

LEASING NOW

2015 E Riverside Drive

Retail / Office Space Available in Austin, TX 78741

partners



TODD MAHLER
SENIOR VICE PRESIDENT

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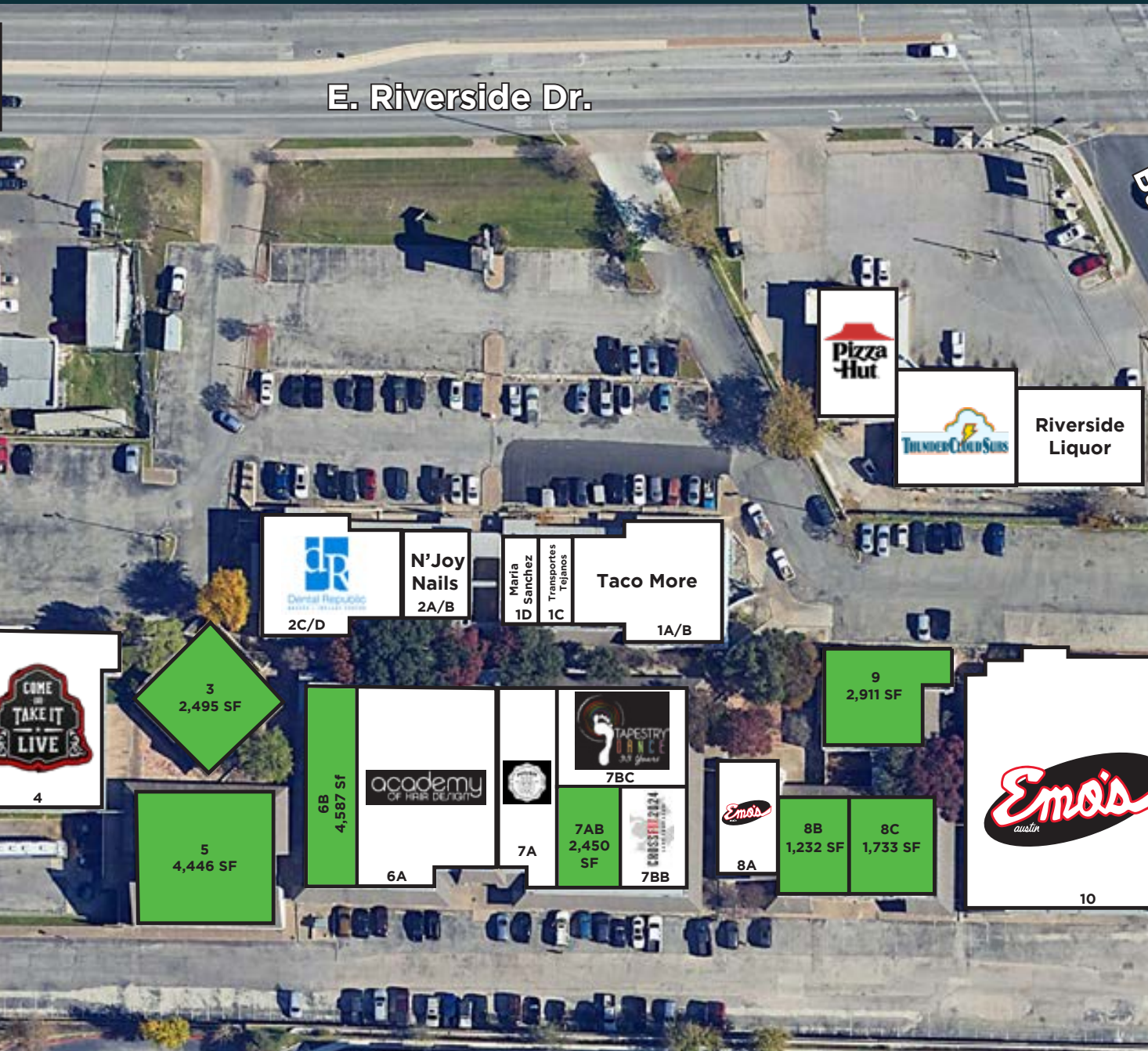
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LEASE RATE

