

127

EAST
RIVERSIDE



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EAST RIVERSIDE

BUILDING AVAILABILITIES

Suite 101: **1,332 RSF***

Suite 102: **1,458 RSF***

**Contiguous to 2,790 SF*

BUILDING FEATURES

- 3.7/1000 parking ratio
- Free Parking
- Attached structured parking
- Signage opportunities
- Direct access from E. Riverside
- Private restrooms in each suite
- Walkable distance to South Congress and Lady Bird Lake
- Building amenities include fitness center, pool and sky lounge

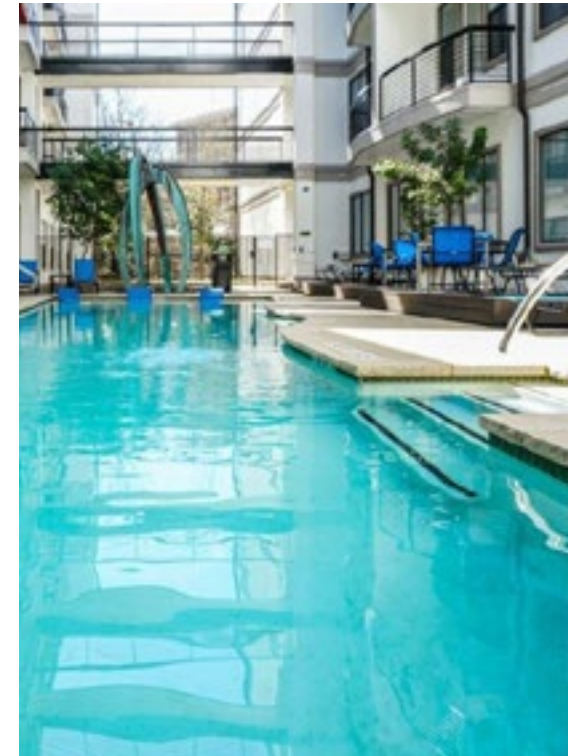


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BUILDING AMENITIES

If you're looking for building amenities, 127 E Riverside is your spot! Whether you are searching for a **fitness center** just steps from the office, a refreshing dip in the **pool**, or a relaxing lunch break at the **rooftop skydeck**, this building has it all!

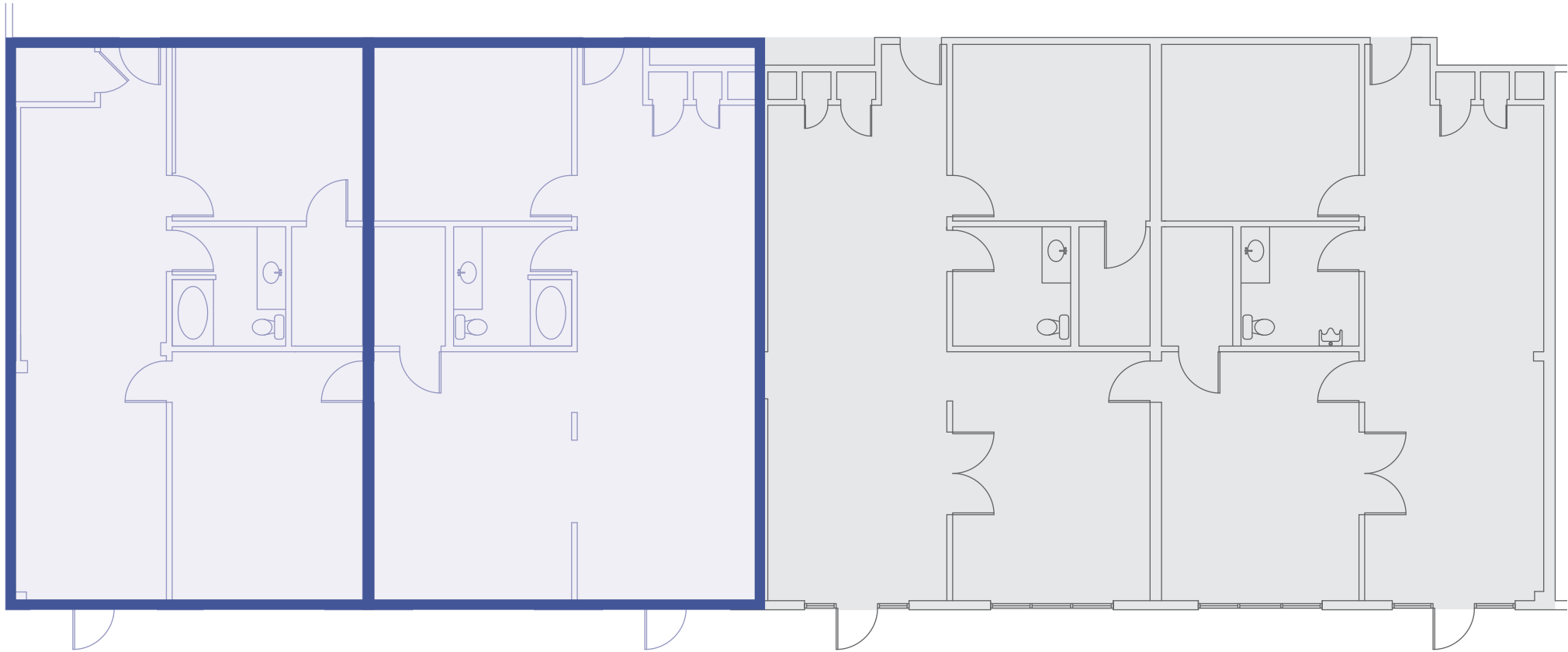


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SUITE 101 & 102: **CURRENT LAYOUT**

 [VIEW VIRTUAL TOUR](#)



Suite 101
1,332 RSF

Suite 102
1,458 RSF

Suite 103
LEASED

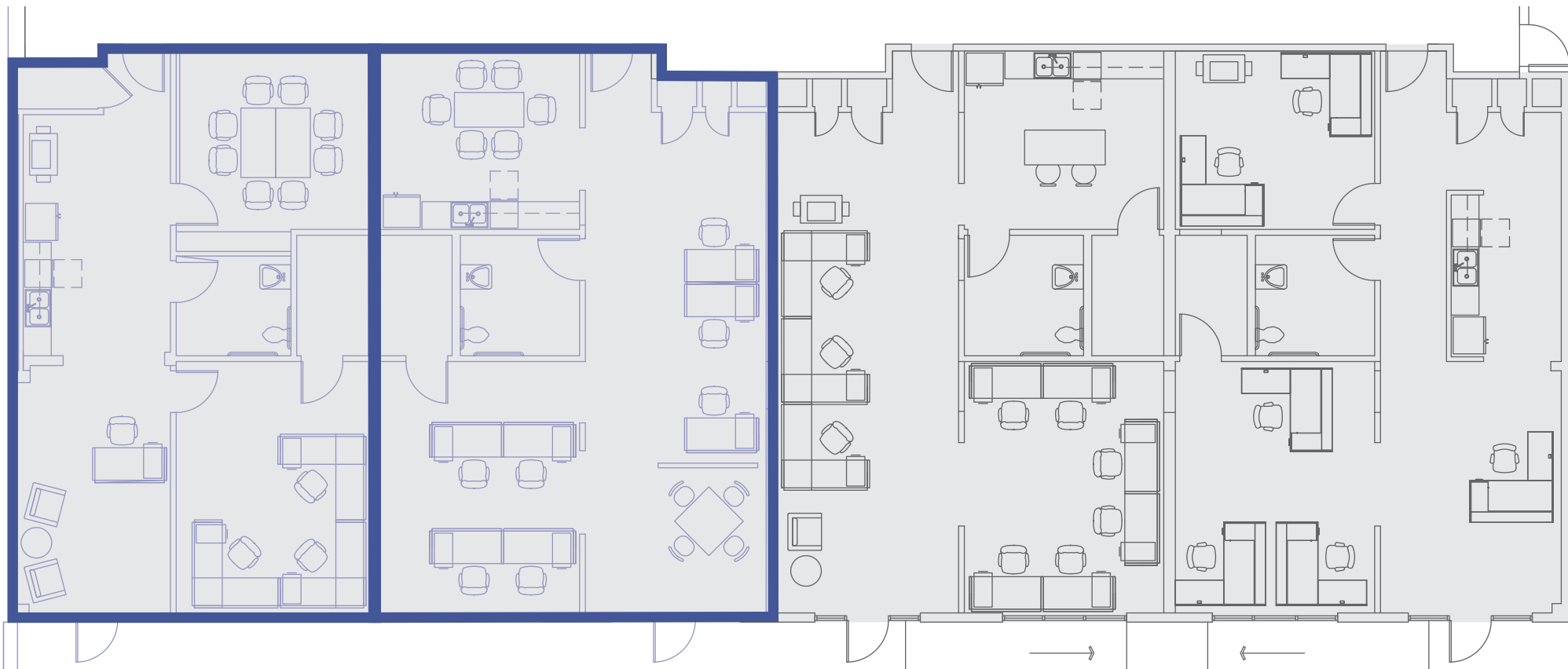
Suite 104
LEASED

← East Riverside Dr. →

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SUITES 101 & 102: **SAMPLE TEST FITS**



Suite 101
1,332 RSF

Suite 102
1,458 RSF

Suite 103
LEASED

Suite 104
LEASED

← East Riverside Dr. →

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SUITES 101 & 102: **CONCEPTUAL RENDERINGS**

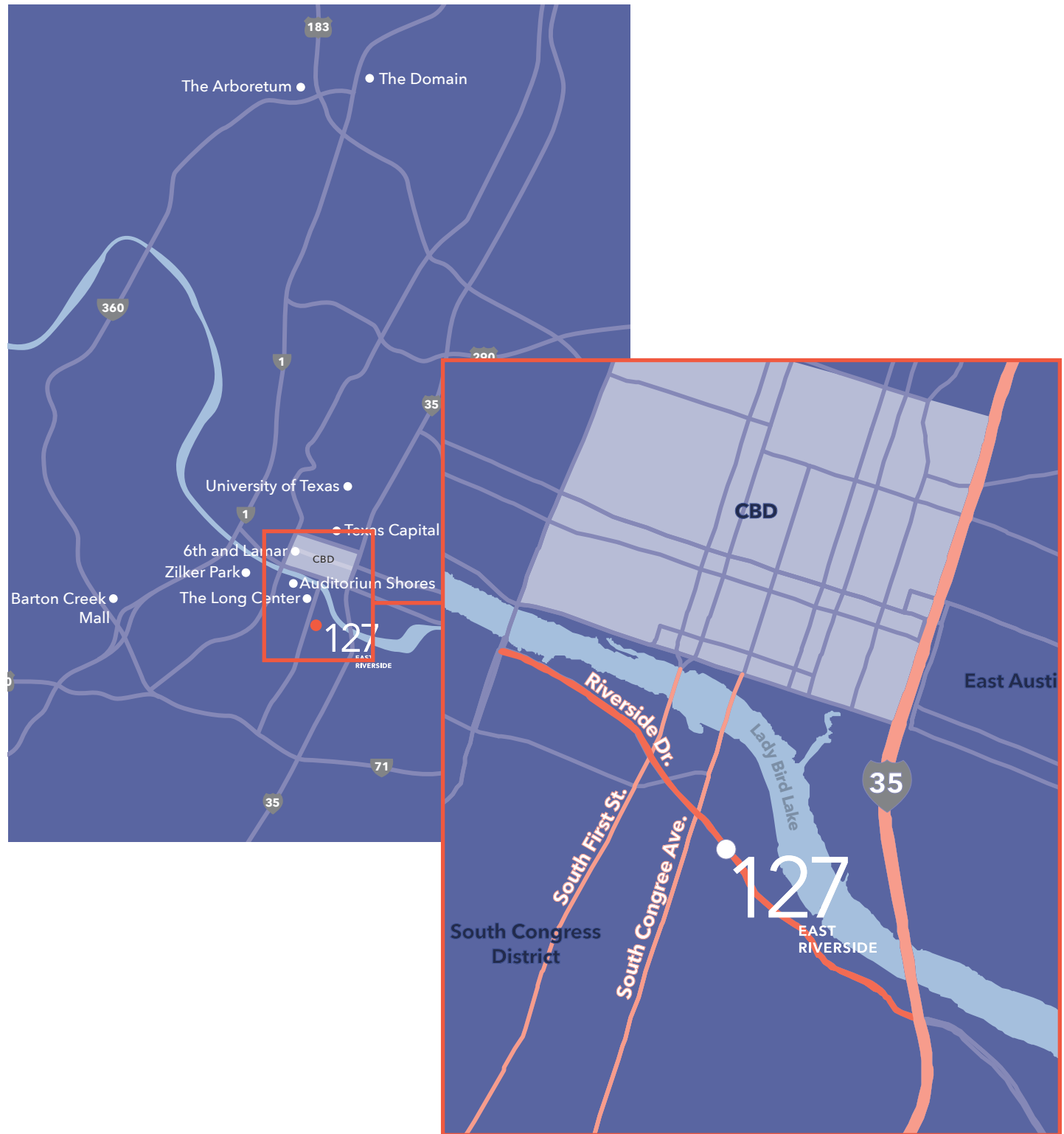


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LOCATION

127 E Riverside sits uniquely between South Congress, Lady Bird Lake, and IH-35. South Congress is one of Austin's prime attractions, with over 20 restaurants, multiple boutique hotels, fitness concepts, and ample retailers. The outdoorsy lake lifestyle of the South Congress hub draws both young and old to the center of the city, where there's always something new and exciting to enjoy. Officing in this premier location provides unmatched accessibility to everything Austin has to offer.



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NEARBY RESTAURANTS

- Thom's Market
- Taco Garage
- ThunderCloud Subs
- Perla's
- Amy's Ice Creams
- Bennu Coffee
- Freebird's World Burrito
- Taco Joint
- Joanne's Fine Foods
- Sweetgreen
- Two Hands
- Sunlife Organics
- ABA



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EAST RIVERSIDE

OFFICE LEASING CONTACTS

Anne Swift

Direct 512.682.5564

Mobile 512.699.8811

aswift@endeavor-re.com

Elisabeth Uhl

Direct 512.532.2177

Mobile 210.844.1367

euhl@endeavor-re.com

