

Office For Lease

504 Lavaca St | Austin, TX | 78701

Project By:

RIVERSIDE

Leasing By:

ECR

504
LAVACA

Fifth and Lavaca, reimagined.

Riverside recently acquired 504 Lavaca, an eleven-story, LEED Gold Certified office building in the center of Downtown Austin, and is investing in a complete reimagining of the property with Michael Hsu Office of Architecture.

Move-in-ready suites are available today on terms from six months, with furniture in select suites.



- Flexible lease terms from 6 months
- Furniture available
- Conference room
- Secure bicycle parking
- Fitness and showers
- Sky lounge
- 4 per 1,000 RSF parking ratio



SHORT-TERM LEASES AVAILABLE

$45 FULL SERVICE

6-month MINIMUM TERM





Move in now, on your terms.

While the redesign takes shape, move-in-ready suites are available on short terms, with furniture available in select suites.

LEVEL ONE

SUITE 100: 1,329 RSF — OFFICE/RETAIL

LEVEL EIGHT — CONTIGUOUS UP TO 24,976 RSF

SUITE 800: 16,147 RSF — (AVAILABLE 1/1/28)
SUITE 840: 6,001 RSF
SUITE 845: 2,828 RSF

LEVEL NINE — CONTIGUOUS UP TO 30,141 RSF

SUITE 900: 5,143 RSF — (AVAILABLE 6/1/27)
SUITE 905: 1,571 RSF — (AVAILABLE 1/1/28)
SUITE 930: 15,556 RSF — (AVAILABLE 1/1/28)
SUITE 940: 3,214 RSF — (AVAILABLE 4/1/27)
SUITE 960: 4,657 RSF — (AVAILABLE 1/1/28)

LEVEL TEN — CONTIGUOUS UP TO 30,450 RSF

SUITE 1000: 19,322 RSF — (AVAILABLE 6/1/27)
SUITE 1010: 11,128 RSF — (AVAILABLE 1/1/28)

LEVEL ELEVEN — CONTIGUOUS UP TO 29,988 RSF

SUITE 1100: 8,112 RSF
SUITE 1160: 21,876 RSF

Downtown from above.

A corner address at Fifth and Lavaca, two blocks west of Congress Avenue in the center of downtown Austin.

The Capitol sits to the north and Lady Bird Lake to the south, with Republic Square and the 2nd Street District a few minutes away on foot.

1. REPUBLIC SQUARE
2. SEAHOLM DISTRICT
3. LADY BIRD LAKE
4. AUDITORIUM SHORES
5. 2ND STREET DISTRICT
6. CONVENTION CENTER
7. RAINEY STREET
8. IH-35
9. 6TH STREET DISTRICT
10. CONGRESS AVENUE
11. TEXAS CAPITOL



504 LAVACA

Downtown at street level.

Coffee, lunch, client dinners and a drink after work, all within a short walk of the lobby. Republic Square's lawn and shade trees sit on the opposite corner, and the 2nd Street District is a few blocks south.



