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**m**  
THE MONTEREY

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 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

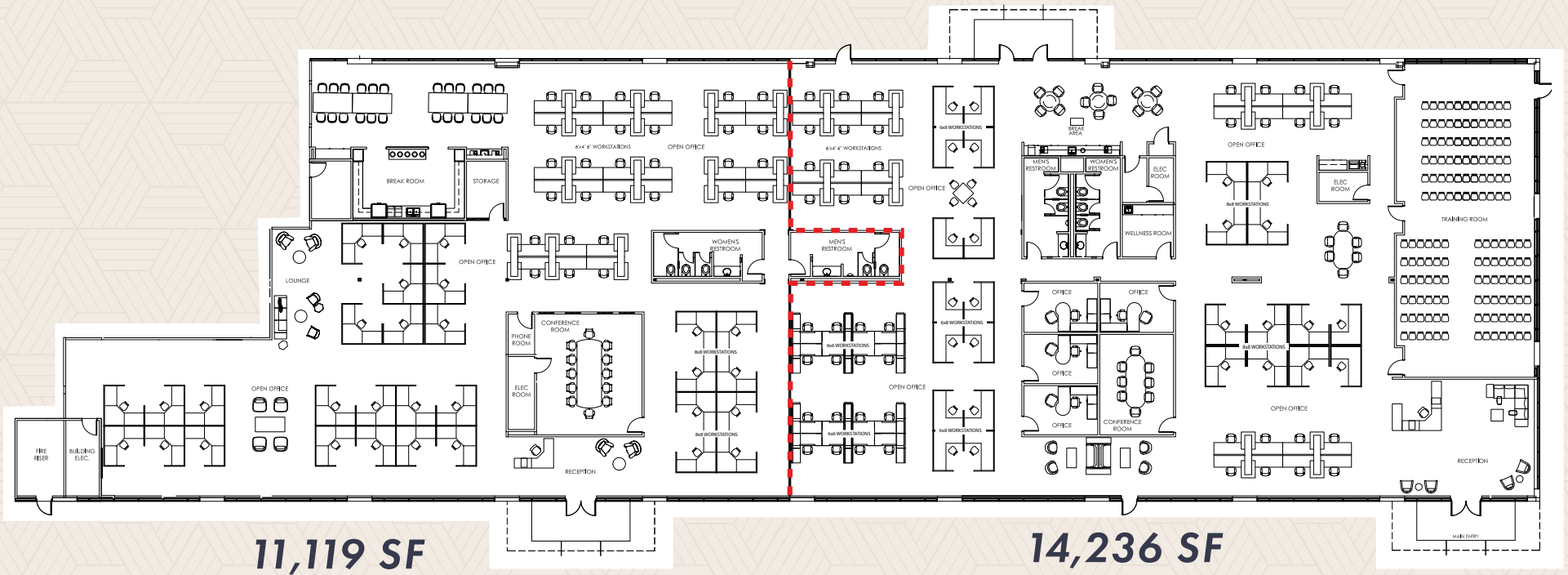


Access to the Monterey Commons,  
an outdoor area for employees to  
collaborate or grab some fresh air



