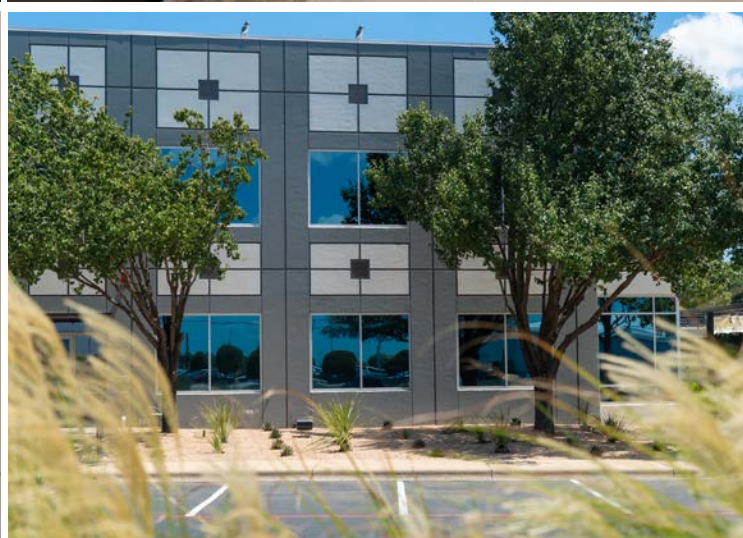




101 E. Old Settlers Boulevard
Round Rock, TX 78664



Jones Lang LaSalle Brokerage, Inc.



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.

