

rialtto 7500

7500 RIALTO BLVD | AUSTIN, TEXAS 78745

rialto 7500





about

Rialto I & II consists of two, two-story, Class A office buildings situated on an extensively landscaped 29-acre site. The property is located within the Lantana development in the Southwest submarket, Austin's best performing suburban market. The buildings were developed in 2002 and 2006 and were designed to top quality standards.

Under New Ownership, Valor acquired the buildings in April 2019. The buildings feature striking two-story lobbies with iconic native limestone façades, superior interior finishes, and efficient floor plates with flexible layouts for single and multi-tenant users.

NEW OWNERSHIP + NEW FITNESS CENTER, TENANT LOUNGE AND CONFERENCE CENTER

- Adjacent to Lantana Place retail
- Minutes from downtown & airport
- Great location off Southwest Pkwy
- Near hike and bike trail
- Near Barton Creek Resort
- Ample Parking
- Abundant area amenities
- Monument signage opportunities
- Fitness center & shower facilities
- Site approx. 29.24 Acres
- The Preserve at Rialto includes: BBQ grill, washer pit, outdoor dining areas, and free wi-fi
- New tenant lounge complete with sitting areas, a self-service vending cafeteria, and common conference room

rialto⁷⁵⁰⁰

availability

BUILDING I

Suite 100 6,700 RSF*

Suite 110 2,185 RSF*

*Contiguous up to 8,885 RSF

BUILDING II

Suite 125 5,007 RSF

Suite 210 4,961 RSF

Suite 290 2,804 RSF
(Available 6/1/21)

property features

BUILDING I

Address 7500 Rialto Blvd.

Submarket Southwest

Building Size 77,755 SF

Stories 2

Typical Floor 38,936 SF

Year Built 2002

Elevators 2

Parking 4.6/1,000 SF

BUILDING II

Address 7500 Rialto Blvd.

Submarket Southwest

Building Size 77,732 SF

Stories 2

Typical Floor 38,753 SF

Year Built 2006

Elevators 2

Parking 4.6/1,000 SF





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LANTANA PLACE
62,405 SF OF RETAIL



BARTON CREEK MALL

LANTANA HILLS APARTMENTS
264 APARTMENTS

HANOVER LANTANA HILLS
300 NEW LUXURY APARTMENTS

PEARL LANTANA
444 NEW LUXURY APARTMENTS

AREA STATS		3 MILE	5 MILE
POPULATION	2016 Population	46,126	125,820
	2021 Projection	51,680	140,736
HOUSEHOLDS	2016 Population	18,876	51,430
	2021 Projection	21,112	57,450
INCOME	\$75,000-\$100,000	2,633	7,613
	\$100,000-\$125,000	2,461	6,868
	\$125,000-\$150,000	1,264	3,507

