

7500 Rialto Blvd | Austin, Texas 78745

RIALTO

I&II



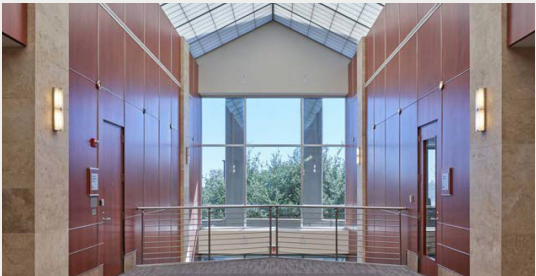


PREMIER SPACE PREMIER PLACE

Rialto offers businesses a rare opportunity to establish themselves in one of Southwest Austin's premier submarkets. Featuring Class A space surrounded by panoramic Hill Country views and adjacency to Lantana Place, a dynamic 100,000 SF mixed-use destination, Rialto offers an elevated workplace experience that extends well beyond the desk.

29.24-ACRE CAMPUS

TWO BUILDINGS:
BUILDING I - 77,755 SF
BUILDING II - 77,732 SF



NEW FITNESS CENTER, TENANT LOUNGE
AND CONFERENCE CENTER

BBQ GRILLING AREA WITH WASHER PIT,
OUTDOOR SEATING AND WI-FI

4.6/1,000 SF PARKING RATIO

MONUMENT SIGNAGE OPPORTUNITIES

NEW OWNERSHIP

AVAILABILITIES

AT RIALTO I&II

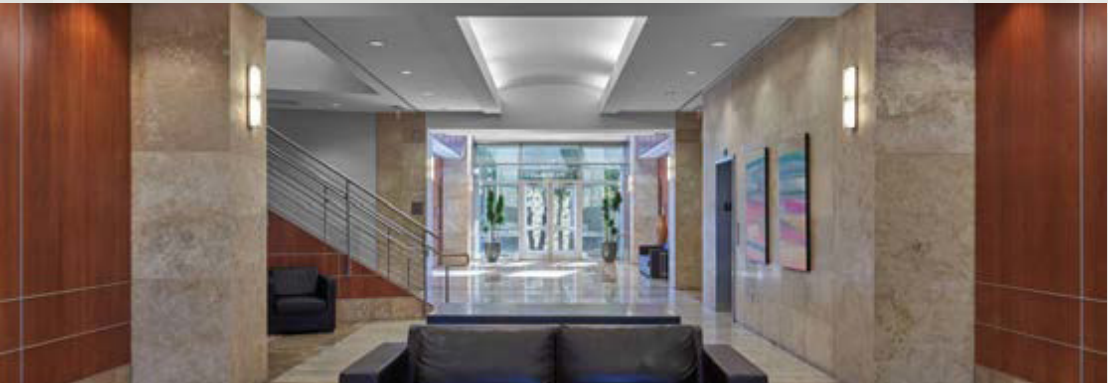
**BUILDING I - 7500 RIALTO BLVD,
AUSTIN, TX 78745**

SUITE	SIZE	STATUS
Suite 122	2,264 RSF	Available
Suite 130	3,443 RSF	Available
Suite 240	5,089 RSF	Available

**BUILDING II - 7500 RIALTO BLVD,
AUSTIN, TX 78745**

SUITE	SIZE	STATUS
Suite 100	18,845 RSF	Available
Suite 125	5,007 RSF	Available
Suite 220	1,624 RSF	Available
Suite 230	3,068 RSF	Available
Suite 240	4,961 RSF	Available
Suite 290	2,804 RSF	Available

