



LAVACA PLAZA | 504 LAVACA STREET | AUSTIN, TEXAS 78701

FOR MORE INFORMATION PLEASE CONTACT:

JASON STEINBERG, SIOR
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jsteinberg@ecrtx.com

ROSS CHUMLEY
512.505.0029
rchumley@ecrtx.com

LEASING BY:





LAVACA PLAZA

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PICTURES



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AVAILABILITY

SUITE 100	1,329 RSF	(OFFICE/RETAIL)
SUITE 840	6,001 RSF*	
SUITE 850	7,887 RSF*	
SUITE 940	3,214 RSF	(AVAILABLE 4/1/27)
SUITE 1000	19,322 RSF**	(AVAILABLE 4/1/27)
SUITE 1010	11,128 RSF**	(DIVISIBLE TO 4,000 RSF)
SUITE 1100	8,112 RSF***	
SUITE 1160	21,876 RSF***	(DIVISIBLE TO 2,500 RSF)

10TH & 11TH FLOORS CONTIGUOUS UP TO 60,438 RSF

**Contiguous up to 13,888 RSF*

***Full floor available up to 30,450 RSF*

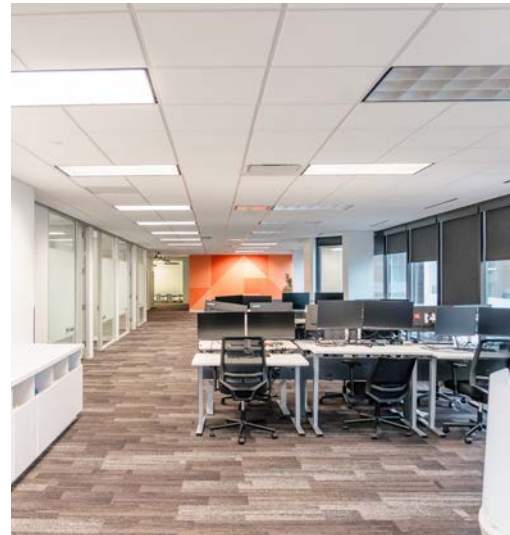
****Full floor available up to 29,988 RSF*

LOCATION

- 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

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
- Secure Bike Storage
- Sky Lounge with Break-Out Areas & Wi-Fi
- Sky Bridge Connecting The Headliners Club @ Procore Tower
- Great Views of Downtown and the Texas Hill Country



