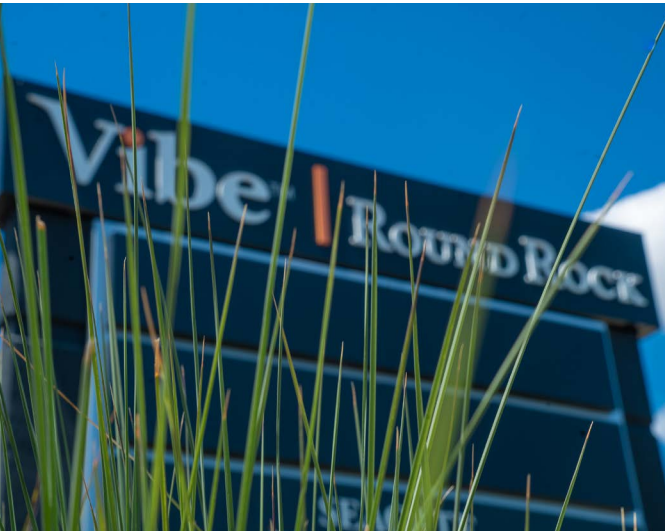




101 E. Old Settlers Boulevard
Round Rock, TX 78664



Jones Lang LaSalle Brokerage, Inc.



vibe™

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.



