



LAVACA PLAZA | 504 LAVACA STREET | AUSTIN, TEXAS 78701

FOR MORE
INFORMATION
PLEASE CONTACT:

MATT LEVIN, SIOR
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JASON STEINBERG, SIOR
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LEASING BY:





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PICTURES



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PROPERTY INFORMATION

AVAILABILITY

SUITE 1005*

6,856 RSF (AVAILABLE 9/1/21)

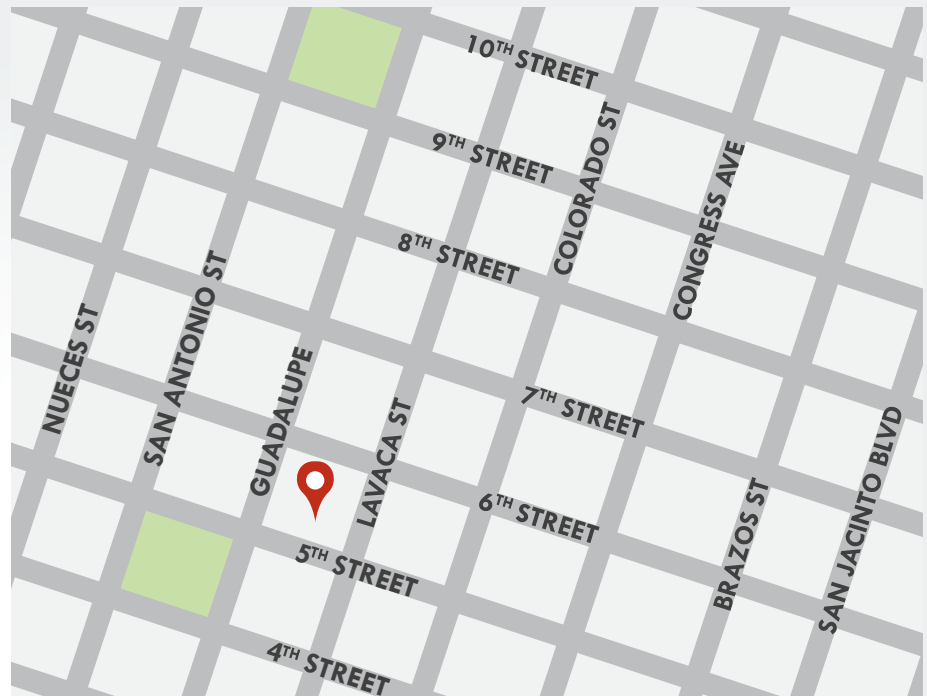
SUITE 1008*

1,114 RSF (AVAILABLE 10/1/21)

SUITE 1010*

1,169 RSF

*CONTIGUOUS UP TO 9,139 RSF



PROPERTY DESCRIPTION

Lavaca Plaza, located at 504 Lavaca, is a Class A office building with LEED Gold Certification located in the heart of the Central Business District. Lavaca Plaza has an unparalleled parking ratio of 4.0 per 1,000 SF, recently remodeled common areas, on-site property management, new Class A improvements, and is walking distance to dozens of restaurants, retail, and attractions. Located across from Republic Park and near Lady Bird Lake and the Hike and Bike Trail, Lavaca Plaza offers a great lease opportunity for professional and creative users.

FEATURES

LOCATION

Near Austin's 4th Street and 6th Street Entertainment Districts

Walking Distance to Lady Bird Lake, Hike and Bike Trail and Dozens of Retail and Restaurant Locations

Excellent Ingress/Egress to and from the CBD with Direct Access to 5th Street, 6th Street, Guadalupe and Lavaca Street

Adjacent to Republic Park

Only a Few Blocks From Austin City Hall, Congress Ave, 2nd Street Retail and the Federal Courthouse

