SUMMIT II

The Summit II @ La Frontera
710 HESTERS CROSSING ROAD | ROUND ROCK, TEXAS

82,000 SF CLASS A OFFICE SPACE

OWNED BY

MARK IV CAPITAL
PROPERTY DESCRIPTION

82,000 SF Class A Office Building

HIGHLIGHTS

- Large floor plates (40,000 SF Floors)
- Professional on-site management
- Access to major thoroughfares (IH-35, SH-45, Loop 1)
- Class A finishes and world class amenities
- High parking ratio of 5.0:1,000 RSF
- Generous tenant improvement allowances

LOCATION

710 Hesters Crossing in Round Rock, Texas
Located at the intersection of Hesters Crossing Road and La Frontera Boulevard, less than 0.5 mi from SH 45

LEASE RATE

$19.00/RSF + NNN
**Access Map & Drive Times**

**Commute Times** (Minutes, Approximate)
- Downtown Austin: 20
- North Austin: 10
- South Austin: 22
- Westlake: 25
- Cedar Park: 11
- Leander: 18
- Georgetown: 15
- Pflugerville: 10
- Hutto: 13
- Taylor: 22

**Over 2.2 million SF of retail and restaurants within 2 miles of Summit @ La Frontera**

**Drive Times** (Minutes, Approximate)
- Austin-Bergstrom Int'l Airport: 29
- Arboretum: 12
- The Domain: 13
- University of Texas: 20
- Hawaiian Falls Waterpark: 8
- Williamson County Courthouse: 16
- Dell Diamond: 13
- Ikea: 11
- Bass Pro Shop: 12
- Top Golf: 9
- Circuit of The Americas: 28
- Prime Outlets: 9
**2. ROUND ROCK PREMIUM OUTLETS**
- Ann Taylor Factory Store
- Chico's
- Banana Republic Factory Store
- J. Crew
- White House Black Market
- Fossil
- Coach

**3. MARKET AT ROUND ROCK**
- Sprouts
- Corner Bakery
- Starbucks
- Office Depot
- Freddy’s

**4. MAYS CROSSING**
- Plucker’s Wing Bar
- Big Lots
- Allen’s Boots
- Discount Electronics
- Academy Sports + Outdoors

**5. ROUND ROCK CROSSING**
- Best Buy
- Target
- Jason’s Deli
- Third Base Sports Bar

**6. STONE HILL TOWN CENTER**
- 24 Hour Fitness
- Cinemark Theatre
- Super Target
- St. David’s Healthcare
- Shogun Japanese Grill & Sushi Bar
- Ross Dress For Less

**7. LAKELINE MALL**
- Bed Bath & Beyond
- Brookstone
- Buea di Bepo
- Dillard’s
- JC Penney
- Macy’s
- Rooms To Go
- TJ Maxx

**8. THE DOMAIN**
- Apple Store
- Blackfinn Ameripub
- California Pizza Kitchen
- Gloria’s Restaurant
- Dillard’s North
- Maggiano’s Little Italy
- iPic Theatre
- Neiman Marcus
- Sushi Sushi
- The Daily Grill
- The Westin

**9. THE ARBOR WALK**
- BJ’s Brewhouse
- Massage Envy
- Mighty Fine
- Mimi’s Café
- Natural Grocers
- Marshalls
- Porthole Sandwich Works
- Spec’s Wine & Spirits
- The Home Depot
- Tino’s Greek Café
- Masala Wok
- Lupe Tortilla

**10. 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

**11. ARBORETUM**
- Barnes & Noble
- Brio Tuscan Grille
- Blue Baker
- The Cheesecake Factory
- Estancia Churrascaria
- Zoe’s Kitchen
- Edgie V’s
- Drunk Fish
- Renaissance Hotel

**1. LA FRONTERA VILLAGE**
- Austin Marriott North
- La Frontera Square Apartment Homes

866,000 SF OF RETAIL:
- Barnes and Noble
- World Market
- Bed Bath and Beyond
- Marshalls
- Lowes
- 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
For more information regarding **Summit II @ La Frontera**, please contact:

Robert Shore  
512.814.1812  
Robert@donquick.com

Darren Quick  
512.814.1818  
Darren@donquick.com