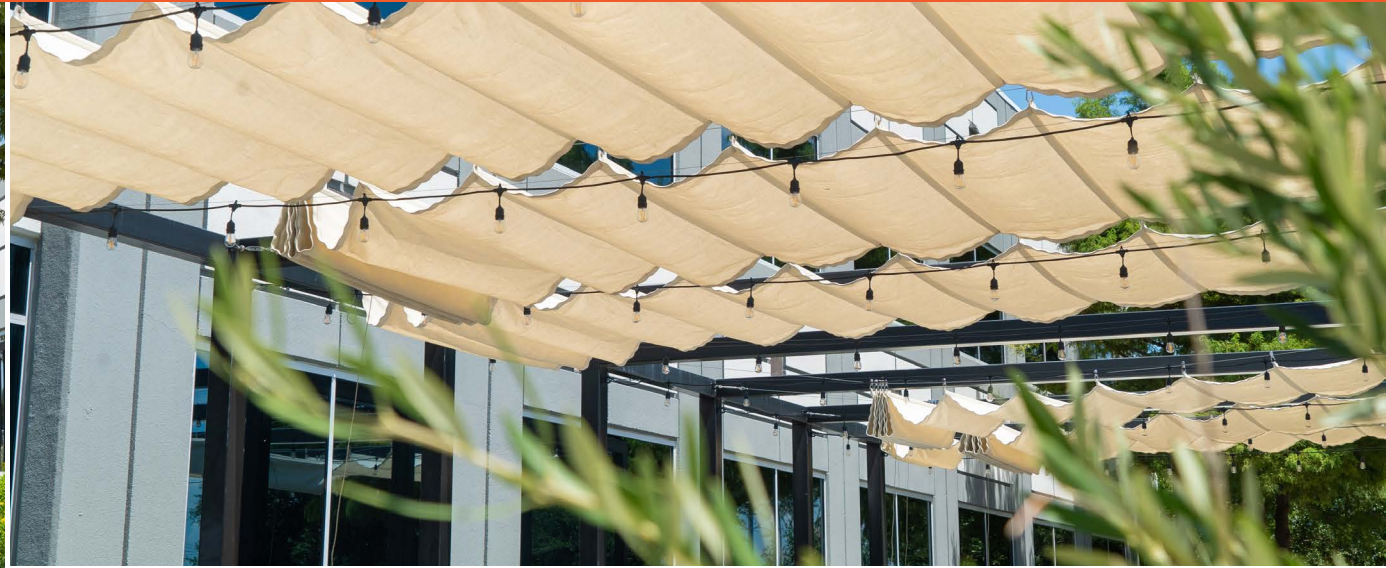
Building Highlights

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

Availability

SUITE	SIZE	AVAILABLE
120*	1,288 RSF	Now
140*	999 RSF	Now
180	4,801 RSF	3/1/2025

*Contiguous to 2,287 RSF



Outdoor Amenity Area

Availability

First Floor

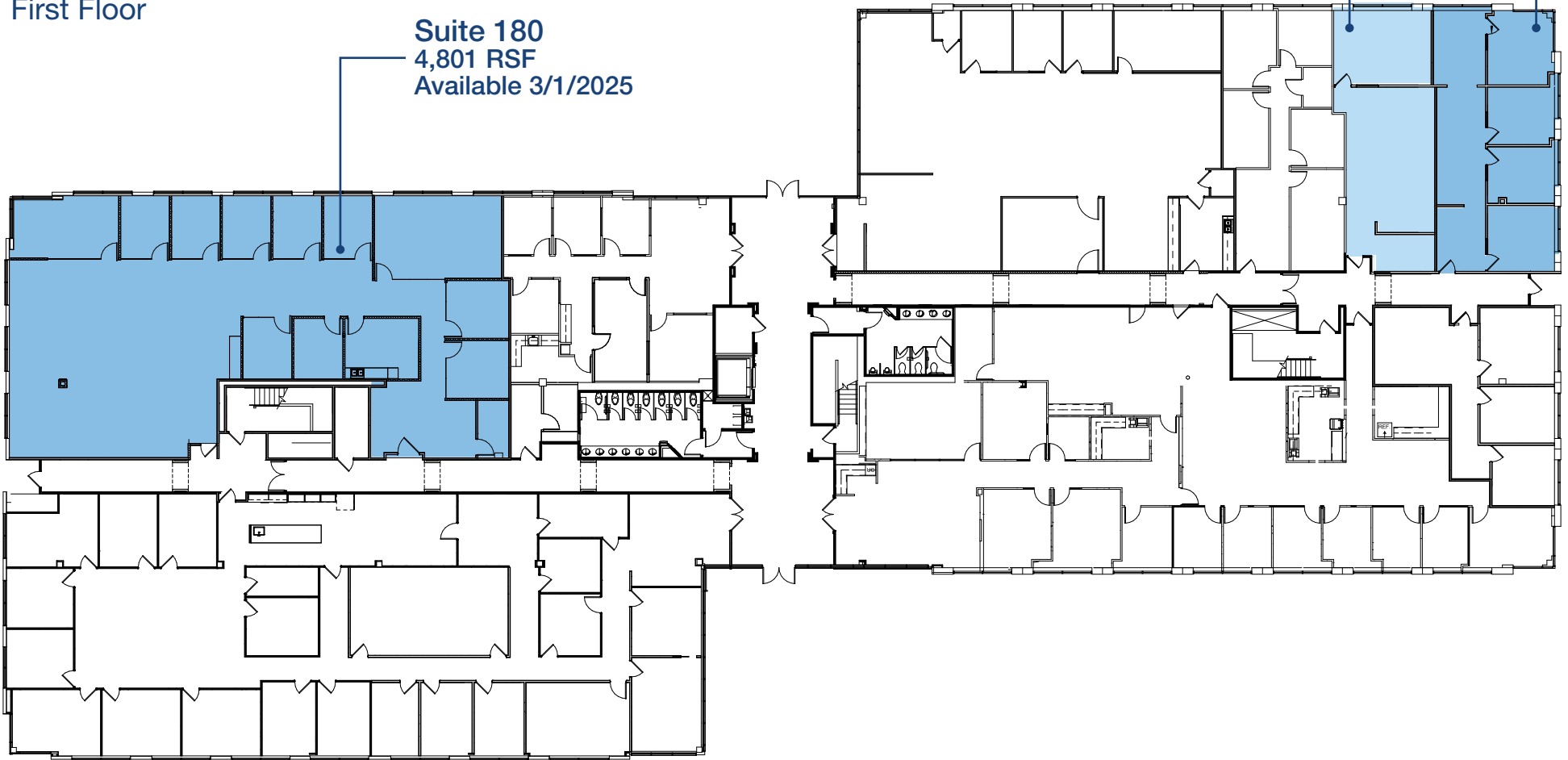
Suite 180
4,801 RSF
Available 3/1/2025

*2,287 RSF Contiguous

Suite 140*
999 RSF

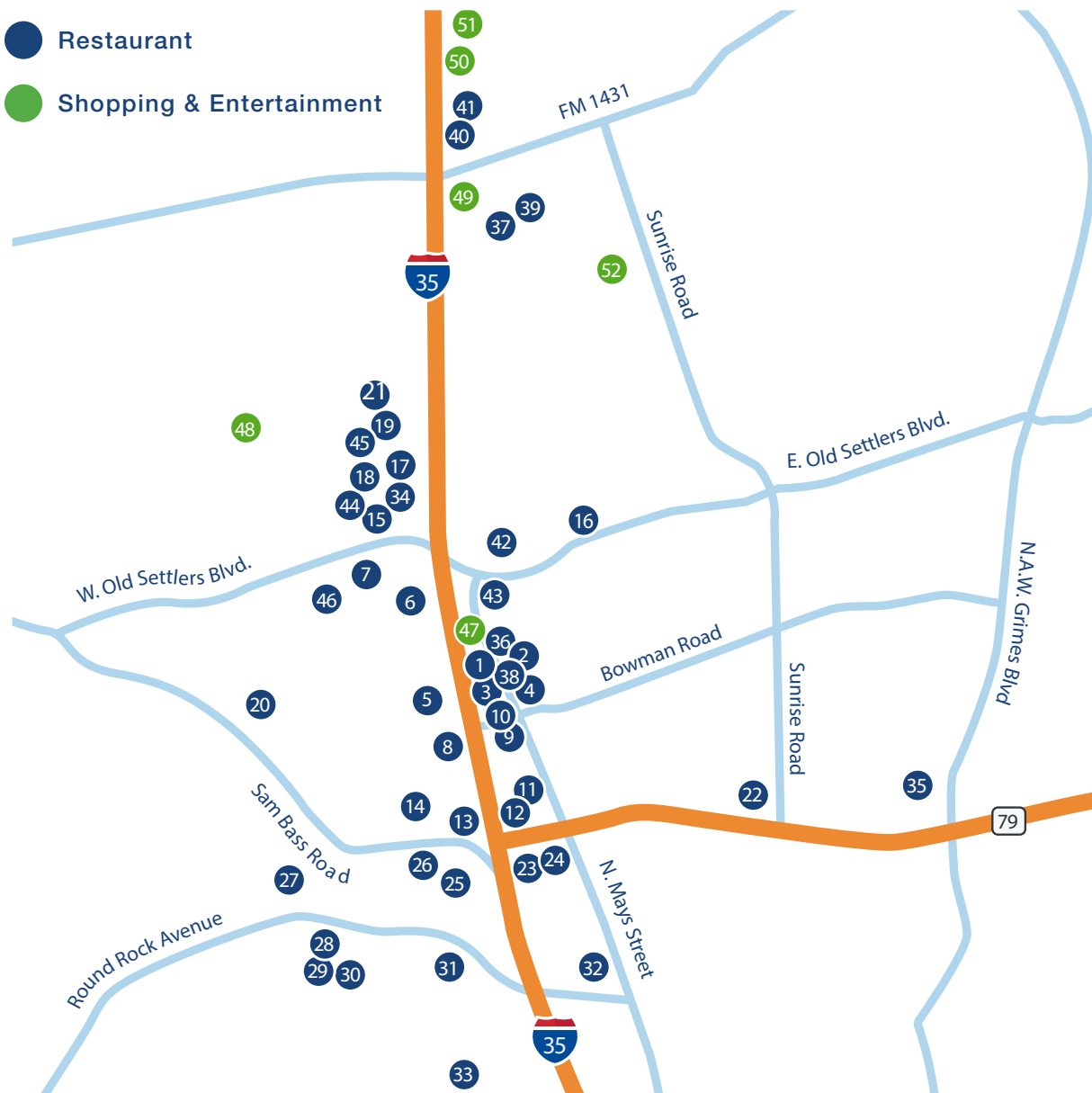


Suite 120*
1,288 RSF



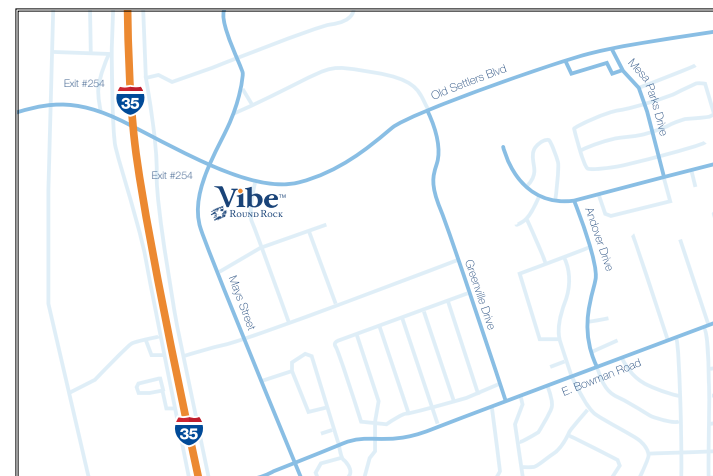
● Restaurant

● Shopping & Entertainment



Local Amenities

- Kerbey Lane Cafe
- Little Mama's
- Tumble 22
- Sonic Drive-In
- La Margarita
- Saltgrass Steakhouse
- Chuy's
- IHOP
- Sarena's Breakfast & Donuts
- Starbucks & P. Terry's
- China E Buffet
- KFC
- Taco Bell
- PoK-e Joe's
- Rudy's BBQ
- Tio Dan Café
- Hopdoddy Burger Bar
- Jack Allen's Kitchen
- COVER3 Round Rock
- Domino's Pizza
- Pint House Pizza
- China Wok
- Dairy Queen
- Long John Silver's
- Popeye's Chicken
- Starbucks
- Subway
- Niki's Pizza
- Hao Hao Vietnamese
- Taquerias Arandinas
- Freddy's Frozen Custard
- Round Rock Donuts
- Jimmy John's
- Whiskey Cake
- Cotton Patch Cafe
- Tumble 22
- Panda Express
- Via 313
- Papa John's Pizza
- BJ's Restaurant
- In N' Out Burger
- McDonald's
- Pacific Gulf Sea Island
- Double Dave's Pizza
- Salt Traders
- Cracker Barrel
- Cinemark Theatres
- Round Rock Sports Center
- IKEA Home Furnishings
- Round Rock Outlets
- Bass Pro Shops
- Luther Peterson Park





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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.

11-2-2015



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:

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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 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:

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Kimbrough	483093	kevin.kimbrough@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Colton McCasland	644630	colton.mccasland@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

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