

« AUSTIN »

LAVACA

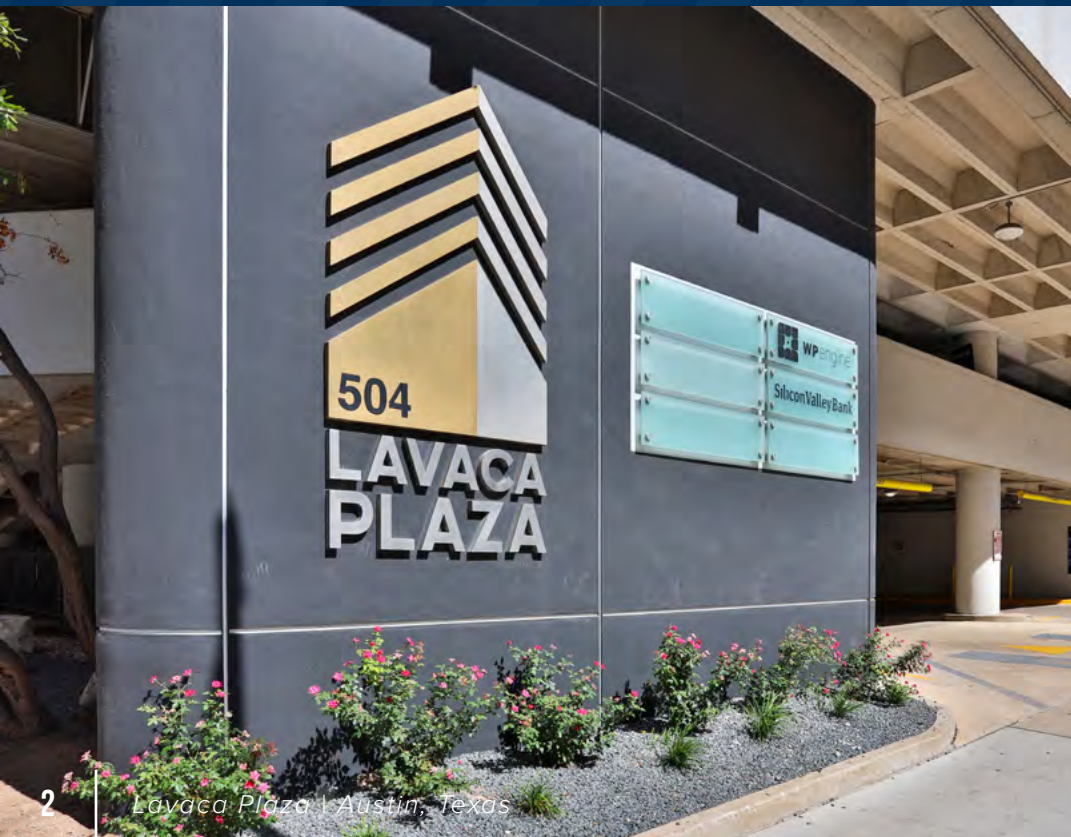
P L A Z A

« TEXAS »

122,042 SF OFFICE / 882,090 SF REDEVELOPMENT OPPORTUNITY
IN THE HEART OF DOWNTOWN AUSTIN

EXECUTIVE SUMMARY

Jones Lang LaSalle ("JLL") is pleased to offer qualified investors the opportunity to purchase Lavaca Plaza (the "Property"), a Class A office asset in the heart of Austin's CBD. Located at 5th and Lavaca, the Property sits at the epicenter of Austin's dynamic Downtown, making it one of the most walkable and highly-amenitized office assets in the Austin market. The immediate surrounding area is home to over 2 million square feet of retail, 6,700 hotel keys, and 4,300 residential units. The 11-story building measures 122,042 rentable square feet and is 85% leased to a strong credit tenant roster with 37% leased to government agencies and 51% leased to WP Engine. The Property also boasts one of the highest parking ratios of any Downtown building (4.3/1,000), generating stable supplemental income through tenant, monthly contract and transient parkers. Given Lavaca Plaza's premier location and a weighted average lease term of 1.9 years, the Property offers investors an attractive future redevelopment opportunity while retaining current cash flows.