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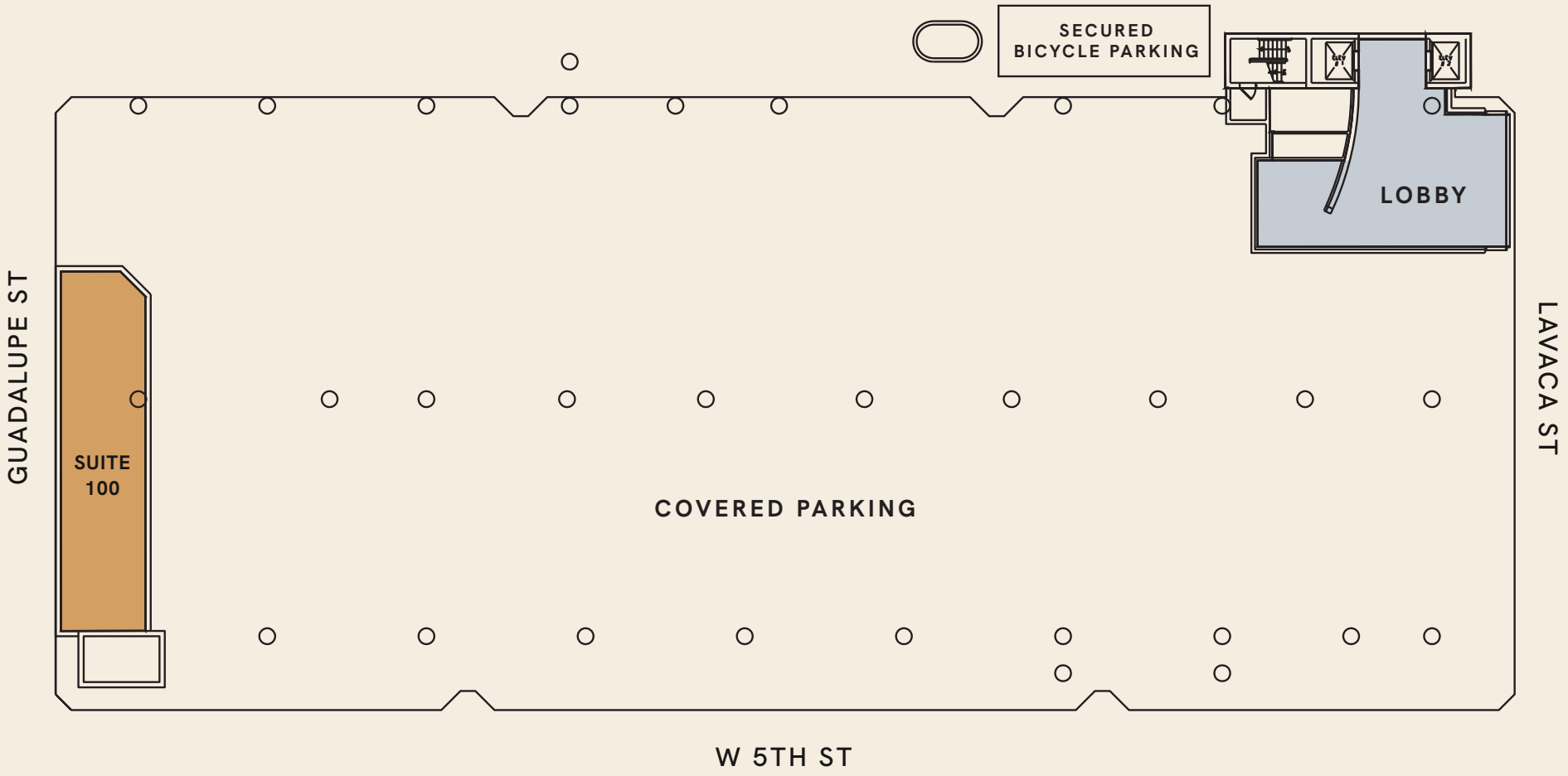
Level One

