

127

EAST
RIVERSIDE



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EAST RIVERSIDE

BUILDING AVAILABILITIES

Suite 102: **1,458 RSF**

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

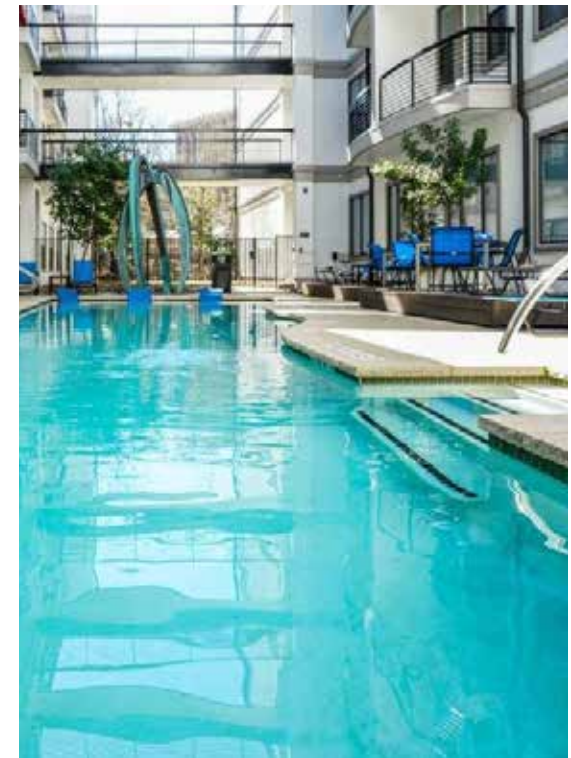


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BUILDING AMENITIES

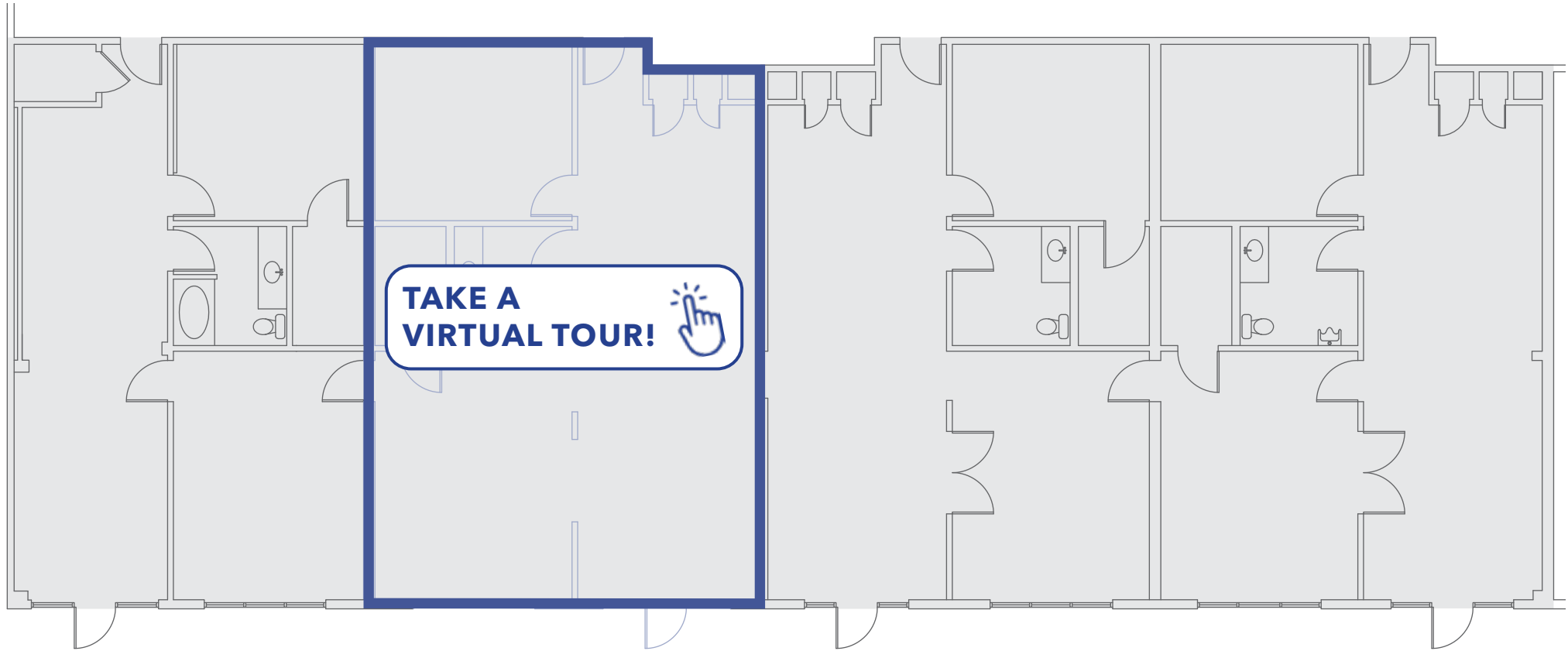
If you're looking for building amenities, 127 E Riverside is your spot! Whether you are searching for a **fitness center** just steps from the office, a refreshing dip in the **pool**, or a relaxing lunch break at the **rooftop skydeck**, this building has it all!