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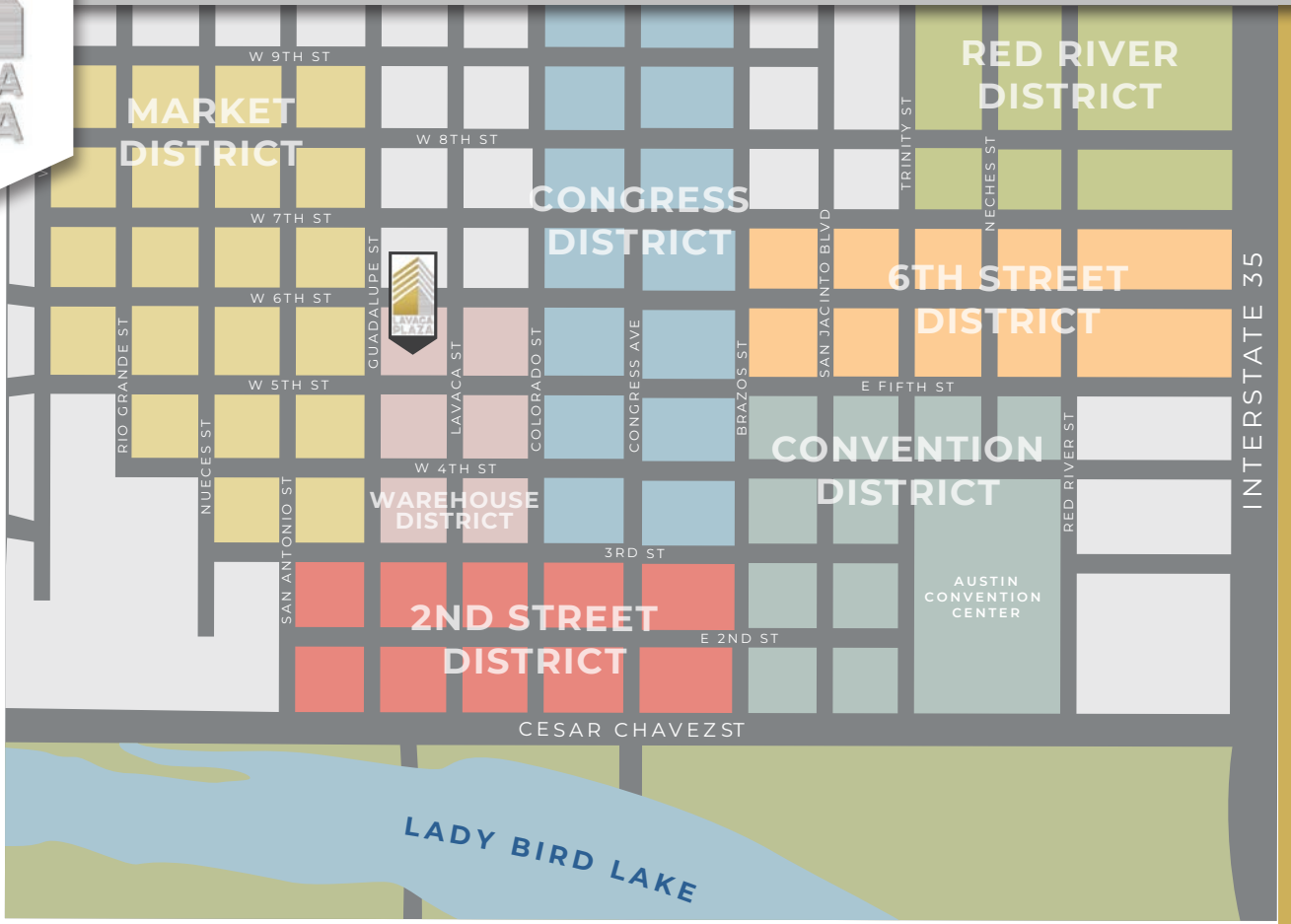




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DOWNTOWN
AUSTIN
AMENITIES



NEARBY AMENITIES

2ND STREET DISTRICT

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

CONGRESS DISTRICT

- 1886 Cafe
- Hokkaisen Deli
- Quattro Gatti
- Roaring Fork
- Swift's Attic
- Velvet Taco
- Chipotle
- Chilantro
- Mexta
- Driskill Hotel
- Four Seasons
- JW Marriott
- Paramount Theatre
- Stephen F. Austin Hotel

6TH STREET DISTRICT

- Voo Doo Doughnuts
- Esther's Follies
- Eddie V's
- Iron Cactus
- Westin Hotel
- The Backspace
- Skipjack Oyster
- TacoWey
- Casino El Camino
- The Jackalope
- Chupacabra Cantina
- Antones
- Eureka!
- The Royale Room
- The Dead Rabbit & Grá Mór
- Gold's Gym Downtown

WAREHOUSE DISTRICT

- Peche
- Lonesome Dove
- Halcyon Coffee
- Turf N' Surf
- Ruth's Chris
- Truluck's
- Desanos Pizzeria
- Perfect Strangers
- Thistle Cafe
- Bob's Steak & Chophouse
- Red Ash
- Perry's Steakhouse & Grille
- RA Sushi Bar
- Houndstooth Coffee
- Comedor

CONVENTION DISTRICT

- Courtyard Austin Downtown
- Cafe Crepe
- Fleming's Steakhouse
- Hilton Austin
- Moonshine
- P.F. Chang's
- Gus's Fried Chicken

