



5700 S MOPAC EXPY
AUSTIN, TX 78749

JONES LANG LASALLE BROKERAGE, INC.



THE MONTEREY

PRIME OFFICE/FLEX SPACE IN SW AUSTIN

STRATEGICALLY LOCATED OFF MOPAC EXPRESSWAY

The Monterey, a five building, single story complex, offers a unique blend of accessibility, convenience, and comfort. With its strategic location, abundant parking, and private entries, it provides a superior office experience. The proximity to diverse retail amenities and thoughtfully designed outdoor spaces creates an environment that fosters both productivity and employee satisfaction. Choose The Monterey for a workspace that truly supports your business needs.



AVAILABILITY

BUILDING A
52,650 SF

BUILDING D
4,853 SF

BUILDING E
25,355 SF



THE MONTEREY

WHERE CONVENIENCE MEETS PRODUCTIVITY



EASY ACCESS

Easy access to Mopac,
Hwy 290
and Southwest Pkwy



NEARBY AMENITIES

Less than a mile from Arbor
Trails, Sunset Valley, Oak Hill
and Westgate retail centers



ABUNDANT PARKING

8:1000
parking ratio



SIGNAGE AND VISIBILITY

Excellent signage and visibility
opportunities seen from Mopac



Tenants enjoy
private entries



Benefit from multiple outdoor
areas with ample seating



Generator Pad and Grade
level loading capable



Flexible size
options available



Long-term,
stable ownership



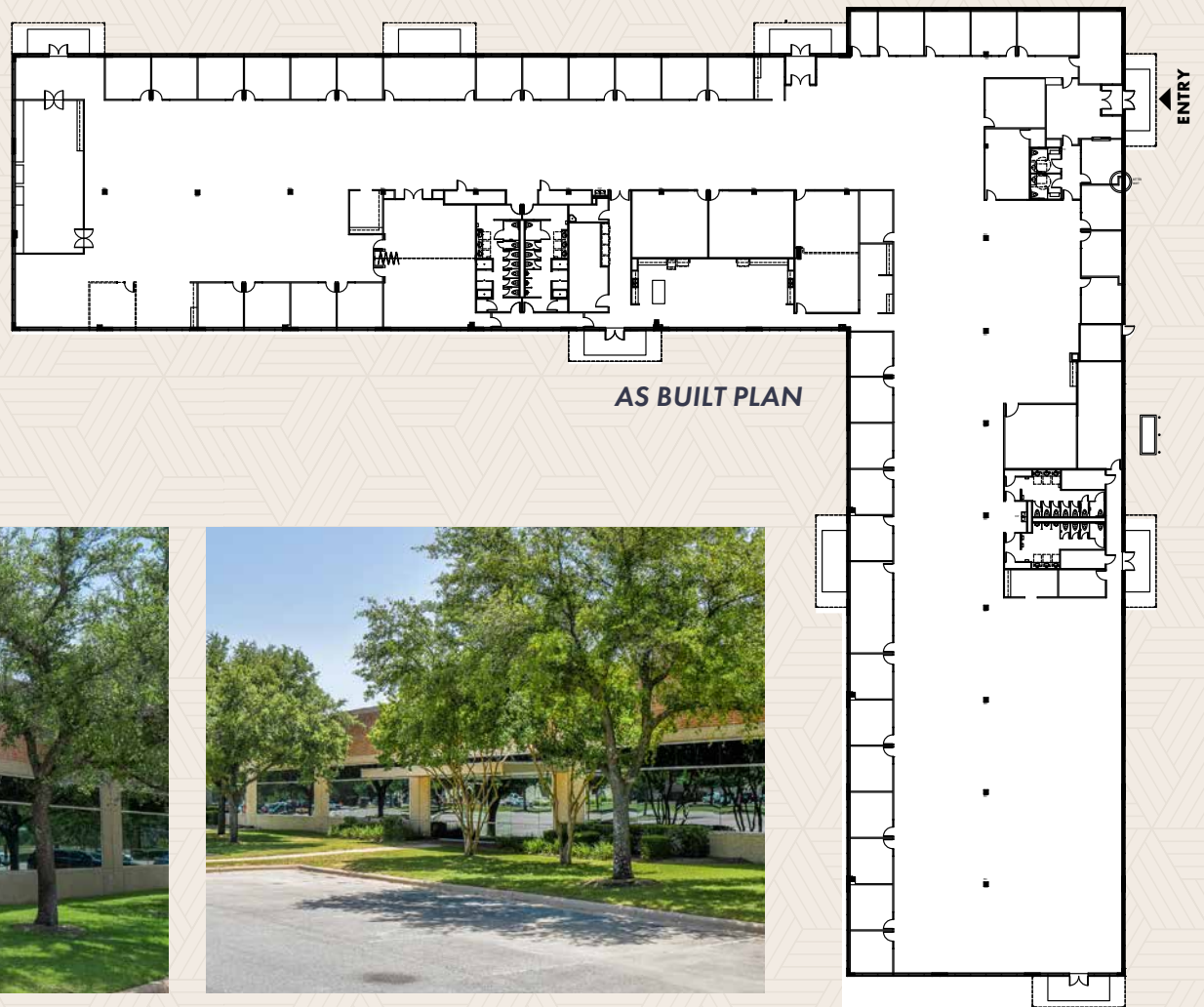
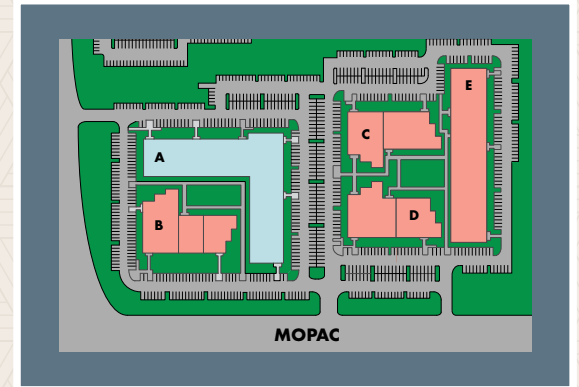
Zoning allows for
multiple uses