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SUITE 102: **CURRENT LAYOUT**



Suite 101
LEASED

Suite 102
1,458 RSF

Suite 103
LEASED

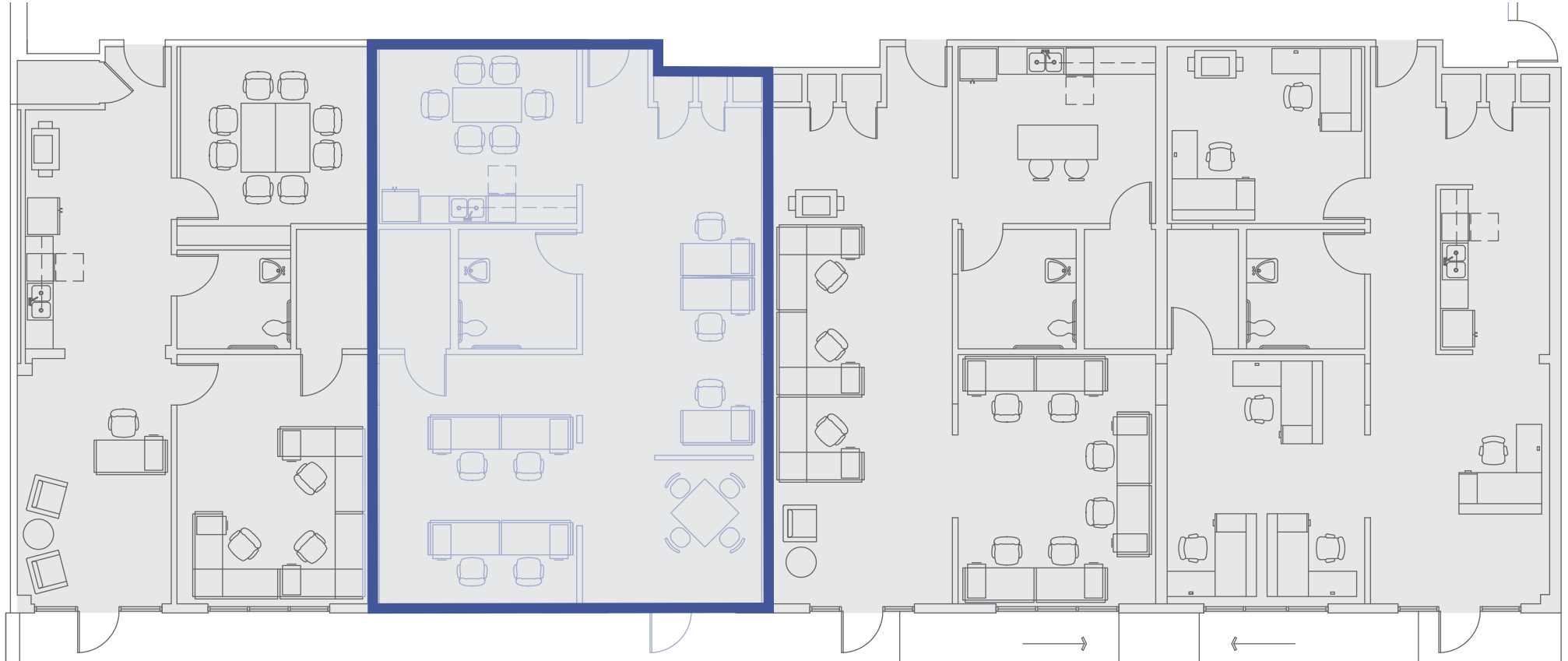
Suite 104
LEASED

← East Riverside Dr. →

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SUITE 102: **SAMPLE TEST FITS**



