

LA FRONTERA — PLAZA —

SUBLEASE OPPORTUNITY



LA FRONTERA — PLAZA —



LA FRONTERA PLAZA

is a 97,311 RSF, Class A office building located in the heart of Round Rock, Texas.

The property is part of the 328-acre master planned community – La Frontera. This location offers rapid access to SH-45, US-183 and MoPac Expressway.

2700 La Frontera Boulevard
Round Rock, Texas 78681

BUILDING SUMMARY

BLDG SIZE	TYPICAL FLOOR	STORIES	YEAR BUILT	PARKING RATIO
97,311 SF (Ability to demise +/-6,000 - 58,000 SF)	32,437 SF	3	2016	4.00/1,000 SF

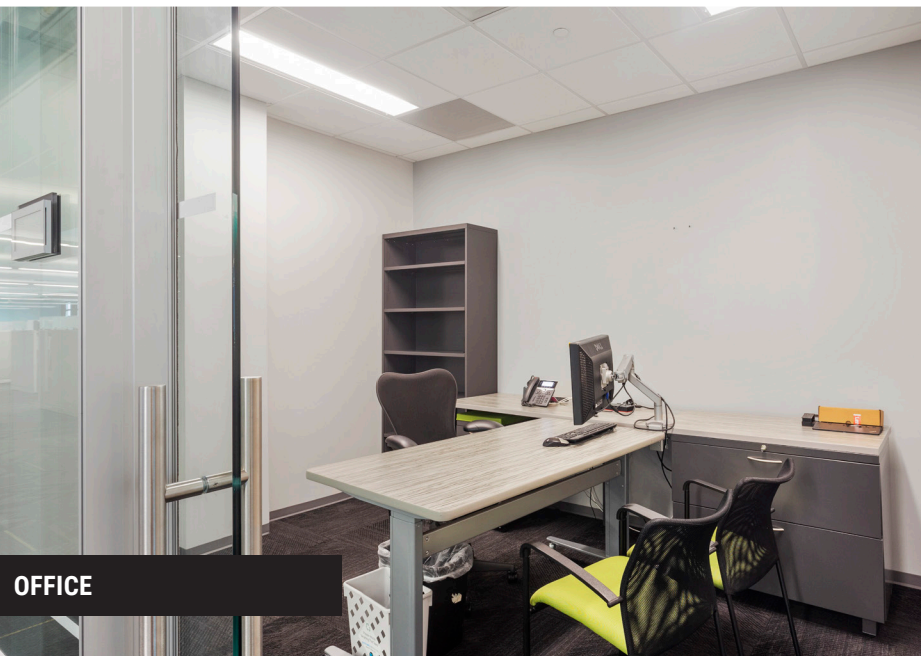
LA FRONTERA — PLAZA —



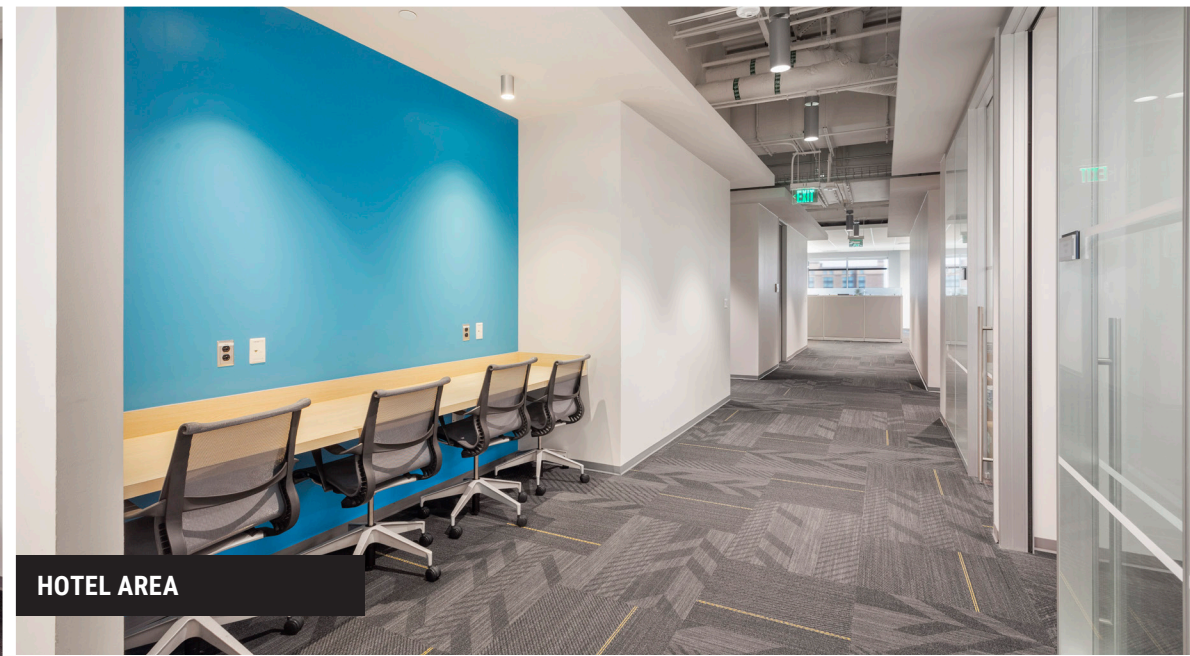
CUBICLES



MAIN OFFICES AND CUBICLES



OFFICE



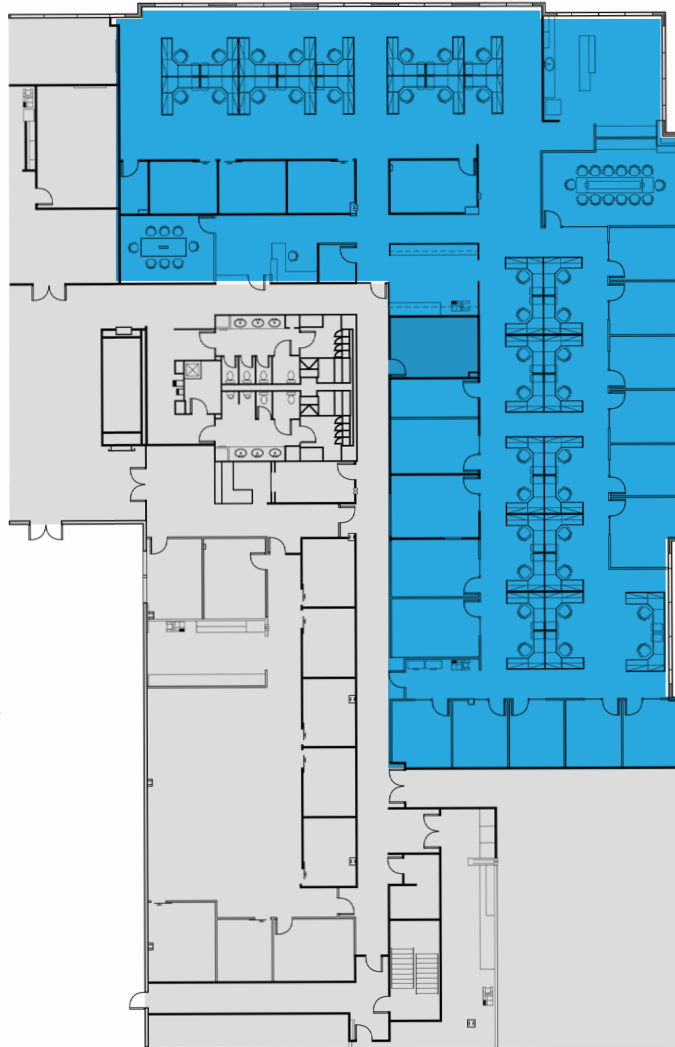
HOTEL AREA

AVAILABILITY	RATE	TERM THROUGH	TIMING	FURNITURE	CUBICLES
1st Floor: 10,411 RSF 3rd Floor: 33,155 RSF	\$27.50 NNN	DEC 2028	60 DAYS	AVAILABLE	138