Access to the Monterey Commons,
an outdoor area for employees to
collaborate or grab some fresh air

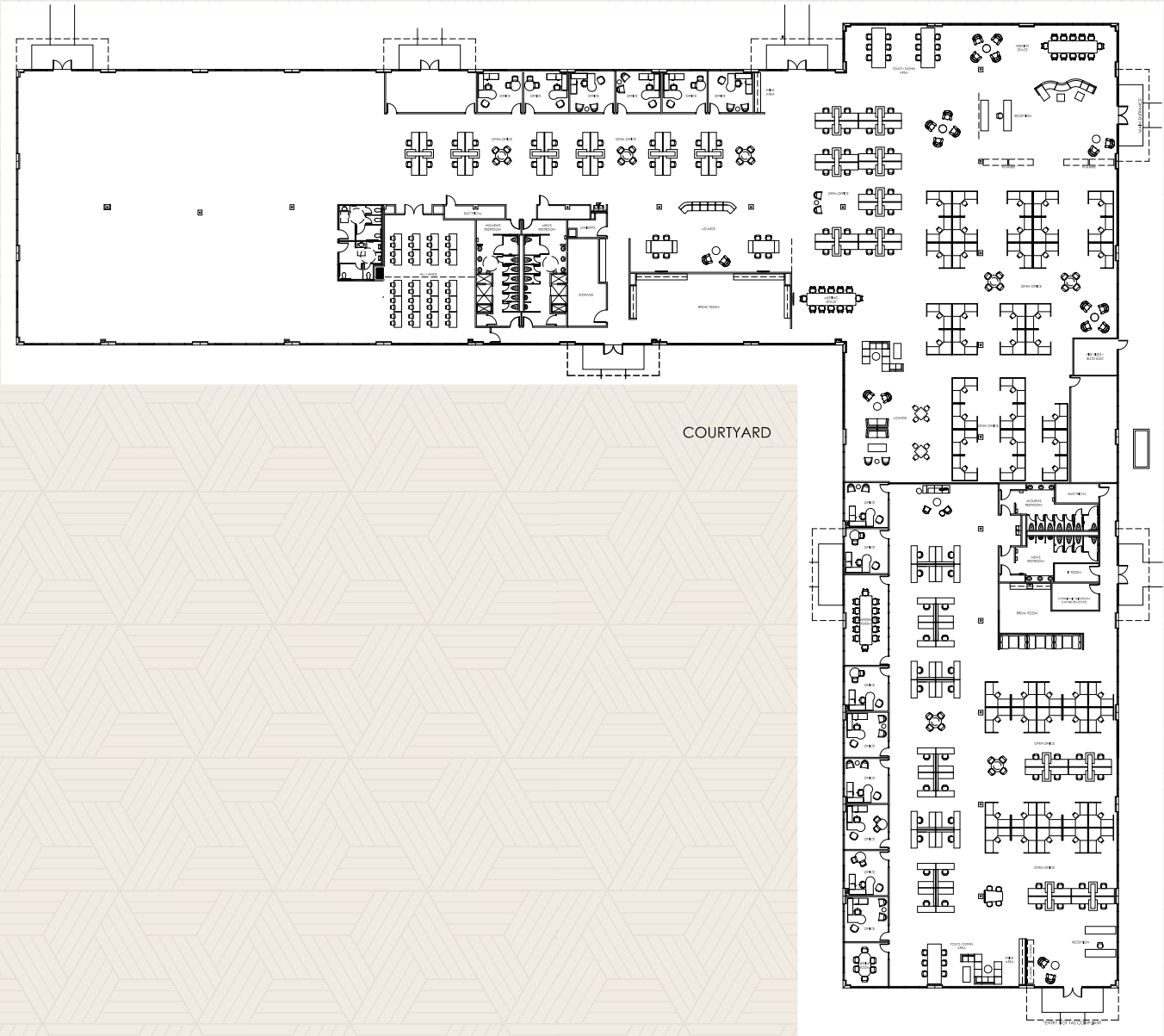
BUILDING A

52,650 SF - AVAILABLE NOW
DIVISIBLE TO ~40,000 SF



BUILDING A

TEST FIT



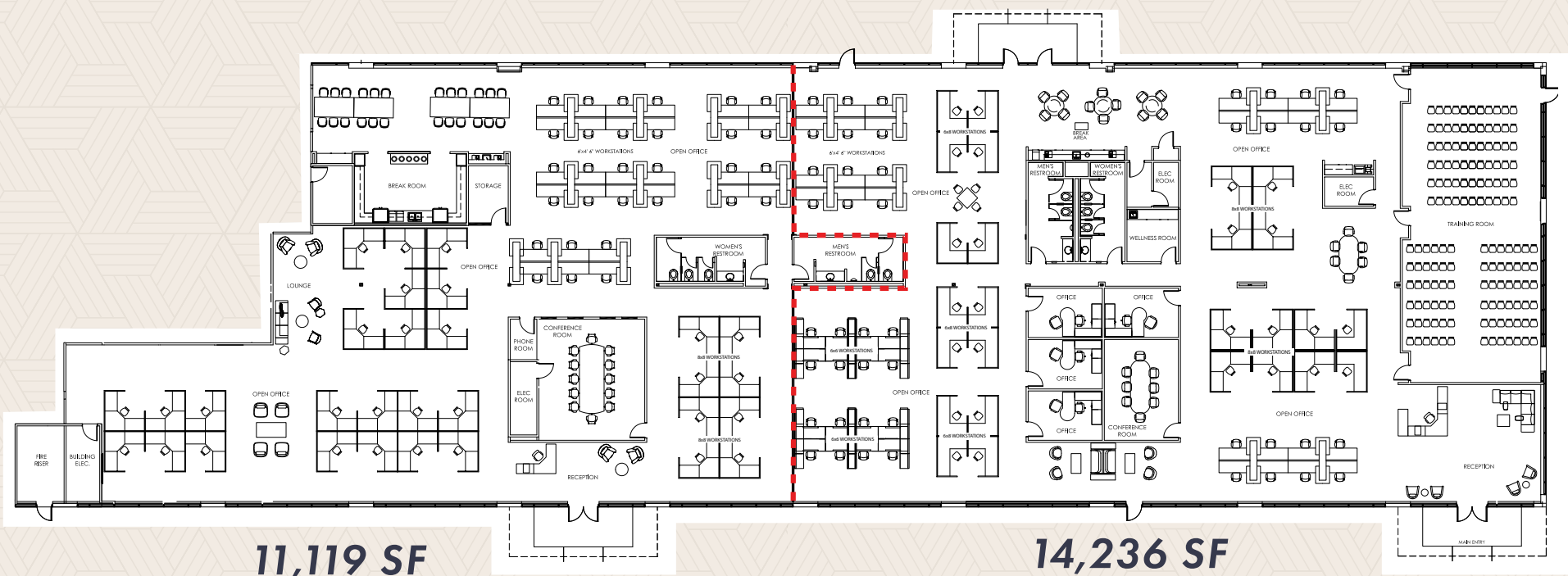
DIRECT ACCESS TO