SUITE 100: 1,329 RSF



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Level Eight

CONTIGUOUS UP TO
24,976 RSF

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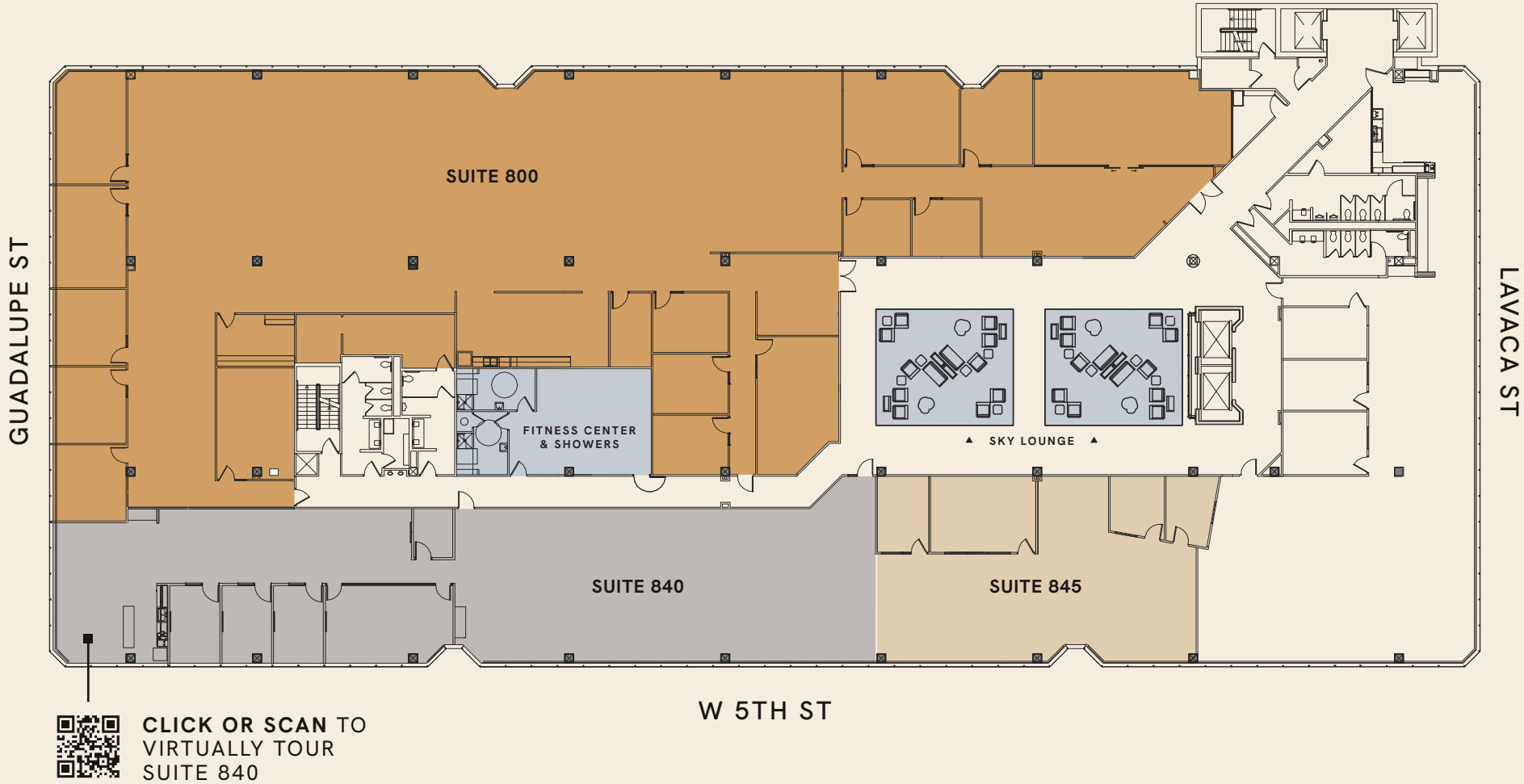
- **SUITE 840:** 6,001 RSF
- **SUITE 845:** 2,828 RSF



CLICK OR SCAN TO VIRTUALLY TOUR SUITE 840

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Level Nine

FULL FLOOR AVAILABLE

30,141 RSF

- **SUITE 900:** 5,143 RSF
- **SUITE 905:** 1,571 RSF
- **SUITE 930:** 15,556 RSF
- **SUITE 940:** 3,214 RSF
- **SUITE 960:** 4,657 RSF
- BUILDING CONFERENCE ROOM