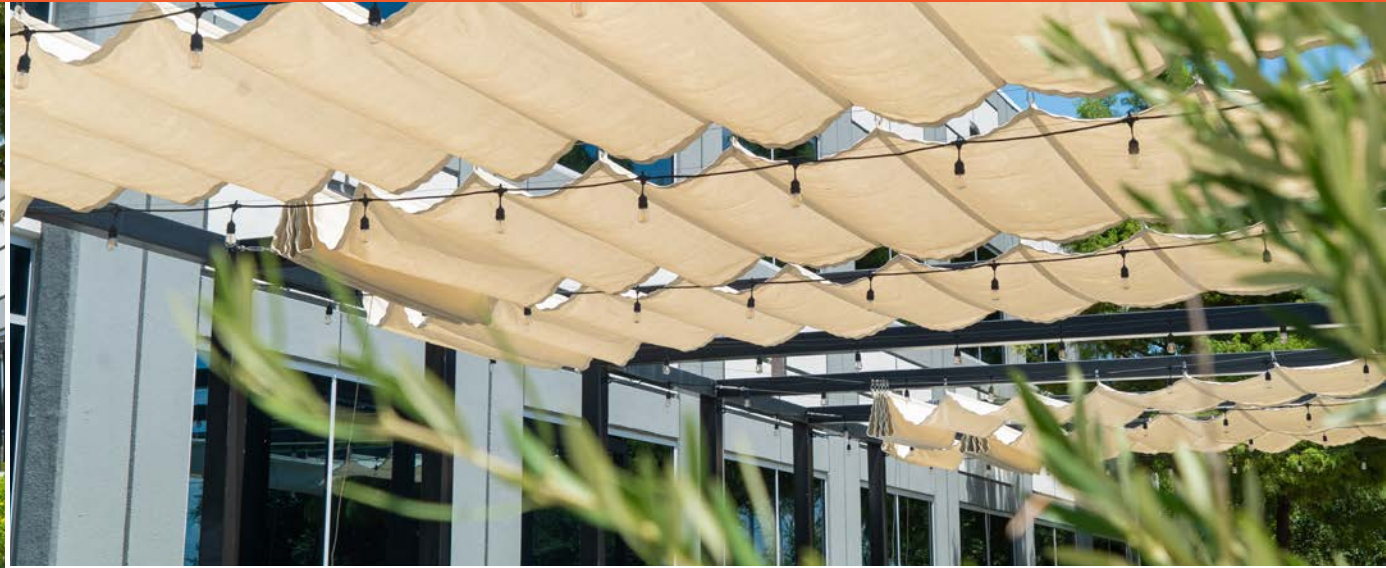


Building Highlights

- 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

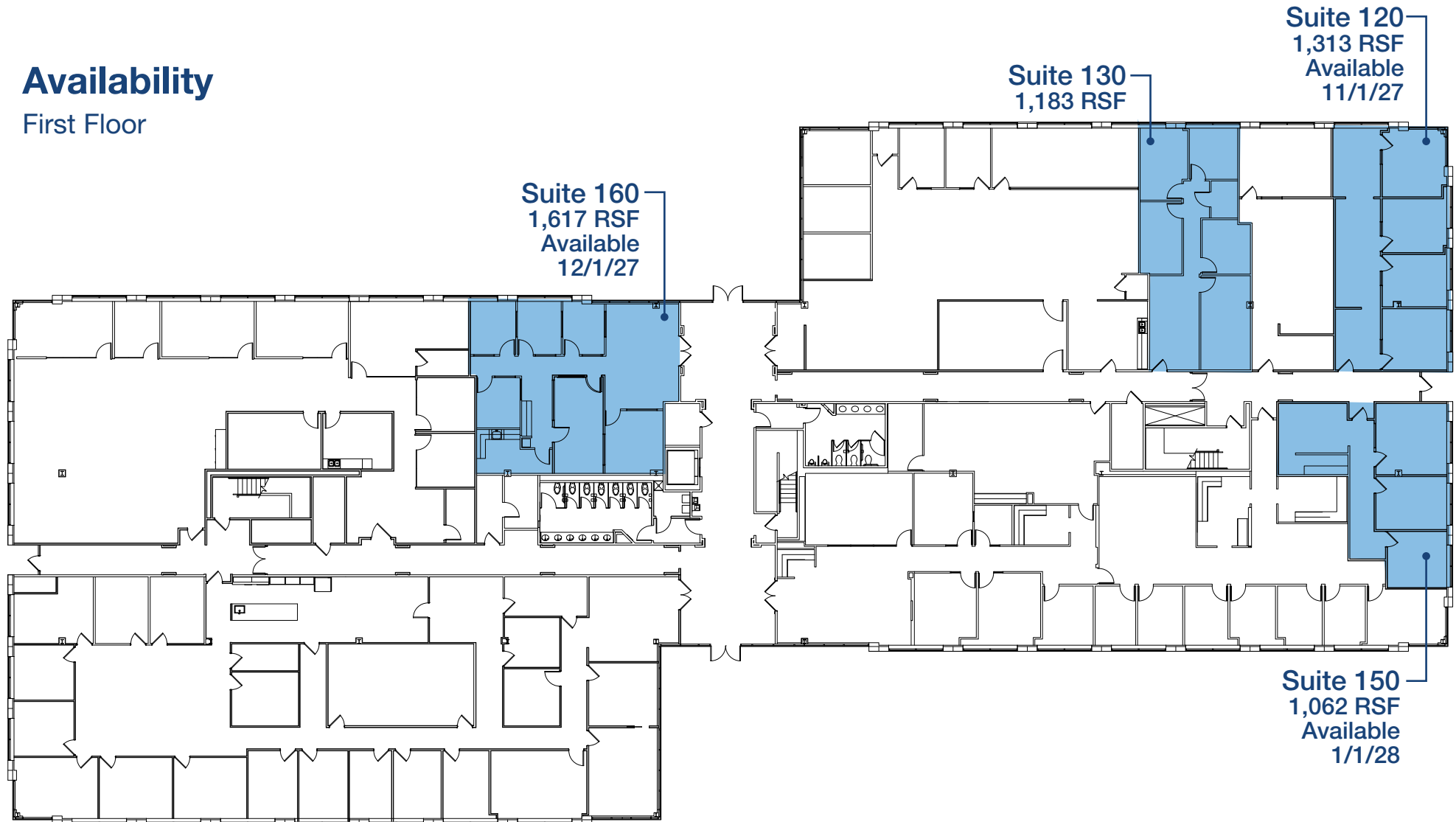
SUITE	SIZE	AVAILABLE
120	1,313 RSF	11/1/2027
130	1,183 RSF	Now
150	1,062 RSF	1/1/2028
160	1,617 RSF	12/1/2027
225	8,507 RSF	5/1/2027
280	3,398 RSF	8/1/2027



