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Trust
The
Process

Premium Office Space For Sublease

101 W Louis Henna Blvd
Austin, TX 78728 | Suite 310



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Exterior



Lobby

Overview

- Sublease
- Suite 310
- 10,560 SF
- Class A Building
- Northwest Submarket
- Direct access to SH 45 & IH 35
- Parking: 6.4/1,000 SF
- Wet bar
- Reception
- Outdoor Patio
- Amenity-rich
- Plug-and-Play
- Rate: Contact Broker

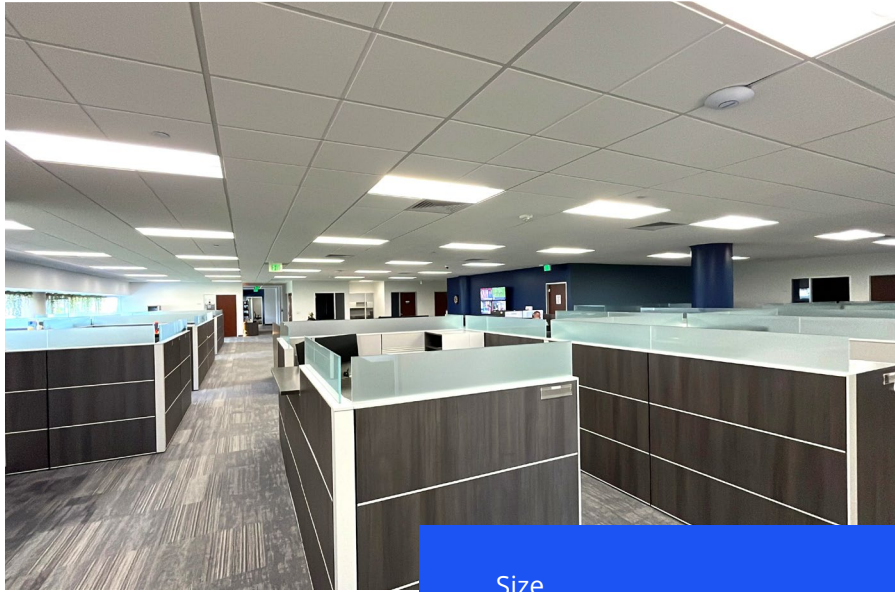
Frontera Crossing

An innovative environment for your growing business

Frontera Crossing is a four-story, Class A office building strategically located at the highly visible intersection of I-35 and SH-45 in Round Rock, Texas. The property offers large, efficient floor plates and has been recently renovated to deliver an exceptional workplace experience. Tenants enjoy premium amenities including a modern lounge and on-site showers, all within five minutes of The Domain and major tech employers. Positioned in a thriving North Austin corridor, Frontera Crossing provides direct access to SH-45 and I-35. Surrounded by over 2 million SF of retail, dining, and entertainment options, this location combines convenience, visibility, and quality in one of Central Texas's fastest-growing markets.

Space Details

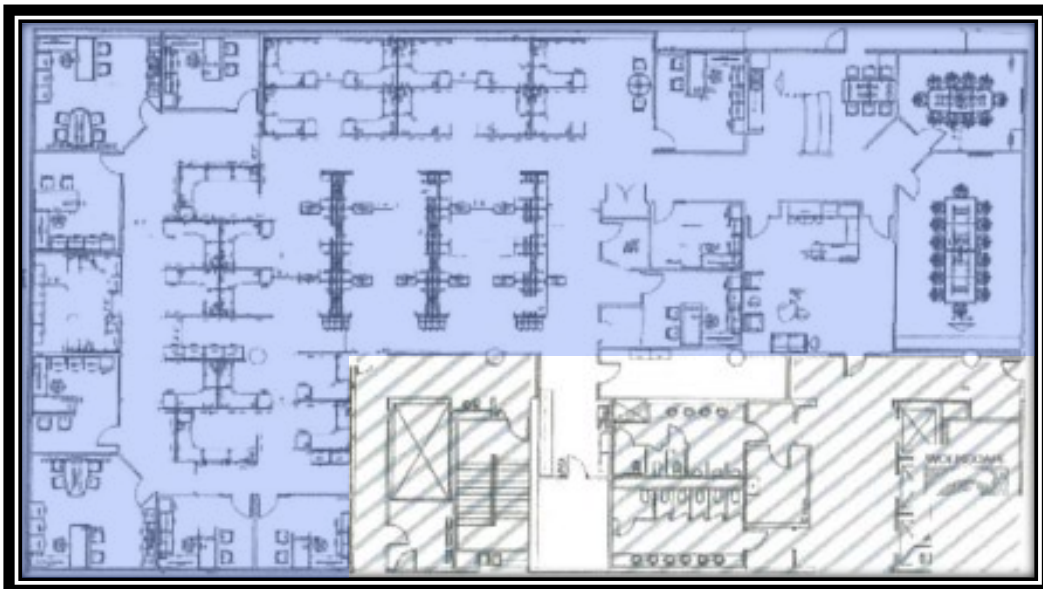
- 1 reception desk with chair
- 2 reception couches
- 2 breakroom tables
- 1 small conference room table
- 1 large conference room table
- 25 conference room chairs
- 2 large offices
- 7 smaller offices
- 24 workstations with chairs
- 24 lockers
- 18 cubicles with chairs
- 2 executive cubicles with chair
- 2 private cubicles with chair
- Electronic equipment available



Size

10,560 SF

Suite 310





Suite View



Lounge Area



Office Space



Break Area



Conference Space



Office Space



Frontera Crossing

Prime Location

Situated in Round Rock, at the highly visible intersection of I-35 and SH-45, this location offers exceptional accessibility. Round Rock is a leading hub for economic growth in Central Texas, known for its pro-business environment and outstanding quality of life. Just five minutes from The Domain and major technology employers.