PROPERTY SUMMARY

ADDRESS	504 Lavaca St Austin, TX 78701
BUILDING SIZE	122,042 RSF
PERCENT LEASED	84.7%
WALT	1.9 Years
YEAR BUILT	1981
# OF STORIES	11
AVERAGE FLOOR PLATE	30,041
PARKING	4.3 per 1,000
SITE AREA	0.82 Acres



INVESTMENT HIGHLIGHTS

PREMIER CBD  LOCATION

85%  LEASED

 **99**
WALK SCORE

OPPORTUNITY 
TO IMMEDIATELY INCREASE
REVENUES BY **\$685K**

HIGHEST
 PARKING RATIO
WITHIN 2 BLOCK RADIUS

\$2.4M 
GROSS
PARKING REVENUE IN 2023

FUTURE REDEVELOPMENT
OPPORTUNITY OF UP TO
 **882,090 SF**

**WITHIN A 10-MINUTE
WALK OF LAVACA PLAZA**

2M SF
of
Retail

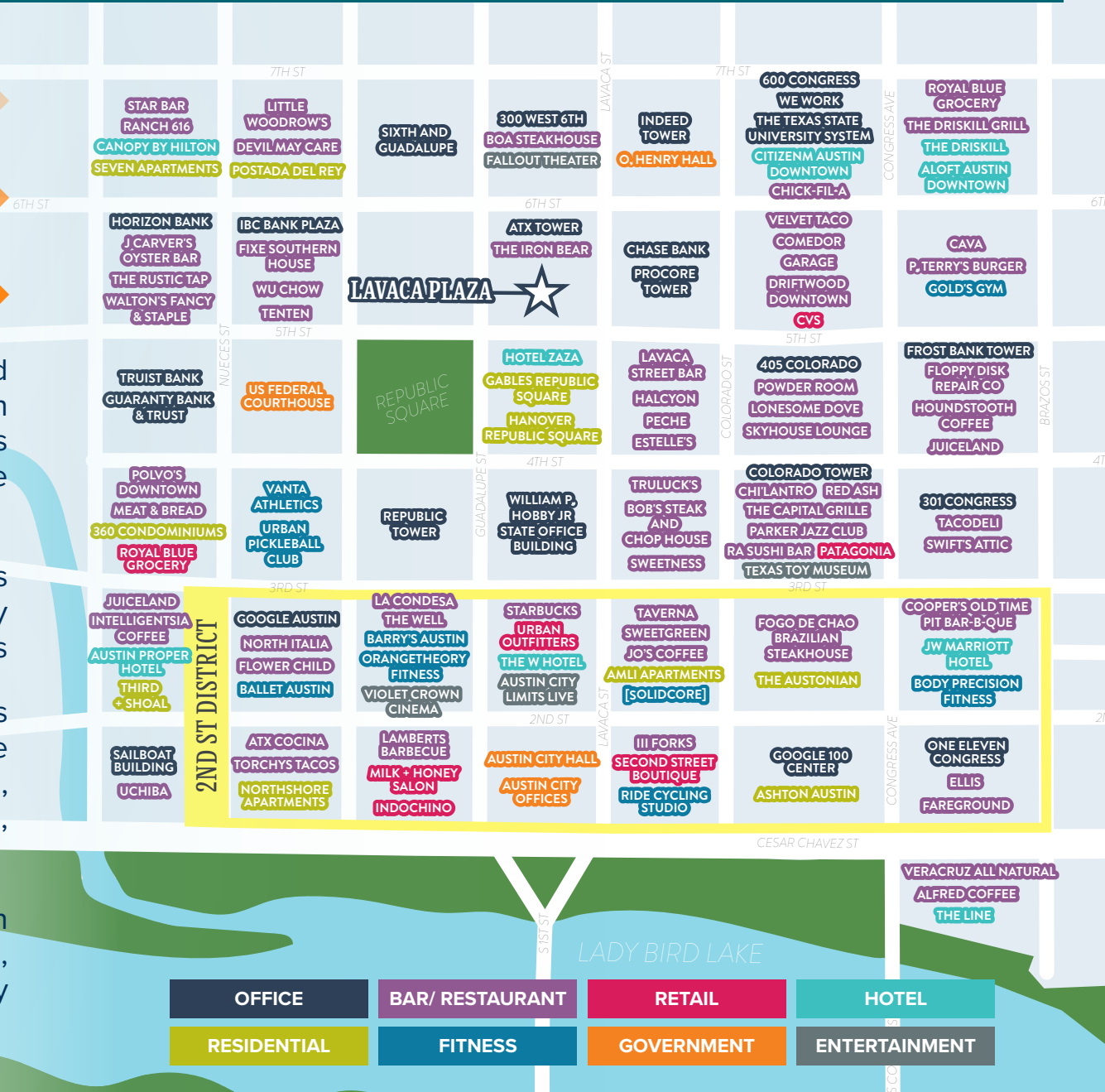
10+ MILES
of Hiking and
Biking Trails

4,300+
Residential
Units

6,700+ HOTEL KEYS
Spread Out Across
35 Hotels

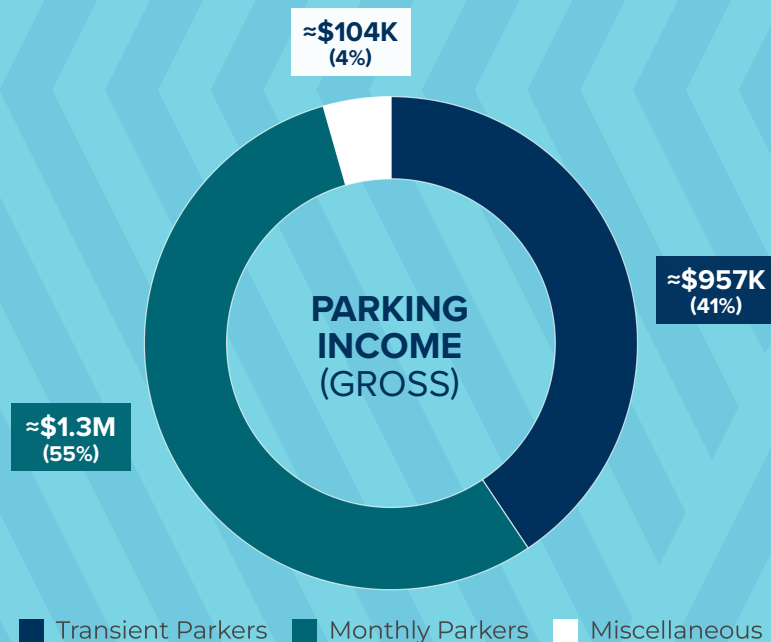
PREMIER CBD LOCATION

- Lavaca Plaza is prominently positioned in the heart of Downtown Austin, which sees over 130,000 daytime employees and a growing residential base of more than 15,000 people
- With a Walk Score of 99, the Property's location offers unparalleled walkability and instant access to countless amenities
- Downtown remains the center of Austin's economic engine, anchored by a diverse mix of companies including Google, Whole Foods, Indeed, Oracle, Amazon, and Cirrus Logic
- Neighboring 6th street, one of the main roadways that runs through Downtown, the Property offers seamless accessibility in and out of Austin's CBD district



STRONG HISTORICAL PARKING INCOME

\$2.4M 2023 PARKING REVENUE
(GROSS)