\$22.00/SF NNN

NNN EST

\$10.35/SF NNN

PREMISES SF

69,548 SF

SIGNAGE AVAILABLE

BUILDING & MONUMENT

AVAILABLE SPACES

BUILDING 3

- 2,495 SF
- RETAIL OR OFFICE

BUILDING 5

- 4,446 SF
- COLD SHELL
- RETAIL OR OFFICE

BUILDING 6

- 9,584 SF TOTAL (SPACE FOR LEASE AND BUSINESS FOR SALE)
- 6A (4,997 SF) AVAILABLE NOW | 6B (4,587 SF) AVAILABLE OCTOBER 1, 2025
- FORMER HAIR DESIGN

BUILDING 7

- 7B: 2,453 SF
- FORMER DANCE STUDIO

BUILDING 8

- 8B: 1,232 SF | 8C: 1,733 SF
- FORMER MUD PUPPIES

BUILDING 9

- 2,911 SF
- FORMER MUD PUPPIES

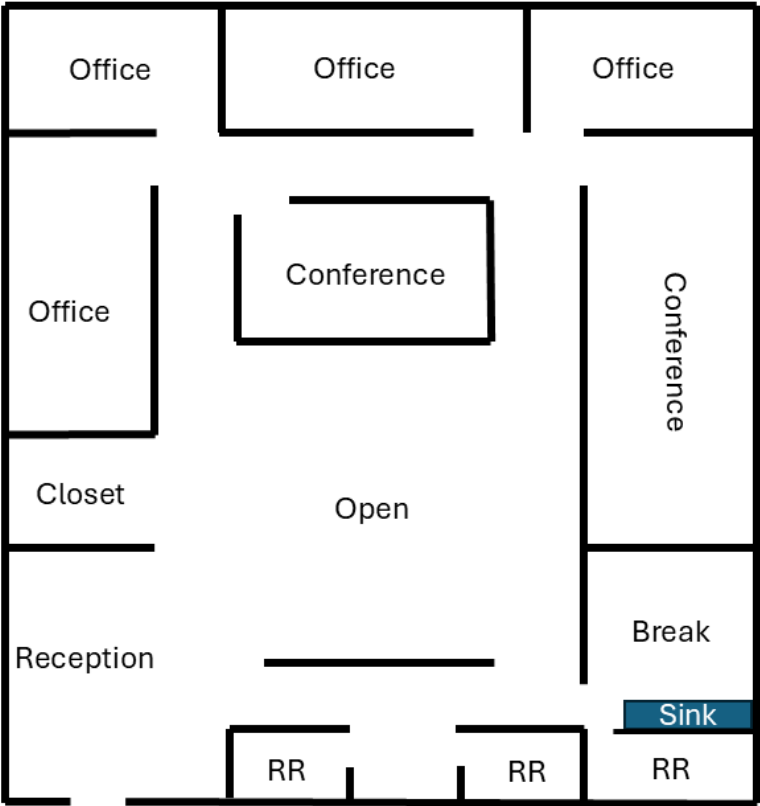
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BUILDING 3 | 2,495 SF

