

Meridian Plaza

1601 Rio Grande St



Meridian Plaza



56,960 SF | Class A | Office Building

OVERVIEW

- 5 Story Office with Scenic Views
- Attached, Structured Parking Garage (3.4 per 1,000 RSF leased)
- NEC of 16th St and Rio Grande St

FEATURES

- Superior Driving and Pedestrian Access via Rio Grande and 15th St (Enfield)
- ENERGY STAR Certified Building
- Located in Northwest Downtown Austin
- Five-Minute Drive to Tarrytown, Pemberton Heights and Clarksville
- Close Proximity to the State Capitol, Travis County Courthouse and University of Texas
- Walkable Retail, Amenities, and Restaurants

FERNANDO URRUTIA
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TYLER DENTON
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Meridian Plaza



Suite 315



Suite 400

56,960 SF | Class A | Office Building

AVAILABILITIES

Suite 300 - 6,614 SF - Available 8/31/2026

Suite 331* - 3,063 SF - Available Immediately

Suite 410* - 3,485 SF - Available Immediately

[360° Virtual Tour](#)

Suite 415 - 2,443 SF - Available 9/30/2026

**Suite includes furniture*

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Amenities



Tenant Lounge



Fitness Center

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Availability

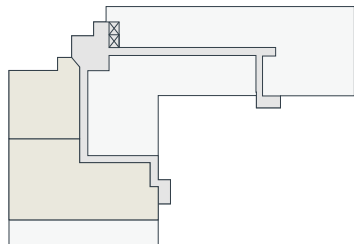
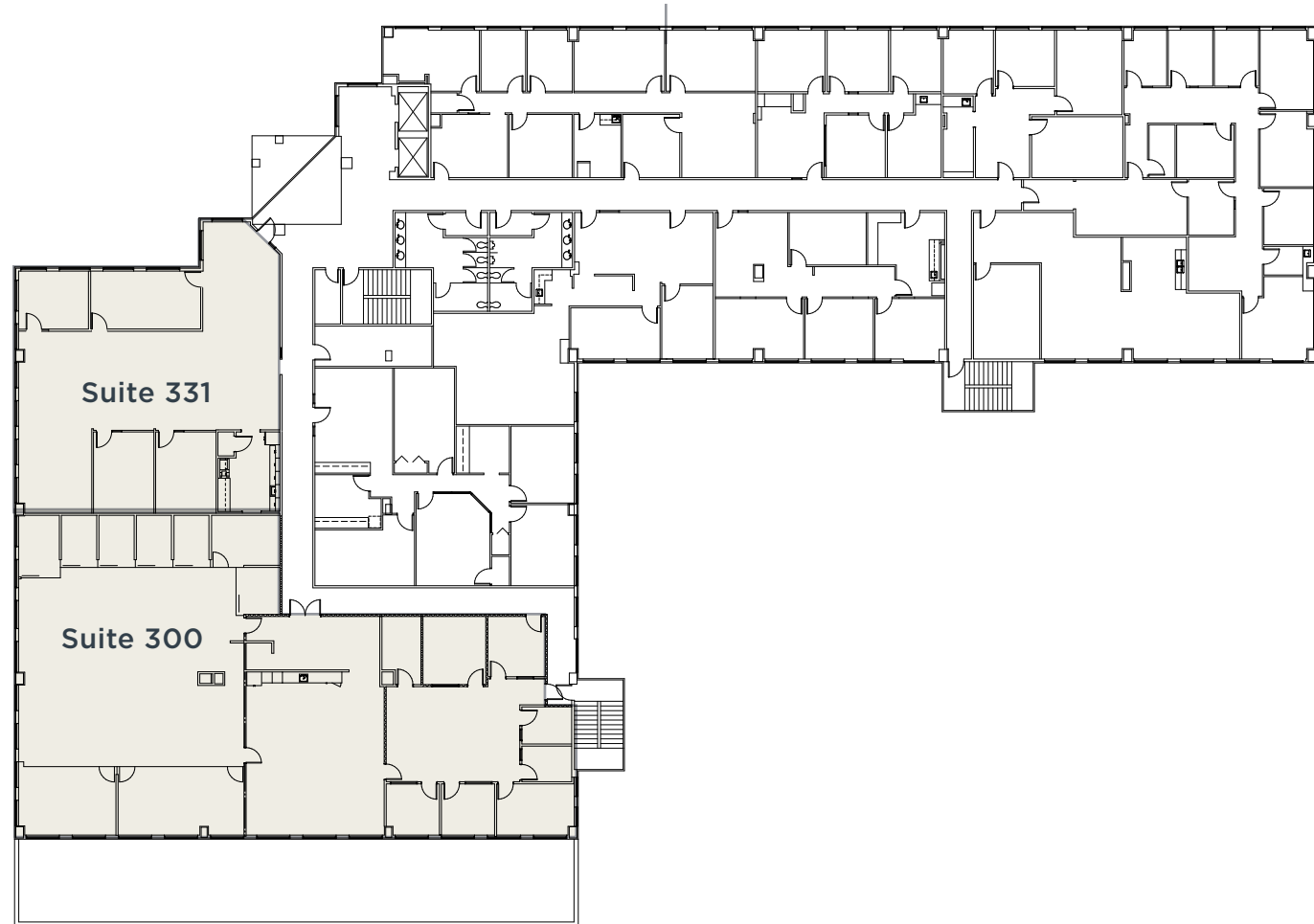
Third Floor

