

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 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

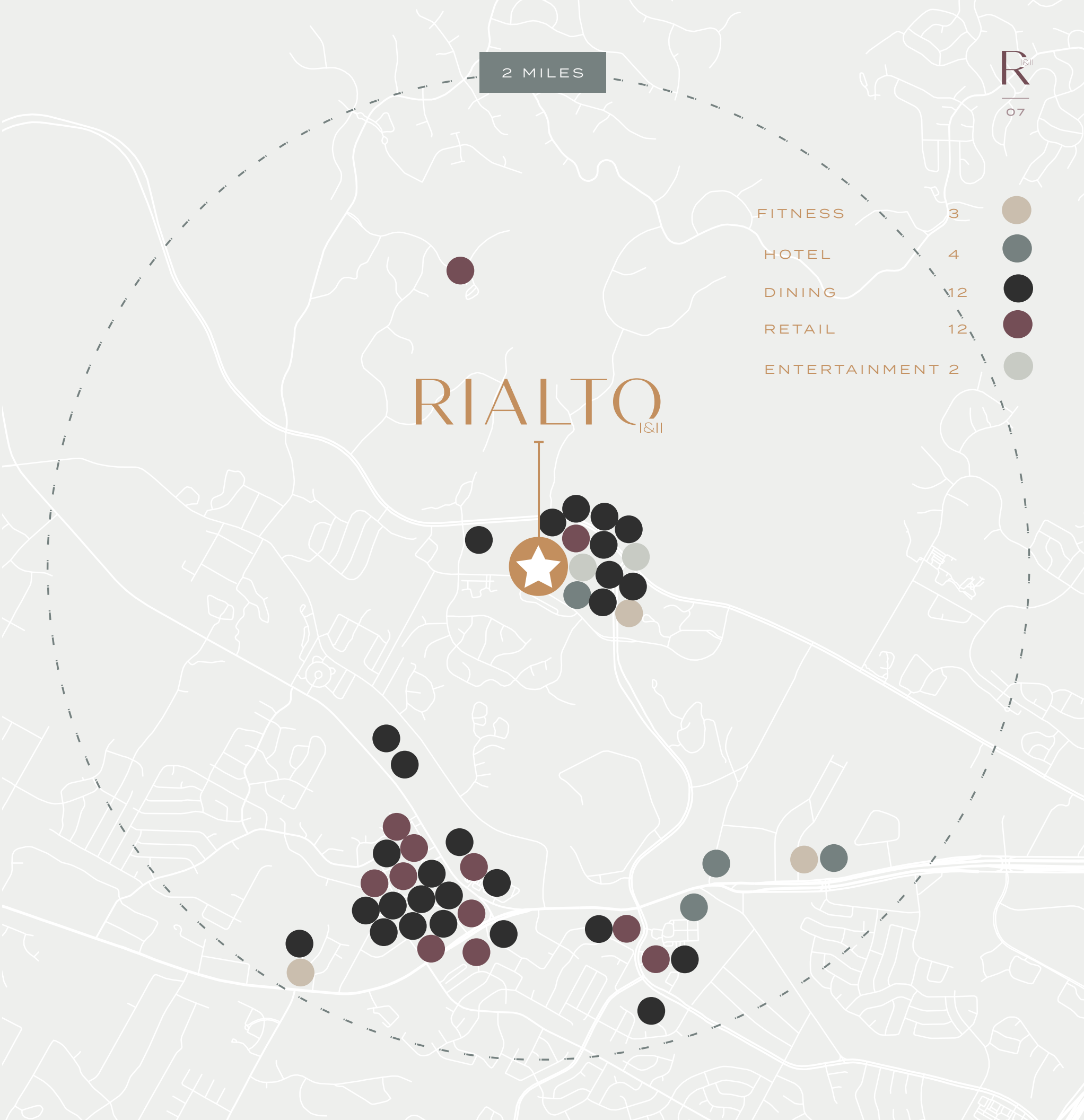
SHOWER FACILITIES

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.