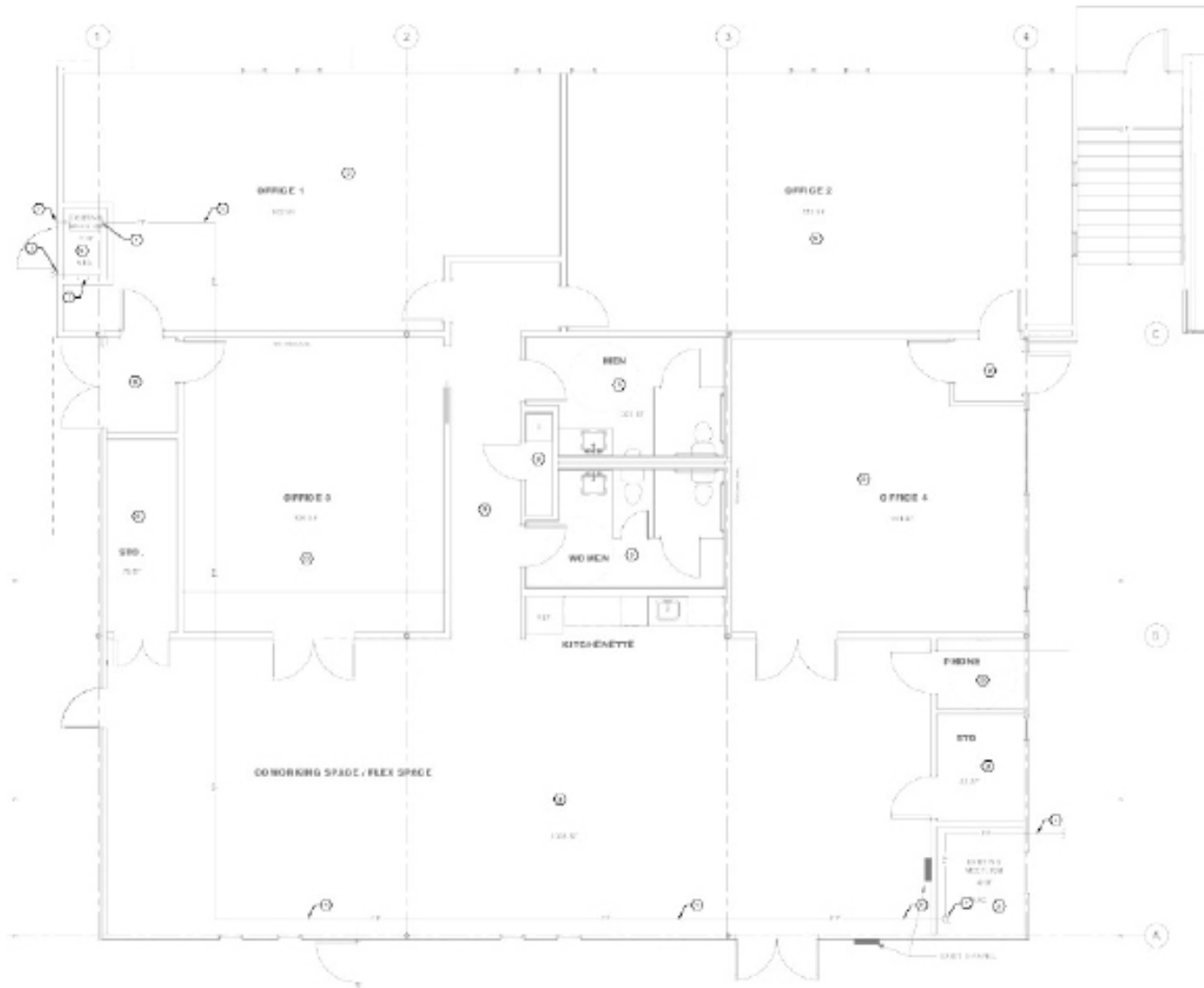
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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BUILDING 5 | 4,453 SF