Suite 300 6,614 SF** Available 8/31/26

Suite 331* 3,063 SF** Available Immediately

*Furniture included

**Contiguous to 9,677 SF



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Availability

Fourth Floor

Suite 410* 3,485 SF

Available Immediately

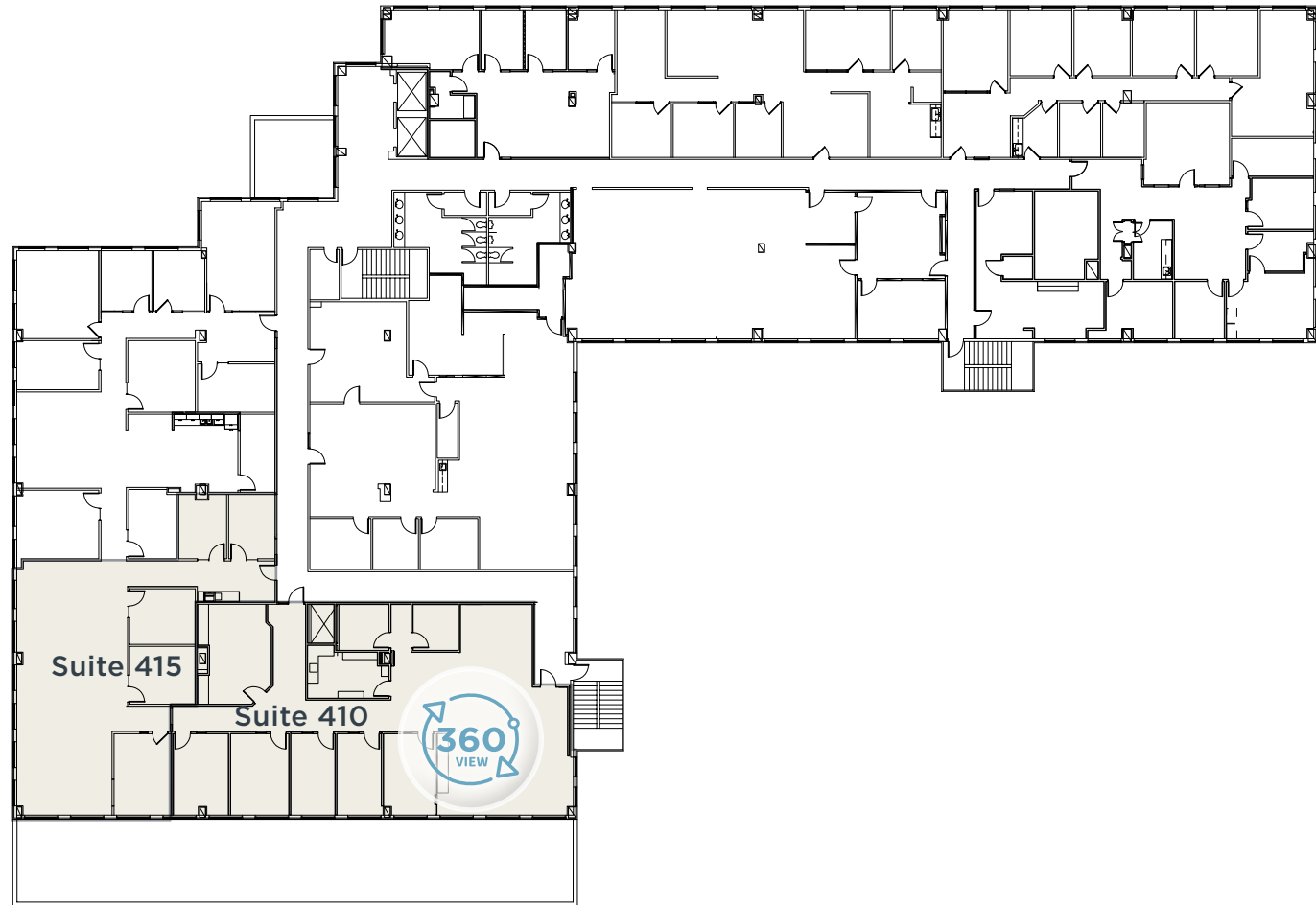
[360° Virtual Tour](#)

Suite 415 2,443 SF

Available 9/30/2026

*Suite includes furniture

**Contiguous to 5,928 SF



Furniture is for illustrative purposes only.

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Meridian Plaza

Location



10+
Hotels

12+
Residential

40+
Restaurants

Hotels

AT&T Hotel & Conference Center
Hotel Ella
Hampton Inn & Suites

Hilton Garden Inn
DoubleTree
AC Hotel

Residential

Penthouse Apartments
Tradition on Rio
Lantana
Crest at Pearl

The Shoal
The Quarters
Rio House Apartments

Food & Drinks

Sweetgreen
Acre 41
Veracruz
Arturo's
Chick-fil-A
Thundercloud Subs
Texas Chili Parlor
The Carillon
Olamaie
Clay Pit
Sushi Junai
Goodall's Kitchen

Keso's Tacos
CAVA
P. Terry's
Raising Cane's
Jimmy John's
Burger Bar
Idlewild Coffee
Sweetwaters Coffee & Tea
Scholz Garten
Pluckers
Zalat Pizza

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Meridian Plaza

Location



- Located in Downtown Austin within close proximity to the State Capitol, Travis County Courthouse and the University of Texas.
- Highly visible location at the Northeast corner of 16th St and Rio Grande St with excellent driving and pedestrian access.
- North Lamar Boulevard, Mopac Expressway, 15th St, MLK Boulevard and Interstate 35 are all easily accessible.
- Multiple restaurants and bars nearby such as Ranch 616, Thunder Cloud Subs, Starbucks, El Mercado, Rattle Inn, Tiff's Treats, Jimmy John's, Schlotzsky's, Chick-fil-a, Perry's Steakhouse, Clay Pit and many more.

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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.

11-2-2015



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 interests 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 state 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	