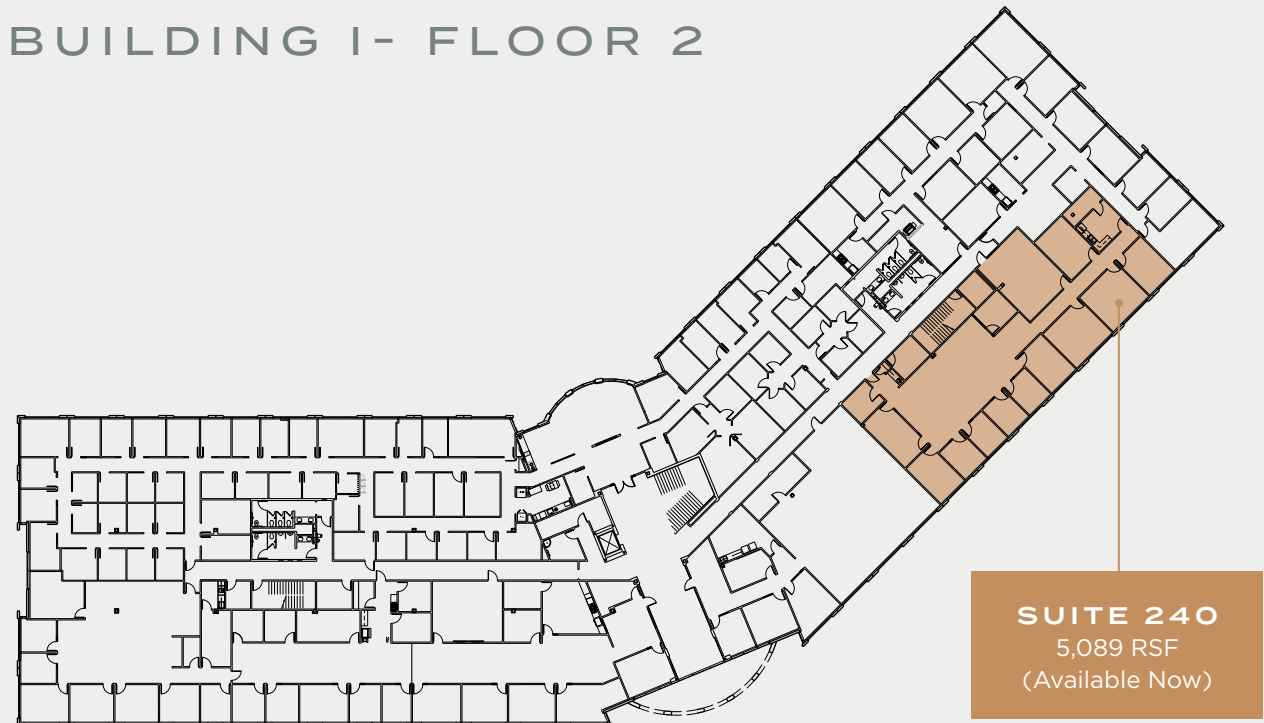


FLOOR PLANS

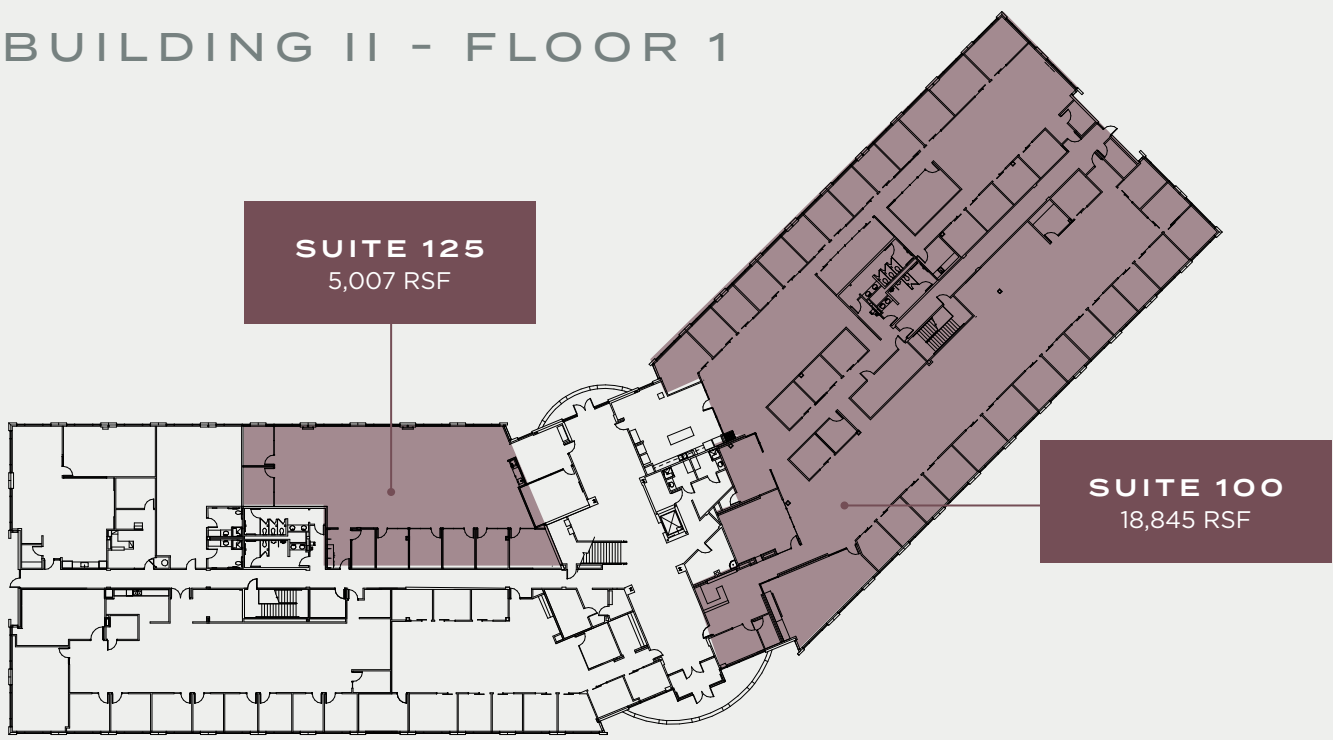
BUILDING I - FLOOR 1



BUILDING I- FLOOR 2

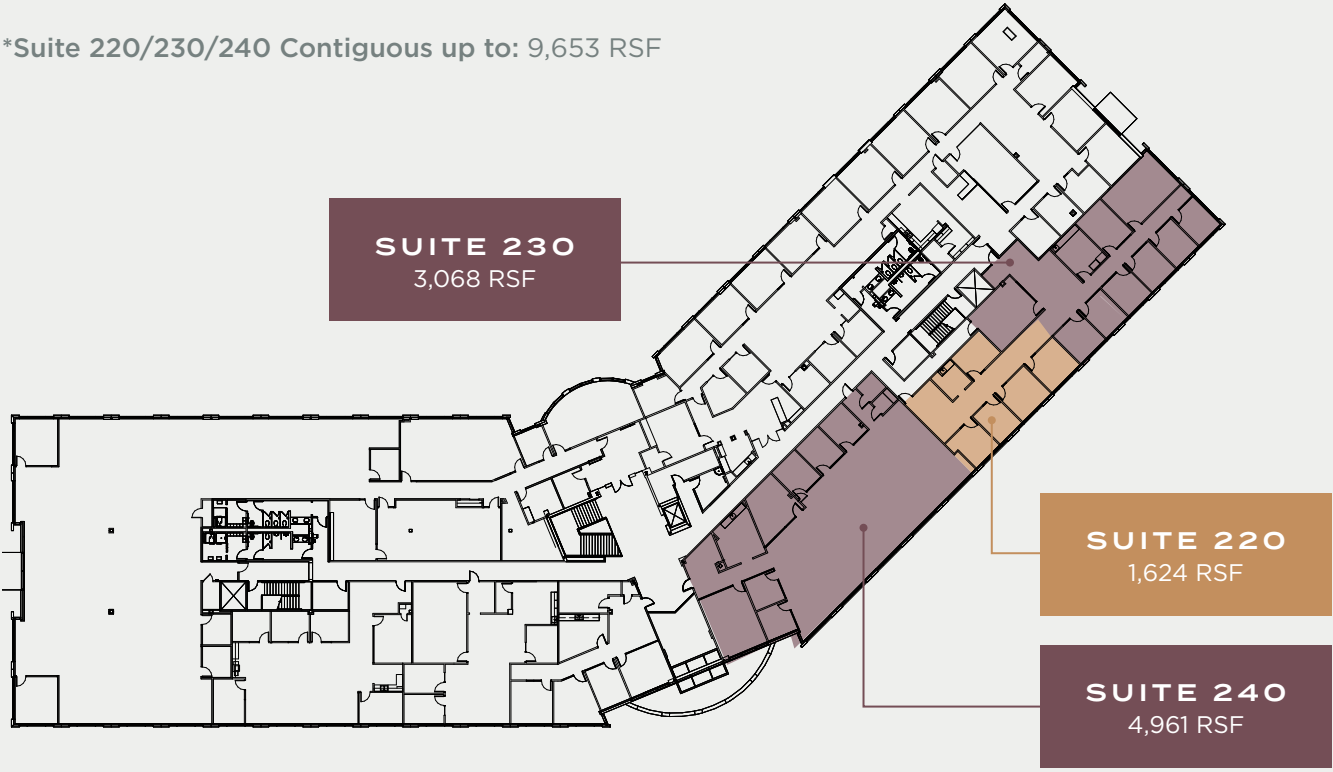


BUILDING II - FLOOR 1



BUILDING II - FLOOR 2

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



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For More Information, Please Contact:

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