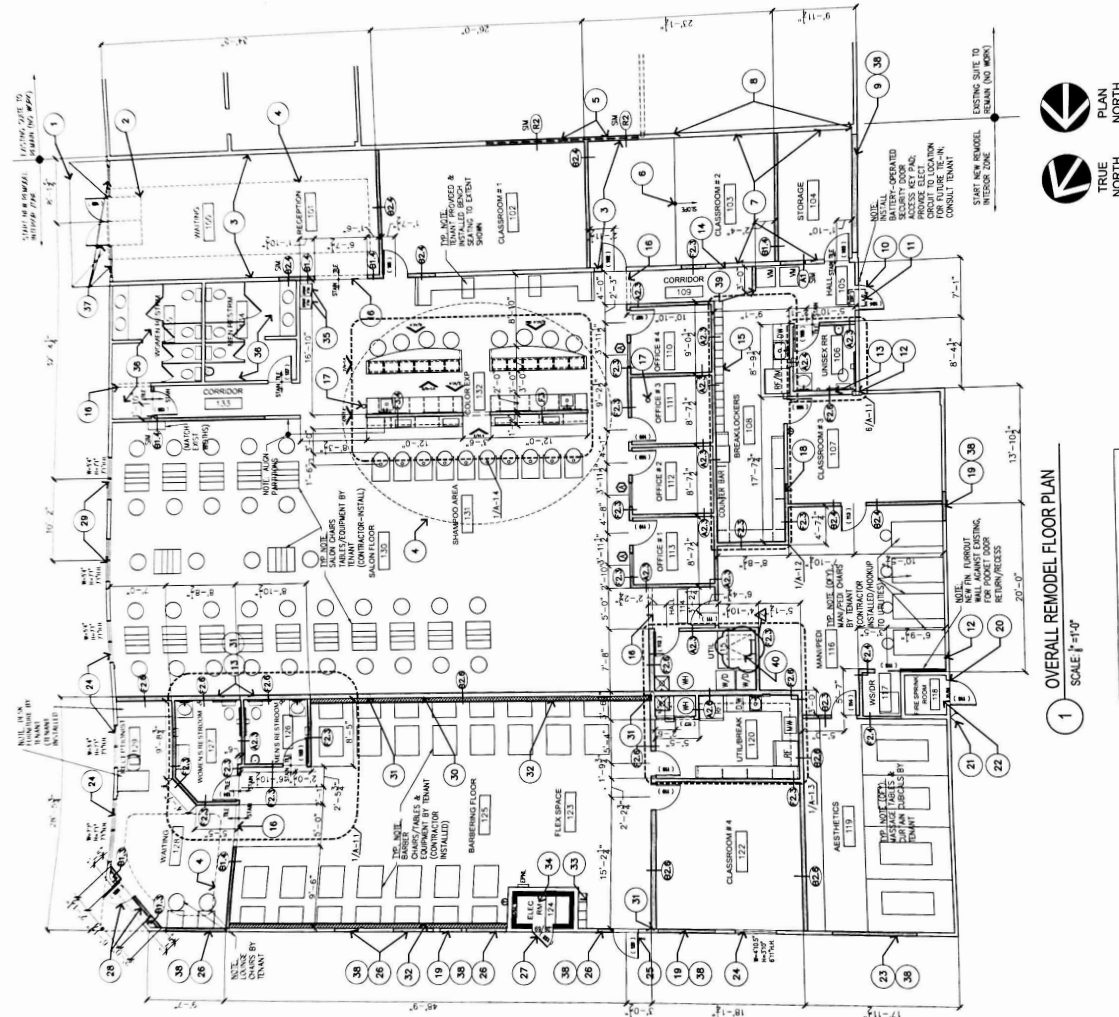
**SIZES AND DIMENSIONS ARE
APPROXIMATE, ACTUAL MAY VARY.**

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BUILDING 6 | 9,587 SF

SIZES AND DIMENSIONS ARE
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Space Available