- ▶ Lavaca Plaza boasts a 4.3 per 1,000 parking ratio, the highest parking ratio of any office building within a 2 block radius
- ▶ 41% of the parking revenue was produced by transient parkers
- ▶ Over 25% of the monthly parking revenue comes from outside parkers, including many surrounding businesses and residents
- ▶ Post-pandemic, the Property's parking revenue has achieved an average annual growth rate of 11.5% from 2021 to 2023, greatly exceeding average growth rates for office rental income
- ▶ As Austin's Downtown continues to grow, Lavaca Plaza's parking advantage poses a significant opportunity for investors to drive income

ROBUST HISTORICAL ASSET PERFORMANCE WITH LEASE TO CORE OPPORTUNITY

- ▶ Lavaca Plaza has long been a top performing asset as evidenced by a 95% average occupancy over the past decade
- ▶ The Property thrived through COVID, with an average occupancy of 93% since 2020, massively outperforming the downtown market as a whole
- ▶ Anchored by WP Engine (51% of Leased SF), GSA (5% of Leased SF) and GLO (32% of Leased SF), the Property boasts a robust tenant lineup featuring technology, government, finance and engineering
- ▶ Currently 85% leased with a WALT of 1.9 years, offering immediate leasing availability and the ability to roll tenants to market
- ▶ A wide variety of suite sizes, floorplates under 31,000 SF and high finish second generation space firmly meets tenant demand and offers strong future leasing prospects

85%

Leased

95%

Average Occupancy
(2015-Today)

31%

NOI Increase
(2018-2023)

