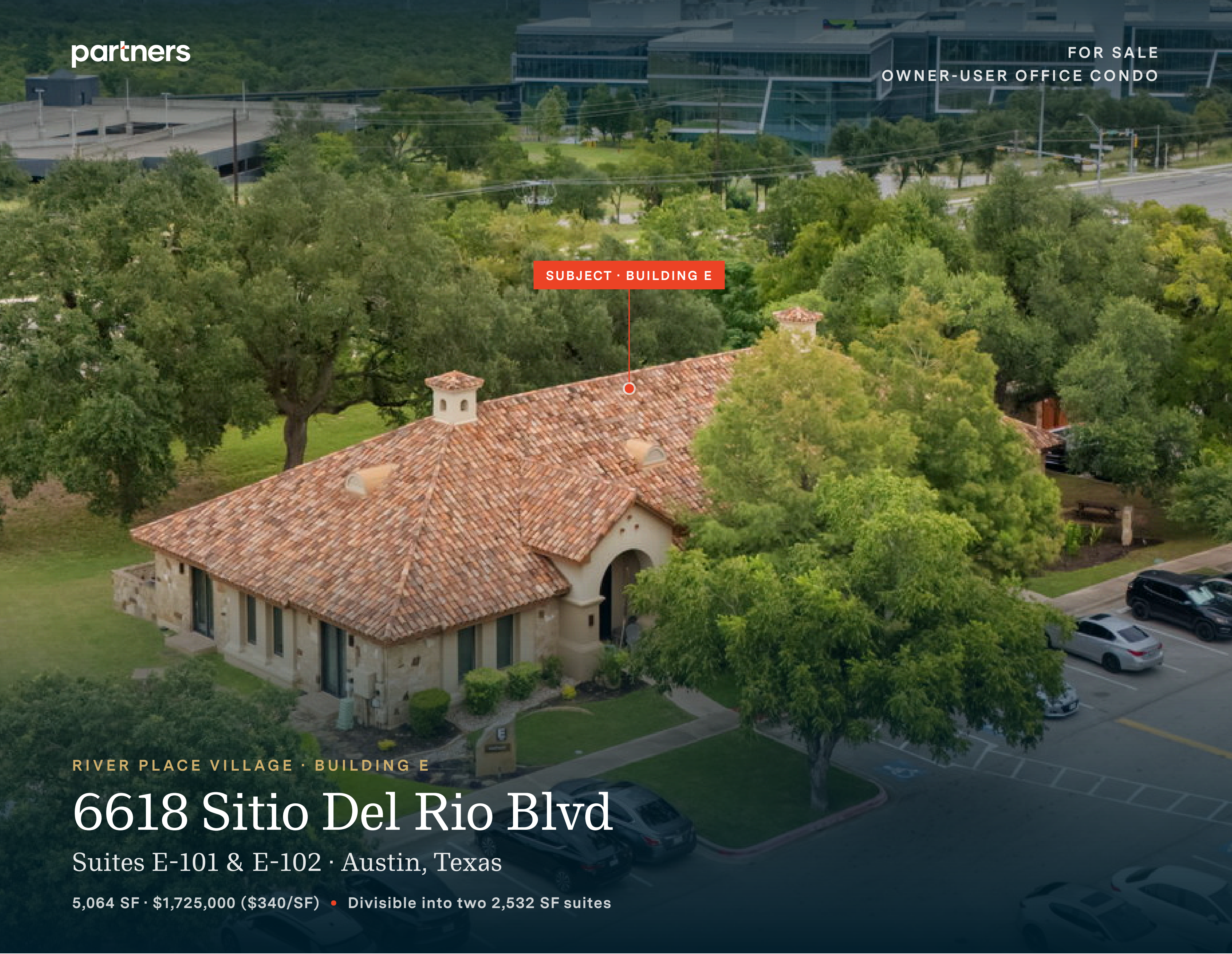
partners

FOR SALE
OWNER-USER OFFICE CONDO



RIVER PLACE VILLAGE · BUILDING E

6618 Sitio Del Rio Blvd

Suites E-101 & E-102 · Austin, Texas

5,064 SF · $1,725,000 ($340/SF) • Divisible into two 2,532 SF suites

THE OFFERING

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Turn-key office condos in Austin's Four Points district.

Partners is pleased to present Units E-101 and E-102 in Building E at River Place Village Office Condominiums for sale. The property comprises two 2,532-square-foot turn-key professional office suites — currently connected as a single 5,064 SF space — ideal for an owner-user seeking a quick start-up. Positioned in Northwest Austin's Four Points district off FM 2222, with convenient access to Loop 620, Capital of Texas Highway 360, MoPac, and US 183. Purchase the full 5,064 SF, or a single 2,532 SF suite for half the price.

FOR SALE

$1,725,000

5,064 SF · $340/SF · ±$862,500 per suite

DIVISIBLE

Two Suites 2,532 SF each

Purchase the whole space or a single unit

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The opportunity at a glance.

ADDRESS	6618 Sitio Del Rio Blvd Ste E-101 & E-102
CITY, STATE, ZIP	Austin, TX 78730
BUILDING SIZE	2,532 – 5,064 SF
SALE PRICE	$1,725,000
PRICE PER SF	$340
ESTIMATED NNN	$15.85/SF
YEAR BUILT	2006
PARKING	Shared · Surface
CONDO ASSOCIATION	$2,078.14 / Month Covers water/sewer, trash & CAM
OCCUPANCY	Available Immediately
ZONING / COUNTY	GO-CO · Travis
PARCEL NUMBERS	0152280208 · 0152280209

Move-in ready office in a prime Austin corridor.

01 Turn-Key Professional Office

Well-maintained, move-in-ready suites ideal for a range of professional or medical users. Interior finish-out is in excellent condition.

02 Flexible Suite Configurations

Two 2,532 SF suites, currently connected as 5,064 SF, allow an owner-user to occupy the whole space or a single suite — together or independently.

03 Prime Four Points Location

Positioned just off FM 2222 with direct access to Capital of TX Hwy 360, Loop 620, MoPac Expressway, and US 183 — one of Austin's most desirable office corridors, near the entertainment of Lake Travis.

04 Favorable Texas Tax Climate

Texas is one of seven states that does not impose a state income or investment tax — a meaningful advantage for owner-users and investors alike.

05 Professionally Managed

A professionally managed condominium association ensures quality upkeep and a streamlined experience for owners and tenants.