RED RIVER DISTRICT

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

MARKET DISTRICT

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

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



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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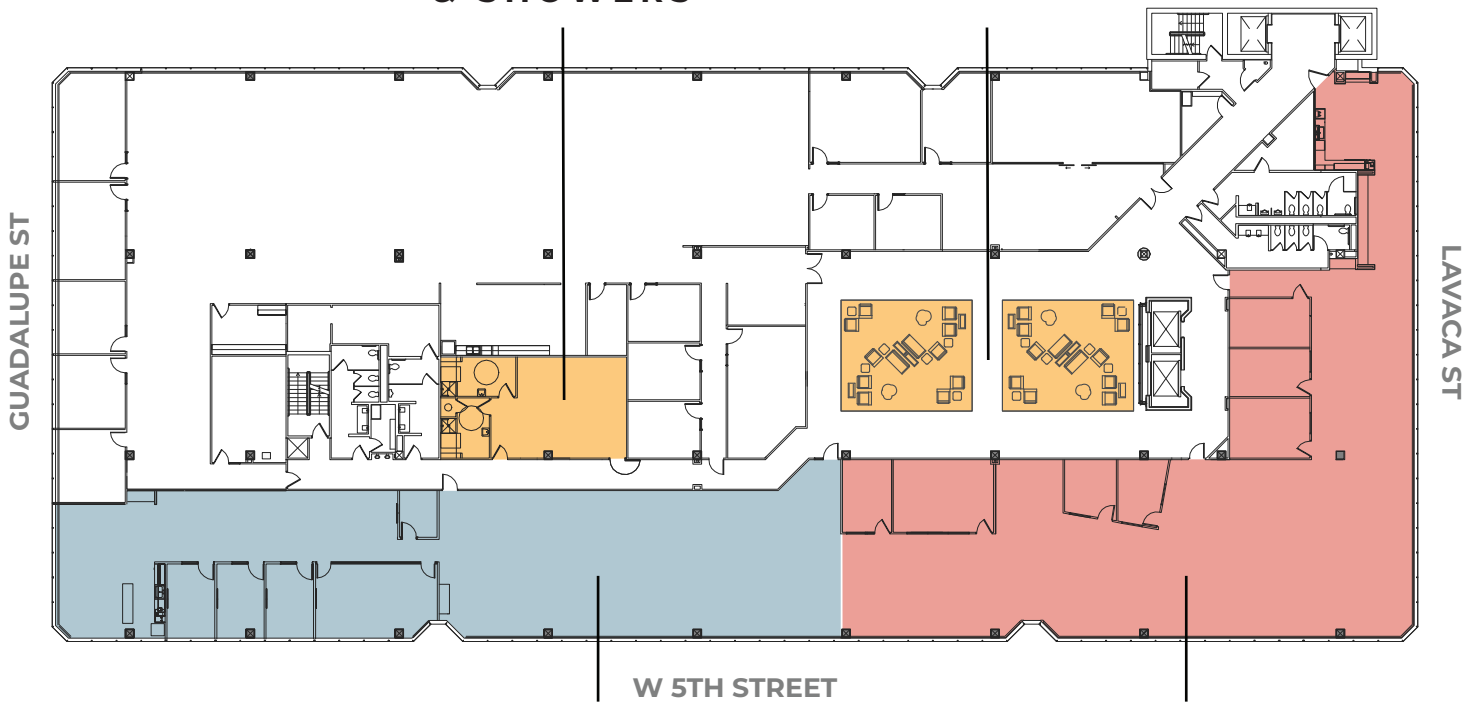
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LEVEL EIGHT 8