BUILDING

4+ per 1,000 RSF, Structured Parking

LEED Gold Certification

Class A Improvements Recently Completed

Common Conference Room

Fitness Facility and Showers with Towel Service

The Hideout Coffee Bar in Building Lobby

Secure Bike Storage Room with Tools

Sky Lounge with Break-Out Areas & Wi-Fi

Sky Bridge Connecting to Banking & The Headliners Club

Great Views of Downtown and the Texas Hill Country



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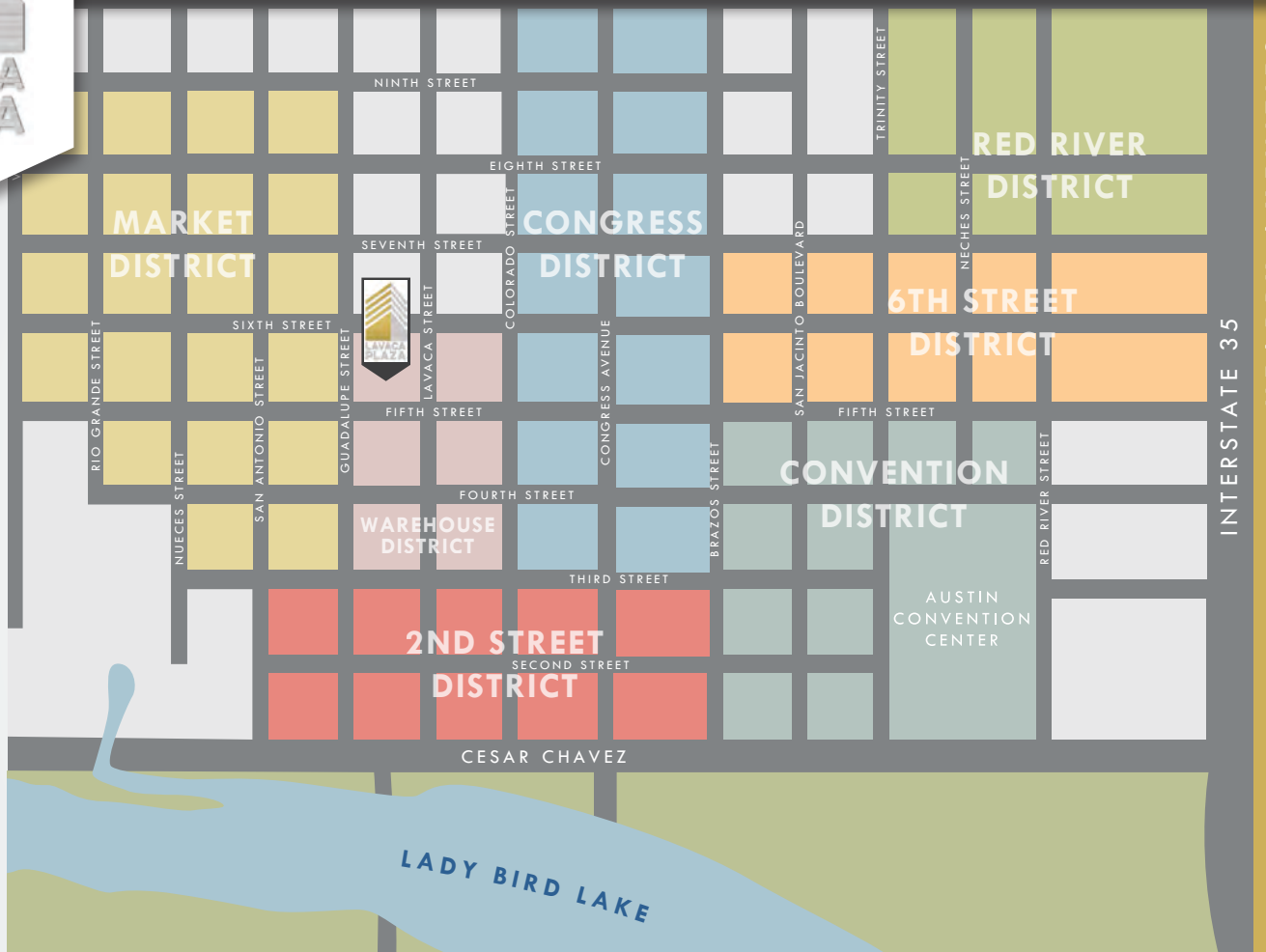




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DOWNTOWN
AUSTIN
AMENITIES



2ND STREET DISTRICT

- Ill Forks
- Austin City Limits
- Bob's Chophouse
- Austin Java
- City Hall & Public Plaza
- Jo's Coffee
- Lambert's
- Violet Crown Cinema
- W Hotel

CONVENTION DISTRICT

- Courtyard Austin Downtown
- Max's Wine Dive
- Cafe Crepe
- Fleming's Steakhouse
- Fogo de Chao
- Hilton Austin
- Pirhana Sushi
- Moonshine
- P.F. Chang's
- Blenders & Bowls
- Gus's Fried Chicken

