
RIVER PLACE

6500 River Place Boulevard | Austin, TX



River Place Corporate Park is a 48-acre, seven building, Class A office park located in Northwest Austin. The 1,440 acre master-planned River Place community includes the River Place Country Club, multiple residential communities, newly-constructed hotel, retail establishments and restaurants.

Buildings within the campus boast exterior balconies, underground and structured parking, breathtaking views, lush landscaping, highquality lobby and common area finishes, and a variety of suite sizes to fit any tenant's needs.





HIGHLIGHTS

- Seven 3 and 4-story Class A buildings
- 4:1,000 SF structured parking
- Outdoor terraces oriented toward the Panther Hollow Habitat Preserve
- On-site fitness center with showers and lockers
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust
- Wired Score Gold certified
- Panoramic, unobstructed views of rolling Texas Hill Country
- Community includes the River Place Country Club, multiple residential communities, a Residence Inn Marriott hotel, retail establishments and restaurants



SURROUNDING COMMUNITY

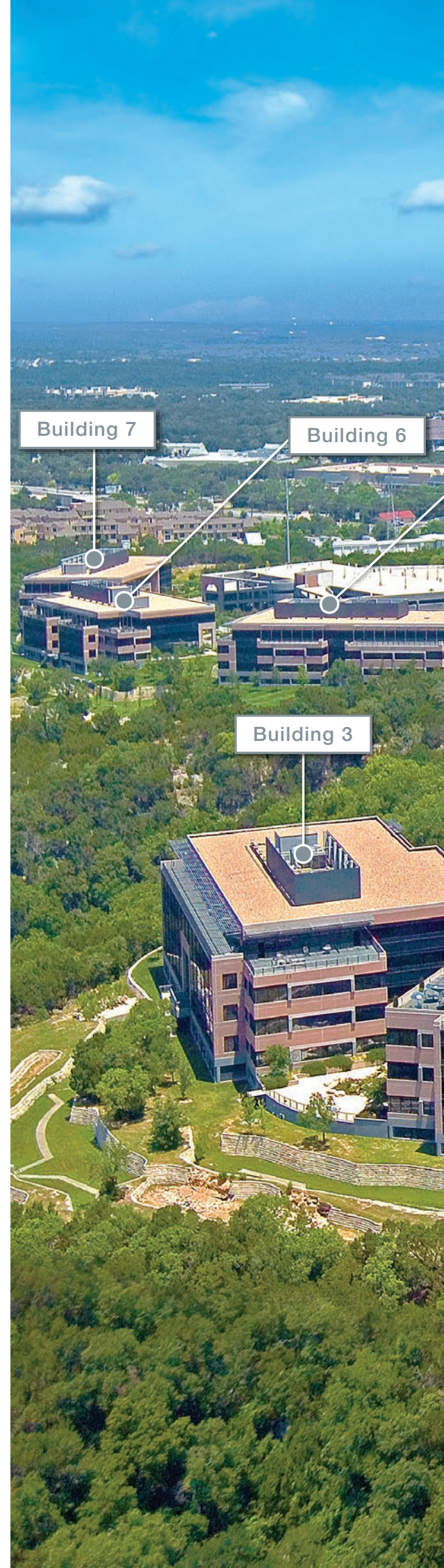
River Place is a premier Austin suburb with a thriving culture and amenity base. Our Corporate Park has direct access to FM 2222 and River Place Boulevard, and is less than a mile away FM 620, a major road connecting many communities.

Outdoor Enjoyment

- Hit Lake Travis in the morning before a meeting, or after work for a company event
- Challenge your colleagues to a game of golf at some of Hill Country's best courses: River Place Country Club, UT Golf Club, Great Hills Country Club
- Hike around the River Place Nature Trail for a breath of fresh air
- Schedule your sales meeting at one of our many outdoor patios

Outstanding Community

- Home to a top-rated school district: Leander ISD
- Median household income around \$108K
- With exceptional amenities, a top-notch school district, and highly-desired neighborhoods, the surrounding area is projected to grow by almost 10% in the next five years (source: Costar)





620

Building 5

2222

Building 4

Building 1

Building 2





NEIGHBORHOOD

Entertainment

- Moviehouse & Eatery
- UT Golf Club

Fitness

- Orange Theory Fitness
- Anytime Fitness

Convenience

- HEB
- Target
- Walgreen's
- CVS
- Austin Regional Clinic

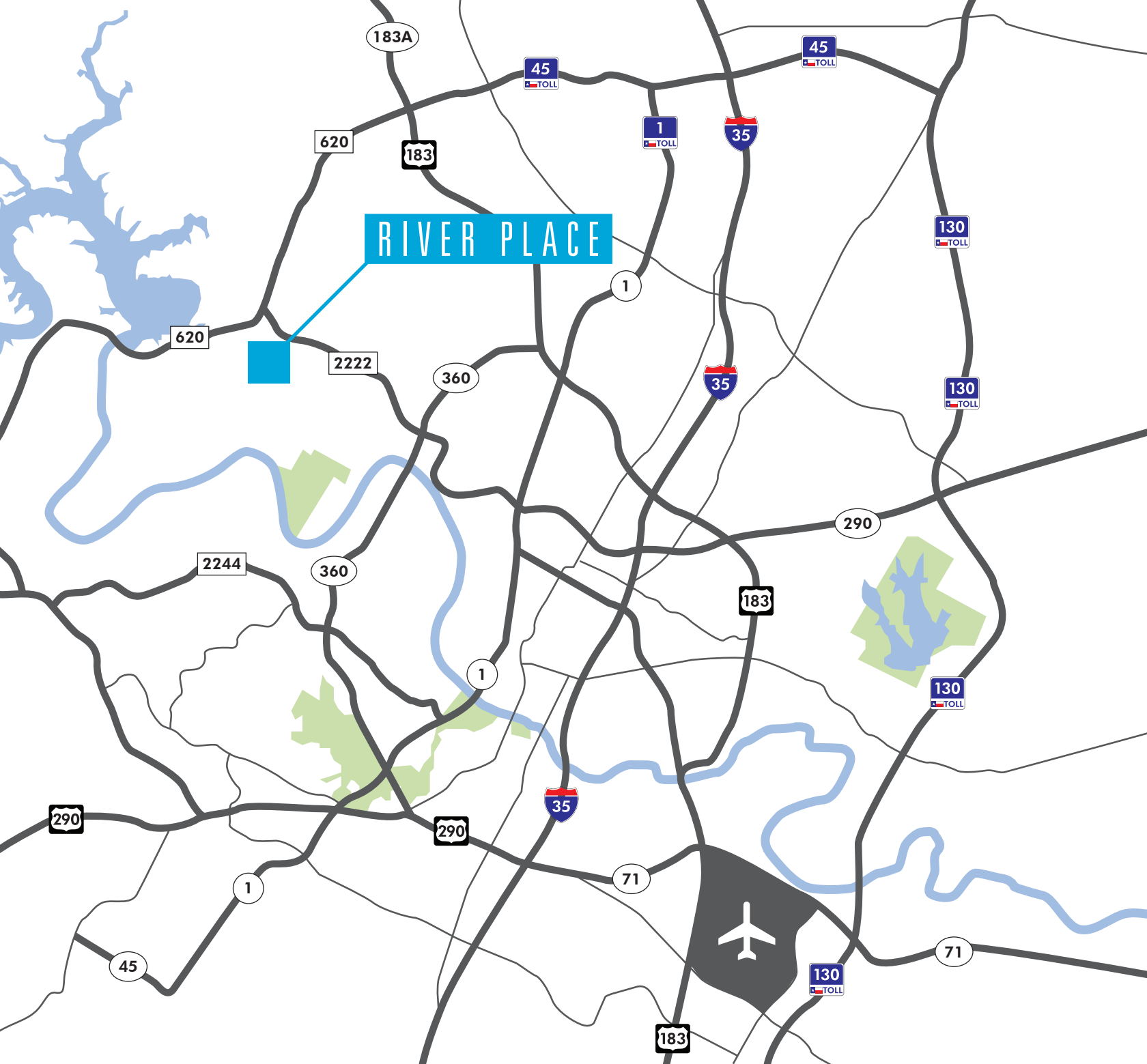
Dining

- Steiner Ranch Steakhouse
- Boat House Grill
- Black Walnut Cafe
- Thunder Cloud Subs

- Nik's Italian Kitchen
- Oasis on Lake Travis
- Rudy's BBQ
- Smokey J's BBQ
- Napa Flat's
- Austin's Pizza
- Starbucks

Hotels

- Holiday Inn
- Residence Inn
- Fairfield Inn
- Renaissance Austin Hotel
- Hyatt Place
- The Westin
- Hampton Inn



DRIVING DISTANCE

in miles

The Oasis	3
The Arboretum	8
The Domain	11
University of Texas	12
Downtown Austin	13
Austin Bergstorm International Airport	24

ONE

RIVER PLACE - BUILDING ONE

76,529 SF / 4 FLOORS

AVAILABILITY: SUITE 202 - 8,627 SF

SUITE 400 - 7,435 SF*

SUITE 450 - 13,531 SF*

*CONTIGUOUS UP TO 20,966 SF





TWO

RIVER PLACE - BUILDING TWO

76,529 SF / 4 FLOORS

AVAILABILITY: SUITE 102 + 104 - 9,150 SF

SUITE 300 - 13,138 SF

THREE

RIVER PLACE - BUILDING THREE

113,465 SF / 4 FLOORS

AVAILABILITY: 100% LEASED





FOUR

RIVER PLACE - BUILDING FOUR

87,639 SF / 3 FLOORS

AVAILABILITY: SUITE 150 - 7,759 SF

FIVE

RIVER PLACE - BUILDING FIVE

67,601 SF / 3 FLOORS

AVAILABILITY: SUITE 100 - 11,818 SF





SIX

RIVER PLACE - BUILDING SIX

62,038 SF / 3 FLOORS

AVAILABILITY: 100% LEASED

SEVEN

RIVER PLACE - BUILDING SEVEN

69,119 SF / 3 FLOORS

AVAILABILITY: 100% LEASED



THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



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