06 Top-Rated Schools

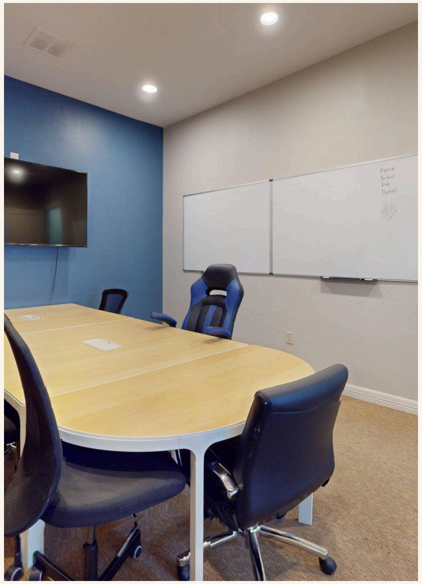
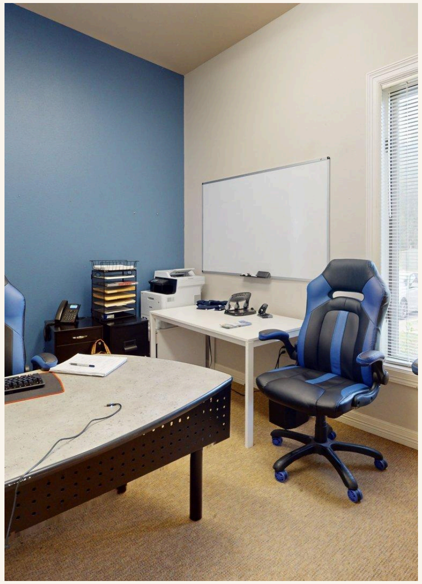
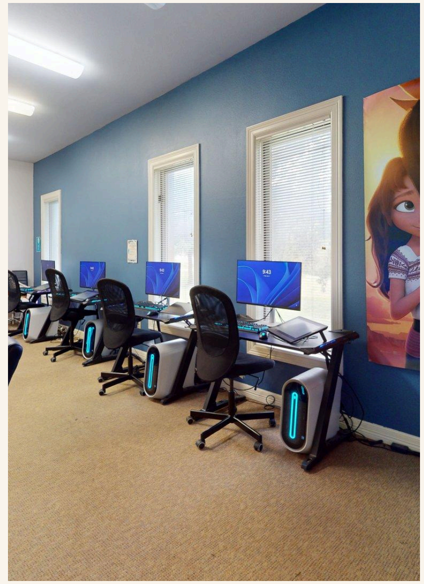
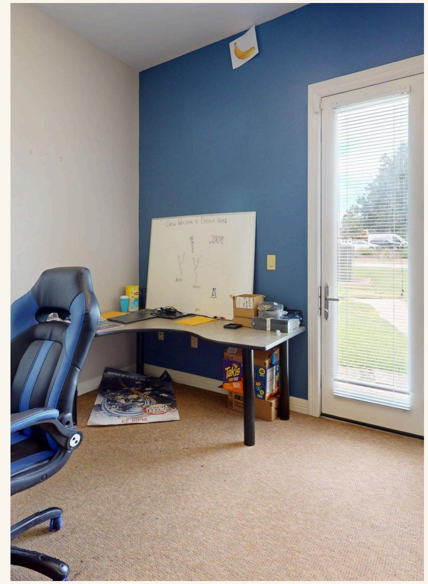
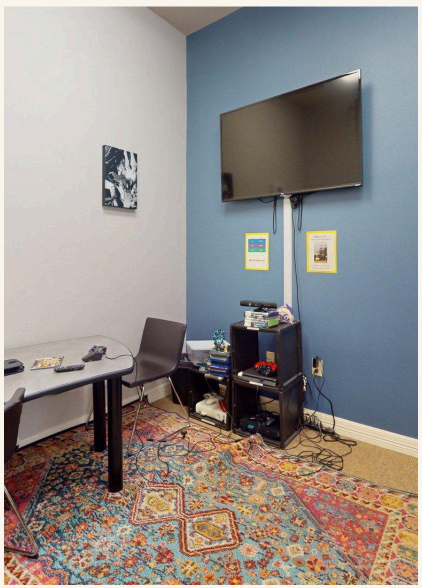
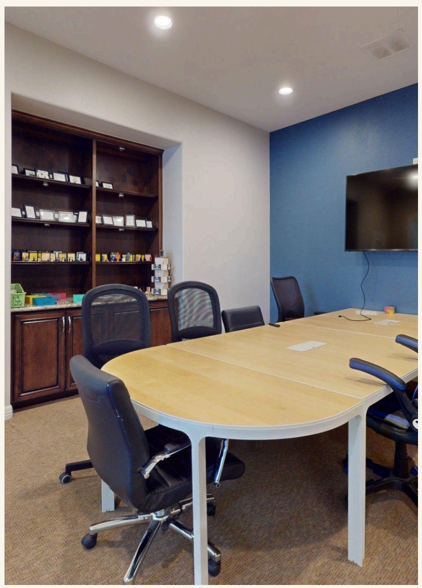
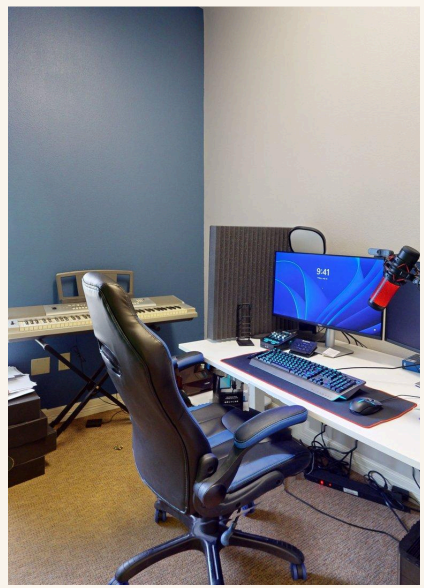
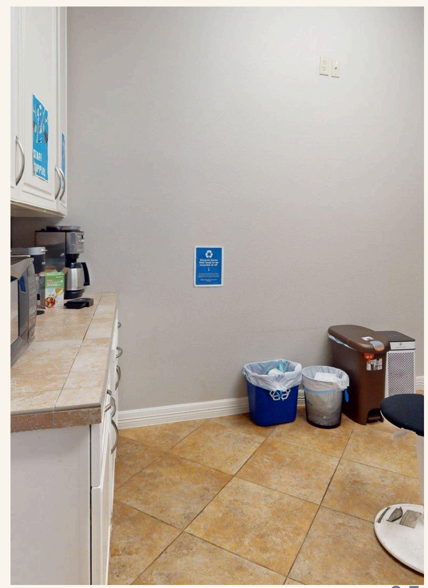
Four Points sits between three of Austin's top-five school districts — Eanes, Leander, and Lake Travis ISD — served locally by Vandegrift High.

07 Major New Investment Next Door

SoftBank-backed **SB Energy** acquired the 1.1M-SF Highpoint 2222 campus (the former 3M site) directly across the corridor in March 2026, launching a $610M redevelopment into a high-tech R&D campus — a transformative demand driver for the immediate Four Points submarket.

A move-in-ready professional office interior.

VIEW 3D TOUR →

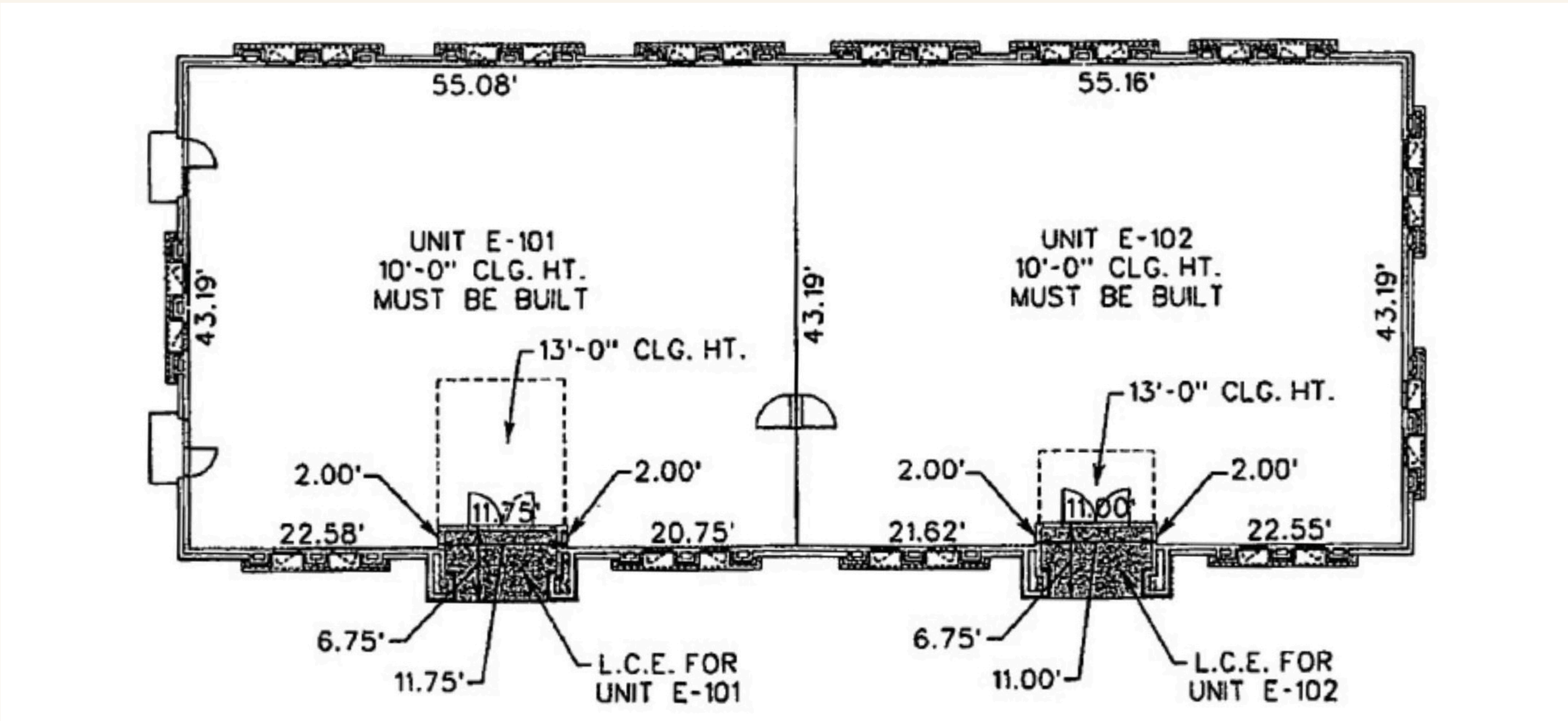









Two equal suites — together or independent.

