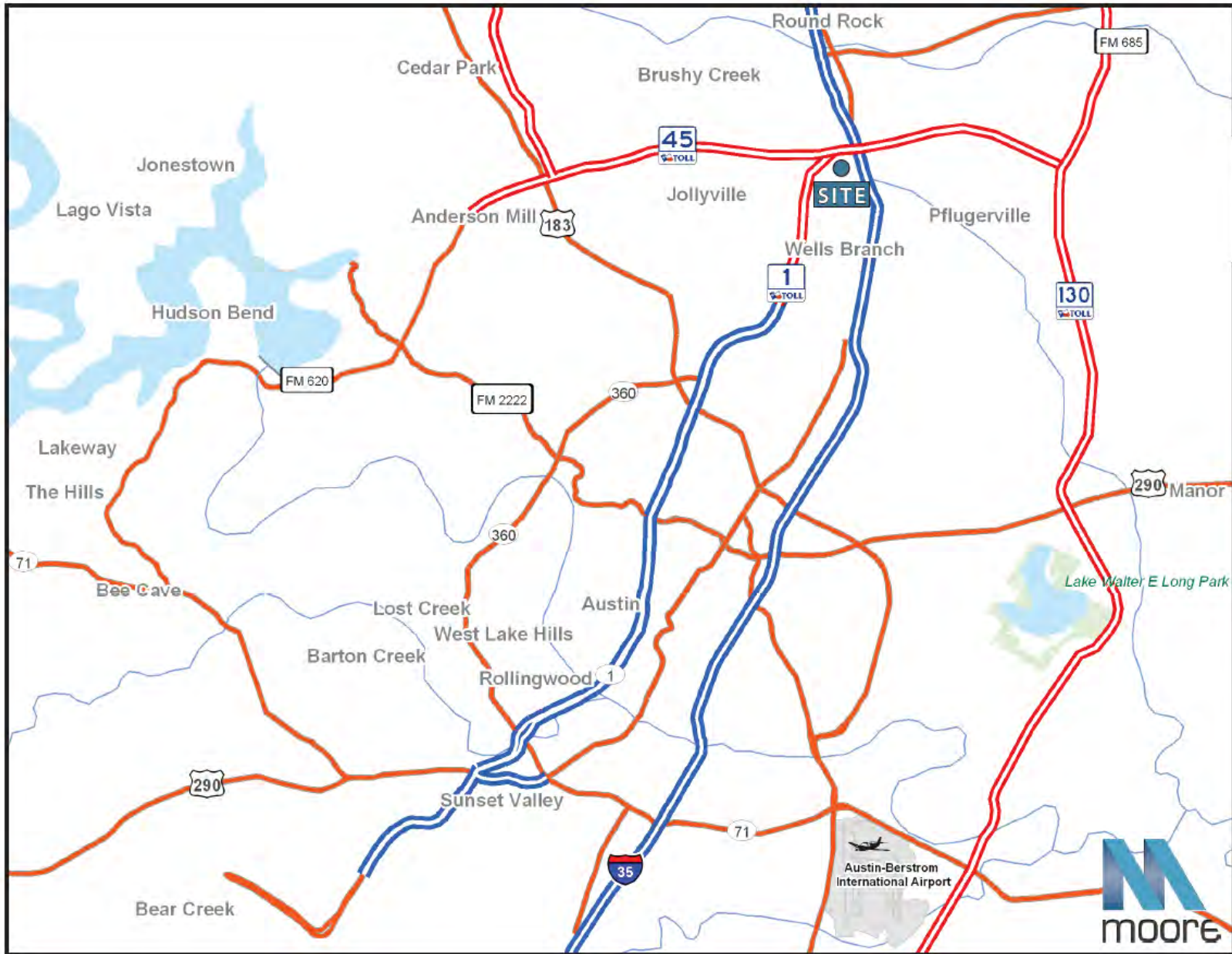
### Operating Expenses

Estimated 2019 opex \$11.06/RSF

### Building Showers

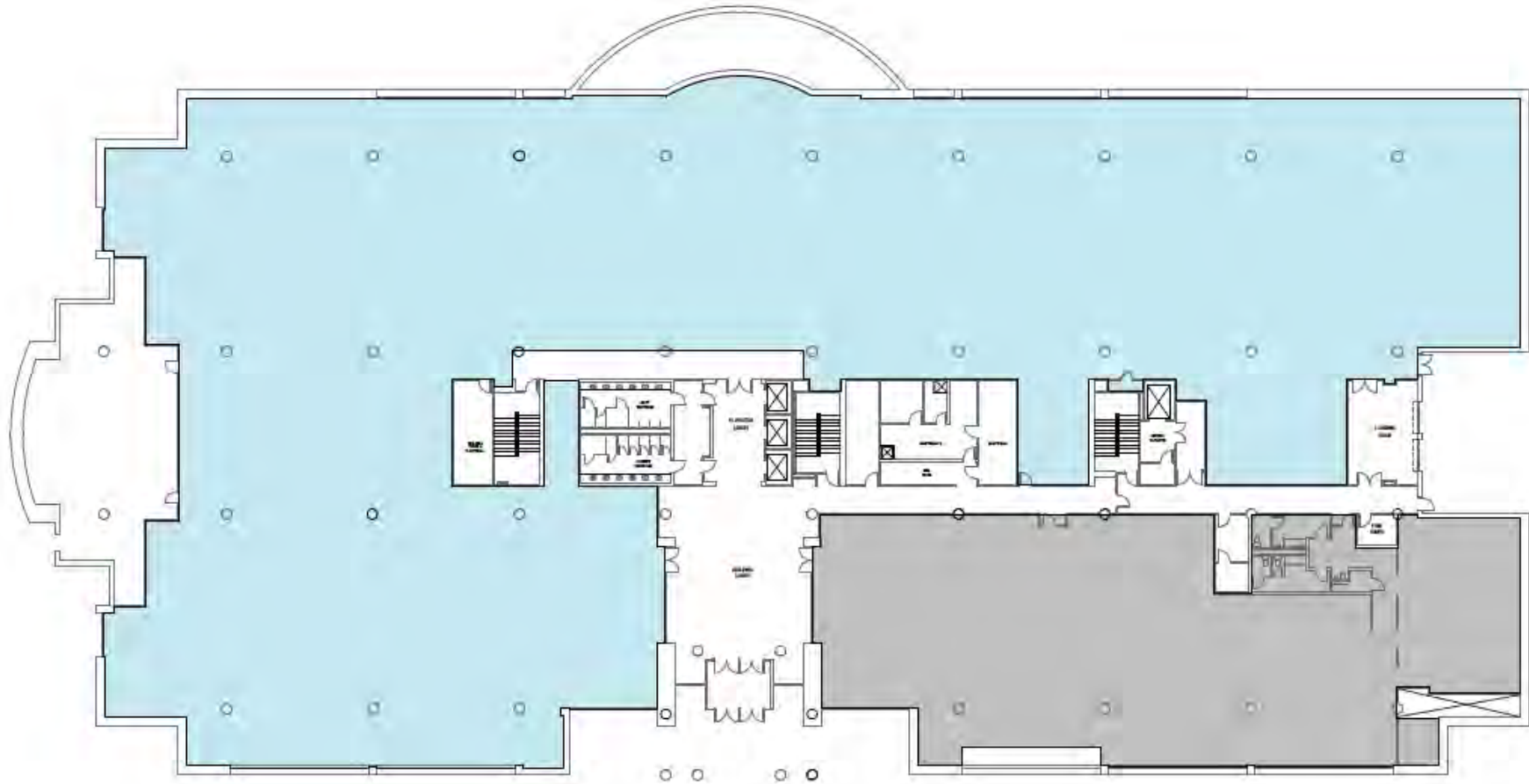
Common showers on 4<sup>th</sup> floor

# PRIME LOCATION



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# FLOOR PLAN

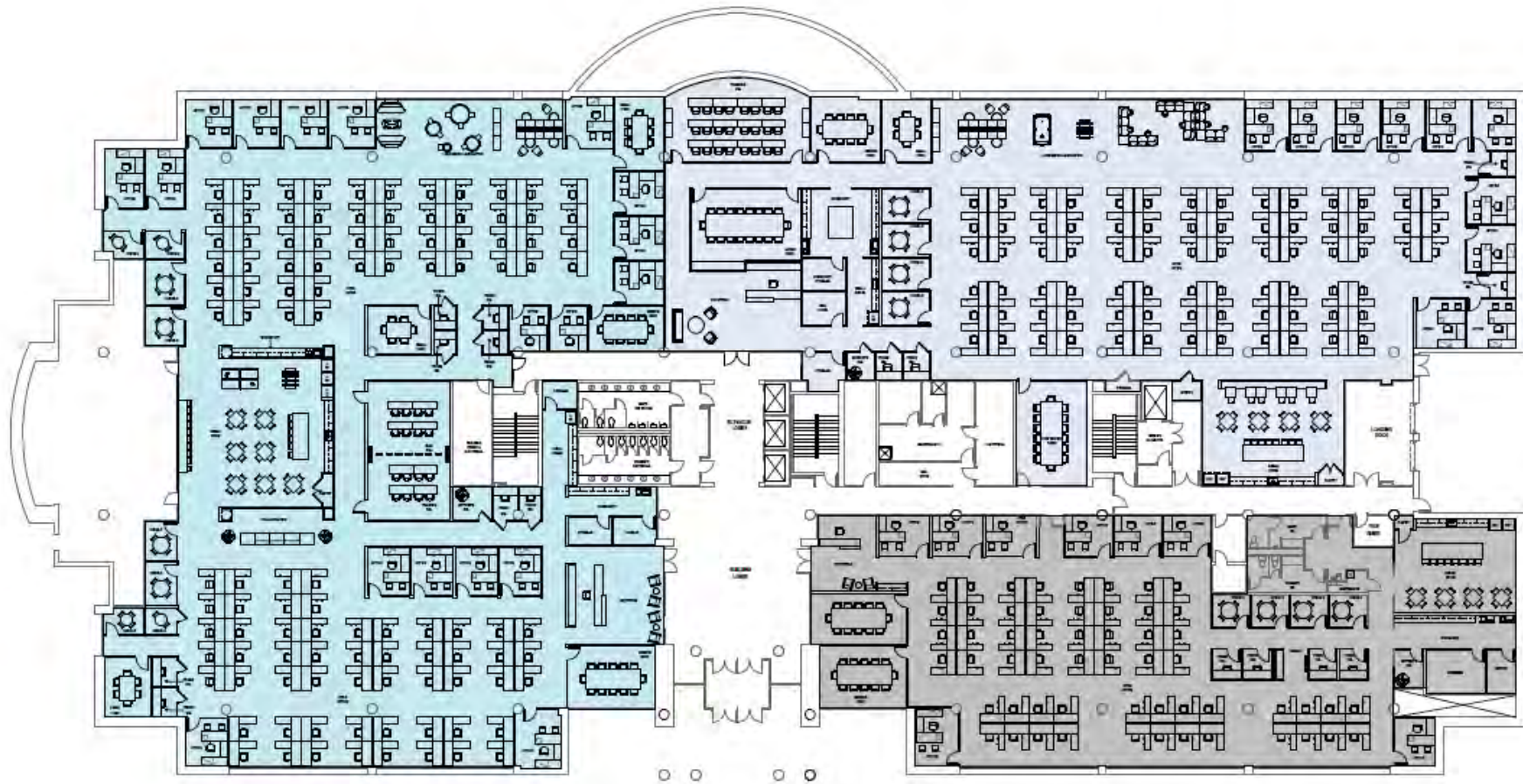


**FIRST FLOOR**

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# TEST FIT



## FIRST FLOOR

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# FRONTERA CROSSING

Visibility,  
Availability,  
Value,  
Amenities



La Frontera Shopping Center			
1	Gold's Gym/ Morelia Mexican Grill	12	Ulta
2	Lowe's	13	Longhorn Steakhouse
3	Burlington	14	Logan's Roadhouse
4	Sam's Club	15	Red Lobster
5	Hobby Lobby	16	Chase Bank
6	Kohl's	17	Tokyo Steak House
7	Altitude Trampoline Park	18	Schlotzky's
8	Petco	19	Applebee's
9	Olive Garden	20	Austin Telco
10	Mister Car Wash	21	Chipotle/ Fire Bowl/ Smoothie King/ Wing Stop
11	Bed Bath & Beyond	22	PlainsCapital Bank