Outdoor Amenity Area

Availability

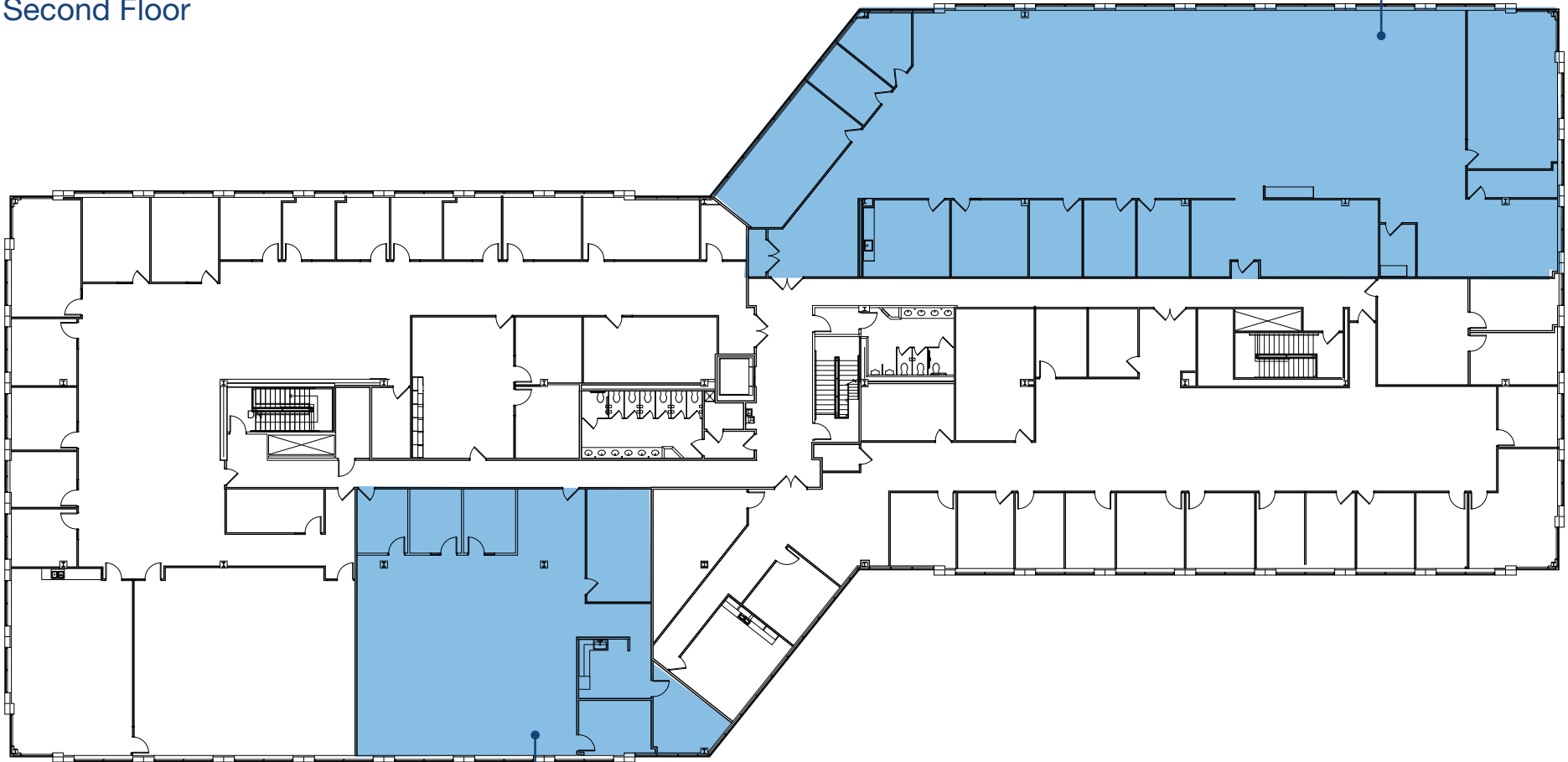
First Floor



Availability

Second Floor

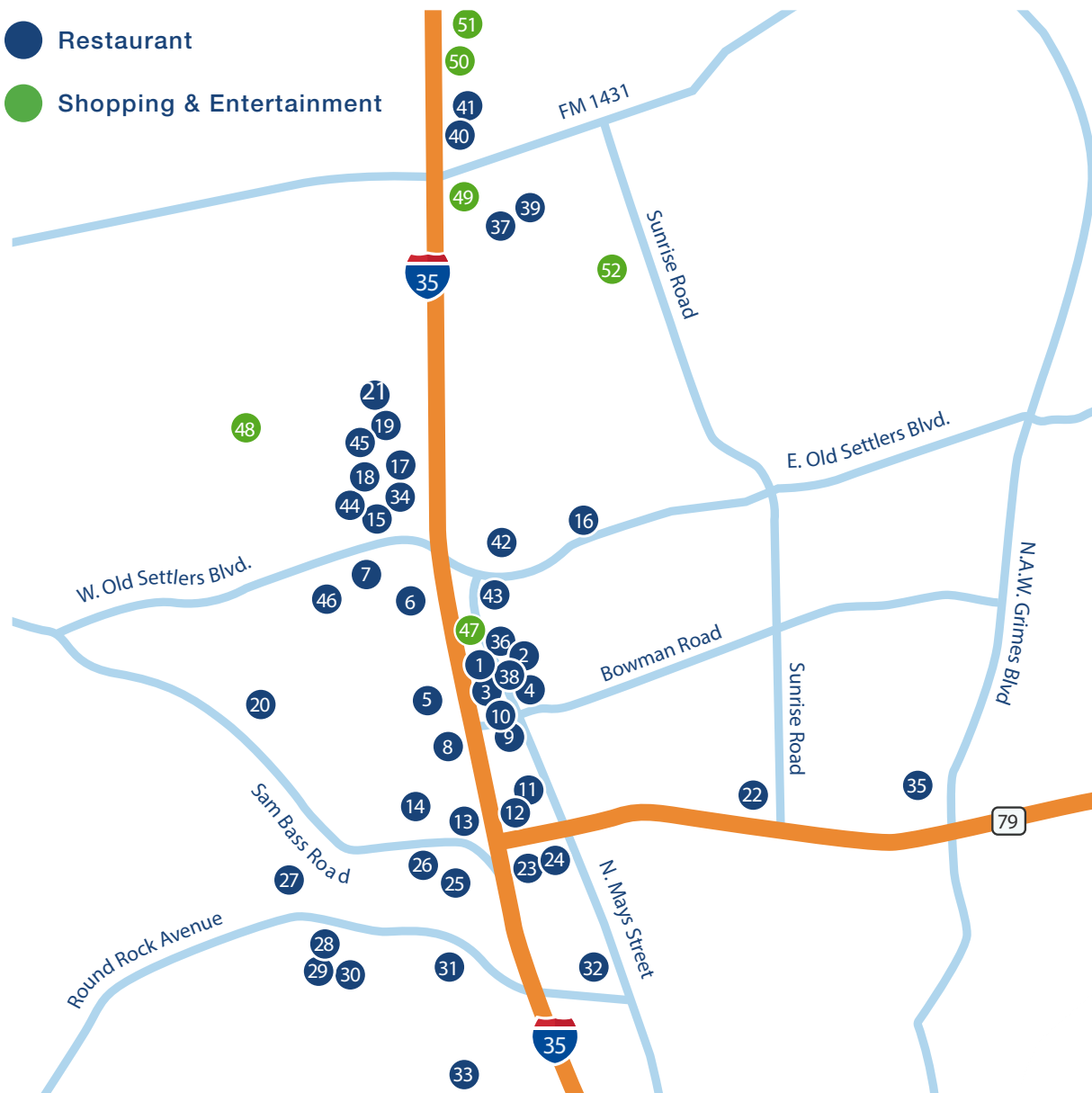
Suite 225
8,507 RSF
Available
5/1/27



Suite 280
3,398 RSF
Available
8/1/27

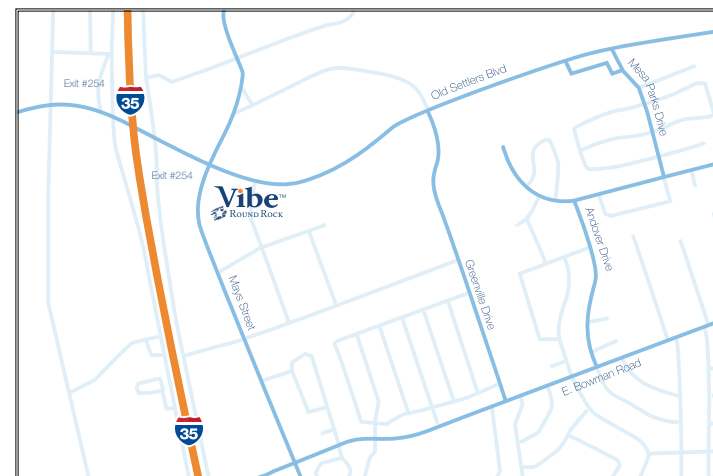
● Restaurant

● Shopping & Entertainment



Local Amenities

1. Kerbey Lane Cafe
2. Little Mama's
3. Tumble 22
4. Sonic Drive-In
5. La Margarita
6. Saltgrass Steakhouse
7. Chuy's
8. IHOP
9. Sarena's Breakfast & Donuts
10. Starbucks & P. Terry's
11. China E Buffet
12. KFC
13. Taco Bell
14. PoK-e Joe's
15. Rudy's BBQ
16. Tio Dan Café
17. Hopdoddy Burger Bar
18. Jack Allen's Kitchen
19. COVER3 Round Rock
20. Domino's Pizza
21. Pint House Pizza
22. China Wok
23. Dairy Queen
24. Long John Silver's
25. Popeye's Chicken
26. Starbucks
27. Subway
28. Niki's Pizza
29. Hao Hao Vietnamese
30. Taquerias Arandinas
31. Freddy's Frozen Custard
32. Round Rock Donuts
33. Jimmy John's
34. Whiskey Cake
35. Cotton Patch Cafe
36. Tumble 22
37. Panda Express
38. Via 313
39. Papa John's Pizza
40. BJ's Restaurant
41. In N' Out Burger
42. McDonald's
43. Pacific Gulf Sea Island
44. Double Dave's Pizza
45. Salt Traders
46. Cracker Barrel
47. Cinemark Theatres
48. Round Rock Sports Center
49. IKEA Home Furnishings
50. Round Rock Outlets
51. Bass Pro Shops
52. 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.

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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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