



FRONTERA CROSSING



101 W LOUIS HENNA BLVD | AUSTIN, TX 78728



Jones Lang LaSalle Brokerage, Inc.



FRONTERA CROSSING is an exceptionally maintained, Class A office property in thriving North Austin. The recently renovated property benefits from a highly visible, high growth location and features large, efficient floor plates.

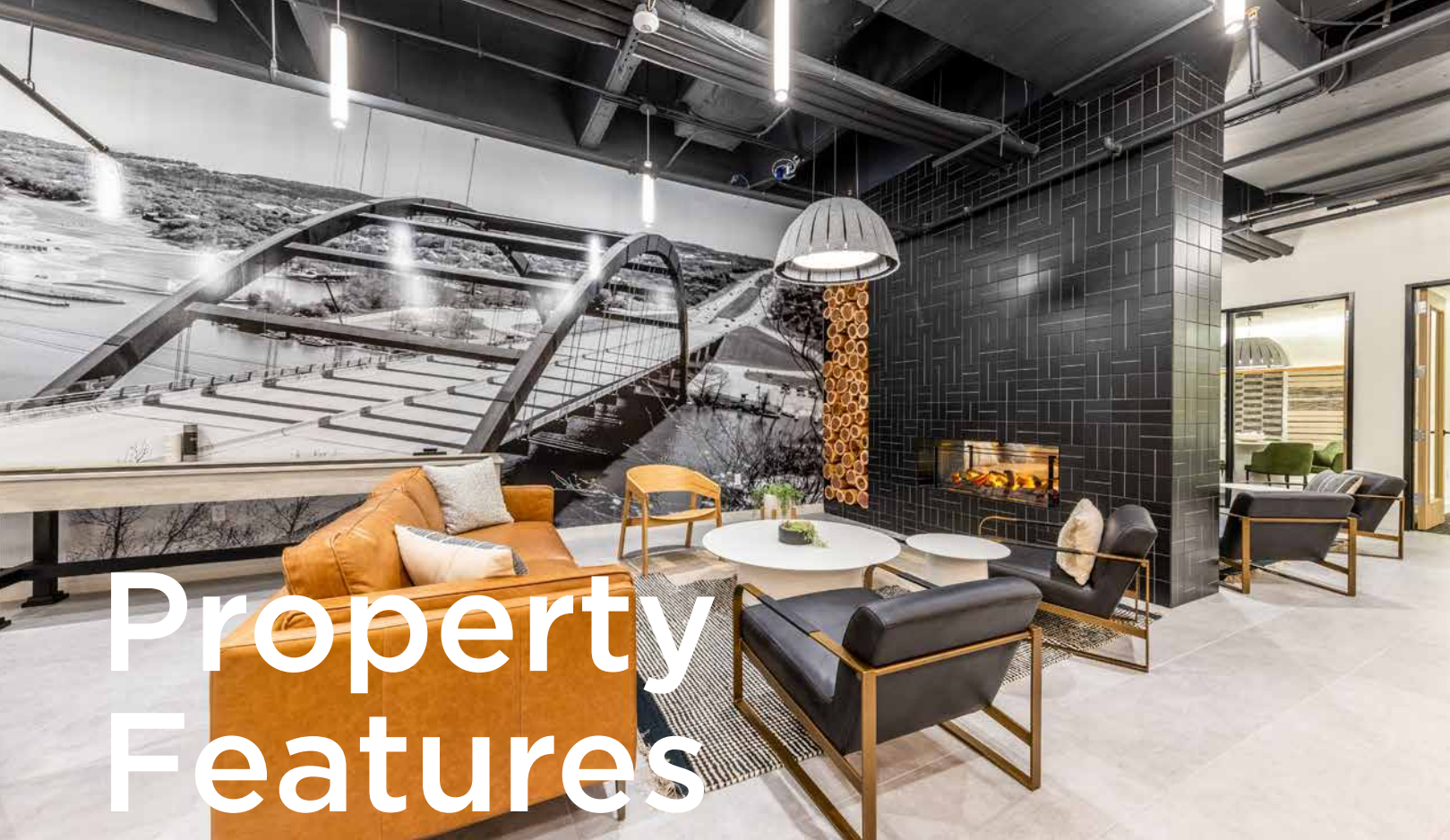


Class	A	Size	163,802 SF
Built	1984	Typical Floor	42,460 SF
Renovated	2017	Parking Ratio	6.09:1,000

AVAILABILITIES

Suite 101 – 12,957 SF

Suite 120 – 4,873 SF



Property Features



COMMON AREA
renovations completed



TENANT LOUNGE
renovations completed



FOOD & BEVERAGE
service coming soon



MONUMENT SIGNAGE
opportunities



EXTENSIVE
parking



RAISED FLOORS
throughout tenant space



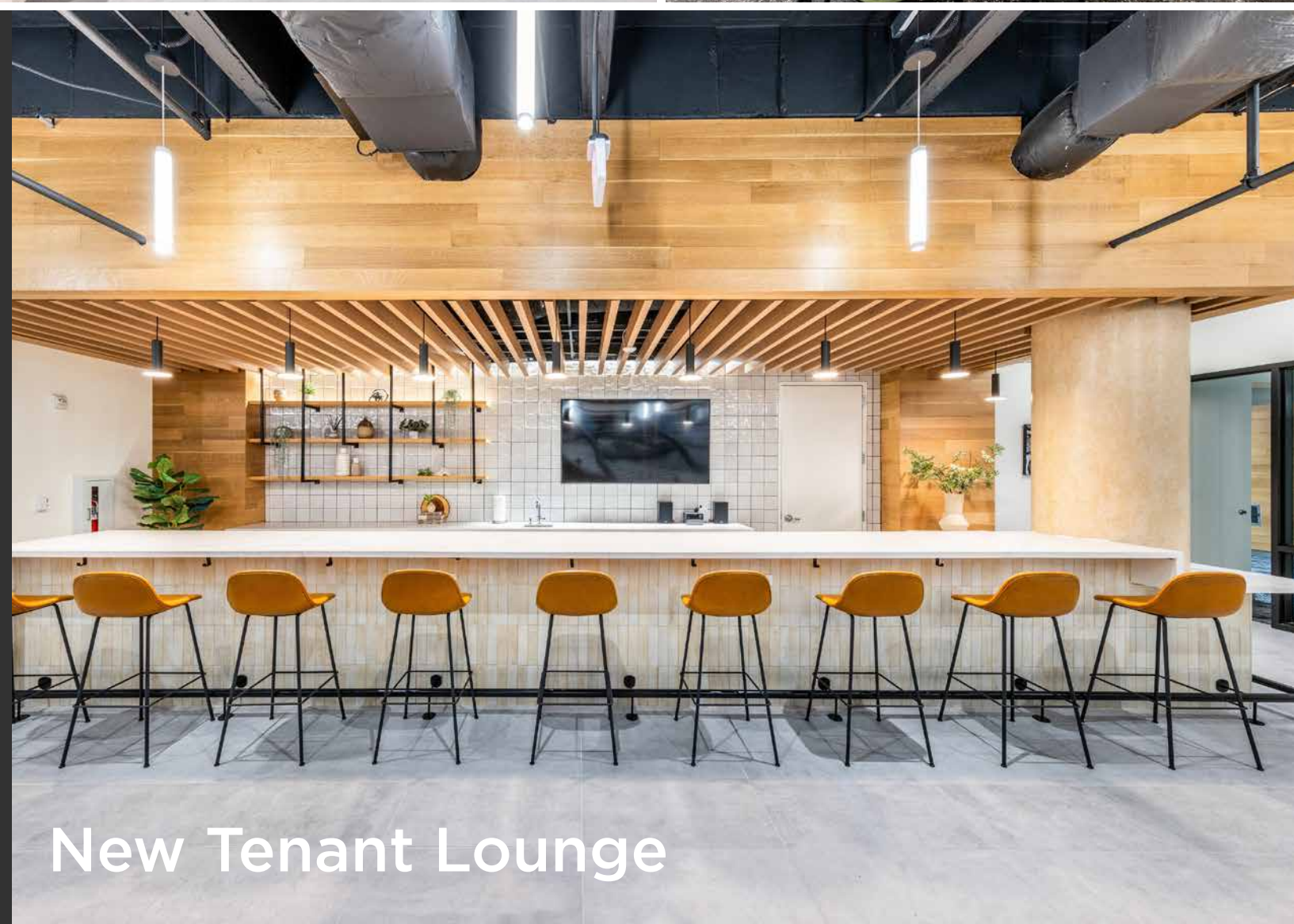
ON-SITE
showers



ON-SITE
security guard



HIGH LOADING
dock



New Tenant Lounge

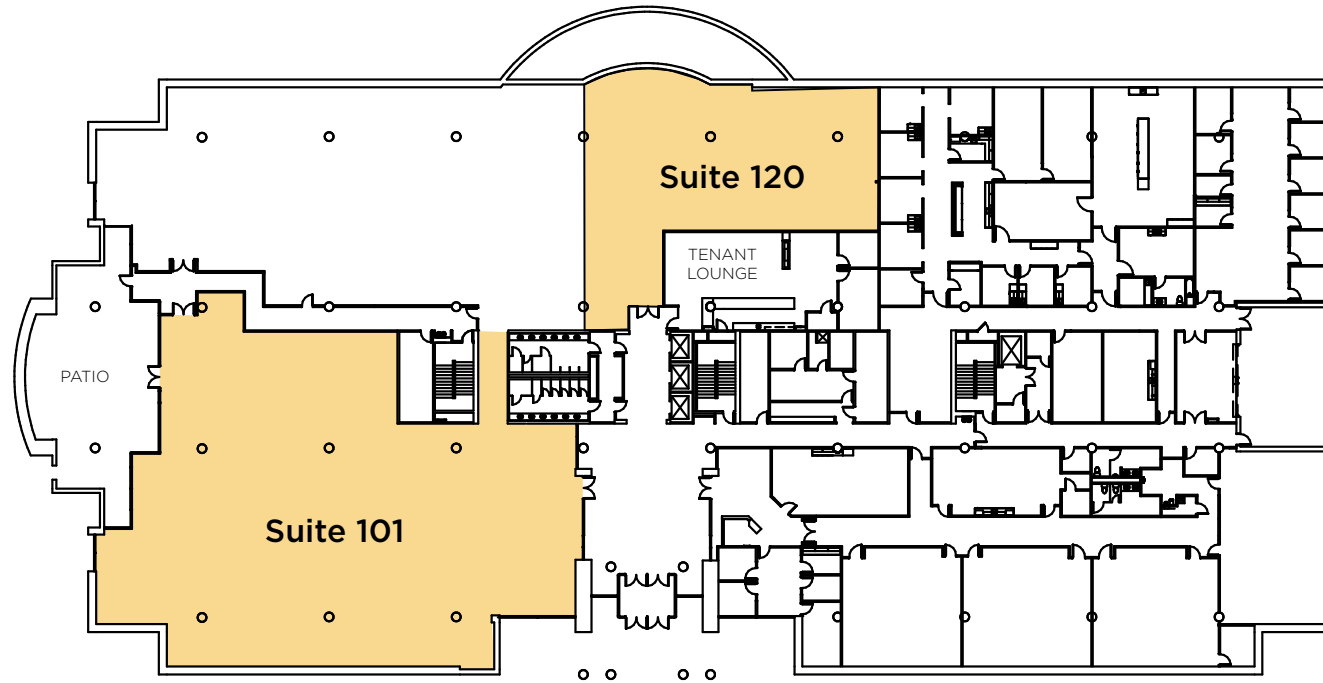
FRONTERA CROSSING

SUITE 101 | 12,957 RSF

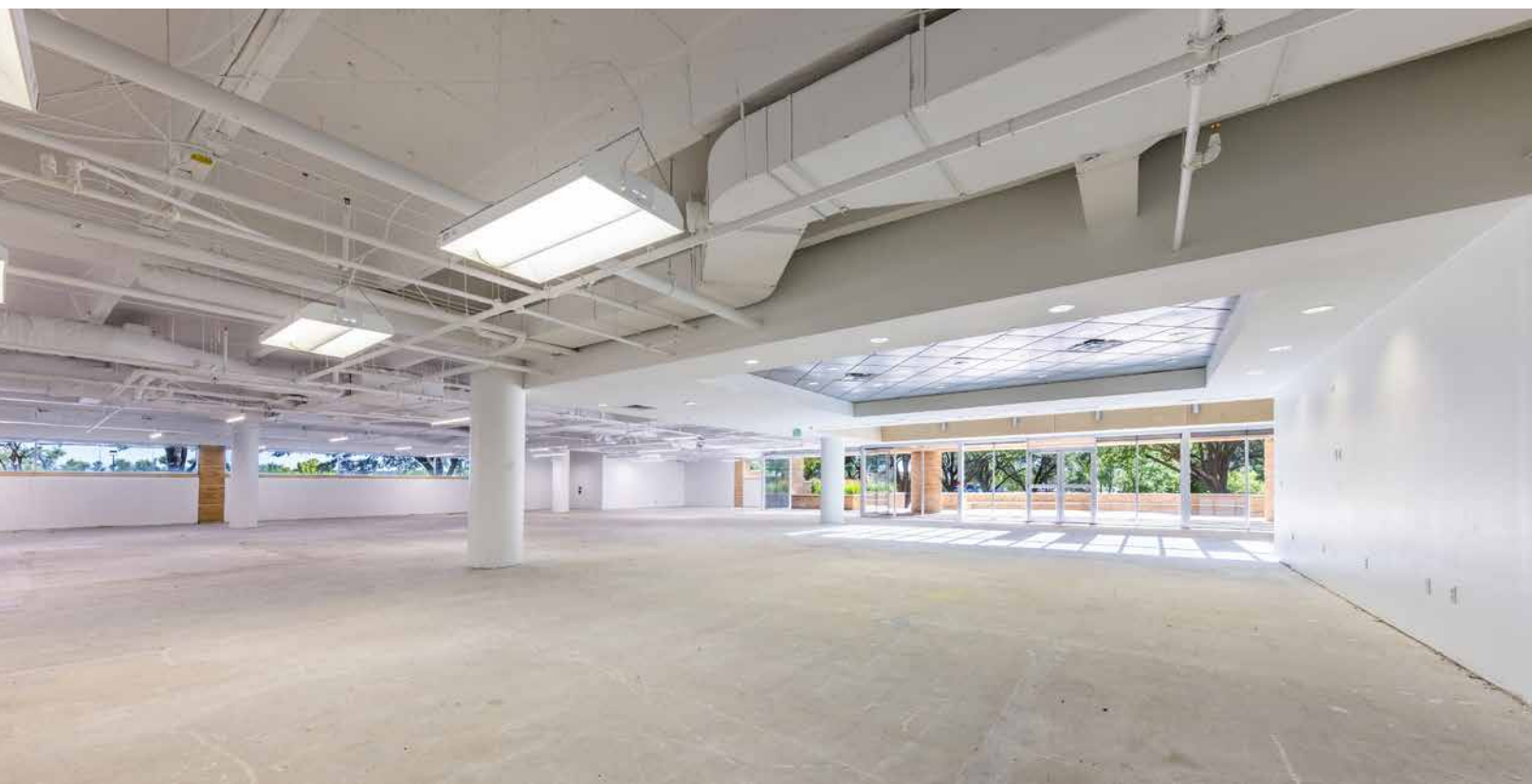
- Warm shell/white box condition
- Shared patio with entrance
- Lobby exposure

SUITE 120 | 4,873 RSF

- Warm shell/white box condition
- Lobby exposure



Suite 101 Renderings



Existing Patio

Surrounding Amenities

AMENITY RICH location with over 2.8M square feet of restaurants and retail in a one-mile radius.





