

**RIATA
CORPORATE
PARK**

**REIMAGINED AND
BETTER THAN EVER.**

8 BUILDINGS. 688,100 RSF.

One of the largest Class A office campuses in NW Austin and situated within a 56-acre wooded park in the heart of Austin's technology corridor, this campus offers flexibility to an array of corporate users.



RIATA'S AVAILABILITIES

Building 4

Suite 150 | 15,018 SF | Available w 30 days' notice
Suite 300 | *33,557 SF | Available 4/1/2024

Contiguous to 48,575 RSF

**Divisible to 18,000 RSF*

Building 5

Suite 200 | *16,652 SF | Available Immediately

Suite 300 | 33,609 SF | Available Immediately

Contiguous to 50,261 RSF

**Divisible to 7,000*

Furniture available

Building 6 | Full Building Available

Suite 100 | 15,295 SF | Available Immediately

Suite 150 | 13,938 SF | Available 4/1/2025

Suite 200 | 31,161 SF | Available Immediately

Suite 300 | 33,440 SF | Available Immediately

Contiguous to 93,834 RSF

Building 7

Suite 100* | 15,378 SF | Available 12/1/2024

**Furniture available*

Building 9

Suite 300 | 32,787 SF | Available Immediately

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



RIATA'S FEATURES + AMENITIES

- Class A Office space
- Two fully renovated on-site fitness centers with showers and locker rooms
- Outdoor grills and ample seating areas
- Rotating food trucks
- Basketball and tennis courts
- Ample parking on-site
- Access to jogging trails and park users
- A modern, comfortable tenant lounge

class

A

office space



rotating



food trucks



basketball &



tennis courts



2

on-site gyms

RIATA'S RECENT 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
- Lobby, corridor and restroom upgrades to Buildings 4 & 5

RIATA'S COMING UPDATES

- Renovated tenant café with outdoor seating options and premier lunch service provider



