

Vibe™

ROUND ROCK

101 E. Old Settlers Boulevard
Round Rock, TX 78664



OFFICE SPACE FOR LEASE

NEWLY RENOVATED

Lobby, Restrooms & Corridors





BUILDING HIGHLIGHTS

- 59,000 SF office building
- Nearby retail, restaurants and entertainment
- 4.38:1,000 parking
- Move-in ready suites (999-4,801 SF)
- Outdoor seating areas
- Onsite property management
- Excellent access to IH-35

Kevin Kimbrough
kevin.kimbrough@am.jll.com
512.225.1736

Travis Rogers
travis.rogers@am.jll.com
512.225.2718



AVAILABILITY

SUITE	SIZE	AVAILABLE
140	999 RSF	Immediately
150	1,288 RSF	Immediately
190	4,801 RSF	7/1/2019
280	3,407 RSF	Immediately

Suites 140 & 150 can be combined to 2,287 RSF

Kevin Kimbrough
kevin.kimbrough@am.jll.com
512.225.1736

Travis Rogers
travis.rogers@am.jll.com
512.225.2718



vibeTM

A Better Way to Work

Each Vibe property is a contemporary boutique office that delivers uncompromising quality. Vibe represents a new class of office spaces that are meticulously designed with the tenant in mind, ensuring an extraordinary mix of value and service. It encourages and helps enable companies to keep their teams happy and work in an environment they love.

Driven by a culture of simplicity and honesty, Vibe is on a mission to make the spaces we work better for everyone – for tenants, brokers, investors and the communities we serve.

Kevin Kimbrough
kevin.kimbrough@am.jll.com
512.225.1736

Travis Rogers
travis.rogers@am.jll.com
512.225.2718

FIRST FLOOR

Suite 190
4,801 RSF



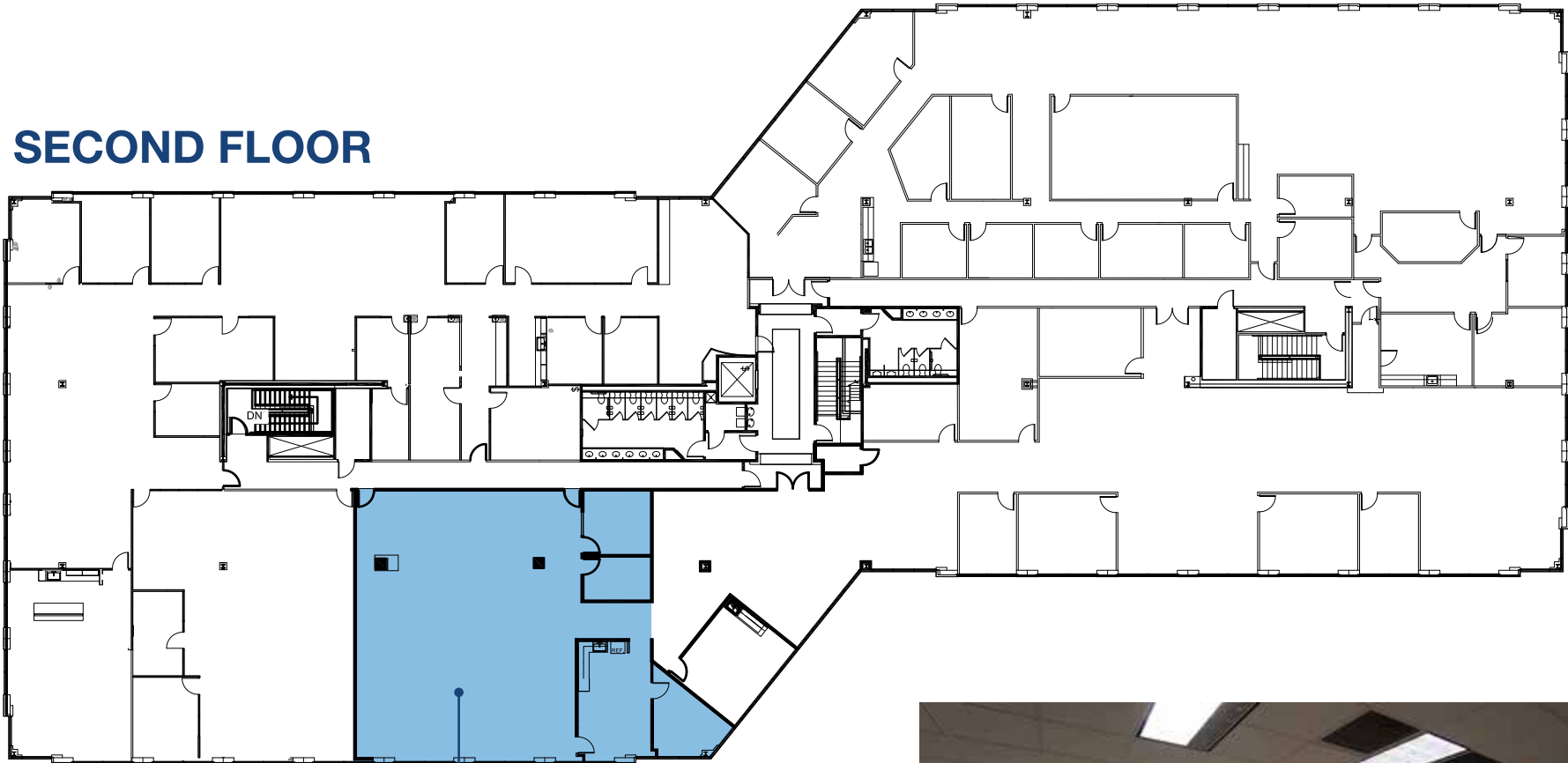
Suite 140
999 RSF
(2,287 RSF combined)