8:1000 PARKING
ENTRY

25,355 SF - AVAILABLE NOW
DIVISIBLE TO ~15,000 SF



BUILDING E

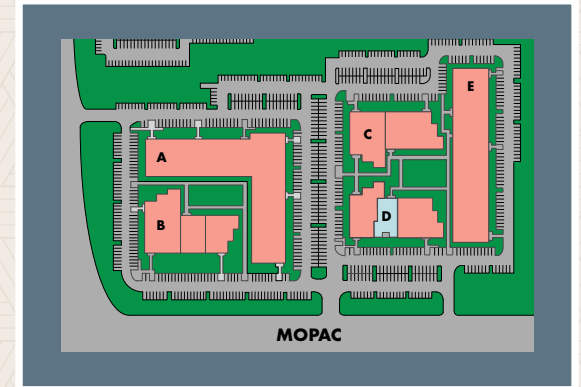
TEST FIT



BUILDING D

4,853 SF - AVAILABLE NOW

SUITE 405



AMENITIES

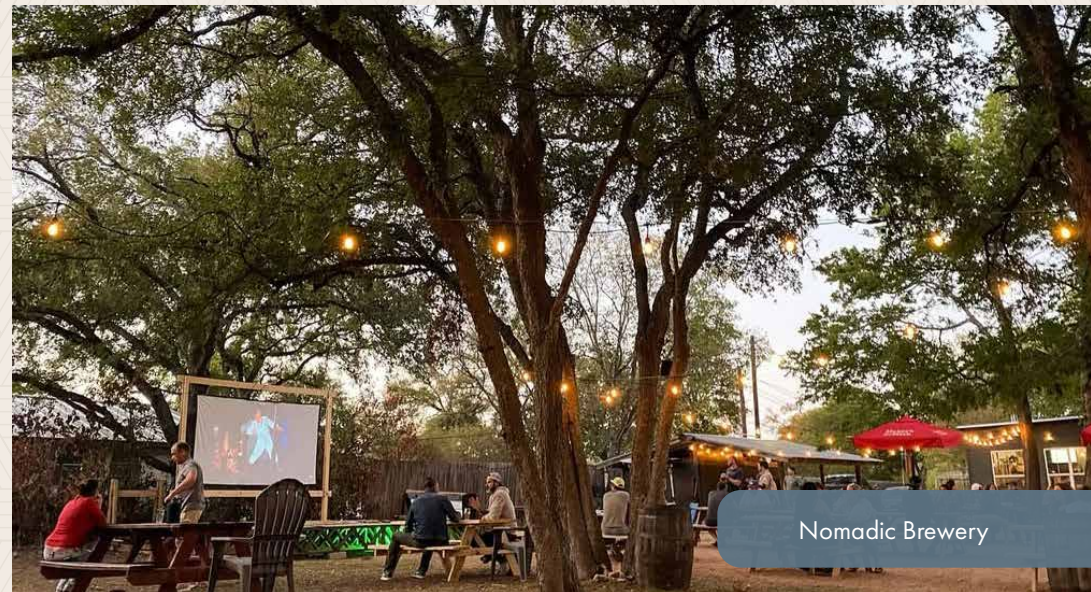


WITHIN
A MILE
30+ EATERIES

WITHIN
5 MILES
150+ EATERIES