LA FRONTERA

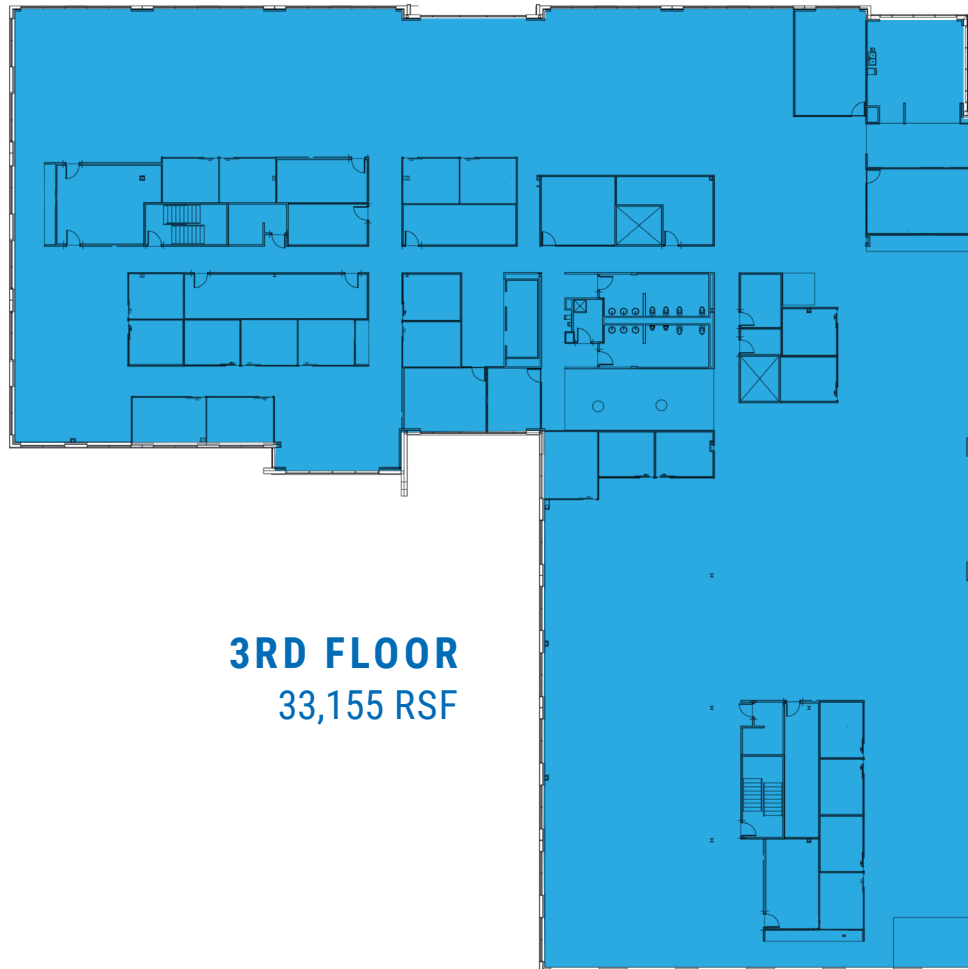
— PLAZA —

1ST FLOOR
10,411 RSF



LA FRONTERA

— PLAZA —



3RD FLOOR
33,155 RSF

LA FRONTERA

— PLAZA —

RESTAURANTS

Applebee's	Longhorn Steakhouse
Chipotle	Maggie Moo's
Deckhand Oyster Bar	Olive Garden
Fire Bowl Cafe	Red Lobster
Fire House Subs	Schlotzky's
Five Guys	Sushi Nini
Jason's Deli	Tokyo Steakhouse
Jimmy John's	Tortuga Flats
Logan's Roadhouse	WingStop

RETAIL

AT&T	Old Navy
Barnes & Noble	Petco
Best Buy	Party City
Boot Barn	PetSmart
Discount Tire	Plato's Closet
Hobby Lobby	Sam's Club
Kohl's	Target
Lane Bryant	The Home Depot
Lowe's	Ulta
Marshalls	Walmart Supercenter
Michaels	World Market

BUSINESS

Austin Regional Clinic	Home 2 Suites by Hilton
Chase Bank	Hyatt Place Austin/Round Rock
Emerson Automation Solutions	Marriott North
Forest Park Medical Center	Plains Capital Bank
Frost Bank	South University



AUSTIN OFFICE

2530 Walsh Tarlton Ln
Suite 200,
Austin, TX 78746

JOSHUA LAFICO, CCIM

Senior Managing Director

512.329.2779

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INFORMATION ABOUT BROKERAGE SERVICES

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 interests 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 state 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

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

Newmark	537005		713-626-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Arispah Hogan	342405	lispah.hogan@nmrk.com	713-490-9994
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Lafico	603688	joshua.lafico@nmrk.com	737-236-0355
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date