Building E delivers as two mirror-image 2,532 SF condominium units, currently connected into one contiguous 5,064 SF space. Purchase the whole floor, or take a single suite.

COMBINED · 5,064 SF	SINGLE SUITE · 2,532 SF
$1,725,000	±$862,500
$340/SF	$340/SF

UNIT E-101	UNIT E-102
2,532 SF	2,532 SF

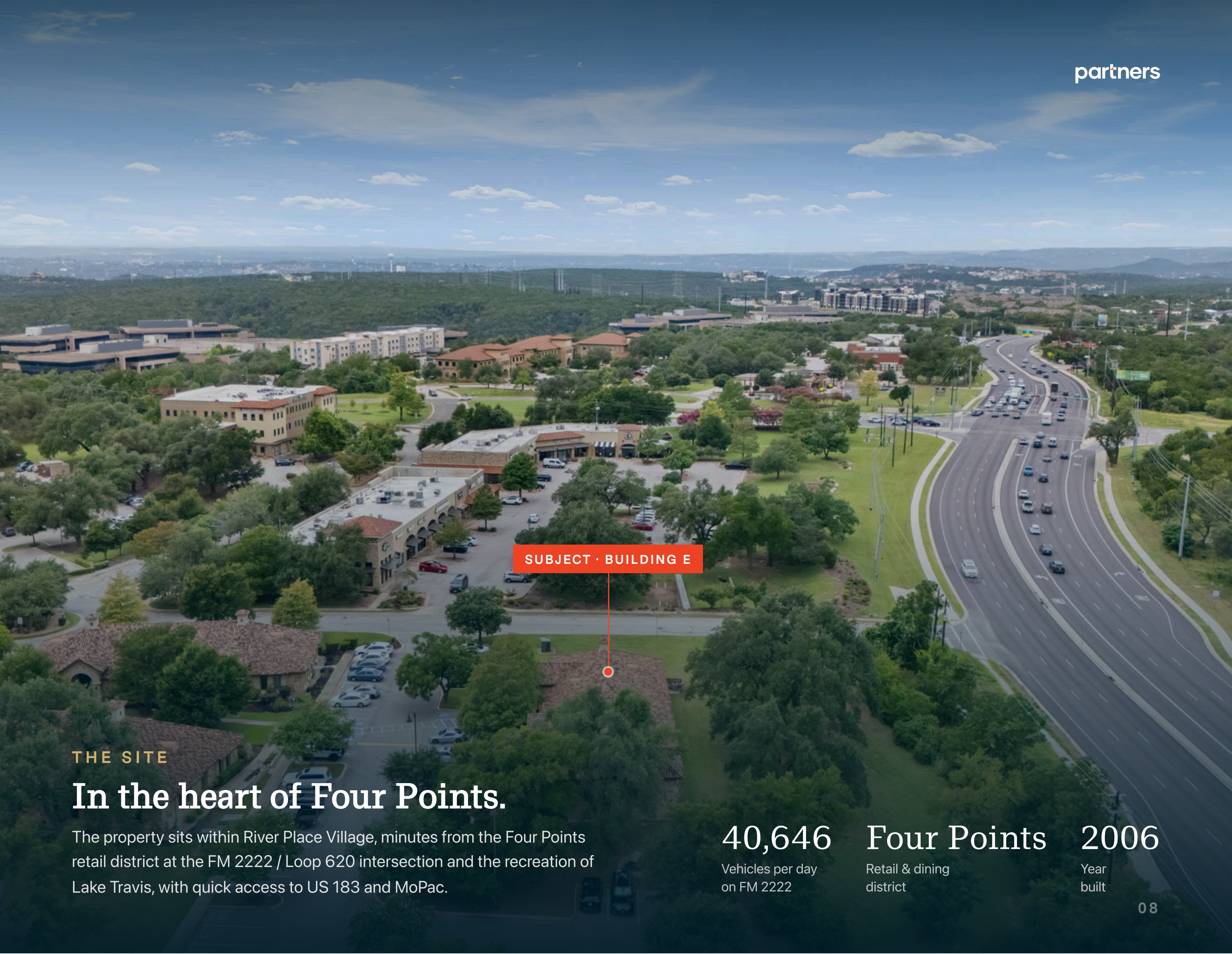


FLOOR PLAN

A flexible, private-office layout.

