

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.

Up to 120,614 RSF of contiguous space across floors 8 through 11 will be available to a single user in early 2028. Tenants who move in now can grow into the renovated floors as they deliver.



- Furniture available
- Conference room
- Secure bicycle parking
- Fitness and showers
- Sky lounge
- 4 per 1,000 RSF parking ratio
- Building and monument signage

504
LAVACA

FULL BUILDING
RENOVATION
PLANNED BY

Michael Hsu
Office Of Architecture

Inspired finishes.

The visioning for 504 Lavaca draws on warm wood paneling, sculptural curves, curated art and soft, filtered light, so the common areas feel closer to a hospitality lobby than an office corridor.

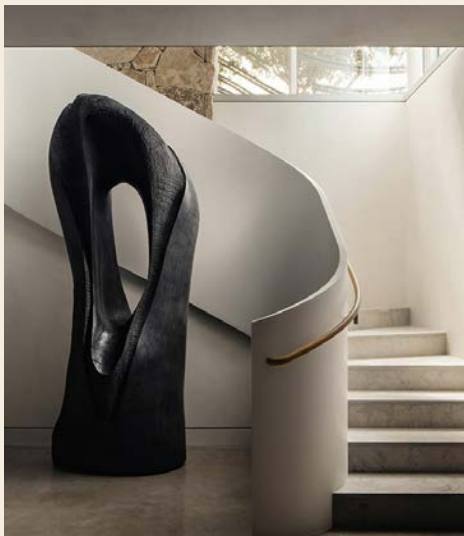
Plans and renderings from Michael Hsu Office of Architecture will be shared as they are completed.











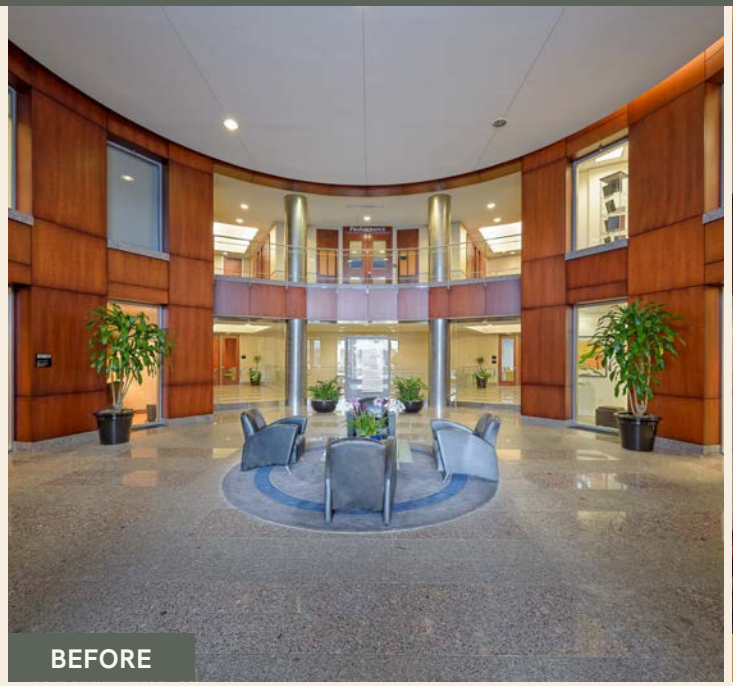
504 LAVACA

Riverside, before and after.

Riverside has repositioned office buildings across Austin, turning dated lobbies and common areas into spaces tenants are proud to bring clients through. These four projects show what that looks like in practice, and what is coming to 504 Lavaca with Michael Hsu Office of Architecture.

The Barton

The two-story rotunda went from a corporate lobby to a hospitality lounge. The curved mezzanine was wrapped in deep-red slats, a café counter and seating groups filled the floor, and a sculptural chandelier now anchors the room.





7600 Burnet

The twin-stair atrium kept its structure and changed everything else: new flooring, stairs and railings finished in white, a two-story library wall on the landing, and plantings in place of the old carpet and art. The building also added a conference center, fitness and showers, and an on-site restaurant.