1.9 YEARS

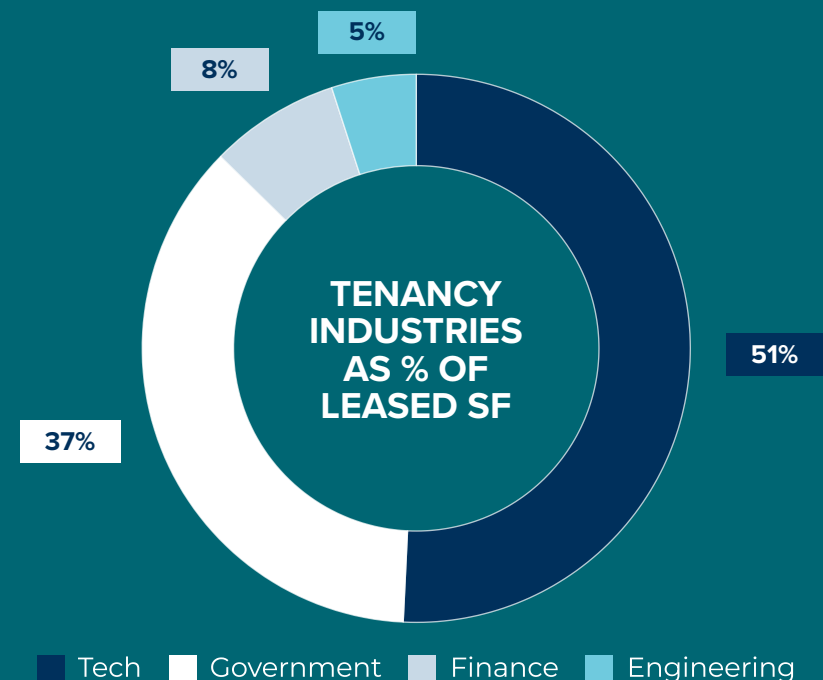
WALT

6

Tenants

10.4 YEARS

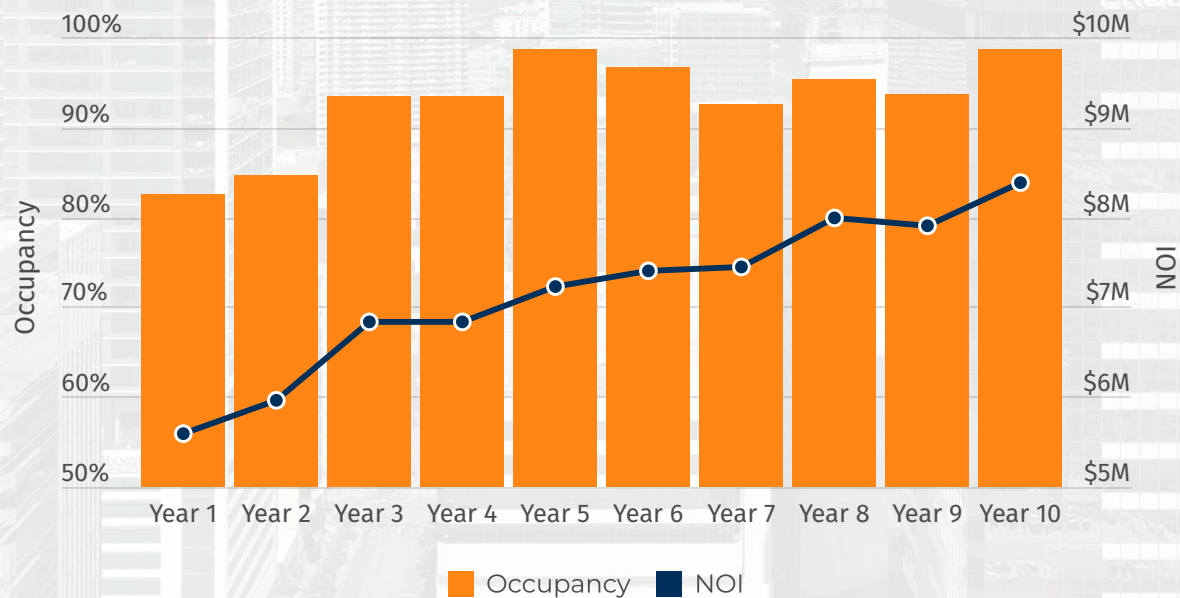
Tenure



LEASE TO CORE OPPORTUNITY WITH IN-PLACE CASH FLOW

Lavaca Plaza offers investors with the opportunity to acquire a CBD Austin office tower that has been institutionally maintained and historically well leased at a relatively low basis, while also maintaining a durable rent roll that offers close to \$6M in year one NOI.