# BUILDING E

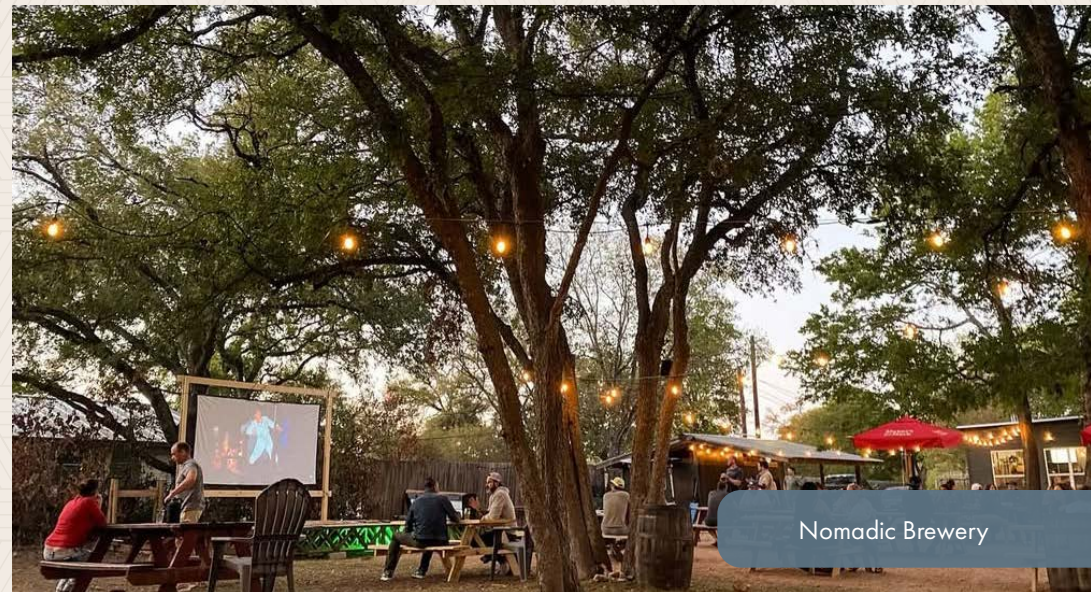
## TEST FIT



# AMENITIES

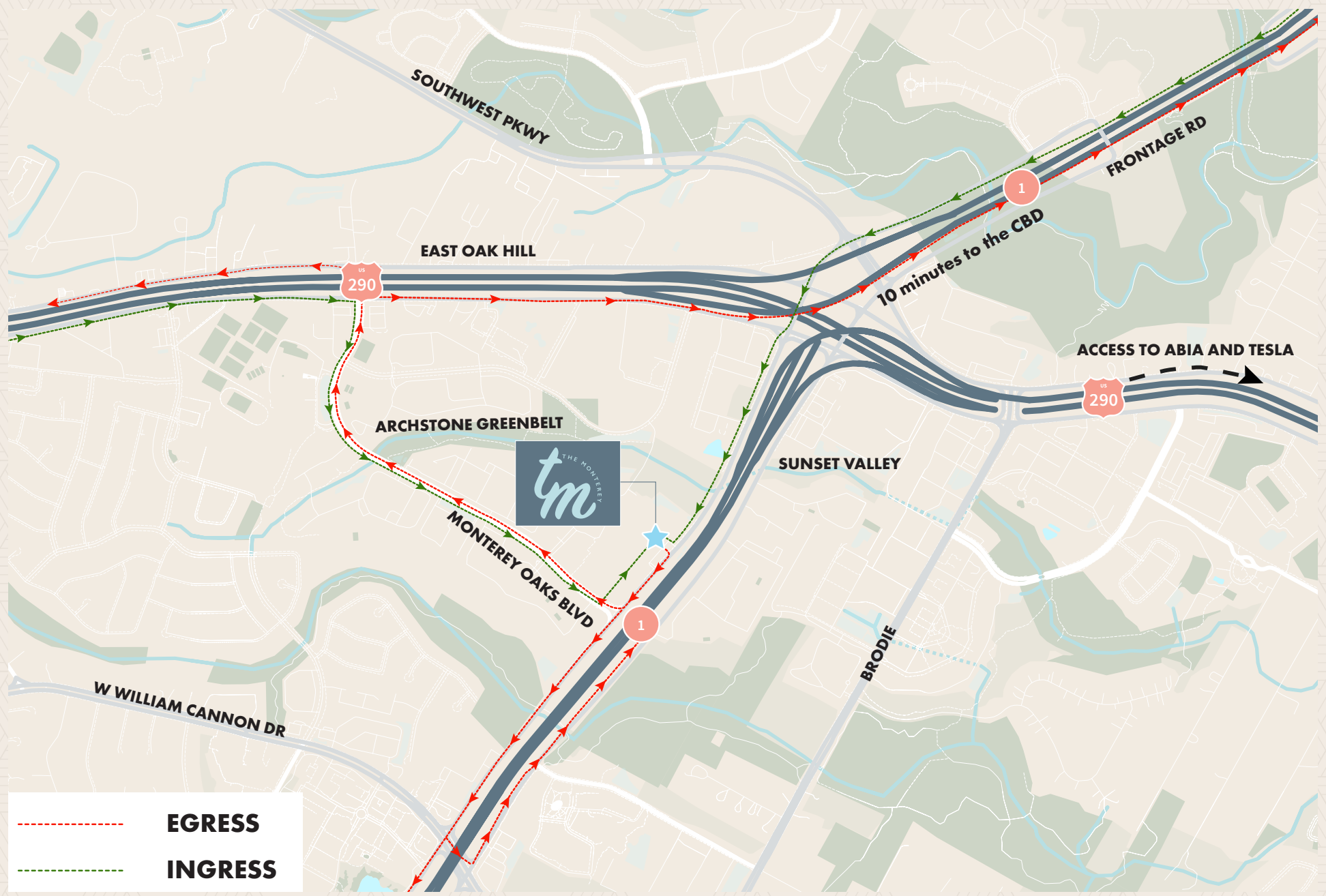


<p>WITHIN A MILE</p> <p><b>30+ EATERIES</b></p>	<p>WITHIN 5 MILES</p> <p><b>150+ EATERIES</b></p>	<p>COUNTLESS AMENITIES NEARBY</p>	<p>● Eat   ● Move   ● Relax   ● Play   ● Stay</p>
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# ACCESS

EXCELLENT ACCESS, SIGNAGE AND VISIBILITY OPPORTUNITIES SEEN FROM MOPAC





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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.*

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