FLOOR PLANS

FITNESS CENTER & SHOWERS

SKY LOUNGE



SUITE 840

6,001 RSF*



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 840

SUITE 850

7,887 RSF*



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 850

**Contiguous up to 13,888 RSF*

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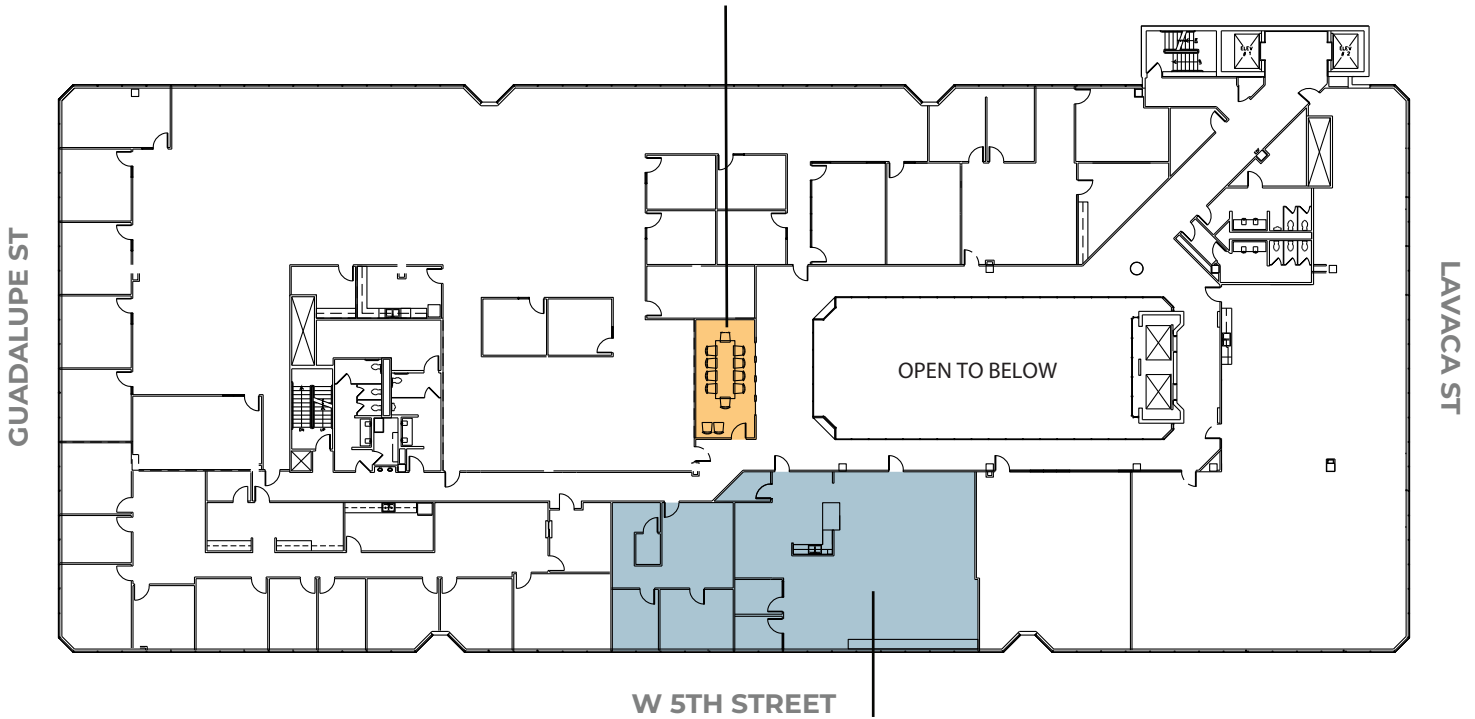
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LEVEL NINE **9**