In acquiring Lavaca Plaza, investors can further capitalize on the continued influx of company relocations to Austin and immediately increase their revenue by close to \$685,000 in year one through the lease up of existing vacancy.



SURROUNDING NEW DEVELOPMENTS OUTPERFORM THE MARKET

6TH AND GUADALUPE

Mixed Use (Office, Multifamily)
Delivered 2024
66 Stories
589,000 SF of Office, 100% Leased
348 Residential Units, \$4.60 Avg. Price Per SF, 26% Leased

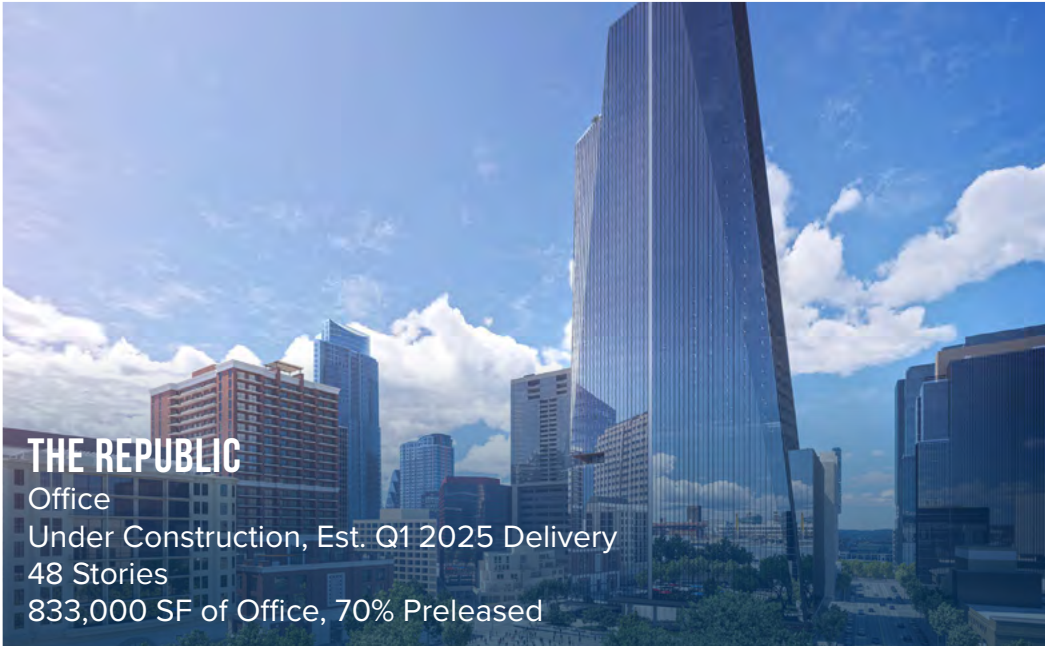
ATX TOWER

Mixed Use (Office, Multifamily)
Under Construction, Est. Q1 2025 Delivery
19 Stories
140,000 SF of Office
368 Residential Units



AUSTIN PROPER HOTEL

Hotel
Delivered 2019
238 Keys
70% Avg. Occupancy



THE REPUBLIC

Office
Under Construction, Est. Q1 2025 Delivery
48 Stories
833,000 SF of Office, 70% Preleased

ATTRACTIVE FUTURE REDEVELOPMENT OPPORTUNITY
WHILE RETAINING CURRENT CASH FLOW

OPPORTUNITY TO ACQUIRE A **CLASS**
A PROPERTY IN THE **HEART OF**
DOWNTOWN AUSTIN AT A PRICE
APPROACHING LAND VALUE



GOOGLE TOWER (SAIL TOWER)