■ 7BA

Tenants



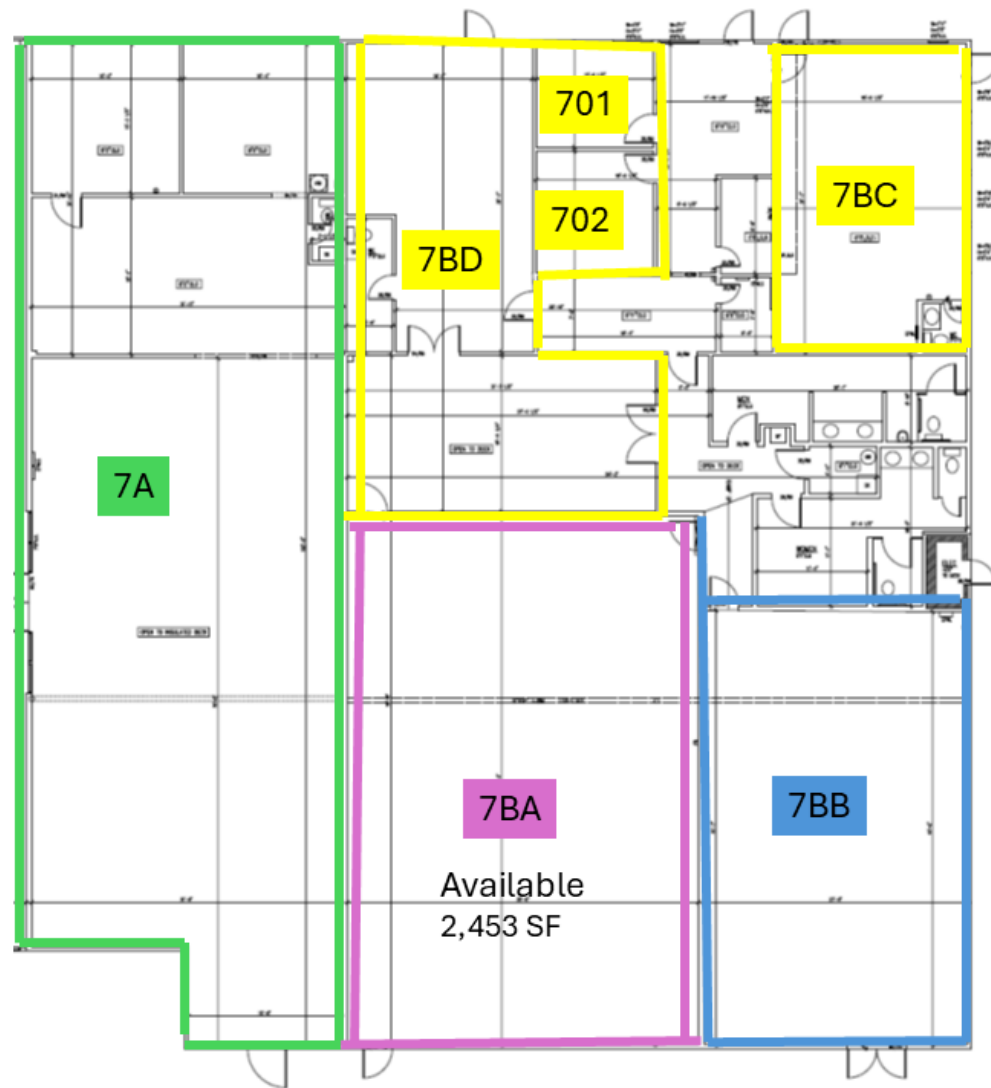
Tapestry Dance



Total Functionality



Pork Chop Screen
Printing



BUILDING 7 | 2,453 SF

**SIZES AND DIMENSIONS ARE
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