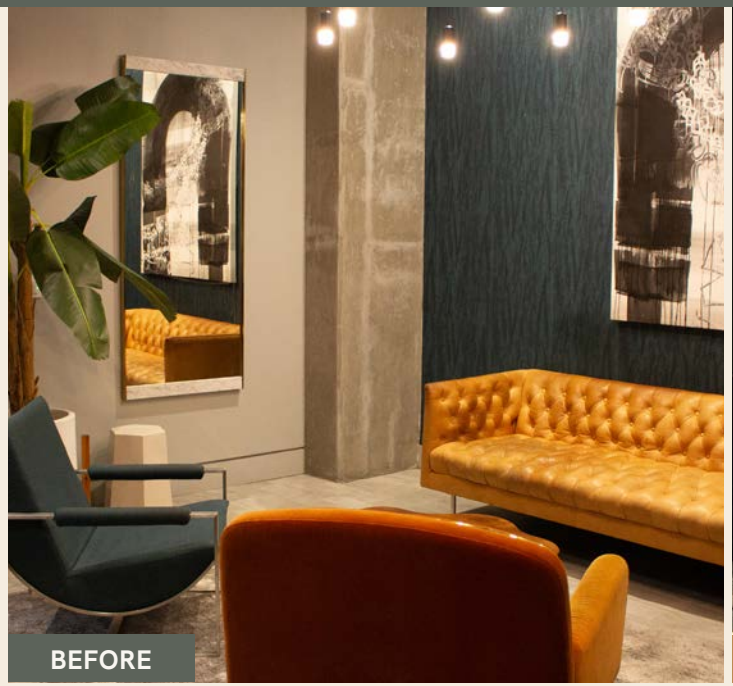
504 LAVACA

From dated to destination.

Two more Riverside repositionings, in Mueller and Northwest Austin. In each, the structure stayed and the experience changed: better light, warmer materials, furniture you would choose for your own home, and ground floors that give tenants a reason to linger.

The Diamond Building

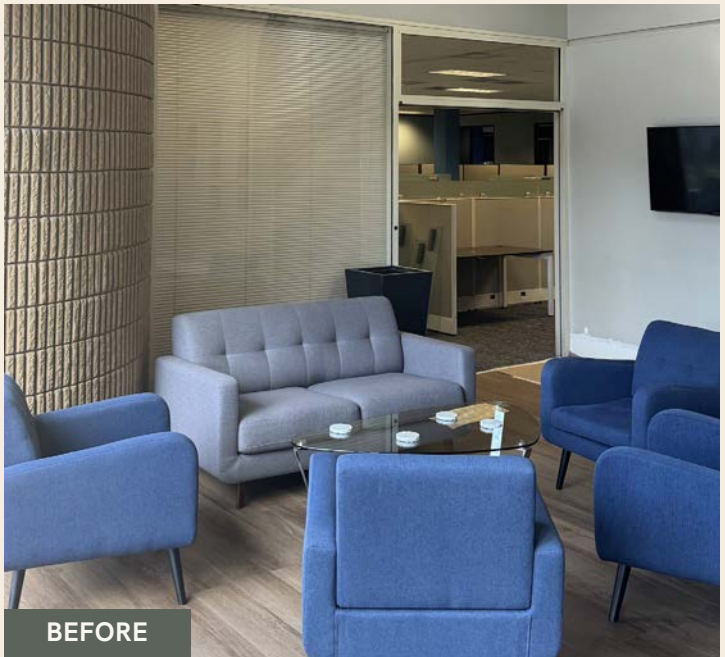
A 2017 building got a warmer, more residential lobby. Bright leather and velvet seating against patterned wall covering gave way to deep green walls, a walnut credenza, dark wood and leather armchairs and a floor lamp, with the original concrete columns left exposed. Textured art and lower light finish the room.


BEFORE


AFTER

Stonelake I-V

A tall, plain lobby with a reception desk and a flat-screen became a sunlit sitting room. The original curved brick column stayed, now framed by white paneled walls, new lighting, leather and wood furniture and a painted landscape mural at the stair.


BEFORE



AFTER



Move in now, expand after the renovation.

Suites are available now. Full floors of roughly 30,000 RSF deliver in early 2028, so you can grow into the building.

LEVEL EIGHT

30,035 RSF

LEVEL NINE

30,141 RSF

LEVEL TEN

30,450 RSF

LEVEL ELEVEN

29,988 RSF

TOTAL OF 120,614 SF



120,000
SQUARE FEET

Full building opportunity.