FLOOR PLANS

BUILDING CONFERENCE ROOM



SUITE 940

3,214 RSF

AVAILABLE 4/1/27

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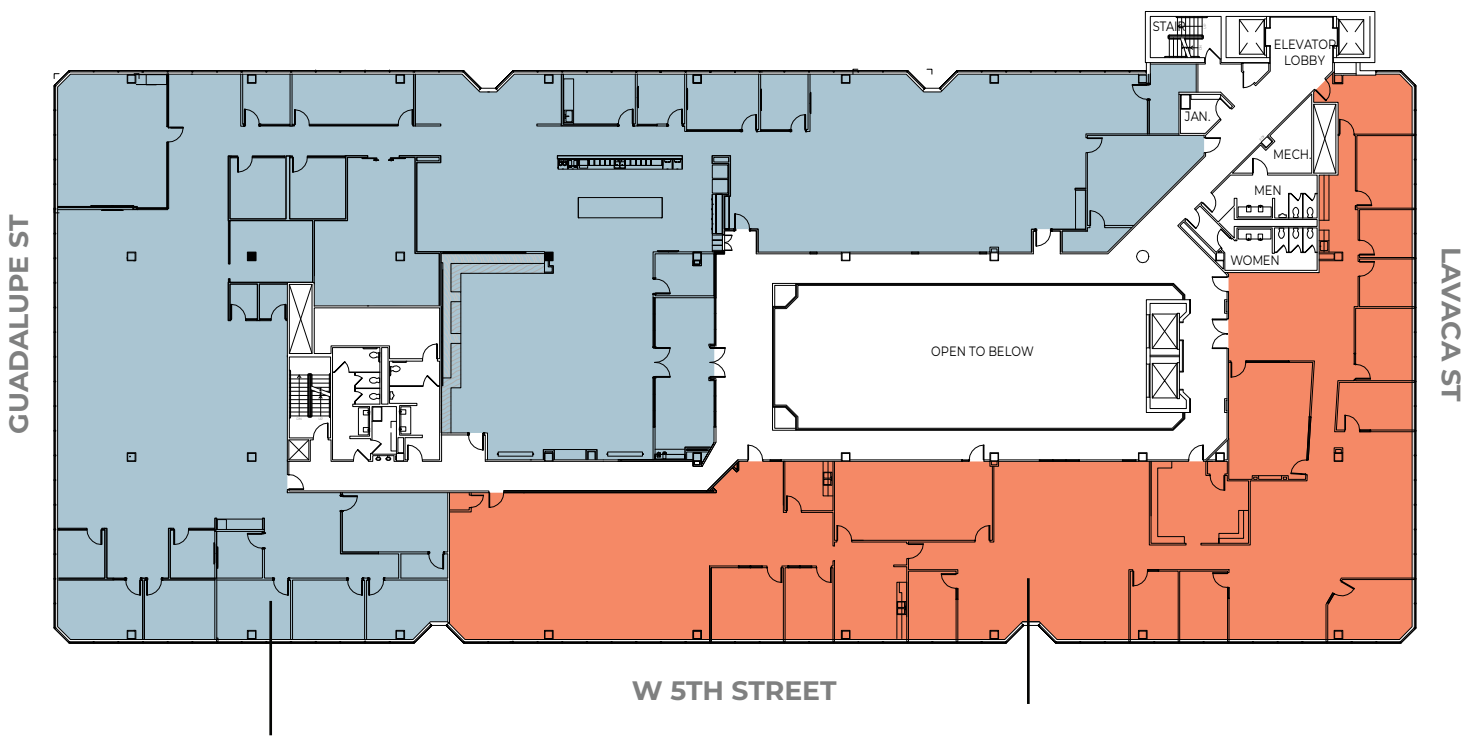
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FLOOR PLANS