Prime Location

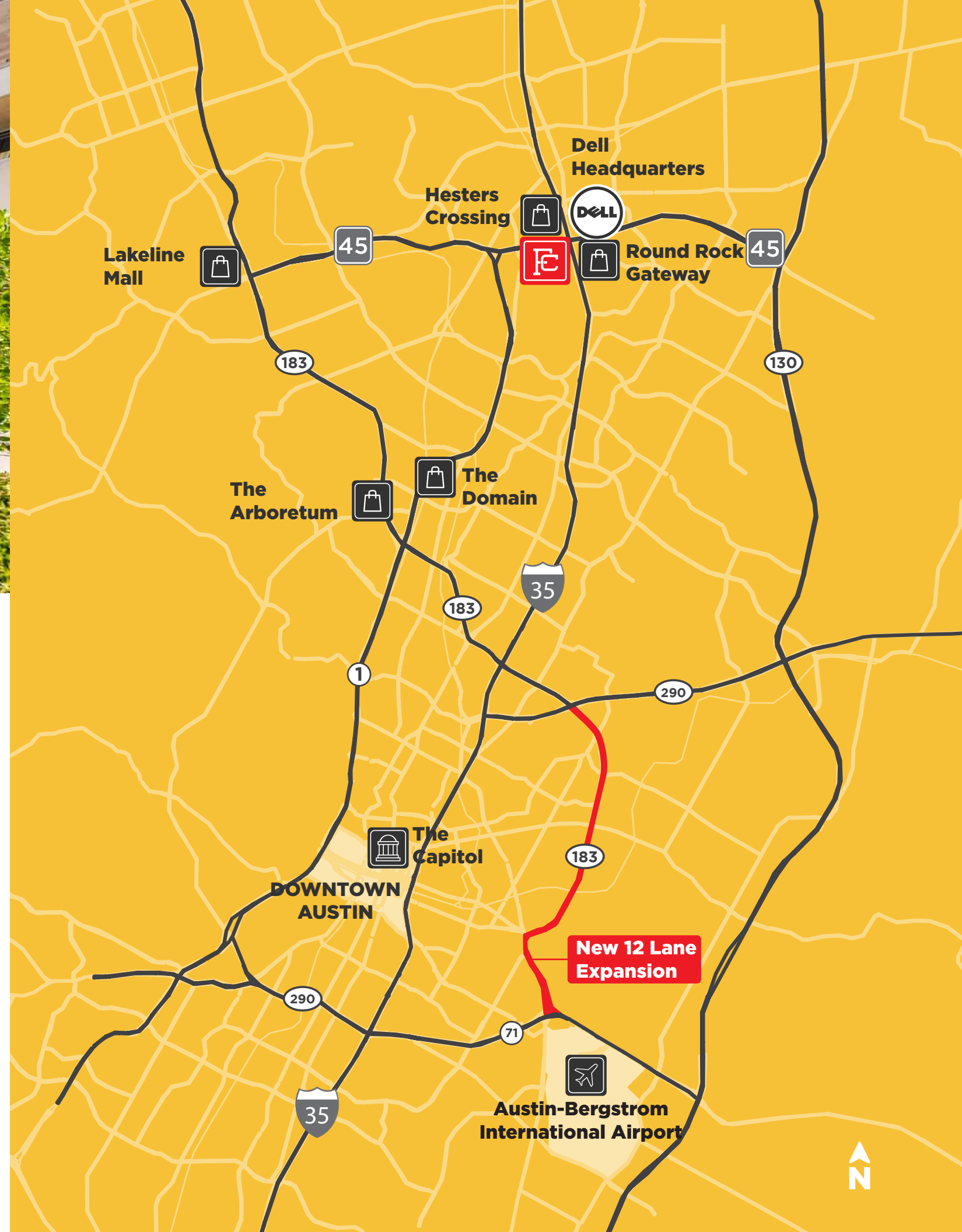
PROMINENTLY located in Round Rock, Texas, at the prime intersection of I-35 and SH-45. Round Rock has become a major center for economic development in Central Texas due to its supportive business climate and excellent quality of life. Five minutes from the Domain and major tech employers.

- Direct access to SH 45 and IH 35
- Hundreds of thousands cars passing a day
- Close proximity to hundreds of amenities
- Highly visible location at the intersection of SH 45 and IH 35



DRIVE TIMES

The Domain	5 minutes
Downtown	15 minutes
Airport	20 minutes





FRONTERA CROSSING

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Real Estate Investment Management

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