504 Lavaca offers something Downtown Austin rarely does: an entire office building for a single tenant. Four contiguous floors of roughly 30,000 SF each sit above in-building parking, delivering in early 2028 alongside a full common-area redesign by Michael Hsu Office of Architecture.

Looking for a headquarters that carries your name? Lease the building, put your brand in the heart of Downtown Austin. This is a unique opportunity to own a downtown address outright, without building one.

- Naming rights: put your company's name on a downtown address
- Building signage facing East, West and South
- Secured building: Your company can maintain a high-security environment
- Highest parking ratio Downtown: 4 per 1,000 SF parking ratio (floors 2-7)
- Westside location: Located west of Congress Ave with convenient access to all of the best amenities
- Full common-area redesign by Michael Hsu Office of Architecture
- Skybridge access to Procore Tower (Headliners Club and other offerings)

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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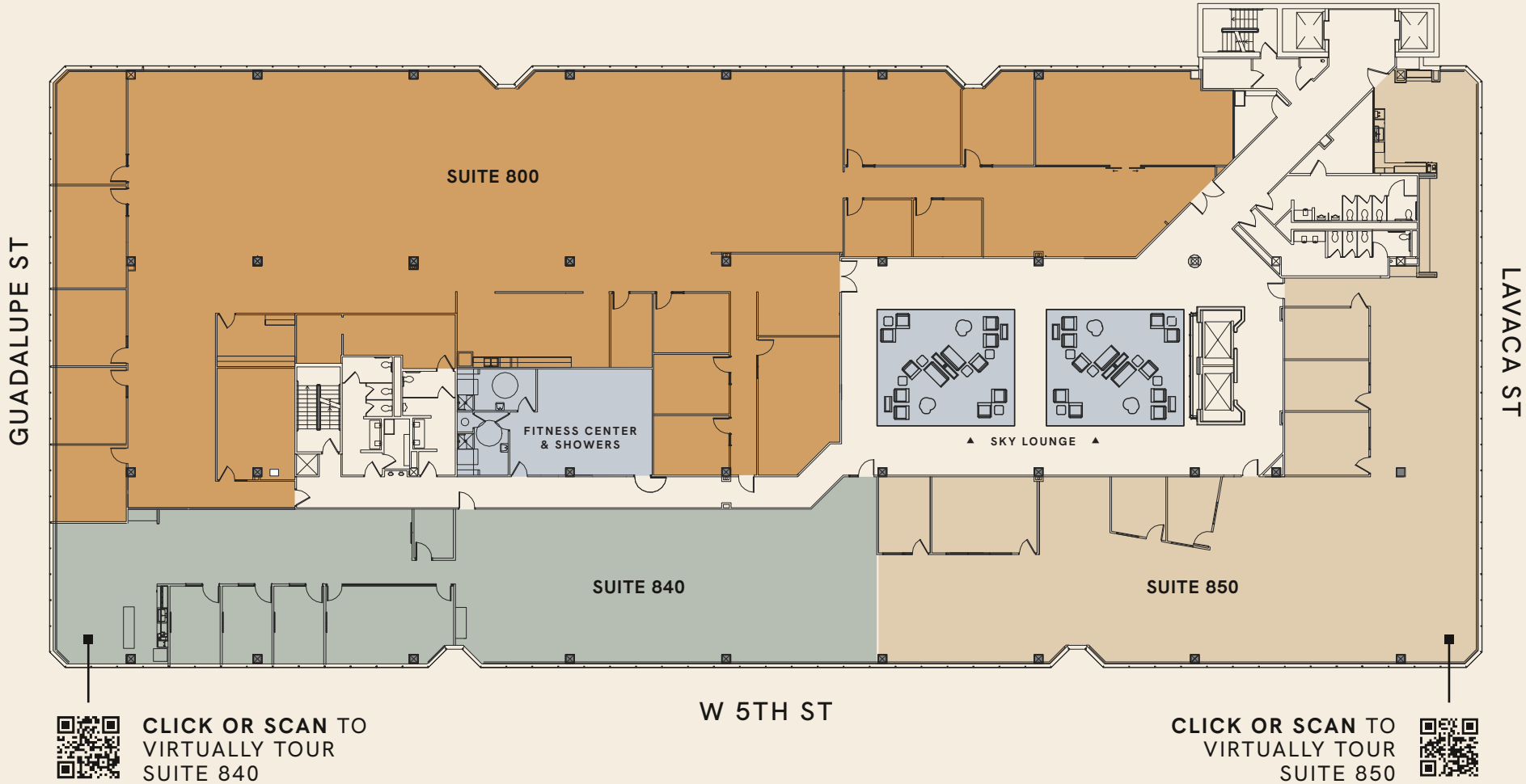
Level Eight