Suite 150
1,288 RSF

Kevin Kimbrough
kevin.kimbrough@am.jll.com
512.225.1736

Travis Rogers
travis.rogers@am.jll.com
512.225.2718

SECOND FLOOR

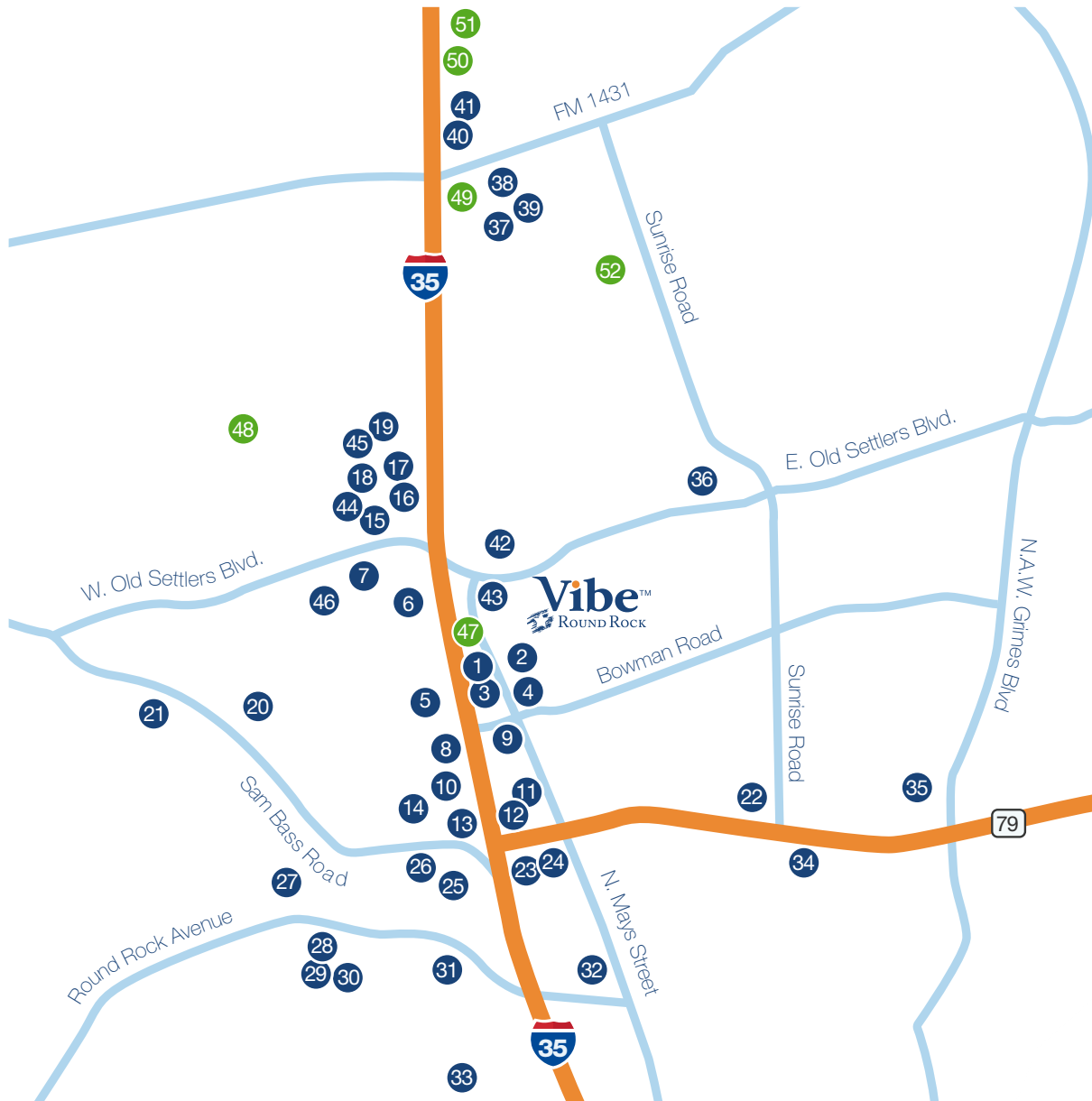


Suite 280
3,407 RSF

Kevin Kimbrough
kevin.kimbrough@am.jll.com
512.225.1736

Travis Rogers
travis.rogers@am.jll.com
512.225.2718





LOCAL AMENITIES

- | | |
|--------------------------------|---------------------------------|
| 1. Kerbey Lane Cafe | 27. Subway |
| 2. Little Mama's | 28. Niki's Pizza |
| 3. Fuddruckers | 29. Hao Hao Vietnamese |
| 4. Sonic Drive-In | 30. Taquerias Arandinas |
| 5. La Margarita | 31. Freddy's Frozen Custard |
| 6. Saltgrass Steakhouse | 32. Round Rock Donuts |
| 7. Chuy's | 33. Jimmy John's |
| 8. IHOP | 34. Little Red Wagon Hamburgers |
| 9. Sarena's Breakfast & Donuts | 35. Cotton Patch Cafe |
| 10. Hunan Lion | 36. Greenhouse Craft Food |
| 11. China E Buffet | 37. Panda Express |
| 12. KFC | 38. Steak N' Shake |
| 13. Taco Bell | 39. Papa John's Pizza |
| 14. PoK-e Joe's | 40. BJ's Restaurant |
| 15. Rudy's BBQ | 41. In N' Out Burger |
| 16. Mellow Mushroom | 42. McDonald's |