**Suite 220/230/240 Contiguous up to: 9,653 RSF*



The Preserve
Outdoor Seating & BBQ

ACCESS TO WIFI

WASHER PIT

BBQ GRILL

PRISTINE LANDSCAPING

OUTDOOR SEATING



NEW Fitness Center, Tenant
Lounge & Conference Center

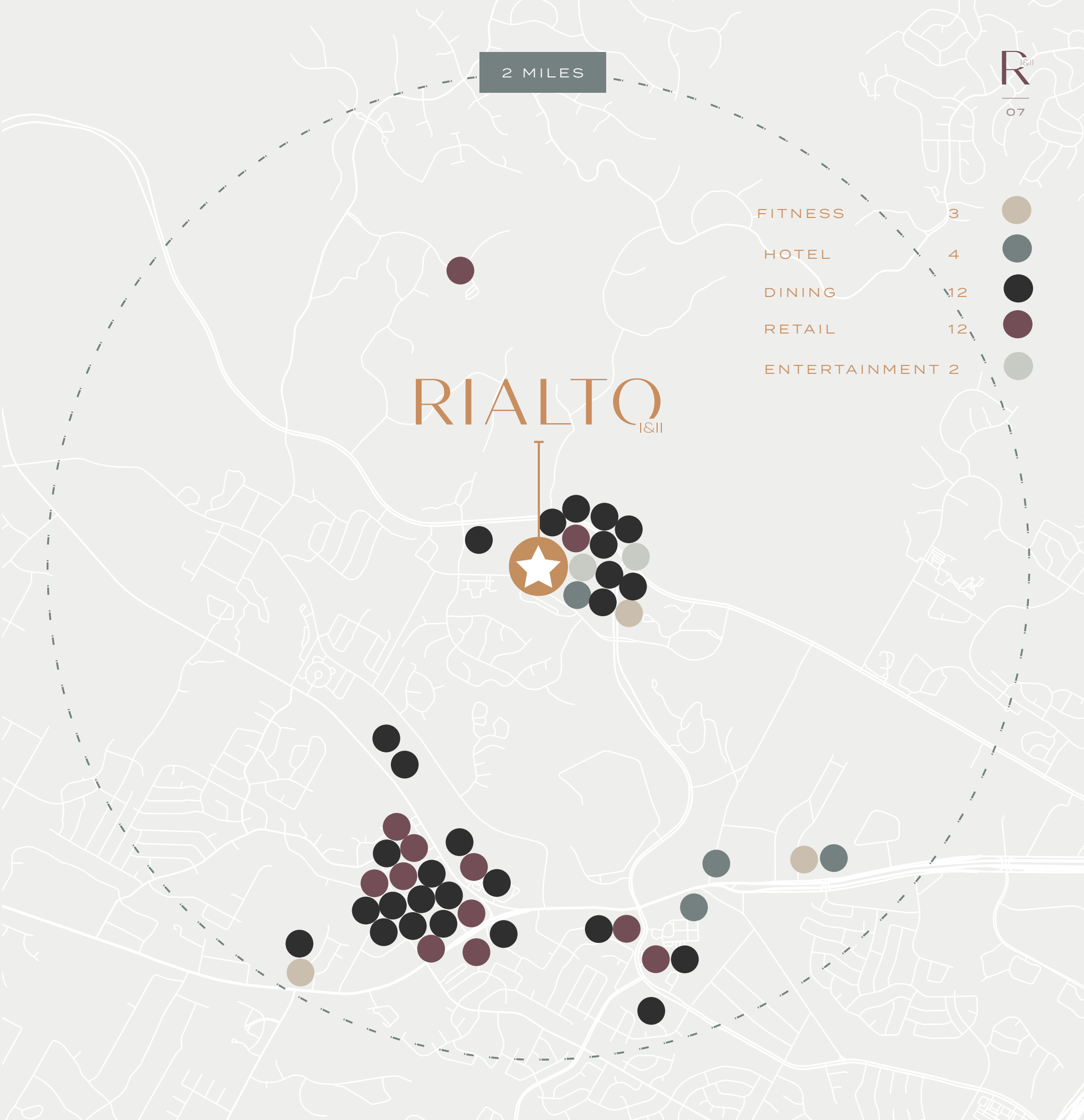
SHOWER FACILITIES

EXCEPTIONAL CONNECTIVITY

FROM ALL CORNERS OF AUSTIN

Southwest Austin gives corporate tenants a greener, more grounded workplace environment with strong regional access and the kind of amenity-rich setting that attracts and retains talent.

5 MINS	HWY 1 (MOPAC EXPY)
6 MINS	SUNSET VALLEY SHOPPING
8 MINS	BARTON CREEK MALL
13 MINS	ZILKER PARK / BARTON SPRINGS
15 MINS	DOWNTOWN AUSTIN
15 MINS	HILL COUNTRY GALLERIA
18 MINS	AUSTIN BERGSTROM AIRPORT



SOUGHT-AFTER
LOCATION

Rialto gives tenants the opportunity to join a strong roster of established companies in one of Austin's most proven business corridors.