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

WHOLE FOODS / COSTCO / KERBY LANE / TORCHY'S TACOS



SHOWER FACILITIES



NEW Fitness Center, Tenant Lounge & Conference Center



ACCESS TO WIFI



WASHER PIT



BBQ GRILL



PRISTINE LANDSCAPING



OUTDOOR SEATING



The Preserve
Outdoor Seating & BBQ

TWO-LEVEL
GARAGE

BUILDING II
77,732 SF



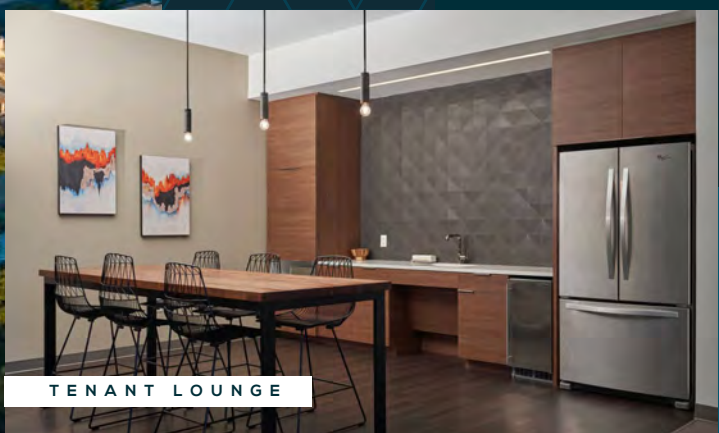
