



FRONTERA CROSSING



101 W LOUIS HENNA BLVD | AUSTIN, TX 78728



Jones Lang LaSalle Brokerage, Inc.



FRONTERA CROSSING is an exceptionally maintained, Class A office property in thriving North Austin. The recently renovated property benefits from a highly visible, high growth location and features large, efficient floor plates.



Class	A	Size	163,802 SF
Built	1984	Typical Floor	42,460 SF
Renovated	2017	Parking Ratio	6.09:1,000

AVAILABILITIES

Suite 100	12,193 SF	Available 11/1/2028
Suite 100B	11,961 SF	30 days' notice
Suite 120	4,873 SF	Available now
Suite 310	30,310 SF	Available 1/1/2028
Suite 450	21,396 SF	Available 1/1/2028



Property Features



COMMON AREA
renovations completed



TENANT LOUNGE
renovations completed



FOOD & BEVERAGE
service coming soon



MONUMENT SIGNAGE
opportunities



EXTENSIVE
parking



RAISED FLOORS
throughout tenant space



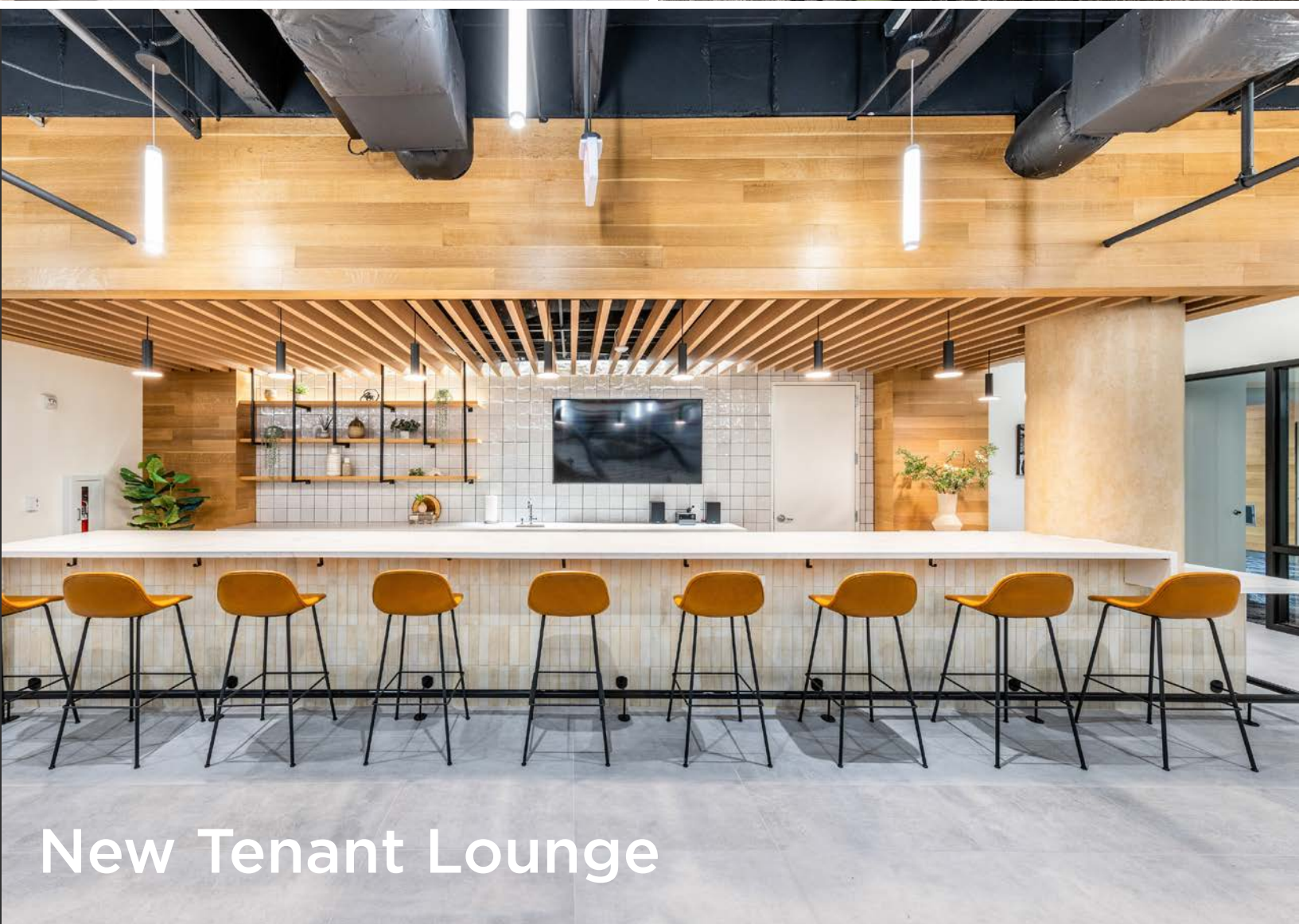
ON-SITE
showers



ON-SITE
security guard



HIGH LOADING
dock



New Tenant Lounge

FRONTERA CROSSING

SUITE 100* | 12,193 RSF

- Available 11/1/2028

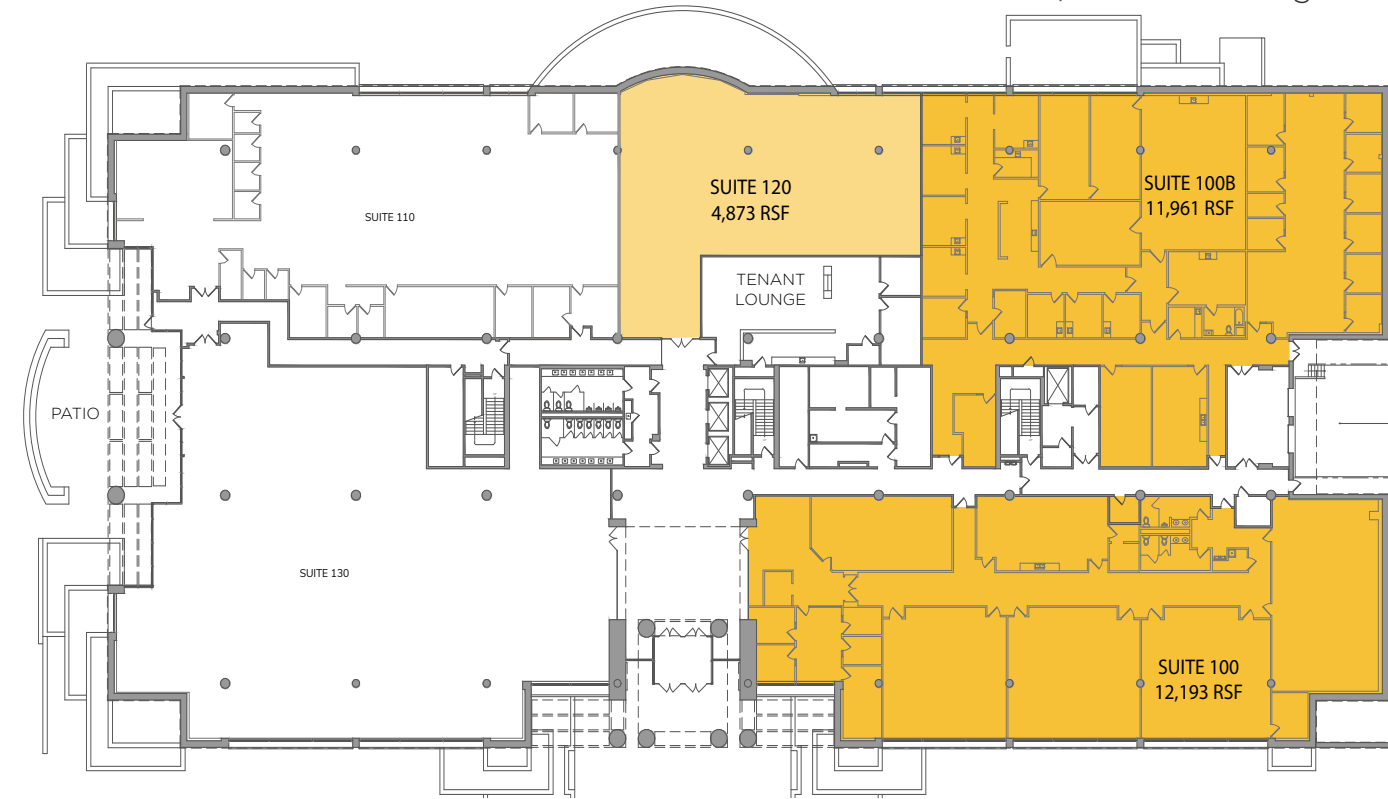
SUITE 100B* | 11,961 RSF

- Available with 30 days' notice

SUITE 120* | 4,873 RSF

- Available now
- Warm shell/white box condition
- Lobby exposure

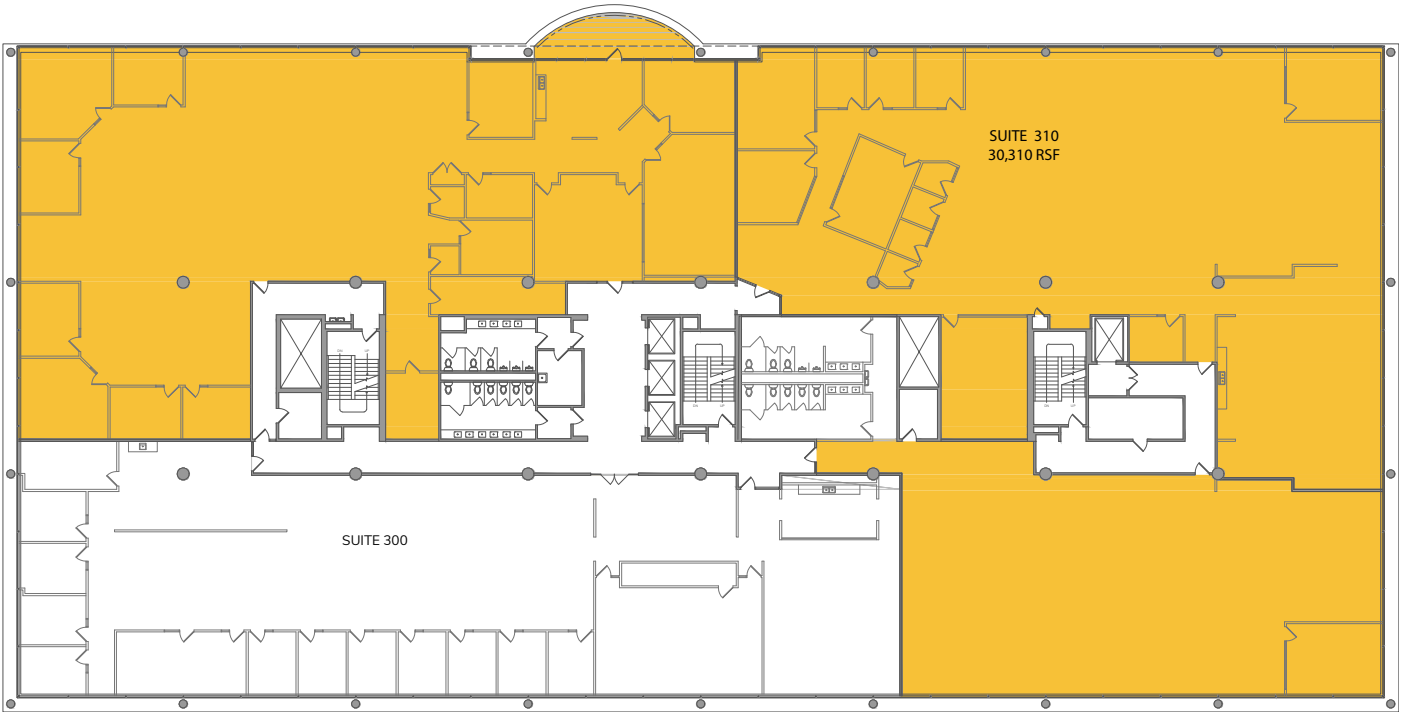
* 29,027 RSF Contiguous



FRONTERA CROSSING

SUITE 310* | 30,310 RSF

- Available 1/1/2028



SUITE 450 | 21,396 RSF

- Available 1/1/2028



Surrounding Amenities

AMENITY RICH location with over 2.8M square feet of restaurants and retail in a one-mile radius.





Prime Location

PROMINENTLY located in Round Rock, Texas, at the prime intersection of I-35 and SH-45. Round Rock has become a major center for economic development in Central Texas due to its supportive business climate and excellent quality of life. Five minutes from the Domain and major tech employers.

- Direct access to SH 45 and IH 35
- Hundreds of thousands cars passing a day
- Close proximity to hundreds of amenities
- Highly visible location at the intersection of SH 45 and IH 35



DRIVE TIMES

The Domain	5 minutes
Downtown	15 minutes
Airport	20 minutes





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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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov