

SUMMIT II AT LA FRONTERA

95,000 +/- SF
CLASS A OFFICE SPACE

FOR LEASE



The Summit II @ La Frontera

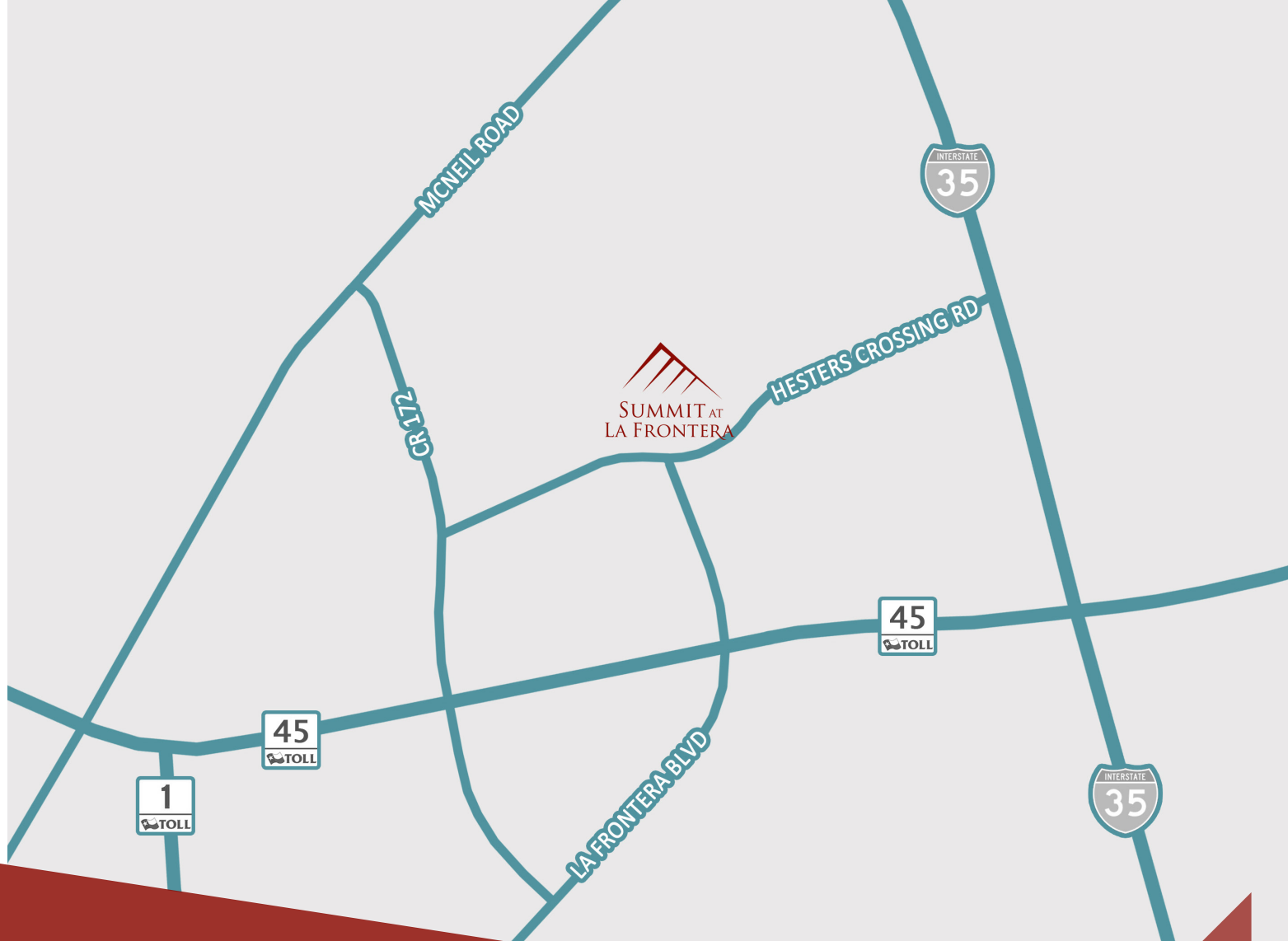
710 Hesters Crossing Rd
Round Rock, TX 78681

For leasing information, contact:

