



101 E. Old Settlers Boulevard  
Round Rock, TX 78664



**OFFICE SPACE FOR LEASE**

**NEWLY RENOVATED**

Lobby, Restrooms & Corridors

**COMING SOON**

Outdoor Amenity Area







## **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

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**Colton McCasland**  
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## AVAILABILITY

SUITE	SIZE	AVAILABLE
140	999 RSF	Immediately
150	1,047 RSF	Immediately
180	4,801 RSF	Immediately
280	3,407 RSF	Immediately

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## **vibe**<sup>TM</sup>

### 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.

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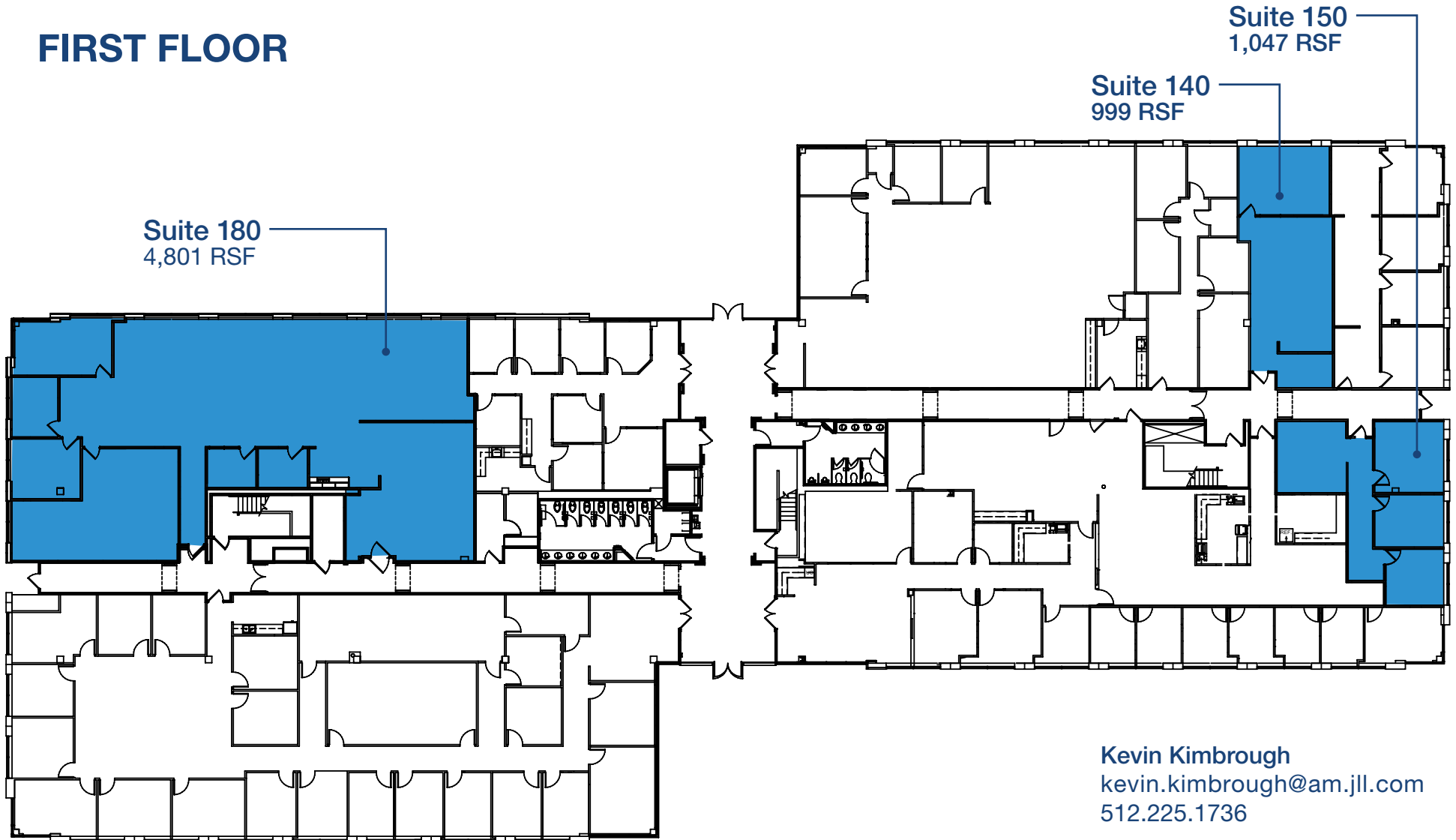
## OUTDOOR AMENITY AREA RENOVATIONS COMING FALL 2019