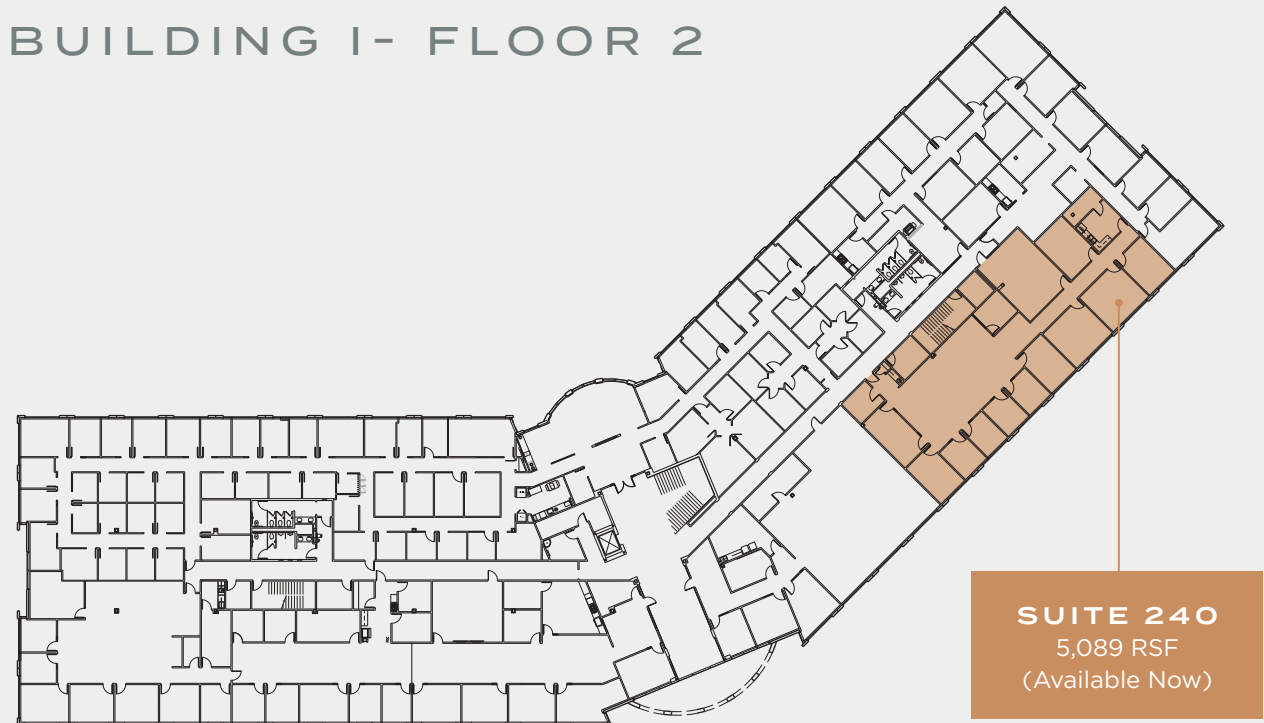


FLOOR PLANS

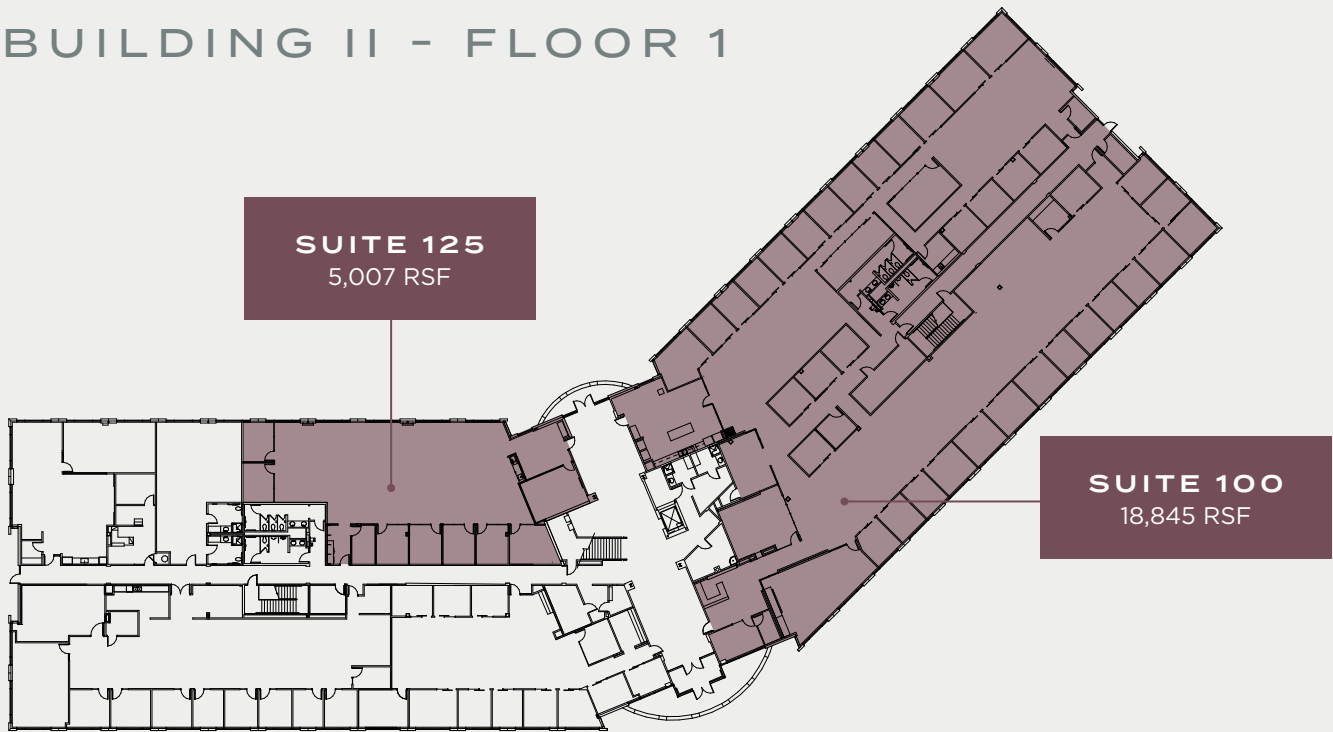
BUILDING I - FLOOR 1



BUILDING I- FLOOR 2

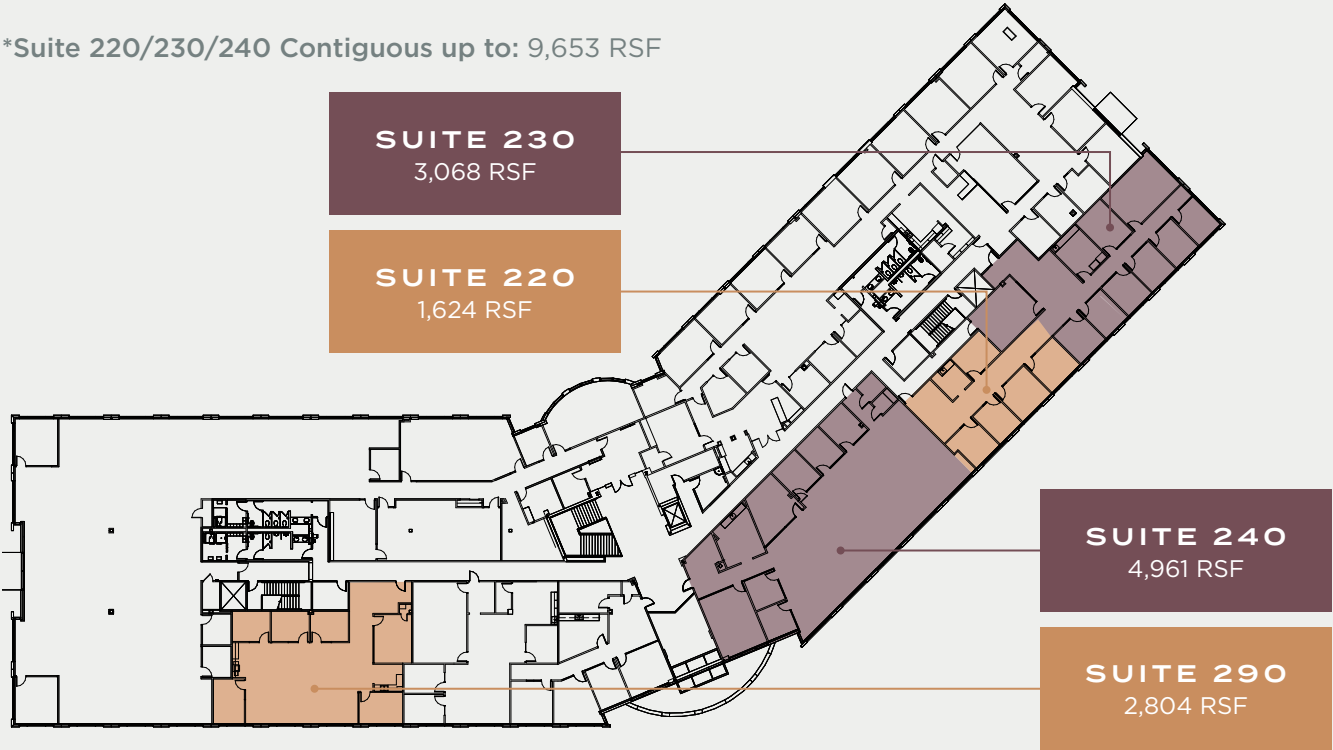


BUILDING II - FLOOR 1



BUILDING II - FLOOR 2

*Suite 220/230/240 Contiguous up to: 9,653 RSF



RIALTO_{I&II}

For More Information, Please Contact:

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