LEVEL TEN 10

10TH & 11TH FLOORS CONTIGUOUS UP TO 60,438 RSF



SUITE 1000

19,322 RSF*

AVAILABLE 4/1/27

SUITE 1010

11,128 RSF*

DIVISIBLE TO 4,000 RSF

**Entire floor available up to 30,450 RSF*

Suite 1010 Proposed Spec Plan & Renderings on Following Pages

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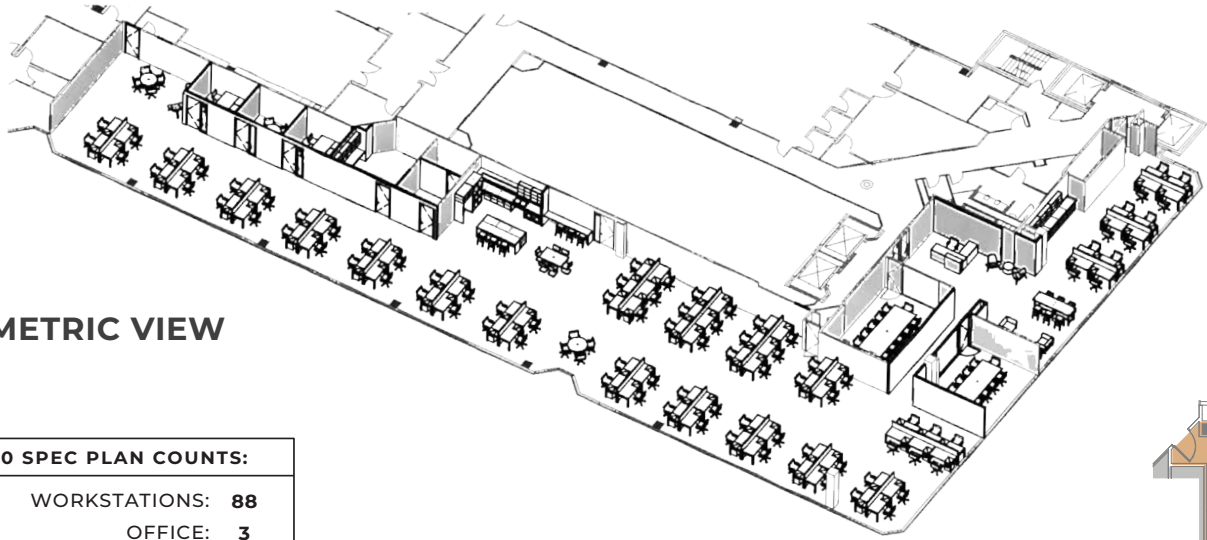