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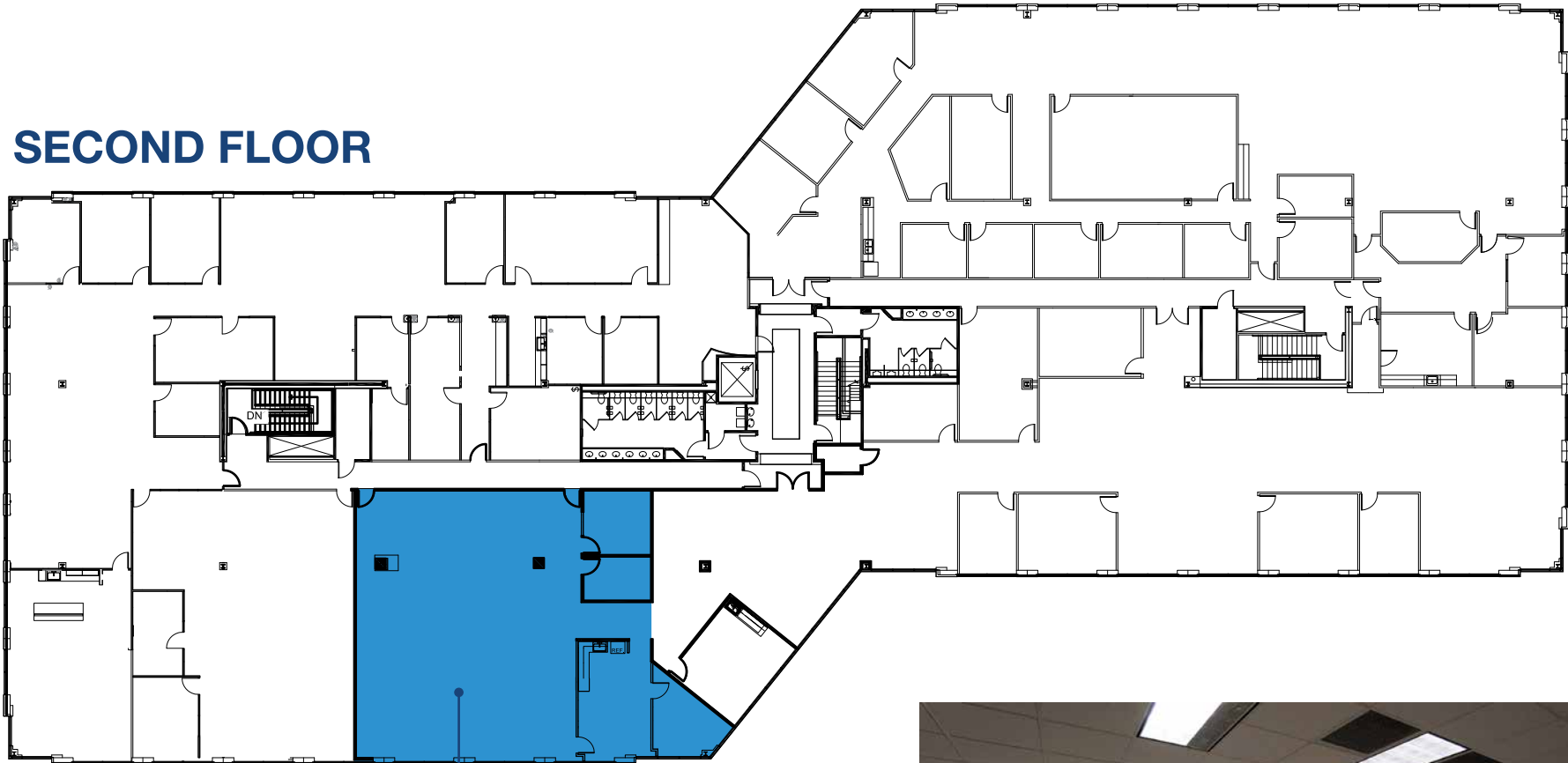
## FIRST FLOOR



