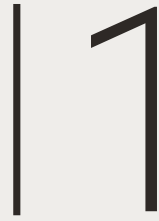


RIATA  
CORPORATE  
PARK



REIMAGINED AND  
BETTER THAN EVER.

# RIATA'S NEWEST STATE OF THE ART OFFICE BUILDING

Coming to one of the largest Class A office campuses in Northwest Austin, Riata Corporate Park, Building 1 contains 67,554 square feet, 4 terraces and will be situated within a 56-acre wooded office park. Located in the heart of Austin's Technology Corridor, Building 1 was thoughtfully designed with a modern touch, natural light and outdoor spaces in mind. At the front door of Riata Corporate Park, Building 1 has the visibility and presence demanded by today's most discerning employers.



## RIATA BUILDING 1 AVAILABILITIES

Floor 1  
18,582 RSF

Floor 2  
23,982 RSF

Floor 3  
24,990

Total SF  
67,554

*Outdoor terraces on all 3 floors*

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Oracle, Google, Apple and other heavy hitters are building sprawling corporate campuses here in the Austin metro area. Corporations like Apple place a premium on areas that make it easier to cultivate happy, loyal professionals.

*Forbes, July 2020*

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## RIATA BUILDING 1 FEATURES + AMENITIES

- Class A finishes, amenities, and terraces
- On-site fitness center with showers and locker rooms
- Ground floor covered patio with water features and ample seating
- State of the art HVAC systems with MERV-13 filtration systems
- Rotating food trucks
- Basketball and tennis courts
- Ample parking on-site
- Access to jogging trails and park users
- Full height glass with abundant natural light

class

**A**

office space



rotating



food trucks



basketball &



tennis courts



**2**

on-site gyms  
existing today

BUILDING 1. 67,554 SF.



THE OFFICE



## RECENT CAMPUS UPDATES

- Two fully renovated fitness centers
- Renovated landscaping with new plant material throughout the office park
- 55,000+ SF of renovated outdoor courtyards and 330+ new outdoor seating options
- New office park branding with exterior and wayfinding signage
- 12 brand new building entryways
- All-new and highly efficient HVAC systems with Merv-13 filters in every building
- New roofs on every building

## COMING UPDATES

- Renovated tenant café with outdoor seating options and premier lunch service provider
- Lobby, corridor and restroom upgrades to Buildings 4 & 5



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Austin was recently voted the No. 1 place to live in America for the third year in a row – named the fastest growing large city in the U.S., ranked No. 4 of the best large cities to start a business, and its home state of Texas took the top spot in a study of the best states for female entrepreneurs.

*Forbes, May 2019*

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## THE LOCATION

The area surrounding Riata Corporate Park is home to a highly skilled and educated workforce, and some of Central Texas' largest employers. Riata provides employees with convenient access to abundant housing options, lifestyle amenities at the Arboretum and Domain, and some of the best schools in central Texas.

WITHIN A  
3-MILE RADIUS:

**62.2%\***

of the population  
are between the  
age of 25 and 64

*\*ATX average = 56.4%*

**61.6%\***

of the population  
have a Bachelor's  
Degree or higher

*\*ATX average = 51.7%*

**84.3%\***

of the population  
above the age of 16  
is in the workforce

*\*ATX average = 73.8%*



BUILDING 1. 67,554 SF.