FULL FLOOR AVAILABLE

30,035 RSF

- **SUITE 800:** 16,147 RSF
- **SUITE 840:** 6,001 RSF
- **SUITE 850:** 7,887 RSF



CLICK OR SCAN TO VIRTUALLY TOUR SUITE 840

CLICK OR SCAN TO VIRTUALLY TOUR SUITE 850

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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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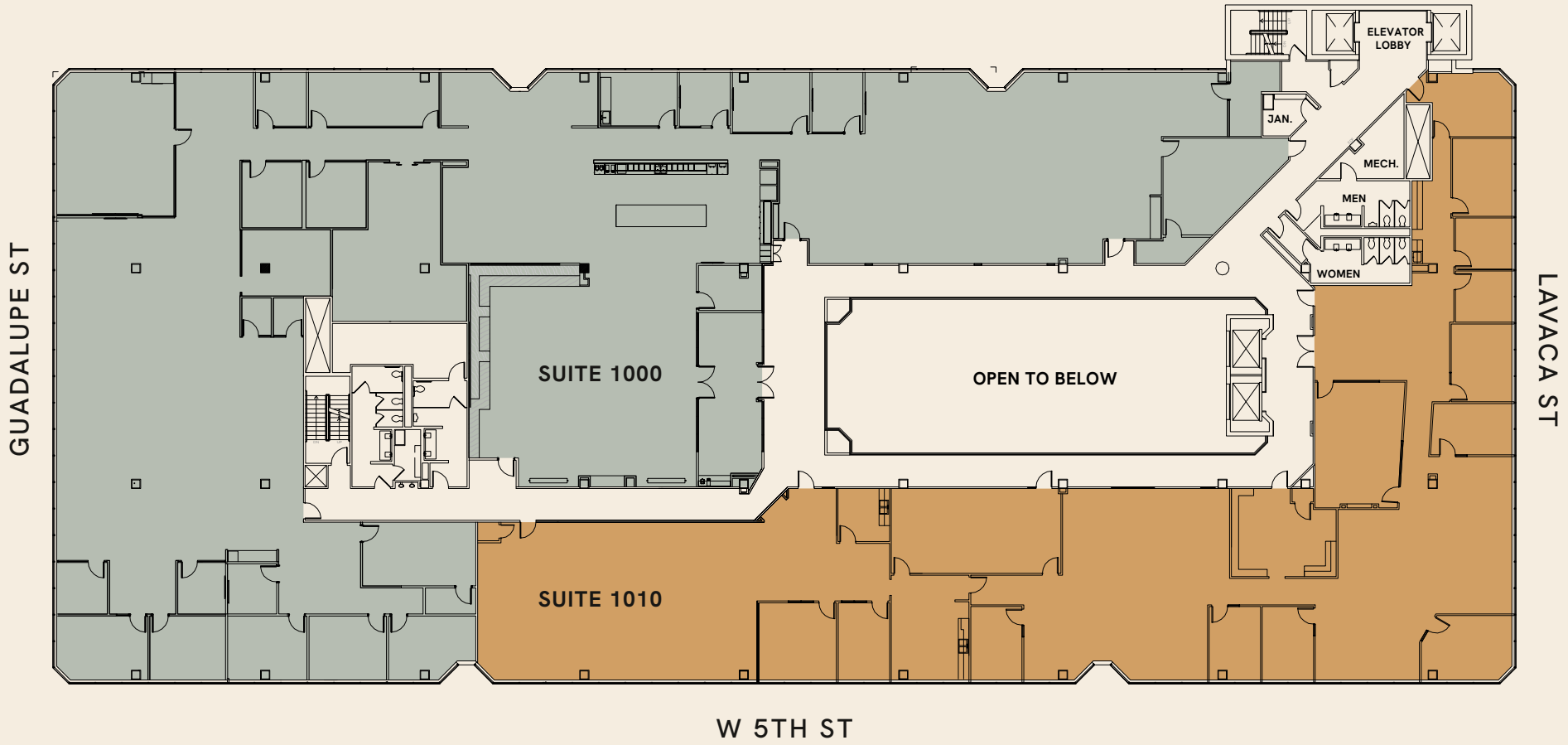
Level Ten