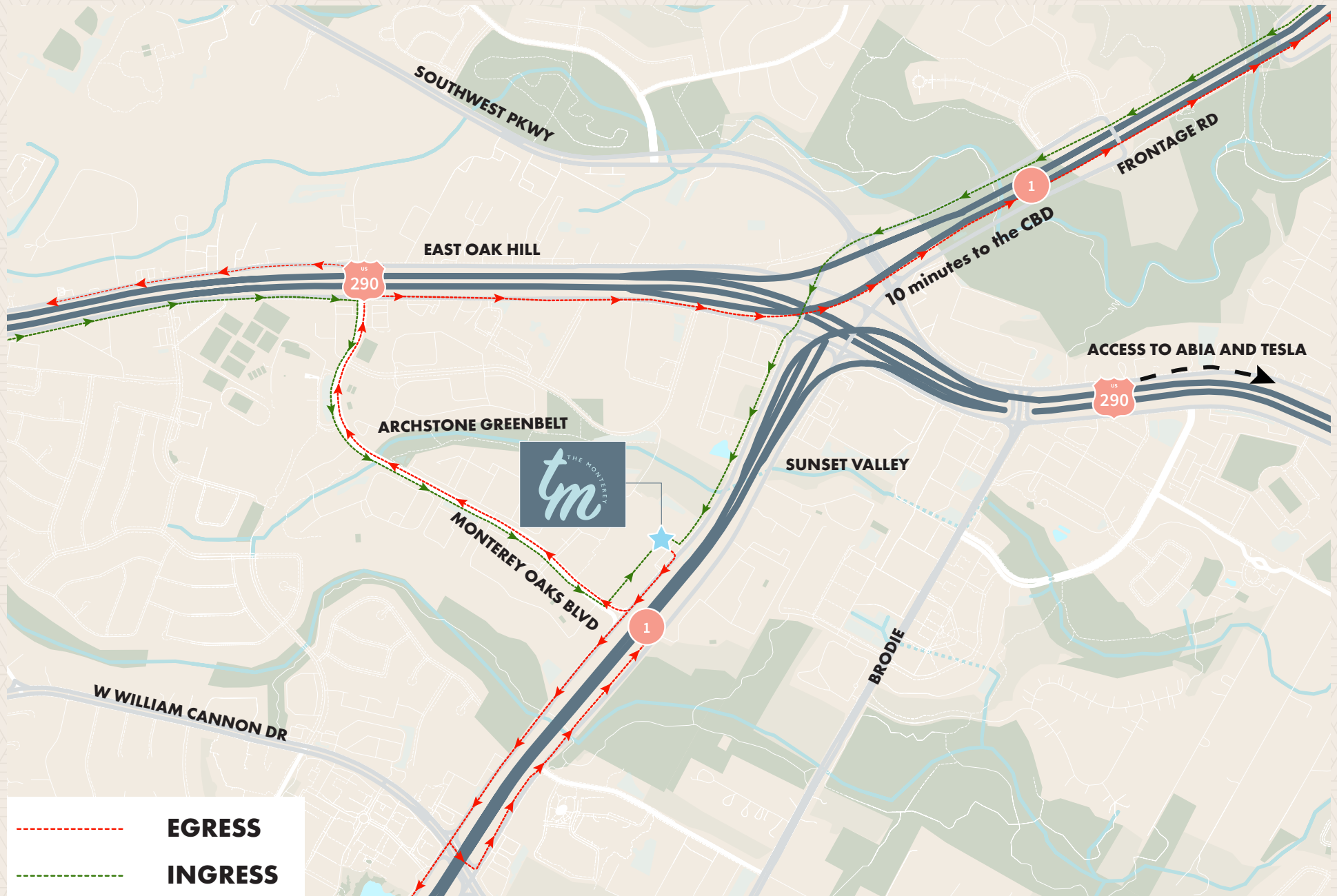
COUNTLESS
AMENITIES
NEARBY

● Eat
 ● Move
 ● Relax
 ● Play
 ● Stay



ACCESS

EXCELLENT ACCESS, SIGNAGE AND VISIBILITY
OPPORTUNITIES SEEN FROM MOPAC





5700 S MOPAC EXPY
AUSTIN, TX 78749

BRENT POWDRILL
brent.powdrill@jll.com
+1 512 225 1737

BETHANY PEREZ
bethany.perez@jll.com
+1 512 225 1731

COLTON McCASLAND
colton.mccasland@jll.com
+1 512 225 1738

GRACE GAMMILL
grace.gammill@jll.com
+1 512 225 2718



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Powdrill	591103	brent.powdrill@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date