





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.



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	11/1/2026
130*	1,198 RSF	8/1/2026
140*	999 RSF	Now
150	1,047 RSF	1/1/2028
160	1,625 RSF	12/1/2027
225	8,531 RSF	5/1/2027
280	3,407 RSF	8/1/2027

*Contiguous to 3,485 RSF - Available 11/1/26

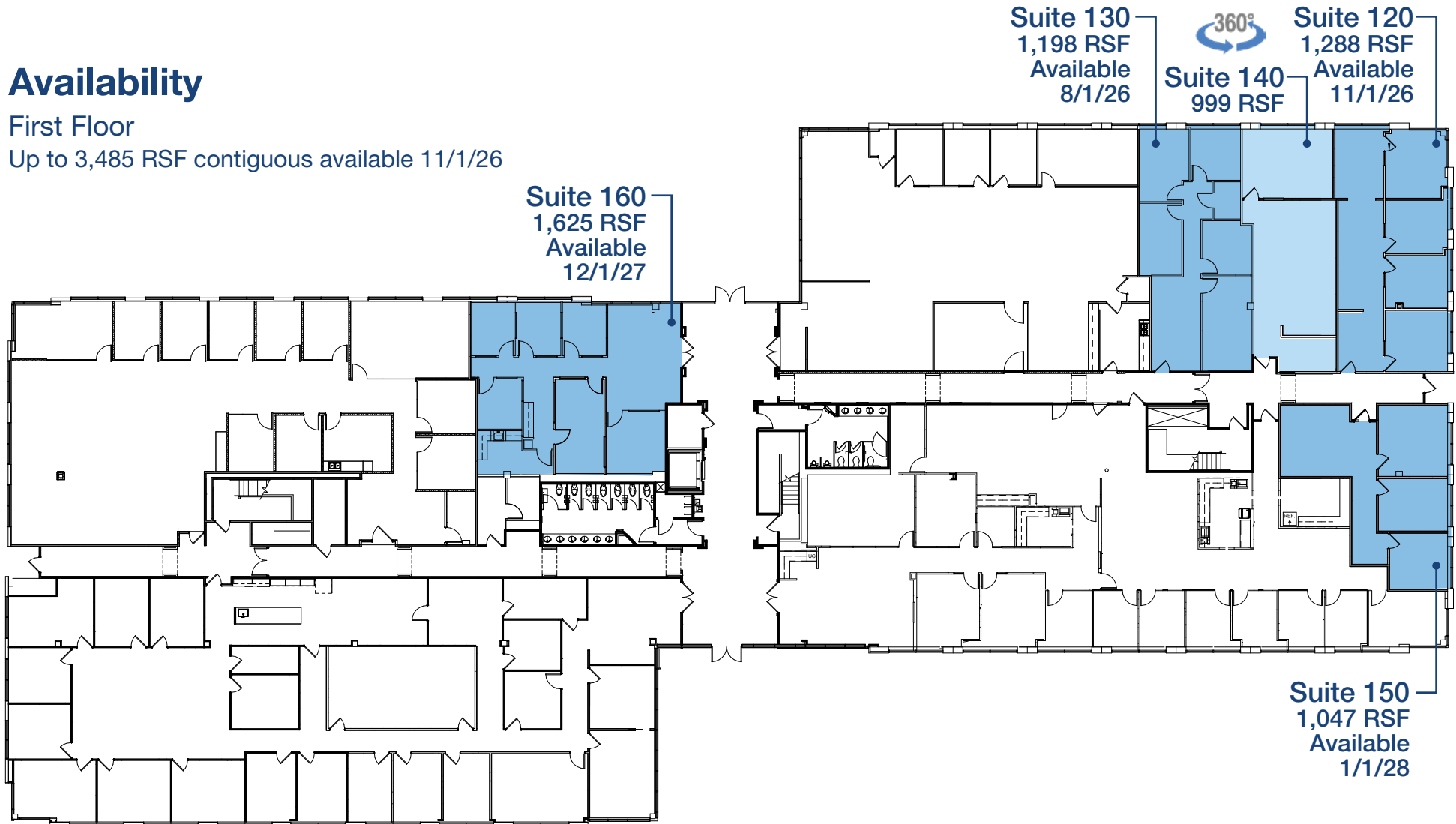


Outdoor Amenity Area

Availability

First Floor

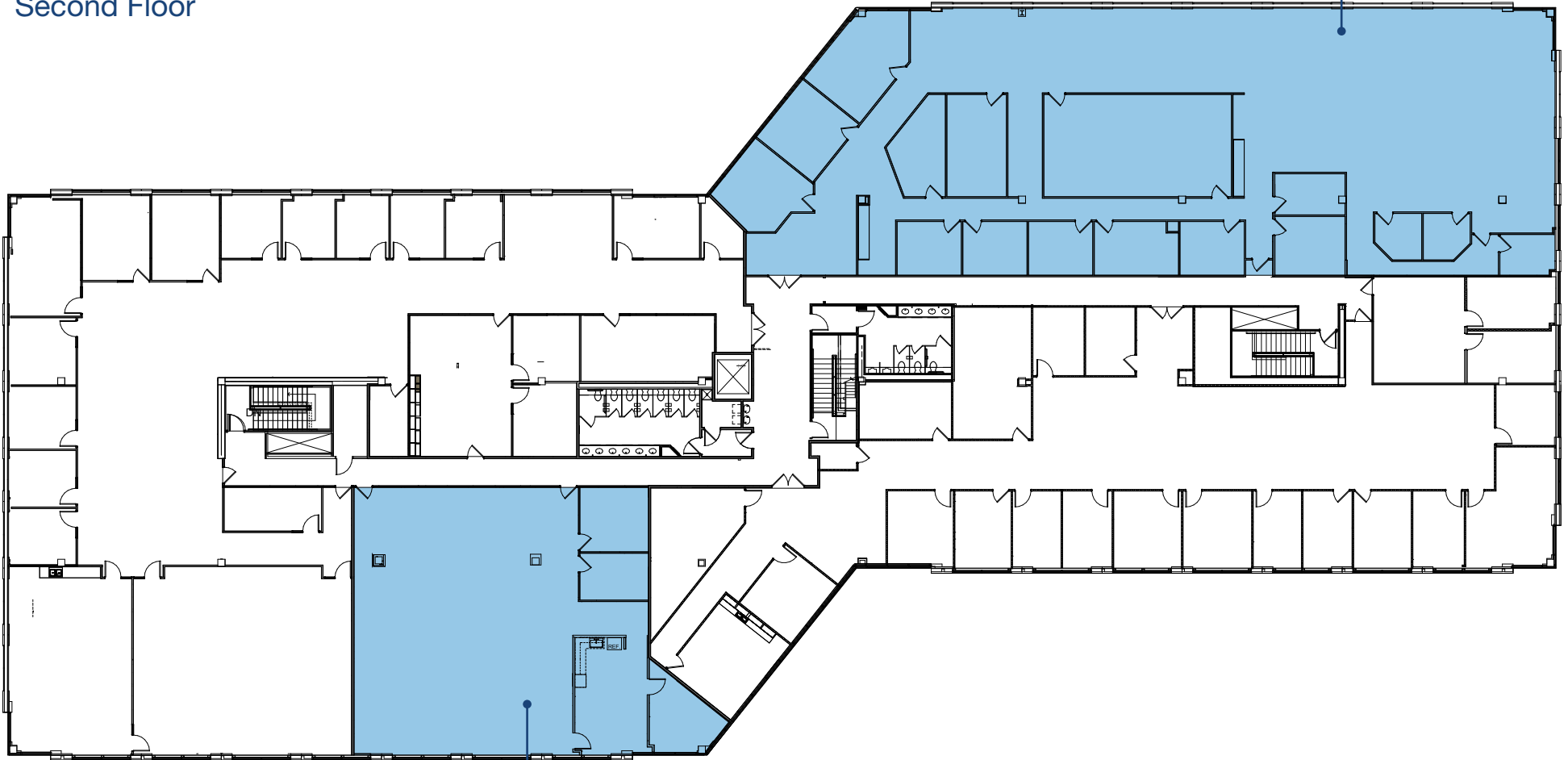
Up to 3,485 RSF contiguous available 11/1/26