ROBERT SHORE
(512) 814-1812
robert@donquick.com

**DON
QUICK**
& Associates, Inc.

www.DonQuick.com



PROPERTY INFORMATION

- Located at Hesters Crossing Road and La Frontera Boulevard
- Large floor plates (45,000 SF Floors)
- Professional on-site management
- On-site gym and shower facilities
- LEED Certification
- High parking ratio of 4.7:1,000 RSF
- Priority parking for fuel efficient vehicles
- Generous tenant improvement allowances
- Building-top signage
- Class A finishes, world class amenities and Class-leading HVAC system providing lower Operating Expenses

OWNED BY

MARK  CAPITAL



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LA FRONTERA

87,000 SF

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Round Rock, Texas 78681

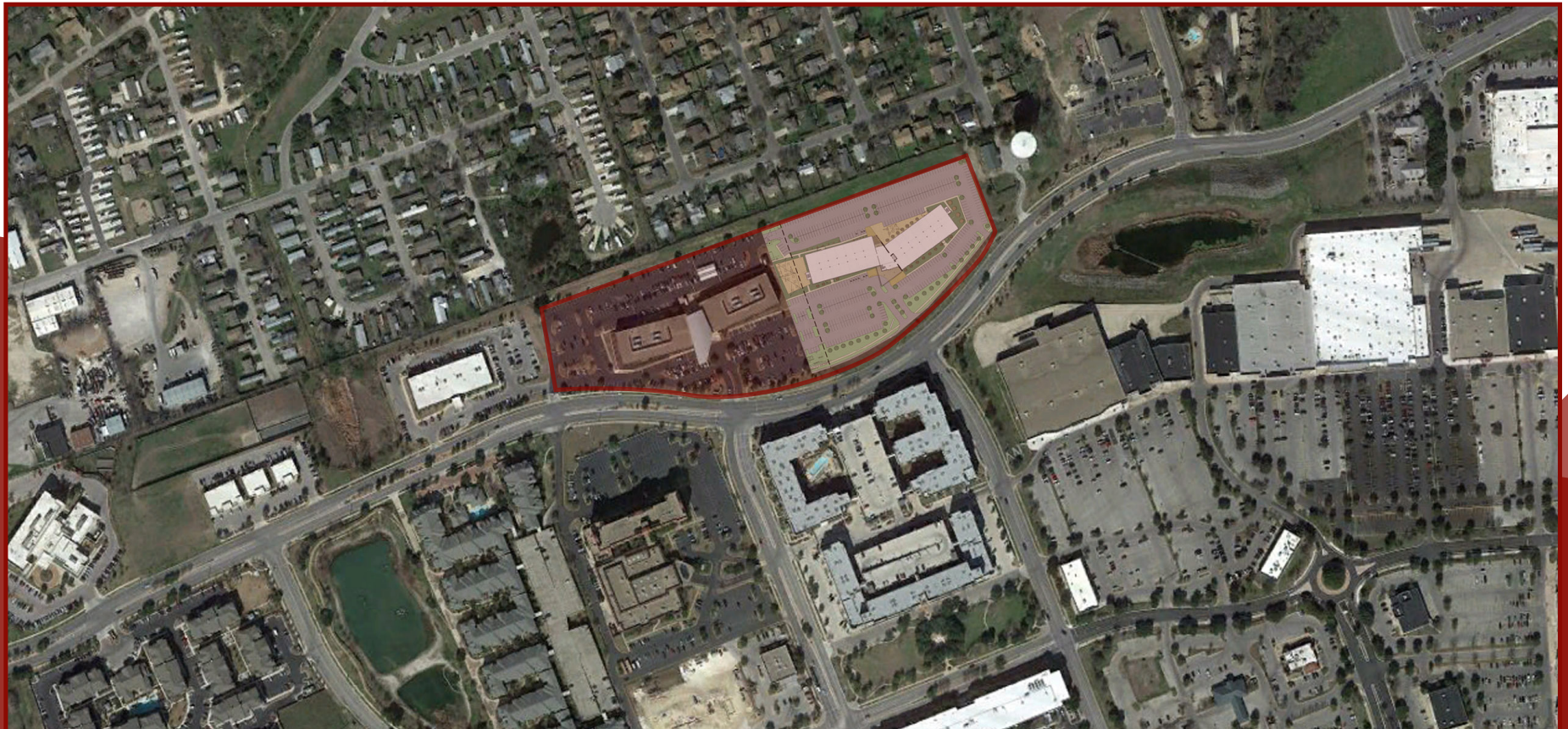


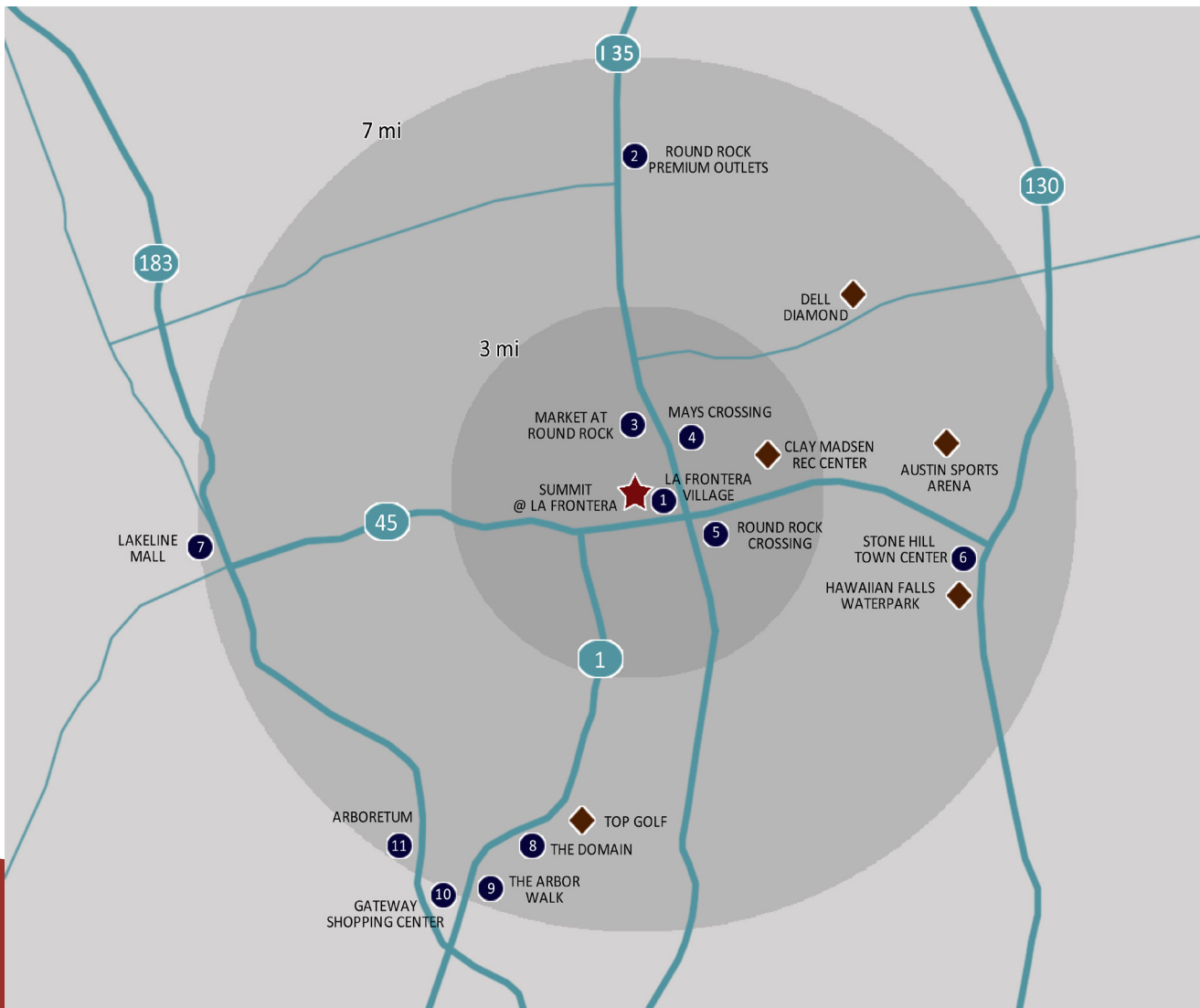
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The Summit @ La Frontera is a 182,000 SF, two building office complex with a 10,000 SF courtyard with collaborative seating areas





LA FRONTERA VILLAGE

Austin Marriott North
La Frontera Square Apartment Homes

Barnes and Noble
World Market
Bed Bath and Beyond
Marshalls
Lowe's
Tokyo Steak House and Sushi Bar
Gold's Gym
Mister Car Wash
Longhorn Steakhouse
Logan's Roadhouse
Hooters
The Egg and I
Olive Garden
Men's Warehouse
Sam's Club

MAYS CROSSING

Plucker's Wing Bar
Big Lots
Allen's Boots
Discount Electronics
Academy Sports + Outdoors