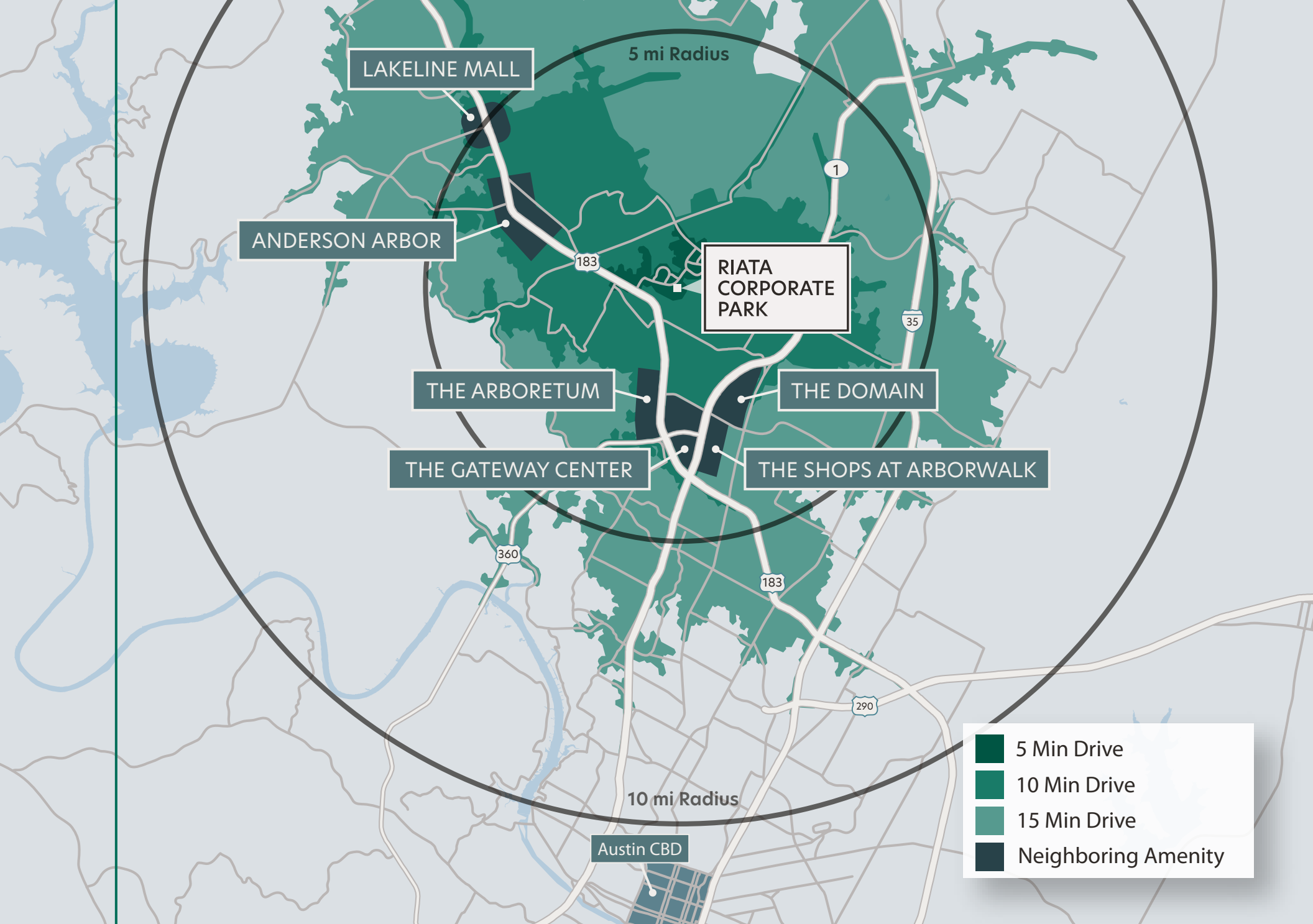
# You're in good company.

## THE LOCATION



Riata Corporate Park features easy access to US 183 and West Parmer Lane, and is conveniently located across the street from the largest multi-family development in Texas—newly renovated!

BUILDING 1. 67,554 SF.