Boardwalk Shopping Center			
1	Walmart	9	AT&T Store
2	Home Depot/ UPS Store	10	Pho Lee Vietnamese Restaurant/ Subway/ Supercuts
3	Macaroni Gill	11	Jiffy Lube
4	Joe's Crab Shack	12	Panda Express
5	PetSmart	13	Chick-Fil-A
6	Party City	14	McDonald's
7	Green Mesquite BBQ/ Zorba The Greek	15	Twin Peaks
8	Bank of America	16	Chili's

Round Rock Crossing Shopping Center			
1	Target	5	Best Buy
2	Michael's	6	Five Guys
3	Steinmart	7	Jason's Deli
4	Third Base	8	Navy Federal Credit Union

Hotels			
1	Hampton Inn	6	TownePlace Suites
2	Residence Inn	7	Austin Marriott North
3	Extended Stay America	8	Hyatt Place Austin
4	La Quinta Inn	9	Home 2 Suites by Hilton
5	Holiday Inn Express		



# LA FRONTERA RETAIL

## RESTAURANTS

Applebee's  
Bonchon Chicken  
Burger King  
Chennai Café  
Deckhand Oyster Bar  
Chick Filet  
Chili's Grill & Bar  
Chipotle Mexican Grill  
El Taquito  
Fire & Ice Pizza Bar  
Five Guys  
Green Mesquite BBQ  
Hanovers 2.0  
Hooters  
Hurricane Grill & Wings  
Inchins Bamboo Garden  
Jason's Deli  
Jersey Mike's Subs  
Jimmy John's  
Joe's Crab Shack  
Logan's Roadhouse  
Longhorn Steakhouse  
Macaroni Grill  
McDonald's  
Olive Garden Italian  
Panda Express  
Pho Lee Vietnamese  
Red Lobster  
Schlotzsky's

Subway  
Sushi NiNi  
Third Base  
Tokyo Steak House  
Teriyaki Madness  
Twin Peaks  
Zorba Greek Restaurant

## SERVICE PROVIDERS

Altitude Trampoline Park  
AT&T Store  
Bamboo Nails & Spa  
Concentra Urgent Care  
Crunch Fitness  
Dave's Ultimate Automotive  
FedEX  
Gold's Gym  
Jiffy Lube  
Massage Envy  
Mister Car Wash  
Regal Nails, Salon & Spa  
Salons by JC  
Salvation Army  
Sprint Store  
Supercuts  
T-Mobile  
U-Haul  
UPS Store  
Walmart Auto Care Center  
Youngblood Automotive & Tire

## RETAIL

Al's Formal Wear  
Bath & Body Works  
Batteries Plus Bulbs  
Bed Bath & Beyond  
Best Buy  
Burlington  
Cost Plus World Market  
Dress Barn  
Half Price Books  
Hobby Lobby  
Home Depot  
Kohl's  
Lowe's Home Improvement  
Marshalls  
Mattress Firm  
Men's Wearhouse  
Michaels  
Old Navy  
Party City  
Petco  
Pier 1  
Pipe World  
Rack Room Shoes  
Sally Beauty  
Sam's Club  
Stein Mart  
Target  
Ulta  
Walmart

## HOTELS

Austin Marriott North  
Extended Stay America  
Hampton Inn  
Holiday Inn  
Holiday Inn Express  
Home2 Suites by Hilton  
Hyatt Place Austin  
La Quinta Inn  
Residence Inn

## FINANCIAL SERVICES

Austin Telco Federal Credit Union  
Bank of America  
Chase Bank  
First Convenience Bank  
Navy Federal Credit Union  
PlainsCapital Bank