

Revive

1033 La Posada Dr
Austin, Texas 78752



Jones Lang LaSalle Brokerage, Inc.

Overview

Immerse yourself in the refinement of Revive, boasting a breathtaking interior atrium that exudes an air of serenity. Discover an unmatched collection of high-quality, yet affordable office spaces, complemented by an abundance of conveniently accessible parking. Embrace the freedom of flexible lease terms tailored to suit your unique requirements.





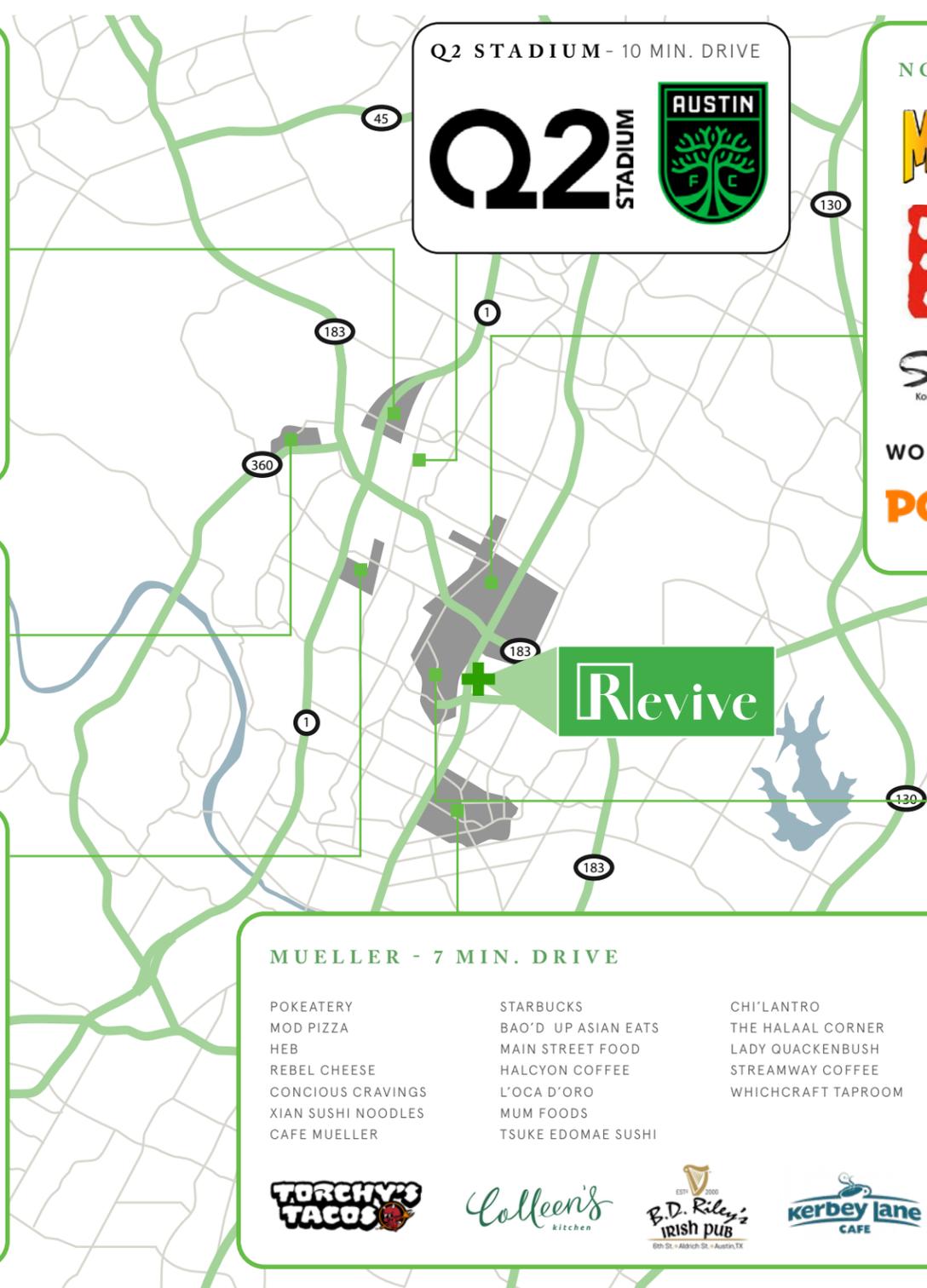
Building Features

- Versatile and adaptable space layouts to suit your unique requirements
- Exquisite suites offering captivating views of the grand lobby atrium
- Exemplary landscaping, both outdoors and indoors
- Abundant surface parking
- Conveniently located near a plethora of amenities
- Around-the-clock programmable access, ensuring a secure working environment
- Dedicated on-site professionals providing property management and maintenance services
- Stand out from the crowd with the option of a monument sign for your business