VIEW 3D TOUR →

FLOOR PLAN



THE SITE

In the heart of Four Points.

The property sits within River Place Village, minutes from the Four Points retail district at the FM 2222 / Loop 620 intersection and the recreation of Lake Travis, with quick access to US 183 and MoPac.

40,646	Four Points	2006
Vehicles per day on FM 2222	Retail & dining district	Year built

Surrounded by Four Points' best retail, dining, and recreation.

At the crossroads of FM 2222 and Loop 620, the Four Points district puts daily-needs retail, standout dining, and everyday services within a short drive — with Lake Travis and the Colorado River just beyond.

SoftBank-backed SB Energy purchased the Highpoint 2222 campus across the street — a $610M redevelopment of the former 3M site.

GROCERY & RETAIL

H-E-B · Randalls · Target · The Home Depot

DINING & COFFEE

Chipotle · Starbucks · Four Points restaurant row

FITNESS & RECREATION

Orangetheory · F45 · Lake Travis · River Place trails

SCHOOLS

River Place Elementary · Four Points Middle · Vandegrift High

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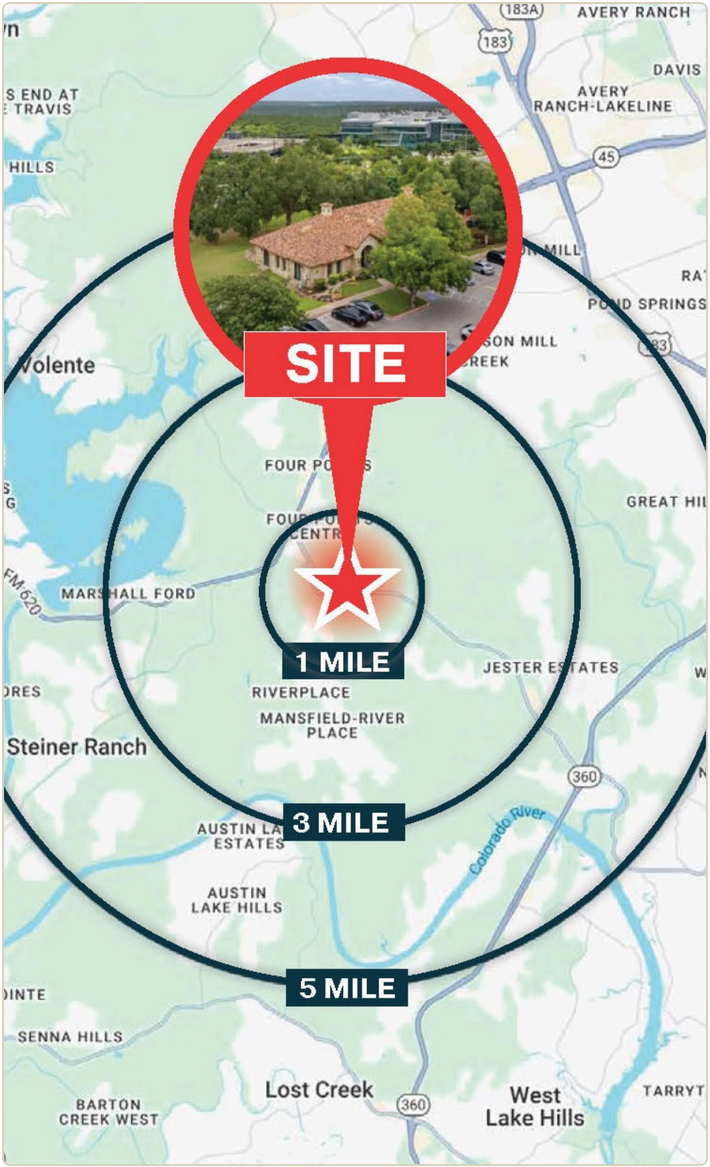
A look at the surrounding trade area.



	1 MILE	3 MILES	5 MILES
2024 Population	4,111	24,145	97,808
2029 Projection	4,377	25,825	106,810
2024 Households	1,728	10,194	37,573
Avg. HH Income	**$169,881**	**$148,476**	**$167,124**
Median HH Income	**$127,238**	**$110,533**	**$142,497**
Median Age	38.2	38.3	42.2

Source: CoStar.

$169,881
Average household income (1 mi)

31,594
Daytime employees (5 mi)

3,931
Businesses (5 mi)

97,808
Population (5 mi)

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