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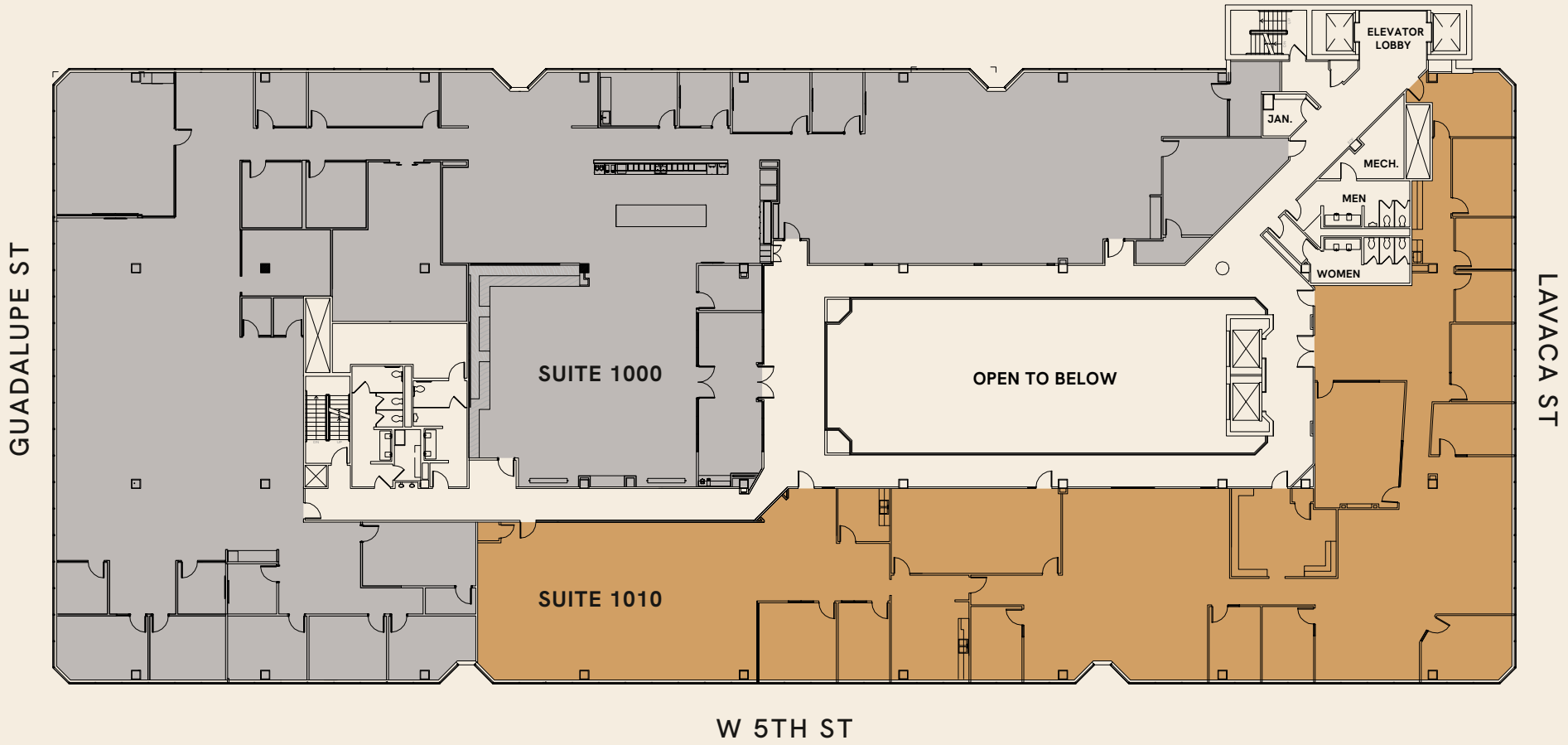