Amenities

1033 LA POSADA DR

LOCATED ON THE CORNER OF HWY 290 AND IH-35



THE DOMAIN - 12 MIN. DRIVE

BEARD PAPA'S BLUE SUSHI CALIFORNIA PIZZA KITCHEN COFFE + CRISP GLORIA'S LATIN CRUISING MAGGIANO'S XIAN NOODLES ANTHROPOLOGIE	ARHAUS ARITZIA AMERICAN EAGLE ATHLETA PLANK SEAFOOD SUSHI ZUSHI SWEET PARIS CAFE THE BRASS TAP	THE YARD MILKSHAKE BAR BATH & BODY WORKS CAP CITY COMEDY CLUB COACH DIAMONDS DIRECT DILLARD'S DICK'S SPORTING GOODS
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Q2 STADIUM - 10 MIN. DRIVE



NORTH LAMAR & RUNDBERG - 10 MIN. DRIVE



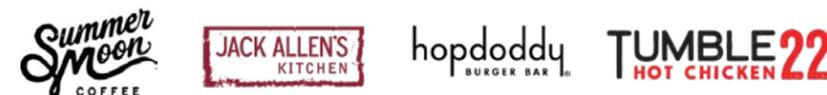
THE ARBORETUM - 12 MIN. DRIVE

STARBUCKS ESTANCIA STEAKHOUSE	FIVE GUYS HANARA SUSHI & GRILL	TEAPIOCA LOUNGE
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WEST ANDERSON PLAZA & BURNET RD - 10 MIN. DRIVE

HOPDODDY BURGER BAR TARKA INDIAN KITCHEN BARLETT'S RESTAURANT CONAN'S PIZZA PROJECT POLLO KOREA HOUSE DOS BATOS SCHLOTZKYS PHO TIN CHIPOTLE MEXICAN GRILL JASON'S DELI DESANO PIZZERIA	TOP NOTCH BURGERS MCDONALD'S BILL MILLER'S BBQ ALAMO DRAFTHOUSE SUMMER MOON COFFEE TACO BELL PANDA EXPRESS WALMART ICHIUMI RAMEN & POKE ENCHILADAS Y MAS JACK ALLEN'S KITCHEN CABO BOB'S BURRITOS	WHATABURGER ONETACO TAQUIERA JUICELAND EL MERCADO ICHIBAN TUMBLE 22 CHICKEN DAIRY QUEEN PRECISION CAMERA
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MUELLER - 7 MIN. DRIVE

POKEATERY MOD PIZZA HEB REBEL CHEESE CONCIOUS CRAVINGS XIAN SUSHI NOODLES CAFE MUELLER	STARBUCKS BAO'D UP ASIAN EATS MAIN STREET FOOD HALCYON COFFEE L'OCA D'ORO MUM FOODS TSUKE EDOMAE SUSHI	CHI'LANTRO THE HALAAL CORNER LADY QUACKENBUSH STREAMWAY COFFEE WHICHCRAFT TAPROOM
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IMMEDIATE VICINITY



HIGHLAND MALL - 4 MIN. DRIVE

BRAZAS TACO HOUSE ARPEGGIO GRILL SAZAN RAMEN VIVO TIO PEPE CHICKEN EPIC POKE MICHU RAMEN	OLA POKE PHO ASIAN FUSION KICK BUTT COFFEE THE BREWATORIUM CHINA FAMILY RESTAURANT BBQ CHICKEN HIGHLAND	FISH & RICE POKE BAR KIM PHUNG STILES SWITCH BBQ TACOS LA ESMERELDA
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First Floor