BUILDING I
77,755 SF



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RIALTO BLVD

rialto 7500



OFFICE | FOR LEASE



 360° VIRTUAL TOUR

rialto 7500

BUILDING I FLOOR 1



*Contiguous up to 8,885 RSF

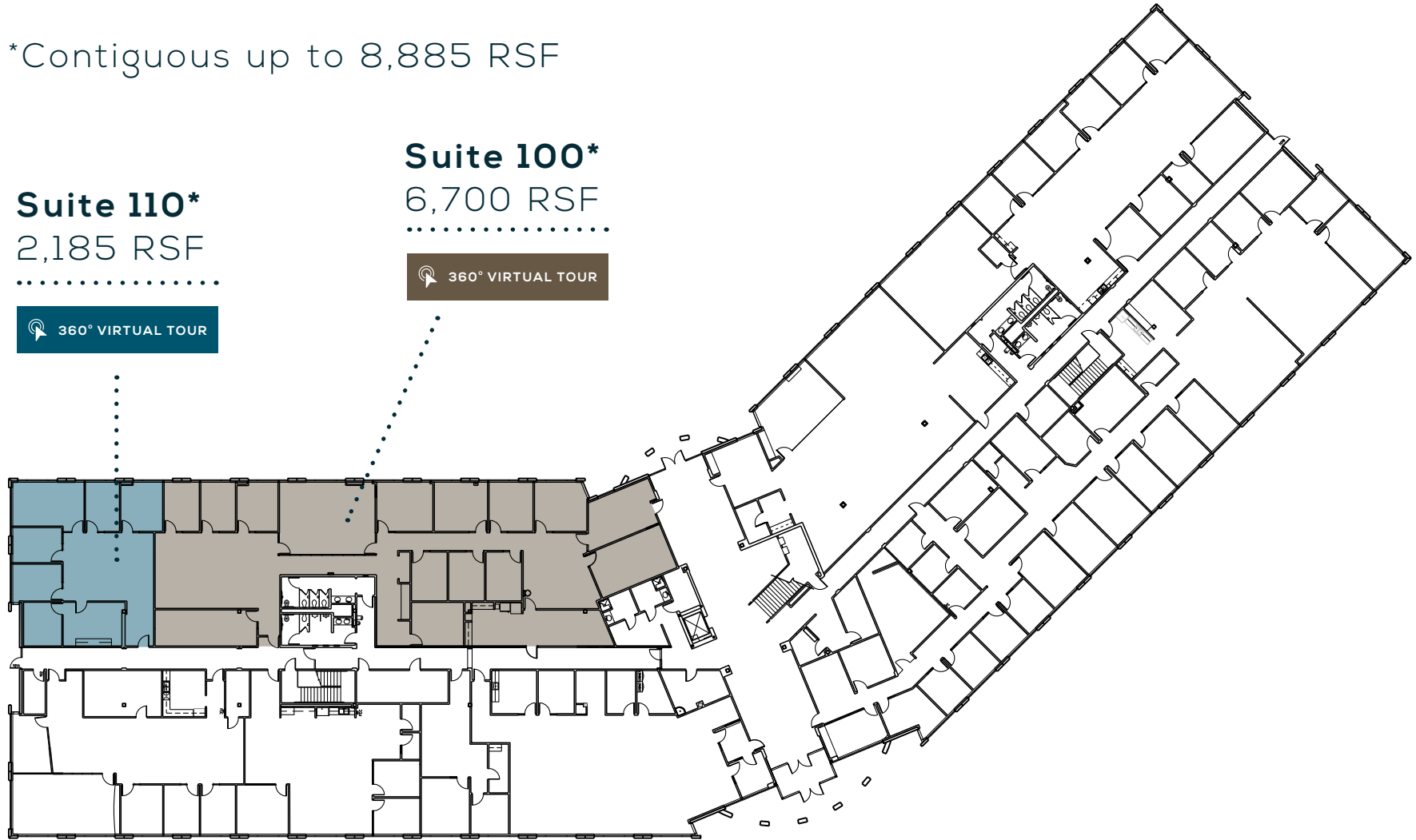
Suite 110*
2,185 RSF

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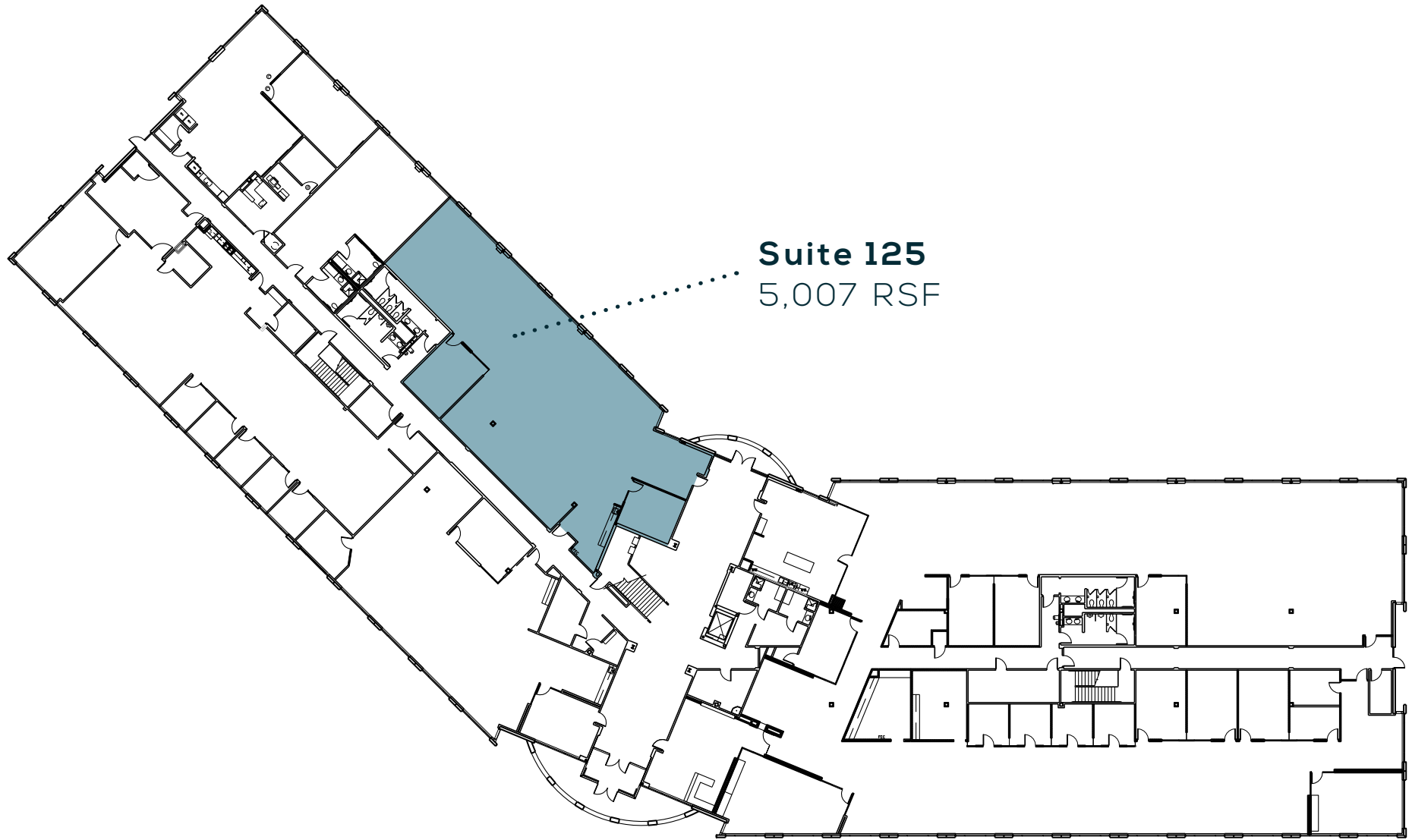