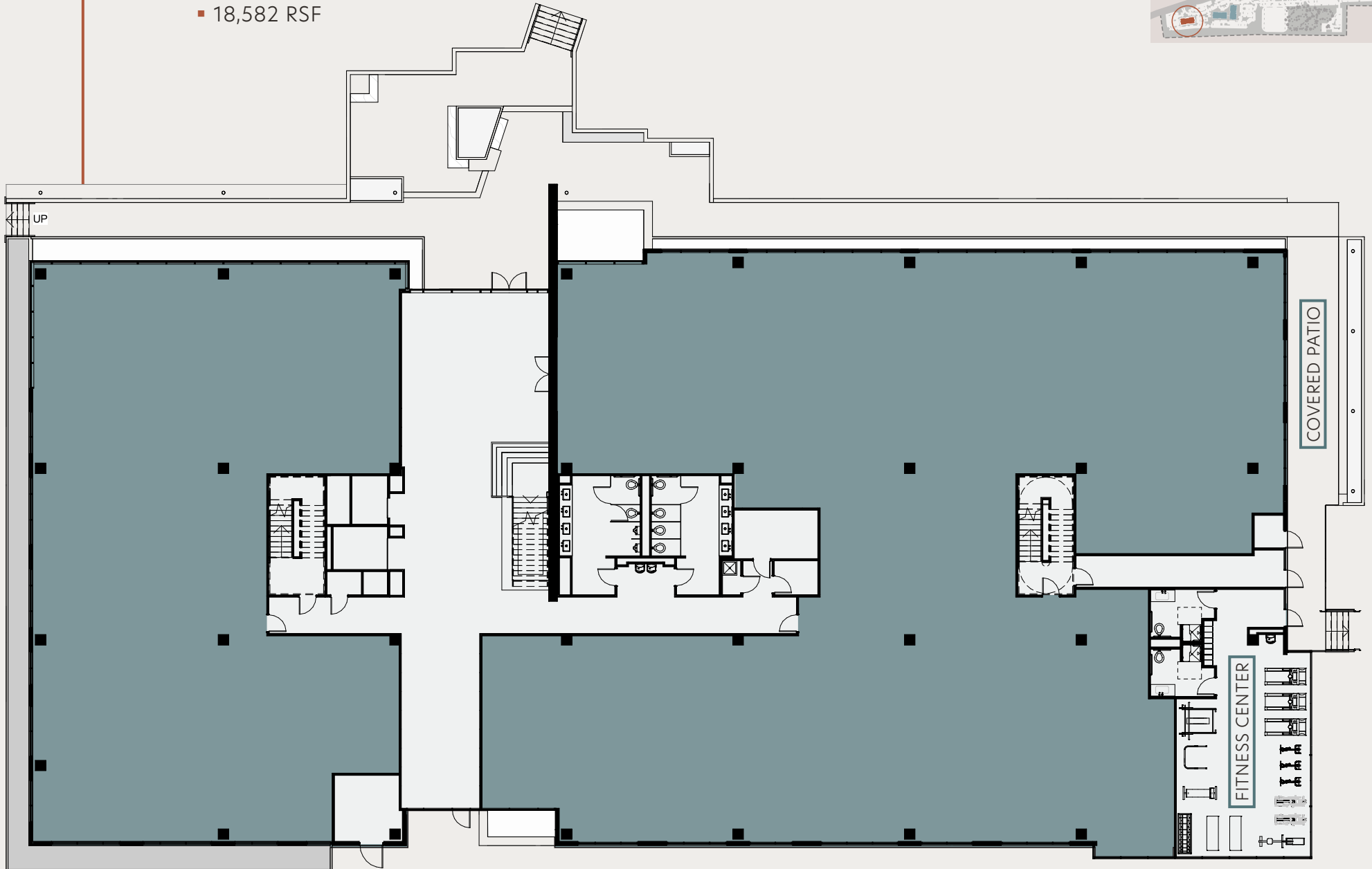
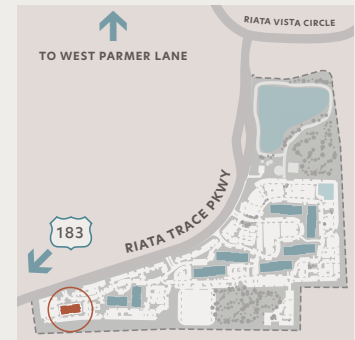