Modern Design & Flexible Layouts

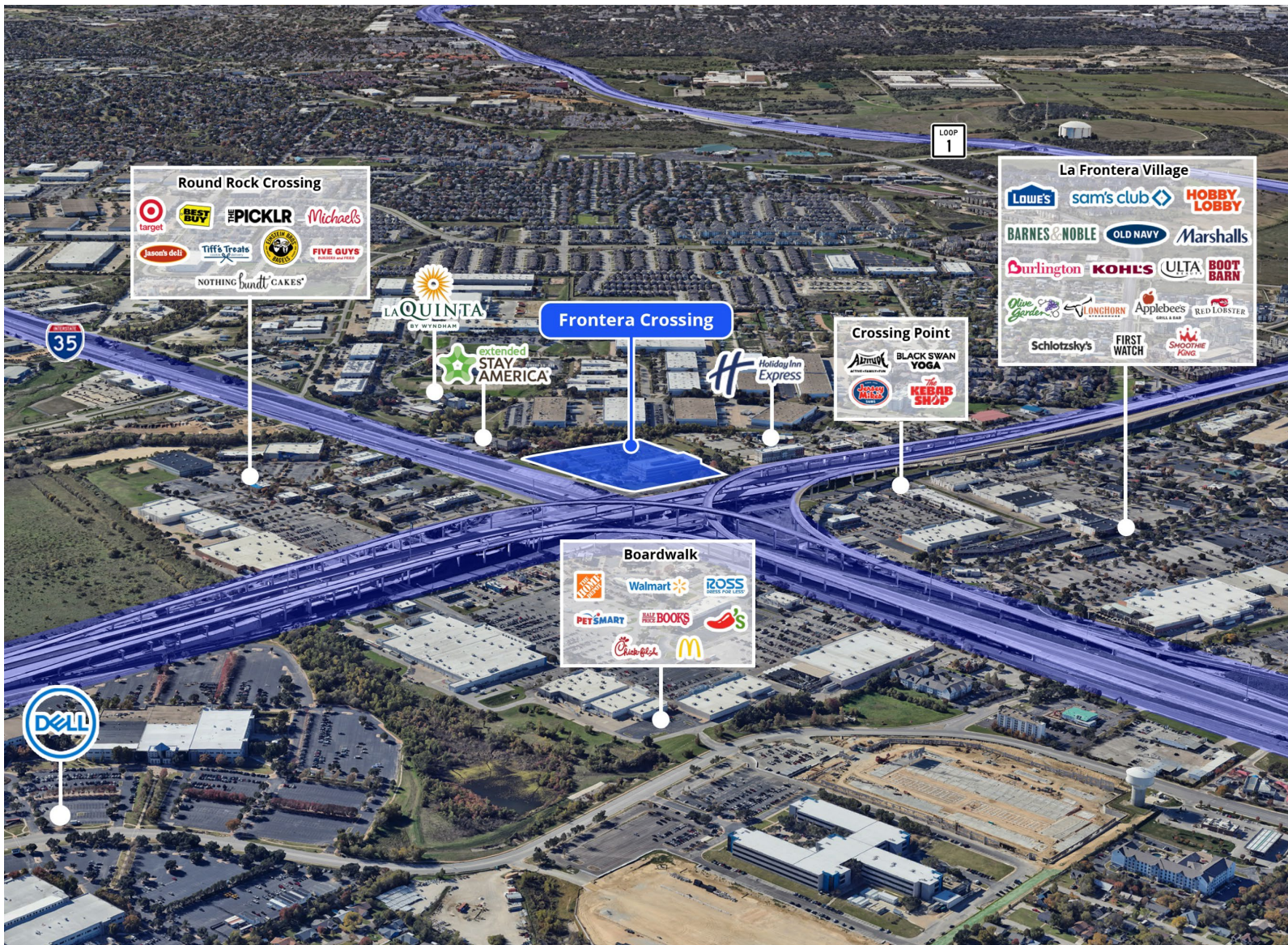
Blending modern style with versatile layouts, this space transforms to match your needs—open-concept for teamwork or private offices for focus and productivity.

Amenity-rich Location

Enjoy an amenity-rich environment with over 2.8 million square feet of restaurants and retail within a one-mile radius. On-site security, inviting common areas, tenant lounges, and food and beverage options create a comfortable and convenient workplace. Additional perks include extensive parking and on-site showers for added flexibility and ease.

Nearby Amenities

Frontera Crossing



- Target
- Best Buy
- Five Guys
- Chick-fil-A
- McDonald's
- Pet Smart
- Lowe's
- Olive Garden
- Applebee's
- Sam's Club



View online at [colliers.com](https://www.colliers.com)

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