| 17. Hopdoddy Burger Bar | 43. Pacific Gulf Sea Island |
| 18. Jack Allen's Kitchen | 44. Double Dave's Pizza |
| 19. COVER3 Round Rock | 45. Salt Traders |
| 20. Domino's Pizza | 46. Cracker Barrel |
| 21. Studio Kitchen | 47. Cinemark Theatres |
| 22. China Wok | 48. Round Rock Sports Center |
| 23. Dairy Queen | 49. IKEA Home Furnishings |
| 24. Long John Silver's | 50. Round Rock Outlets |
| 25. Popeye's Chicken | 51. Bass Pro Shops |
| 26. Starbucks | 52. Luther Peterson Park |

● Restaurant

● Shopping & Entertainment



LOCATION

101 E. Old Settlers Boulevard
Round Rock, TX 78664

Located on the Southeast corner of East Old Settlers & North Mays Street, one block away from Interstate 35.

DISTANCE FROM...

Round Rock Outlets 2 miles
SH - 45..... 4 miles
MoPac.....5.5 miles
Georgetown 7 miles

Lakeline Mall..... 12 miles
The Domain 12 miles
Downtown Austin 20 miles
ABIA 25 miles

Vibe™

ROUND ROCK

101 E. Old Settlers Boulevard
Round Rock, TX 78664



Kevin Kimbrough
kevin.kimbrough@am.jll.com
512.225.1736

Travis Rogers
travis.rogers@am.jll.com
512.225.2718