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Level Eleven

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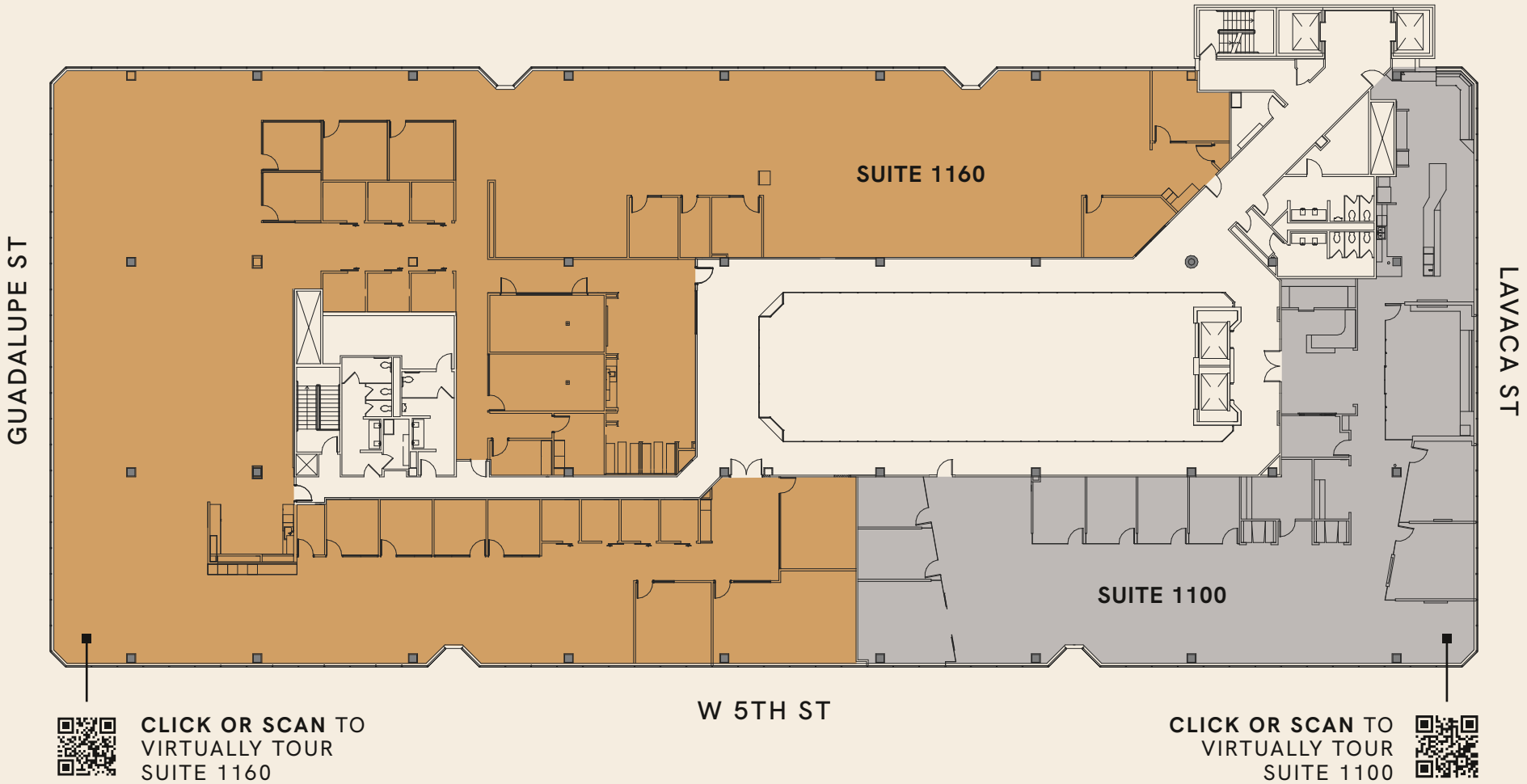

CLICK OR SCAN TO VIRTUALLY TOUR SUITE 1160

CLICK OR SCAN TO VIRTUALLY TOUR SUITE 1100

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EQUAL HOUSING OPPORTUNITY

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.

Equitable Commercial Realty	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____