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## SECOND FLOOR

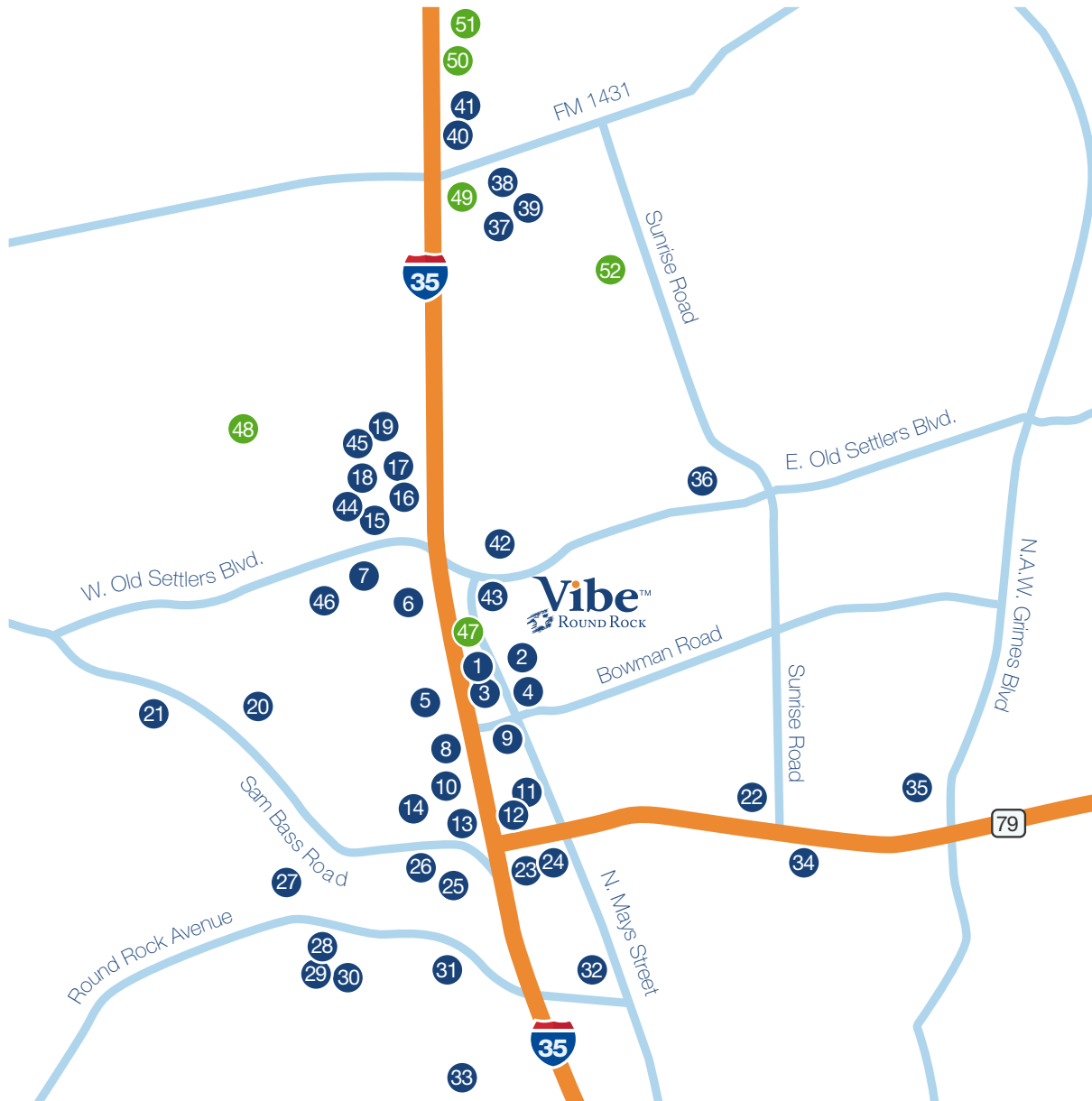


**Suite 280**  
3,407 RSF

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## LOCAL AMENITIES

- |                                |                                 |
|--------------------------------|---------------------------------|
| 1. Kerbey Lane Cafe            | 27. Subway                      |
| 2. Little Mama's               | 28. Niki's Pizza                |
| 3. Fuddruckers                 | 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. Little Red Wagon Hamburgers |
| 9. Sarena's Breakfast & Donuts | 35. Cotton Patch Cafe           |
| 10. Hunan Lion                 | 36. Greenhouse Craft Food       |
| 11. China E Buffet             | 37. Panda Express               |
| 12. KFC                        | 38. Steak N' Shake              |
| 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. Mellow Mushroom            | 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. Studio Kitchen             | 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        |

● Restaurant

● Shopping & Entertainment





## LOCATION

101 E. Old Settlers Boulevard  
Round Rock, TX 78664

Located on the Southeast corner of East Old Settlers & North Mays Street, one block away from Interstate 35.

## DISTANCE FROM...

Round Rock Outlets ..... 2 miles  
SH - 45..... 4 miles  
MoPac.....5.5 miles  
Georgetown ..... 7 miles

Lakeline Mall..... 12 miles  
The Domain ..... 12 miles  
Downtown Austin ..... 20 miles  
ABIA ..... 25 miles

# Vibe™

ROUND ROCK

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