ROUND ROCK CROSSING

Best Buy
Target
Jason's Deli
Third Base Sports Bar

ROUND ROCK PREMIUM OUTLETS

Ann Taylor Factory Store
Chico's
Banana Republic Factory Store
J. Crew
White House Black Market
Fossil
Coach

MARKET AT ROUND ROCK

Sprouts
Corner Bakery
Starbucks
Office Depot
Freddy's
McDonald's

STONE HILL TOWN CENTER

24 Hour Fitness
Cinemark Theatre
Super Target
St. David's Healthcare
Shogun Japanese Grill & Sushi Bar
Ross Dress For Less

GATEWAY SHOPPING CENTER

Nordstrom Rack
Best Buy
Men's Warehouse
Regal Entertainment Group
Panera
REI
The Container Store
Texas Running Company
Sushi Sake
Whole Foods Market
Golfsmith

LAKELINE MALL

Bed Bath & Beyond
Brookstone
Buca di Bepo
Dillard's
JC Penney
Macy's
Rooms To Go
TJ Maxx

THE DOMAIN

Apple Store
Blackfinn Ameripub
California Pizza Kitchen
Gloria's Restaurant
Dillard's
North
Maggiano's Little Italy
iPic Theatre
Neiman Marcus
Sushi Zushi
The Daily Grill
The Westin

THE ARBOR WALK

BJ's Brewhouse
Massage Envy
Mighty Fine
Mimi's Café
Natural Grocers
Marshalls
Potbelly Sandwich Works
Spec's Wine & Spirits
The Home Depot
Tino's Greek Café
Masala Wok
Lupe Tortilla

ARBORETUM

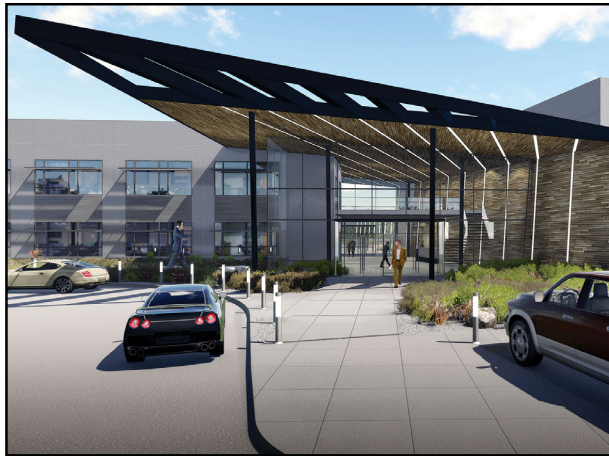
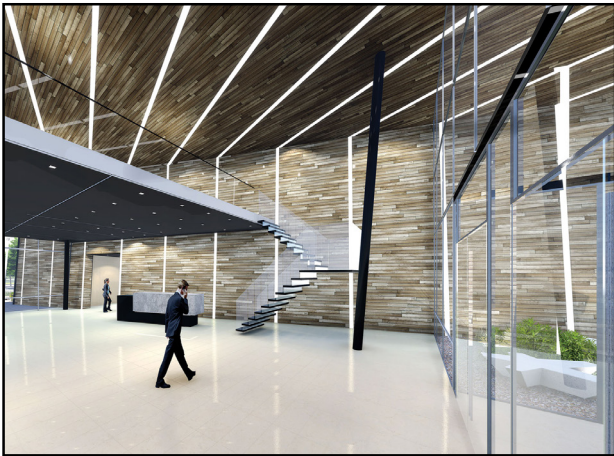
Barnes & Noble
Brio Tuscan Grille
Blue Baker
The Cheesecake Factory
Estancia Churrascaria
Zoe's Kitchen
Eddie V's
Drunk Fish
Renaissance Hotel



COMMUTE TIMES (Minutes, Approx)

Downtown Austin.....	20
North Austin.....	10
South Austin.....	22
Westlake.....	25
Cedar Park.....	11
Leander.....	18
Georgetown.....	15
Pflugerville.....	10
Hutto.....	13
Taylor.....	22

Austin-Bergstrom Int'l Airport.....	29
Arboretum.....	12
The Domain.....	13
University of Texas.....	20
Williamson County Courthouse.....	16
Dell Diamond.....	13
Ikea.....	11
Bass Pro Shop.....	12
Top Golf.....	9
Prime Outlets.....	9



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