## THE FLOORPLANS

### BUILDING 1

- Floor 1
- 18,582 RSF





## BUILDING 1

- Floor 2
- 23,982 RSF

### THE FLOORPLANS



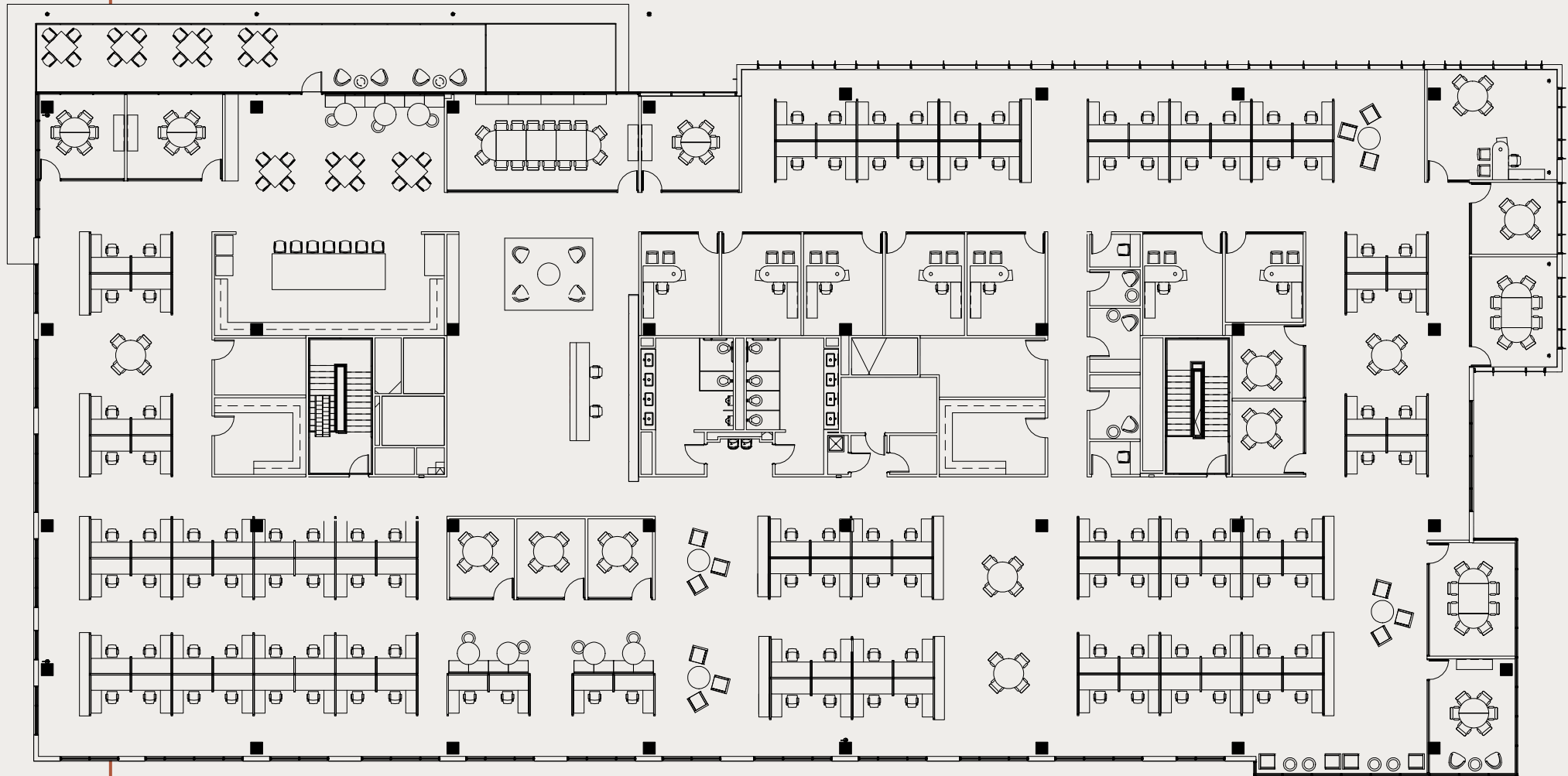
## BUILDING 1

- Floor 3
- 24,990 RSF



## BUILDING 1

- Floor 3 Test Fit
- 24,990 RSF



## CONTACT

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## 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 interests 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 state 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other 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 the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

\_\_\_\_\_  
BUYER/TENANT/SELLER/LANDLORD INITIAS

\_\_\_\_\_  
DATE