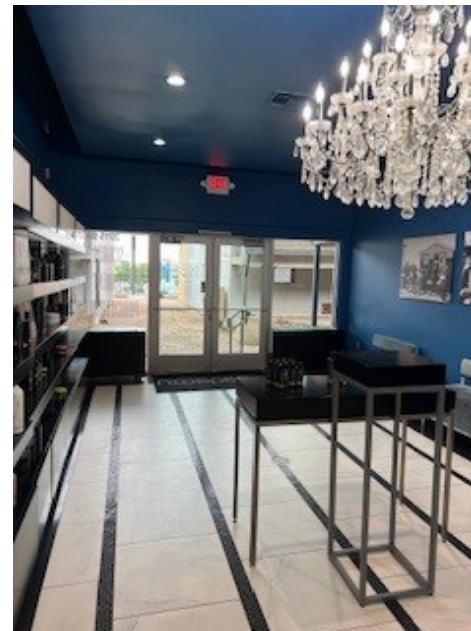
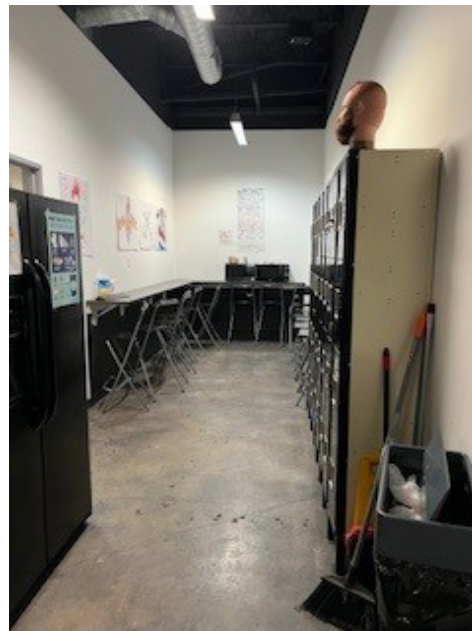
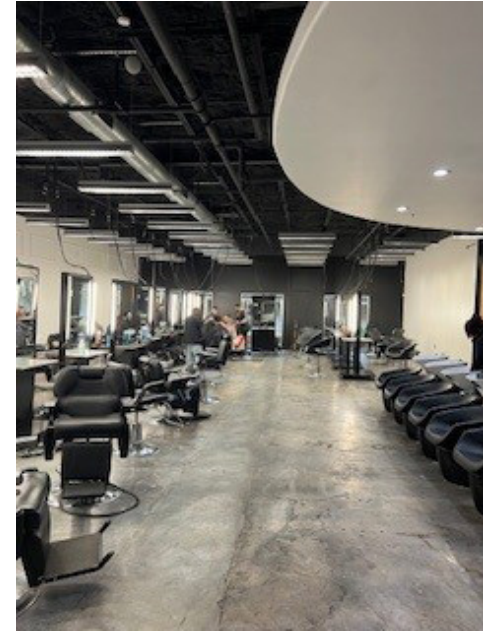
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**BUILDING 6 - ACADEMY
OF HAIR DESIGN**