971 - 4,986 RSF

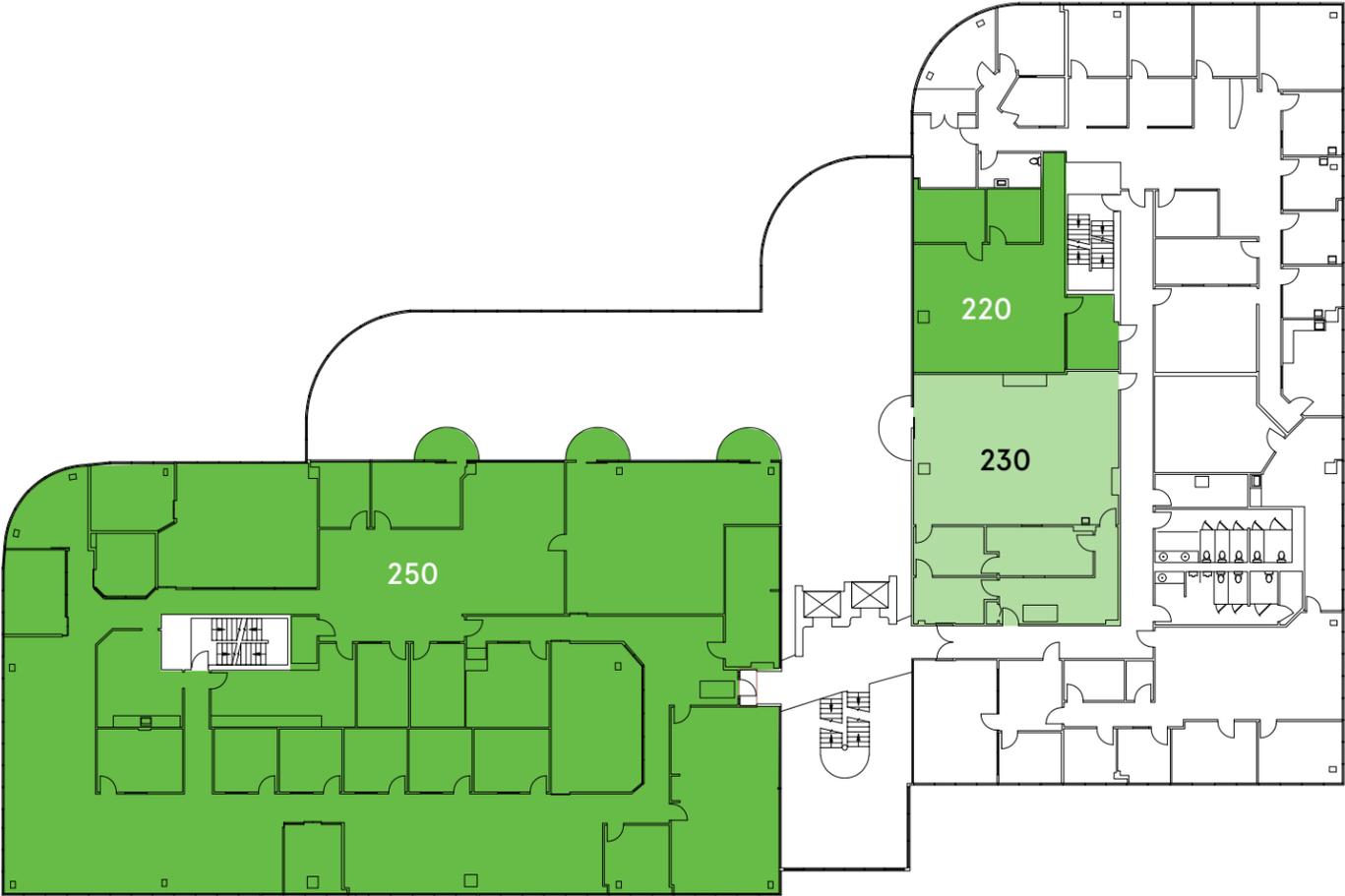


Suite 105 | 2,639 RSF | Available Now
Suite 110 | 2,347 RSF | Available Now
Suite 120 | 1,629 RSF | Available Now
Suite 128 | 971 RSF | Available Now