Office
Delivered 2022
35 Stories
742,500 SF of Office, 100% Leased



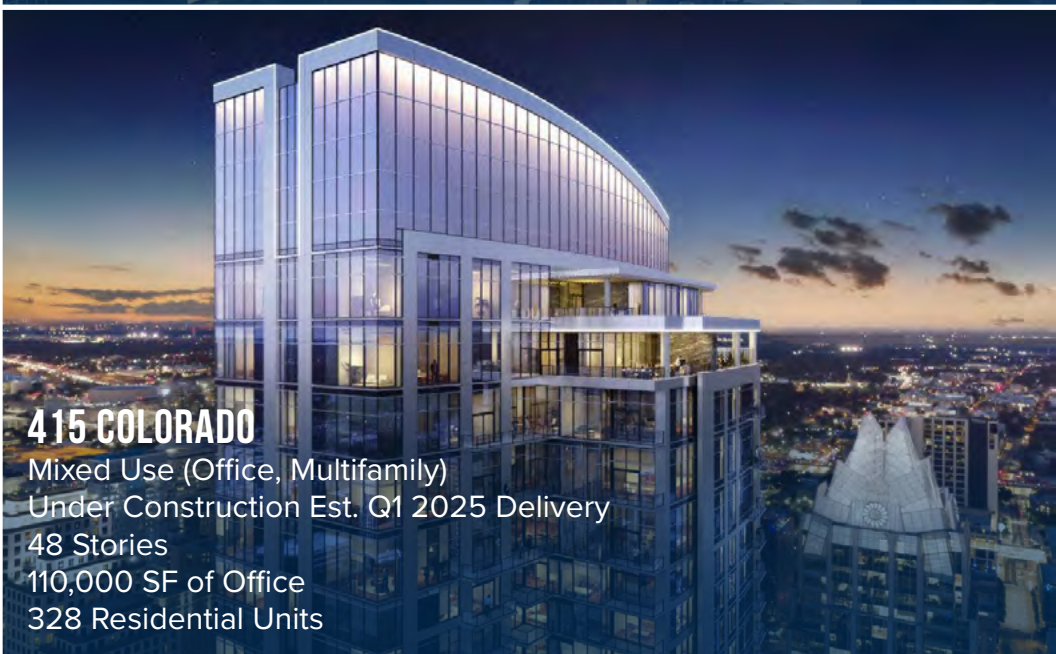
INDEED TOWER

Office
Delivered 2021
36 Stories
720,000 SF of Office, 84% Leased



HANOVER REPUBLIC SQUARE

Multifamily
Delivered 2022
44 Stories
310 Units, \$3.44 Avg. Price Per SF, 97% Leased



415 COLORADO

Mixed Use (Office, Multifamily)
Under Construction Est. Q1 2025 Delivery
48 Stories
110,000 SF of Office
328 Residential Units

WITH A **WALT OF 2.0 YEARS** AND COMBINED **\$26.9M** OF CONTRACTUAL RENTAL AND PROJECTED PARKING REVENUE OVER THE NEXT 3 YEARS, POTENTIAL DEVELOPERS HAVE A **UNIQUE OPPORTUNITY** TO DECREASE THEIR BASIS WHILE REPOSITIONING THE ASSET FOR DEVELOPMENT

GIVEN THE CITY'S **FAR 25 DENSITY BONUS**, INVESTORS ARE ELIGIBLE TO BUILD UP TO **883,000 SF** IN THE NEXUS OF **AUSTIN'S BURGEONING CBD**

RESILIENT AUSTIN ECONOMY

Named the #1 Market for Global Real Estate investment by AFIRE (2022), Austin has transformed from a quiet state capital into one of the fastest growing metros in the country. Universally regarded for its thriving economy and prosperous employment opportunities, Austin's quality of life truly sets it apart from other cities.

People are drawn to the city's cultural vitality, outdoor spaces, and vibrant food and entertainment scene. Known as the "Live Music Capital of the World", Austin boasts hundreds of music venues and is home to SXSW and ACL Music Festival, two of the largest media events in the nation.

Austinites enjoy a reasonable cost of living, no state income tax, and the highest per capita income in the state. With a unique diversity of lifestyles within its boundaries, it is not hard to see why many people love to call Austin home.

30M
ANNUAL
VISITORS

24.3%
MILLENNIAL
POPULATION

1,450+
EXPANSIONS &
RELOCATIONS
SINCE 2014

30%
POPULATION
GROWTH
(2014-2024)

48%
EMPLOYMENT
GROWTH
(2014-2024)





NO.1

TECH JOB MARKET
(World Population Review)

NO.1

CITY TO START A BUSINESS
(USA Today)

NO.7

HOTTEST U.S. JOB MARKET
(WSJ)

NO.1

HOUSING MARKET
(KXAN)

NO.2

POPULATION GROWTH
(U.S. Census Bureau)

NO.4

MOST EDUCATED CITY IN THE U.S.
(Forbes)

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