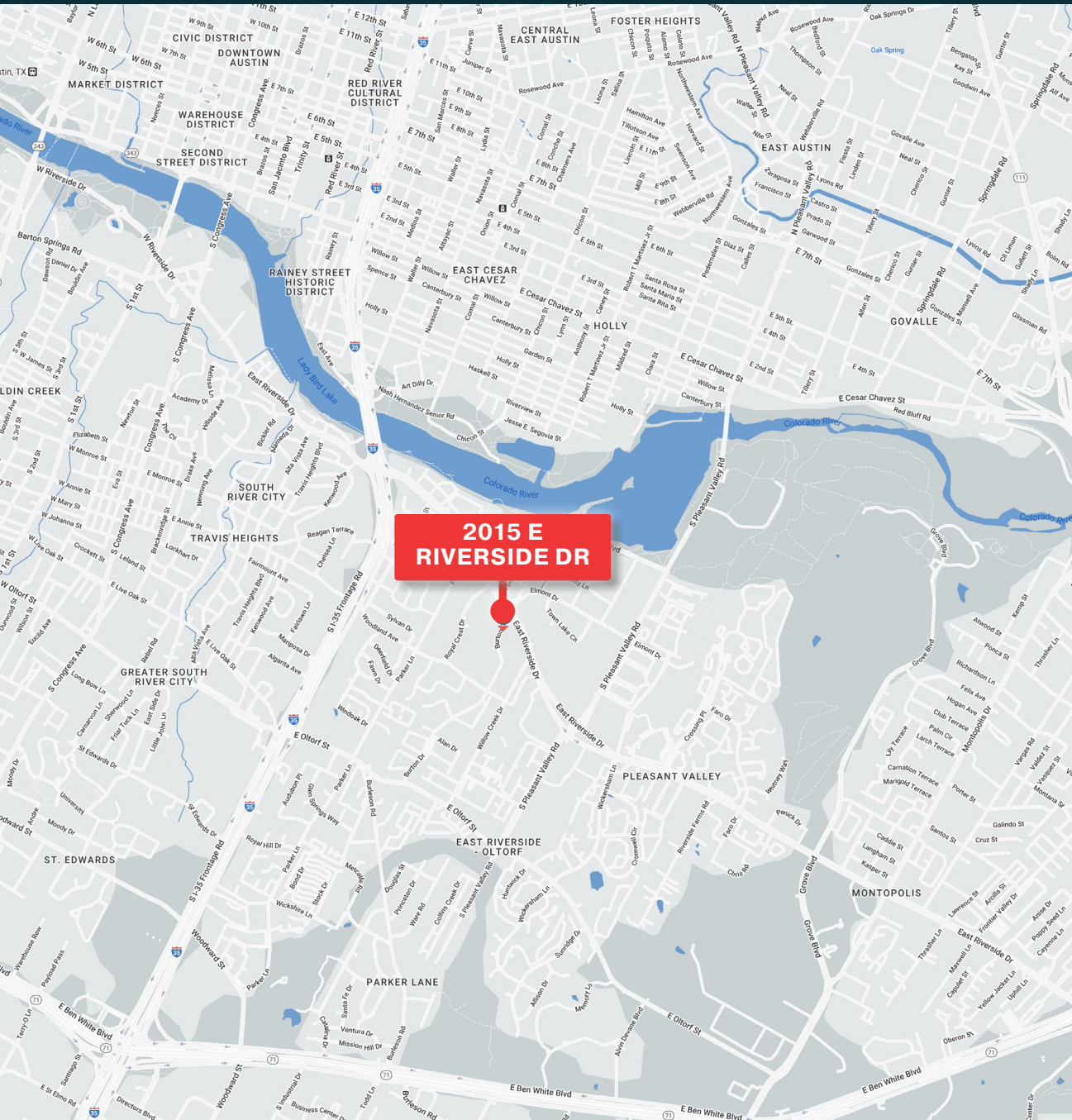


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POINTS OF INTEREST

Auditorium Shore
Austin Boardwalk
Austin City Limits Live
Ballet Austin
Barton Springs Pool
Blanton Museum of Art
Bullock Texas State History Museum
Emo's Austin
Deep Eddy Pool
Lou Neff Point
Palmer Events Center
Town Lake Park
Umlauf Sculpture Garden
Violet Crown Cinema
ZACH Theatre

FOOD & DRINK

Aba Austin
Baby Acapulco
BarChi Sushi
Buzz Mill
Caroline
Cidercade
Coconut Club
Comedor
El Alma
Ember Kitchen
Estelle's
Etica
Güero's Taco Bar
Gourdough's
Halcyon
Higher Ground
Home Slice Pizza
Ill Forks
Jo's Coffee
Lamberts
Péché
RA Sushi Bar
Ranch 616
Roaring Fork
Rosen's Bagel Co.
Taquero Mucho
Taverna Austin
Terry Black's BBQ
Truluck's Finest
True Food Kitchen
WU Chow