CONGRESS DISTRICT

- 1886 Cafe
- Athenian Grill
- Driskoll Hotel
- Extended Stay America
- Four Seasons
- The Hideout
- Quattro Gatti
- JW Marriott
- Juiceland
- Townsend
- Paramount Theatre
- Roaring Fork
- Stephen F. Austin Hotel
- Swift's Attic
- Annie's

RED RIVER DISTRICT

- Brick Oven
- Mohawk
- Sidewinder
- Cheer Up Charlie's
- Stubb's BBQ

6TH STREET DISTRICT

- Ancho's
- BD Riley's
- Voo Doo Doughnuts
- Esther's Follies
- Chez Nous
- Eddie V's
- Alamo Drafthouse
- Daruma
- Iron Cactus
- Easy Tiger
- Westin Hotel
- The Good Life Barber
- Parkside
- Buffalo Billiards
- Backspace

MARKET DISTRICT

- Hut's Hamburgers
- Ranch 616
- The Grove
- Sophia's
- Walton's Fancy & Staple

WAREHOUSE DISTRICT

- Peche
- Lonesome Dove
- Belmont
- Searsucker
- Fado's Irish Pub
- Halcyon Coffee
- Italic
- Turf N' Surf
- Maiko Sushi
- Frank's
- Ruth's Chris
- Sullivan's Steakhouse
- Truluck's

ADDITIONAL

- Auditorium Shores
- Governor's Mansion
- Hike & Bike Trail
- Lady Bird Lake
- Texas State Capitol

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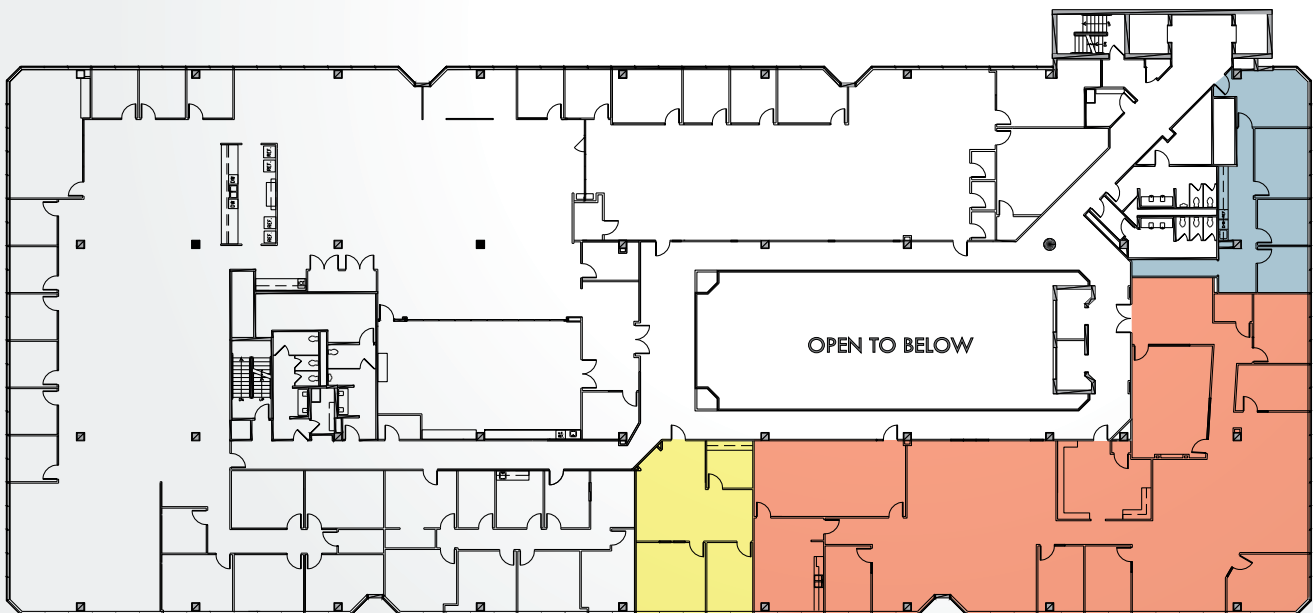
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FLOOR PLANS

LEVEL TEN **10**

SUITE 1010 | 1,169 RSF*



SUITE 1005 | 1,114 RSF*

Available 9/1/21

SUITE 1008 | 6,856 RSF*

Available 10/1/21

*CONTIGUOUS UP TO 9,139 RSF

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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.

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 interest 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.

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.

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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date