Suite 100*
6,700 RSF

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BUILDING II FLOOR 1



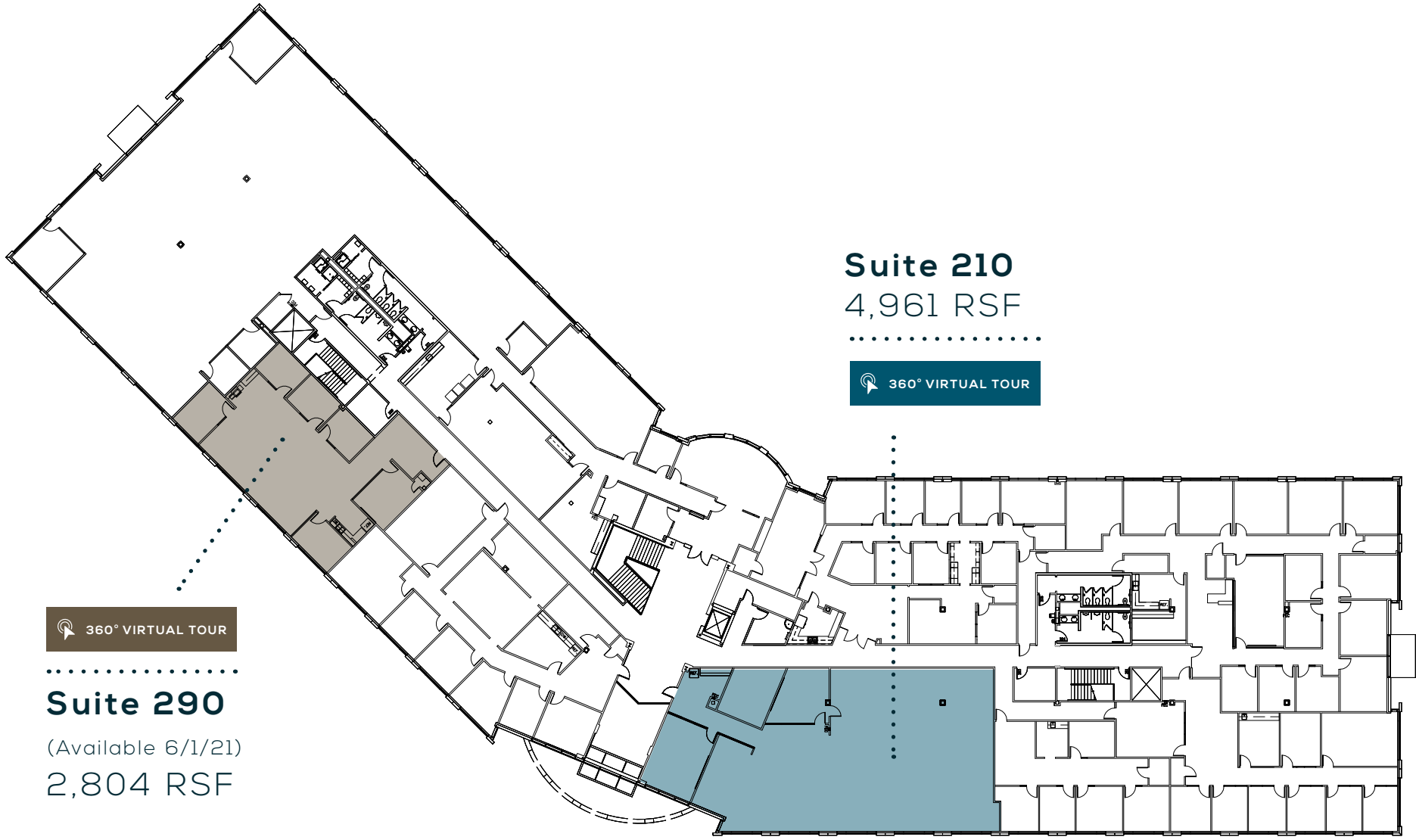
Suite 125
5,007 RSF

OFFICE | FOR LEASE

FOR MORE INFORMATION

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Suite 210
4,961 RSF

 360° VIRTUAL TOUR

 360° VIRTUAL TOUR

Suite 290
(Available 6/1/21)
2,804 RSF

rialto

7500

VALOR

CAPITAL PARTNERS



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.

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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 Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Patrick Ley	593295	pley@ecrtx.com	512.505.0002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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