STAY

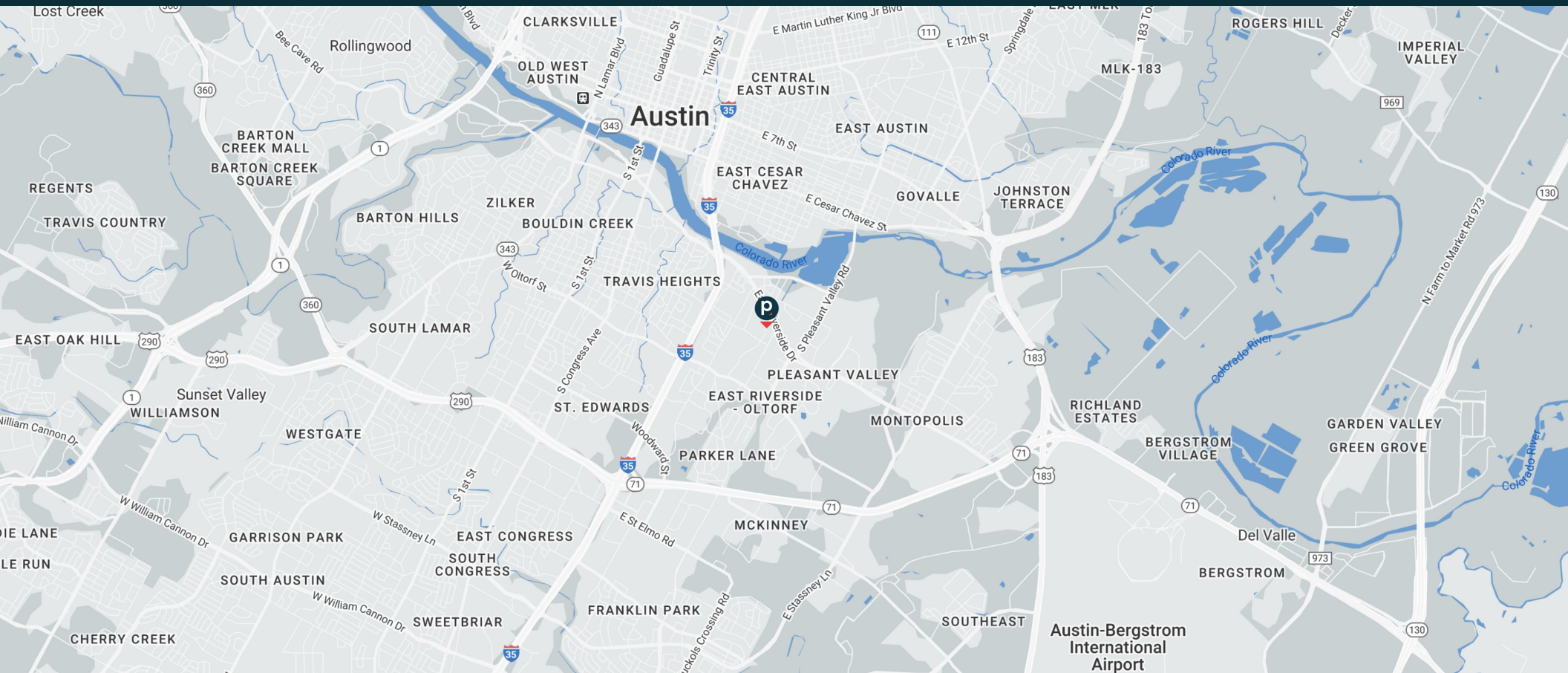
Aloft Austin
Austin Proper
Club Wyndham
Element Austin
Hotel Magdalena
Hotel Van Zandt
Hotel ZaZa
Omni Austin
Royal Sonesta
Soho House
South Congress Hotel
The Driskill
The Westin
W Austin

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POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	39,680	367,274	832,819
2028 Population Projection	41,797	384,053	866,824
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	16,541	155,196	338,739
Annual Growth 2010-2023	3.2%	3.1%	2.8%

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$81,853	\$100,219	\$104,732
DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	15,093	305,952	508,453
Businesses	902	27,563	50,861

Source: Costar



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Atlanta, GA 30309

PARTNERSREALESTATE.COM



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - 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 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.

PCR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-620-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-620-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Mahler	686323	todd.mahler@partnersrealestate.com	512-643-8071
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date