Availability

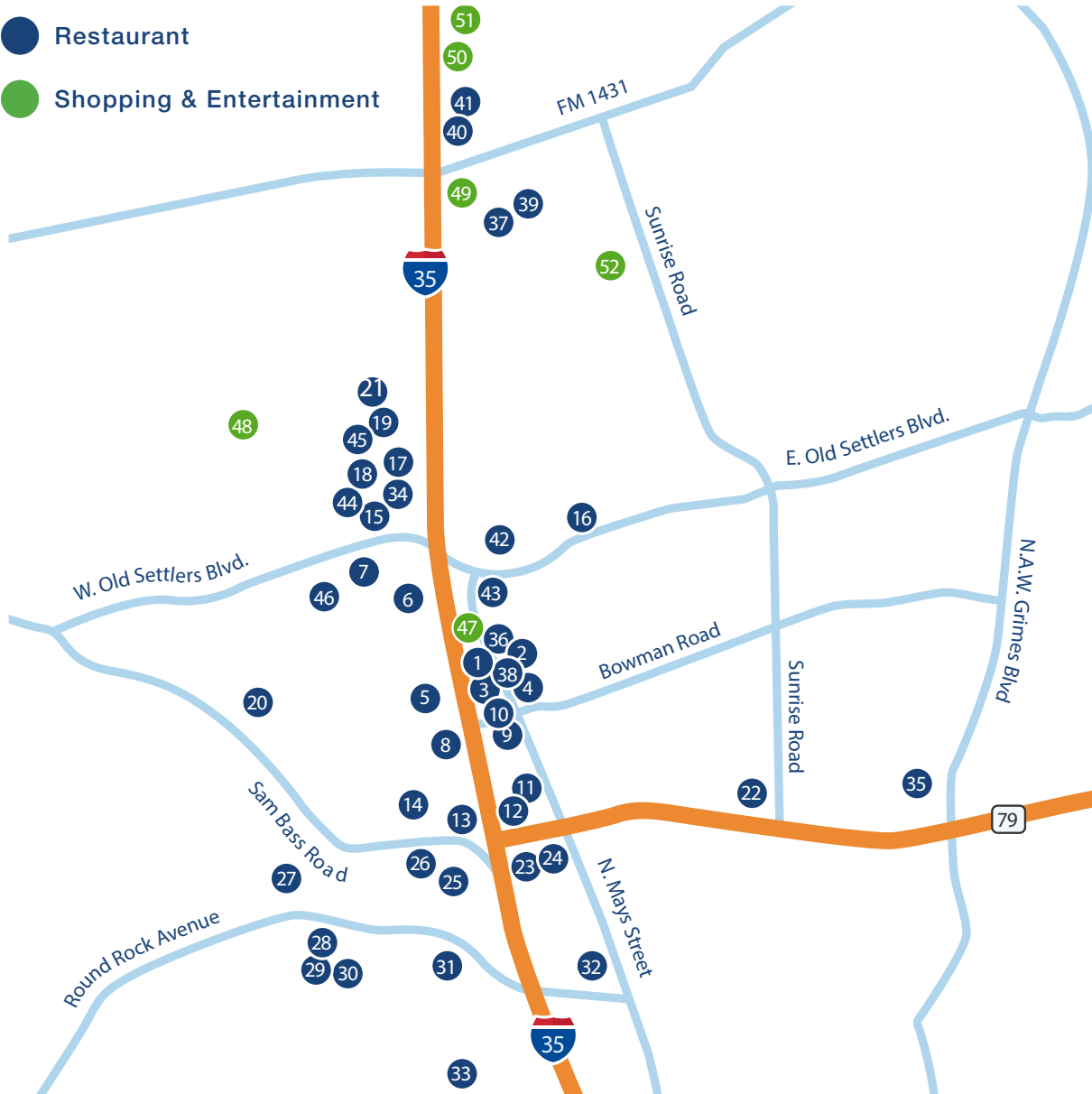
Second Floor

Suite 225
8,531 RSF
Available
5/1/27



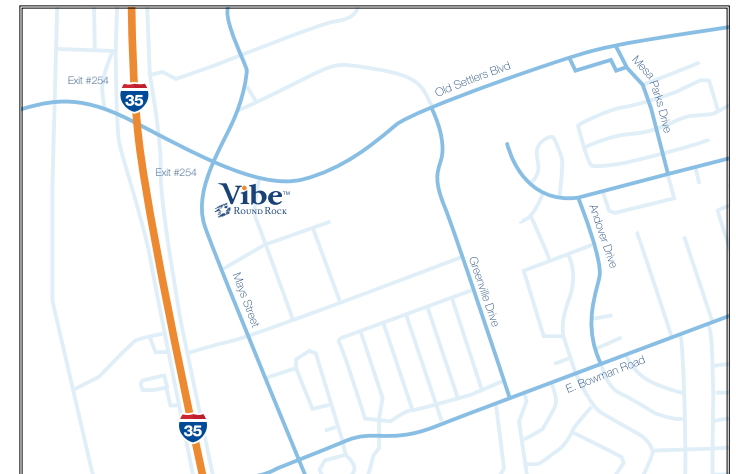
Suite 280
3,407 RSF
Available
8/1/27

- Restaurant
- Shopping & Entertainment



Local Amenities

- | | |
|--------------------------------|------------------------------|
| 1. Kerbey Lane Cafe | 27. Subway |
| 2. Little Mama's | 28. Niki's Pizza |
| 3. Tumble 22 | 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. Whiskey Cake |
| 9. Sarena's Breakfast & Donuts | 35. Cotton Patch Cafe |
| 10. Starbucks & P. Terry's | 36. Tumble 22 |
| 11. China E Buffet | 37. Panda Express |
| 12. KFC | 38. Via 313 |
| 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. Tio Dan Café | 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. Pint House Pizza | 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 |





Kevin Kimbrough
kevin.kimbrough@jll.com
512.225.1736

Grace Gammill
grace.gammill@jll.com
512.225.2718

Zeke Sheffield
zeke.sheffield@jll.com
512.806.7642



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.



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
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