FULL FLOOR AVAILABLE

30,450 RSF

SUITE 1000: 19,322 RSF
SUITE 1010: 11,128 RSF



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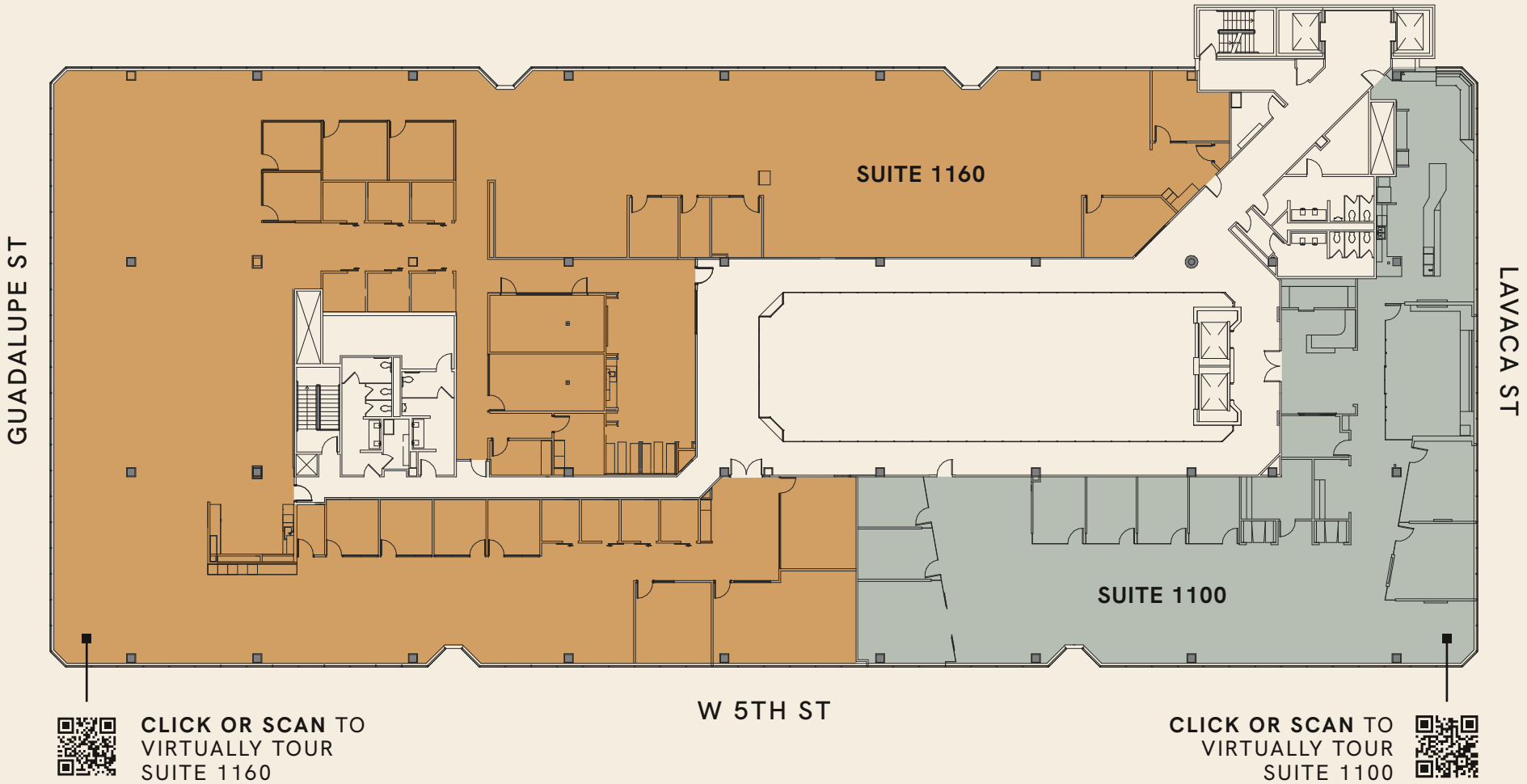
Level Eleven

FULL FLOOR AVAILABLE

29,988 RSF

SUITE 1100: 8,112 RSF

SUITE 1160: 21,876 RSF



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

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