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LEVEL TEN **10**

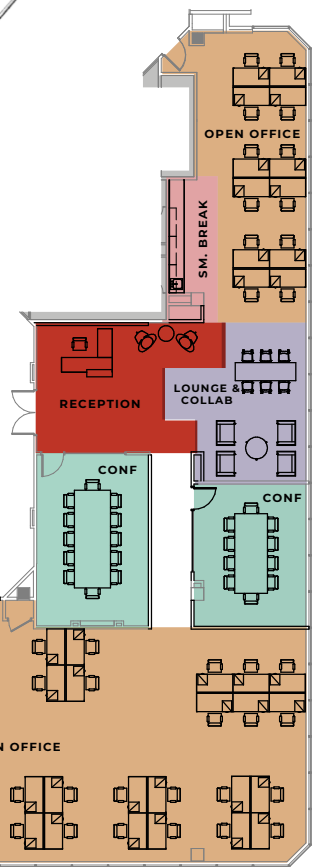
SPEC PLANS



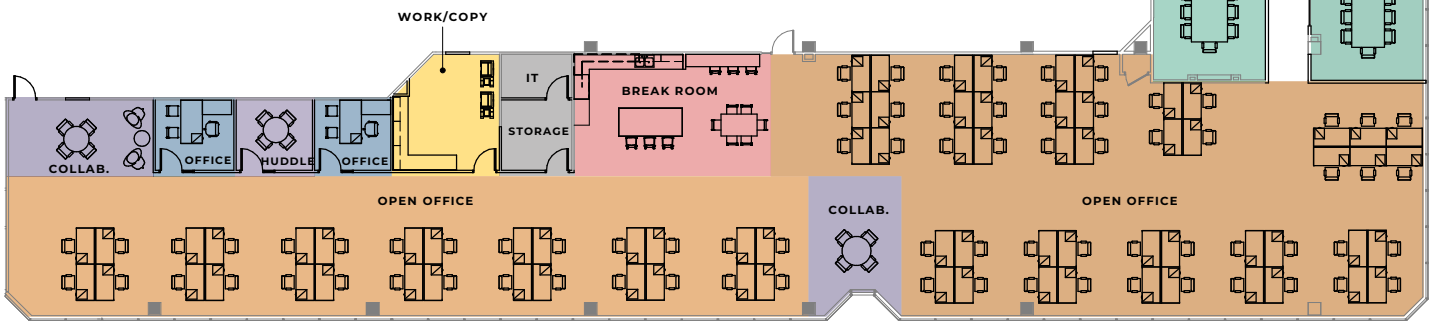
ISOMETRIC VIEW

SUITE 1010 SPEC PLAN COUNTS:

	WORKSTATIONS:	88
	OFFICE:	3
	CONFERENCE ROOMS:	2
	HUDDLE AREA/COLLAB:	4
	BREAK ROOM:	2
	RECEPTION:	1
	STORAGE/IT:	2
	WORK/COPY ROOM:	1