Suite 150 | 3,604 RSF | Available Now
Suite 180 | 3,125 RSF | Available Now

2nd Floor

1,358 - 13,592 RSF

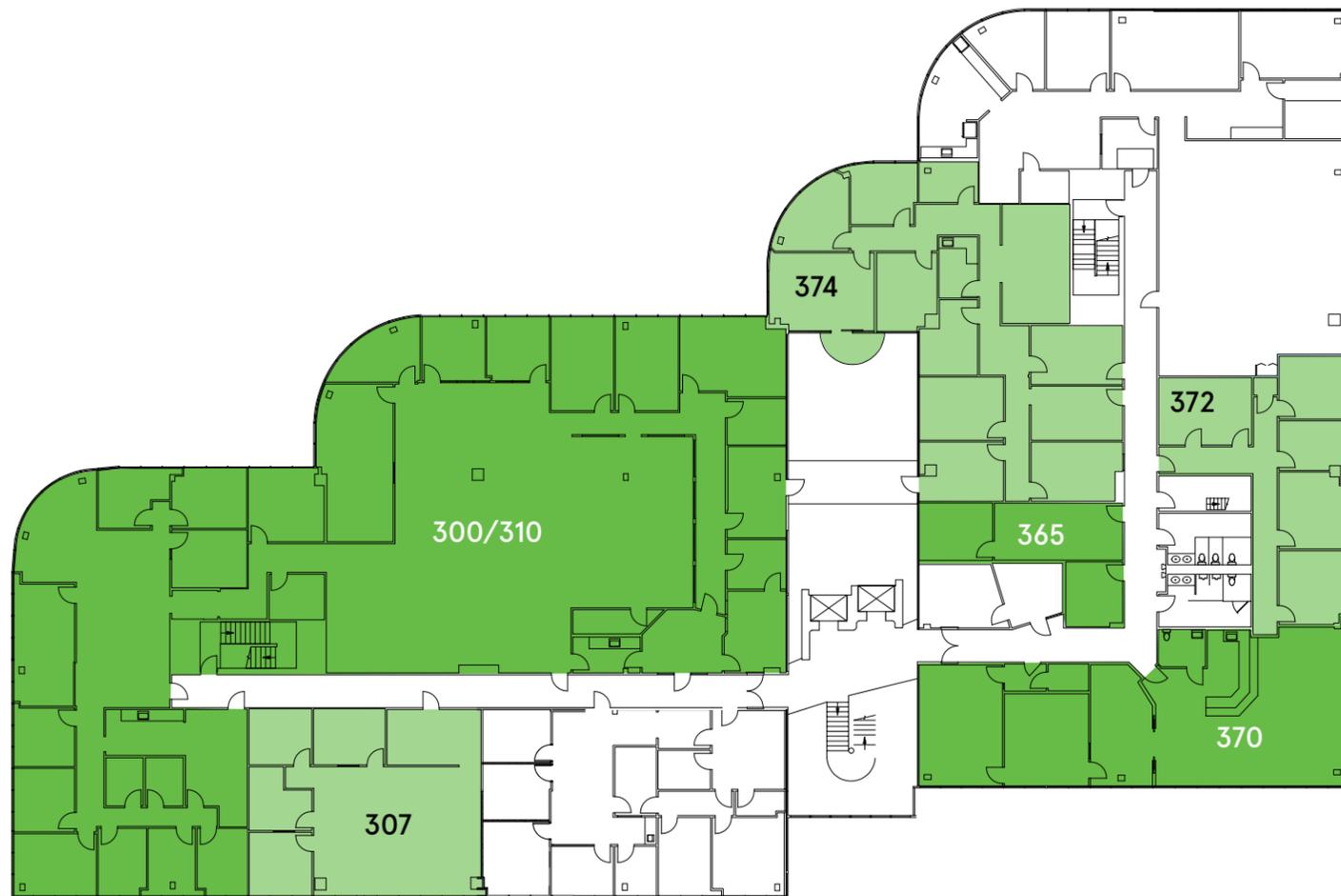


Suite 220 | 1,358 RSF | Available Now
Suite 230 | 2,115 RSF | Available Now
Suite 250 | 13,592 RSF | Available Now



Third Floor

789 - 13,244 RSF



Suite 300/310 | 11,408 RSF | Available Now

Suite 307 | 1,836 RSF | Available Now

Suite 365 | 789 RSF | Available Now

Suite 370 | 2,477 RSF | Available Now

Suite 372 | 1,442 RSF | Available Now

Suite 374 | 3,481 RSF | Available Now



Revive

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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 105,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



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.

2-10-2025



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 interests 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 state 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date