Suite 101
LEASED

Suite 102
1,458 RSF

Suite 103
LEASED

Suite 104
LEASED

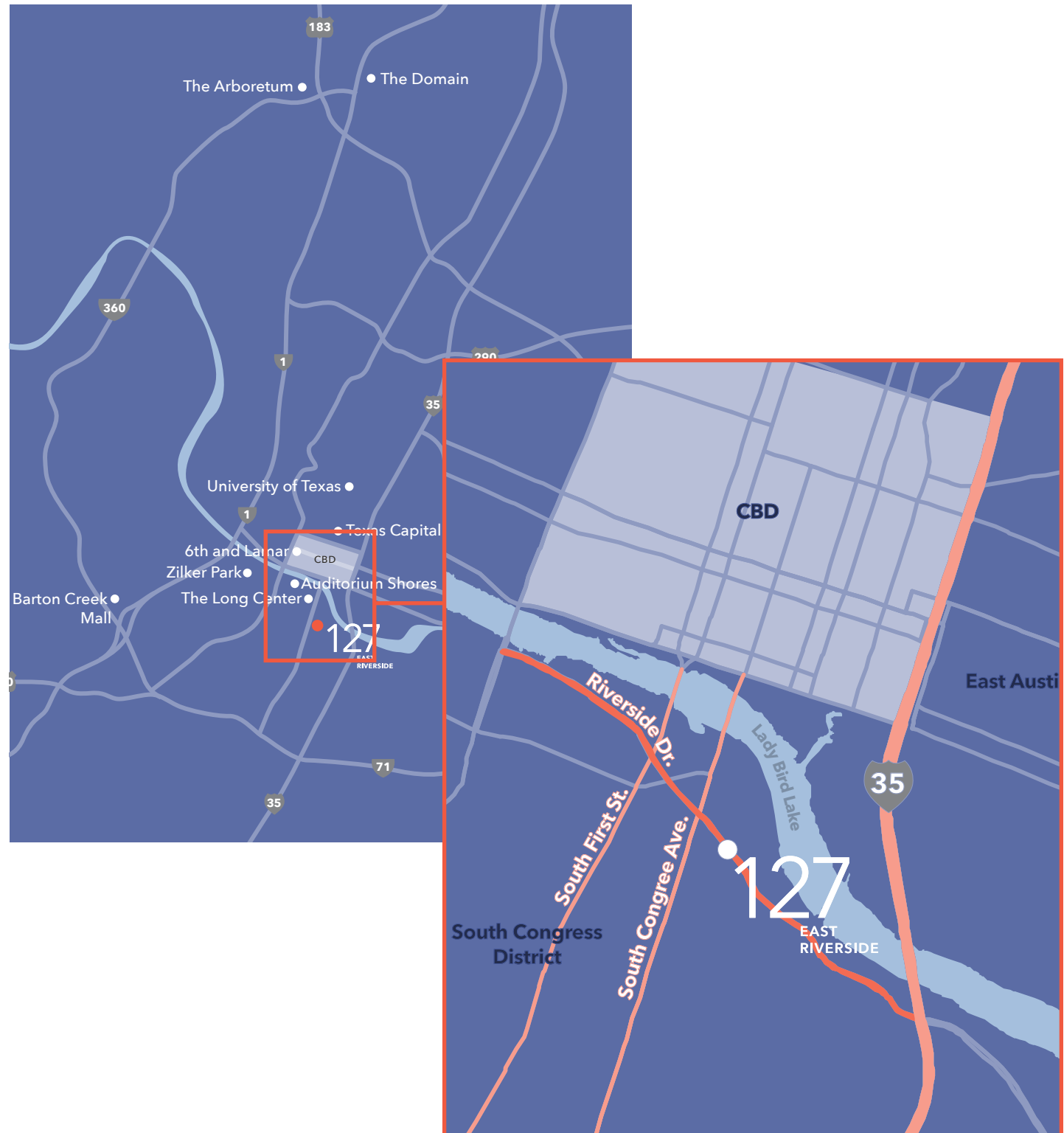
← East Riverside Dr. →

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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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OFFICE LEASING CONTACTS

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