SUITE 1010 SPEC PLAN // 11,128 RSF



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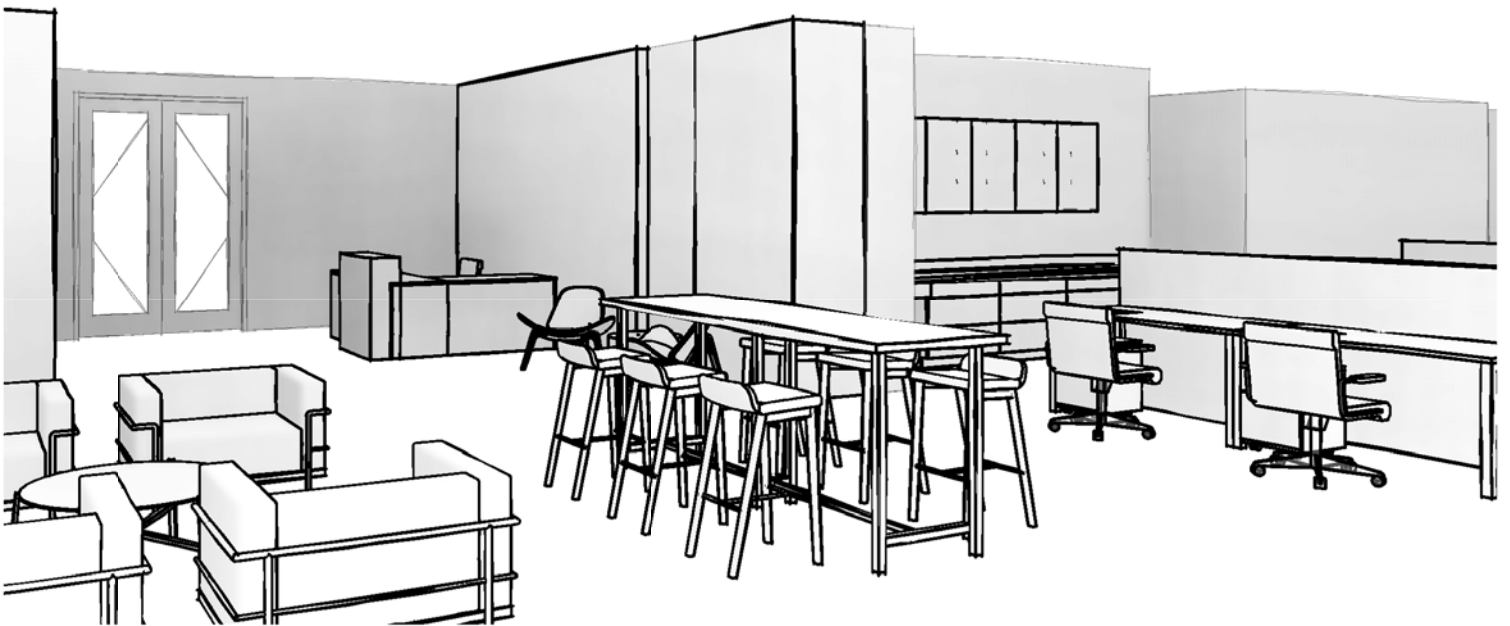
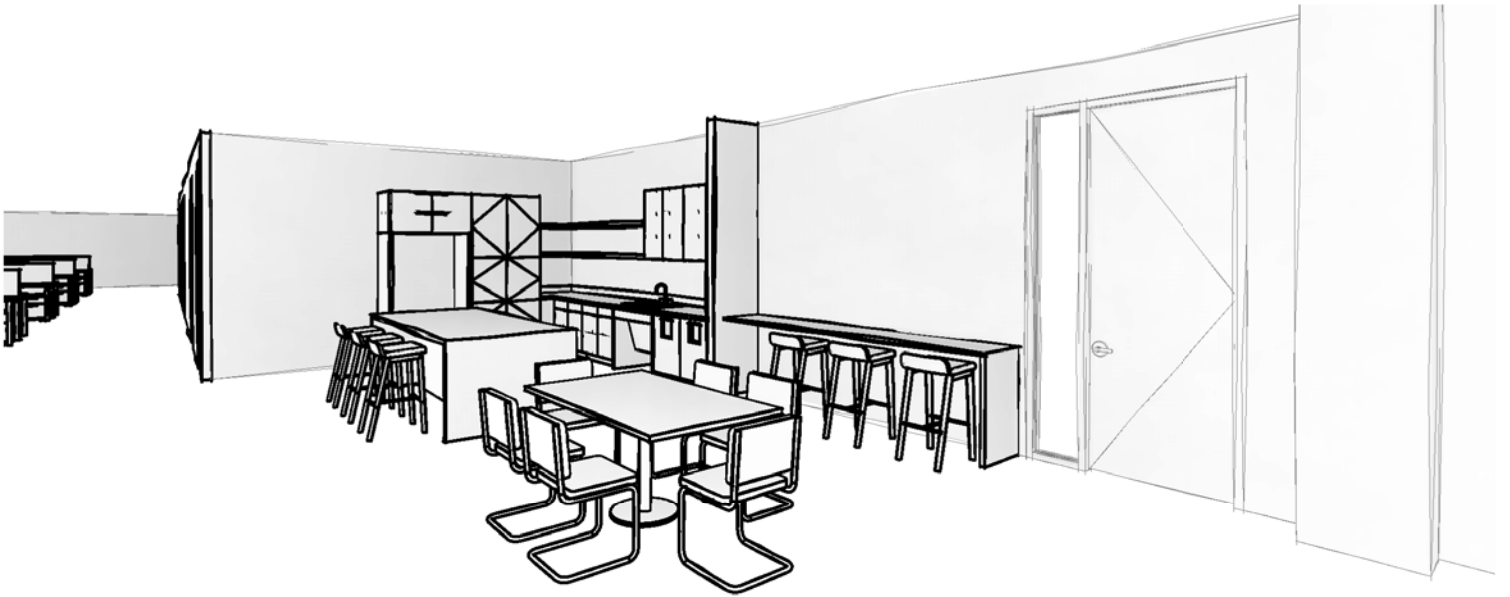




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RENDERINGS



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LEVEL ELEVEN **11**

10TH & 11TH FLOORS CONTIGUOUS UP TO 60,438 RSF

FLOOR PLANS



SUITE 1160
21,876 RSF*
DIVISIBLE TO 2,500 RSF

SUITE 1100
8,112 RSF*



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 1160



CLICK OR SCAN
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SUITE 1100

**Entire floor available 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