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

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

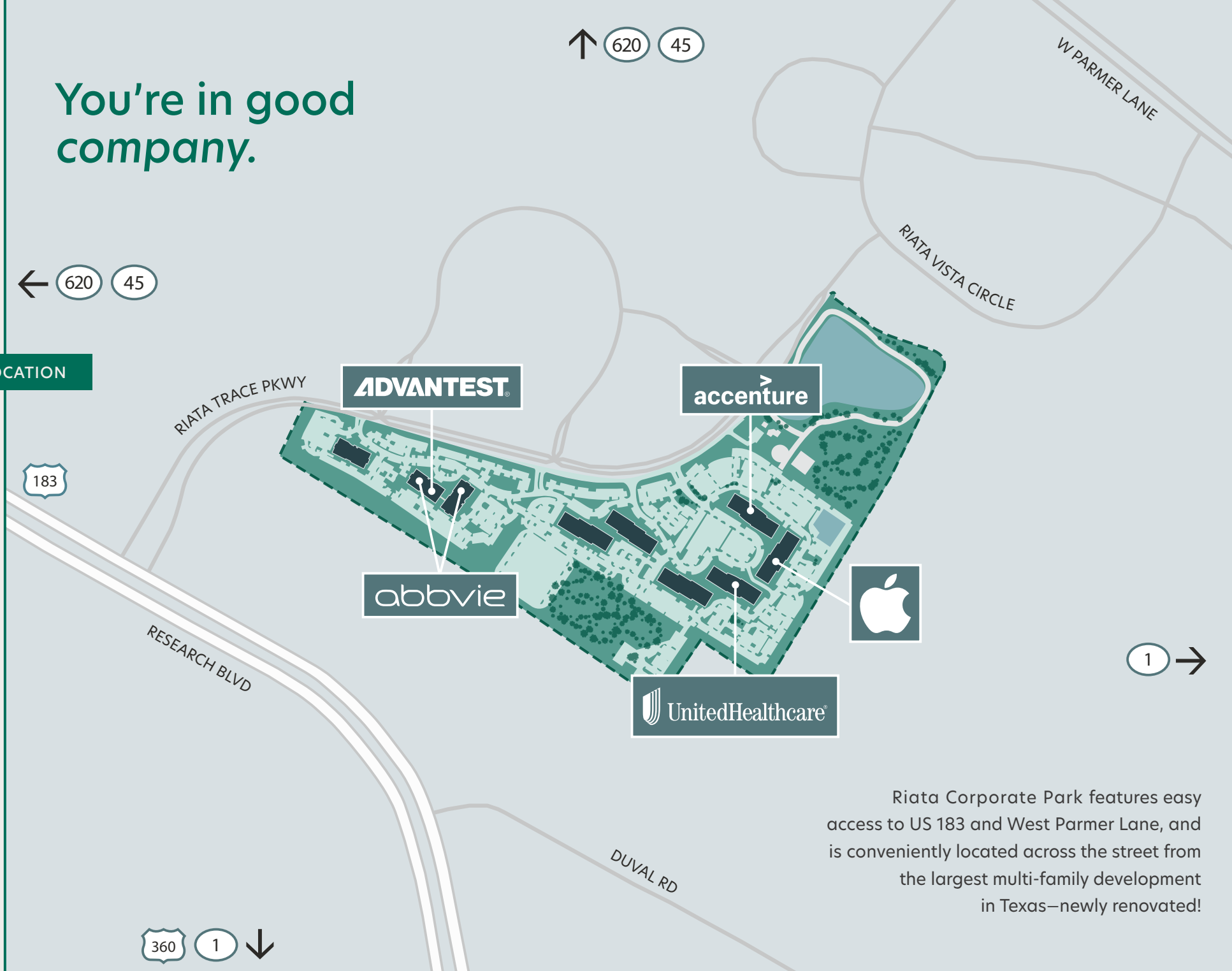
**ATX average = 73.8%*



8 buildings. 688,100 RSF.

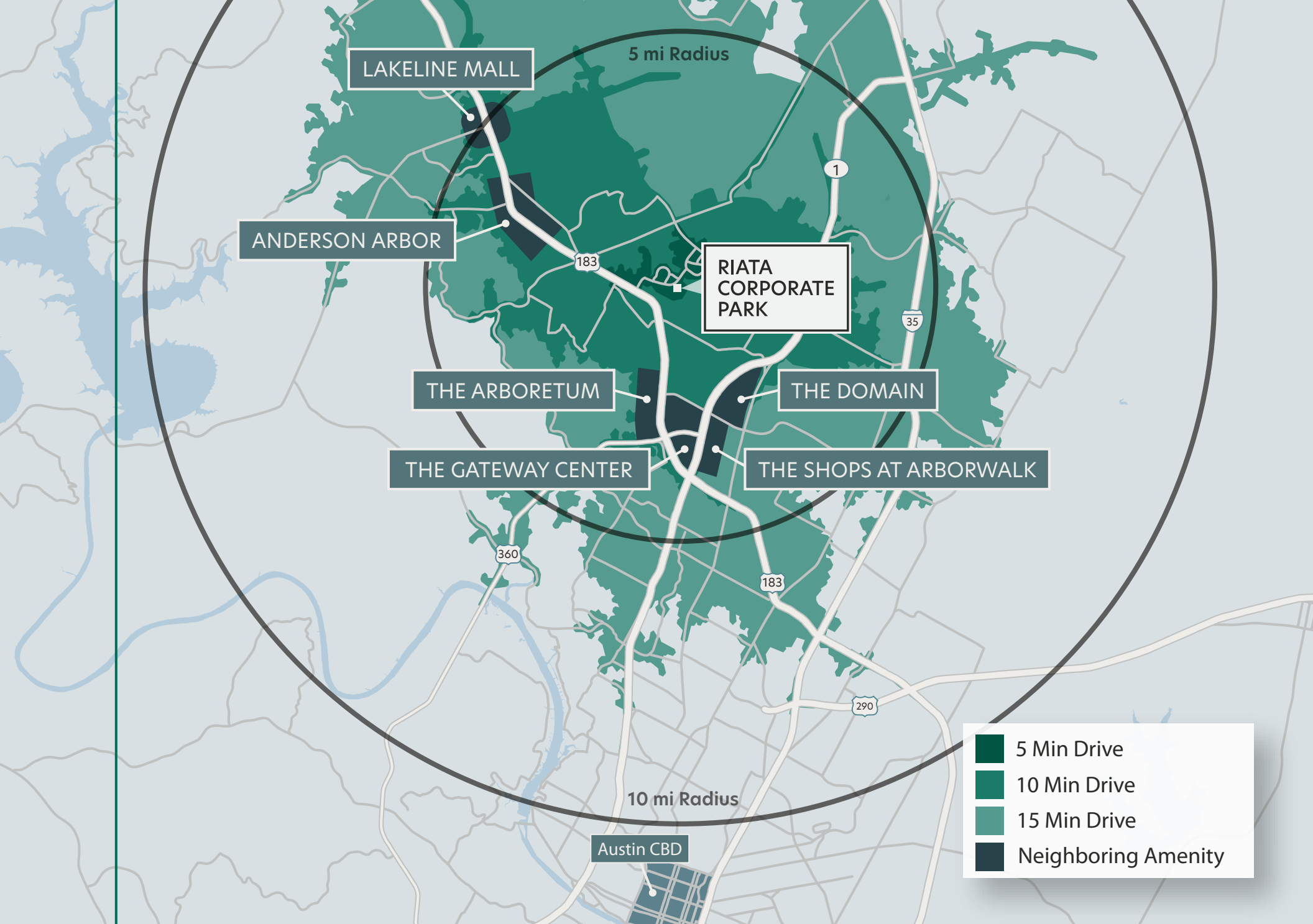
You're in good company.

THE LOCATION



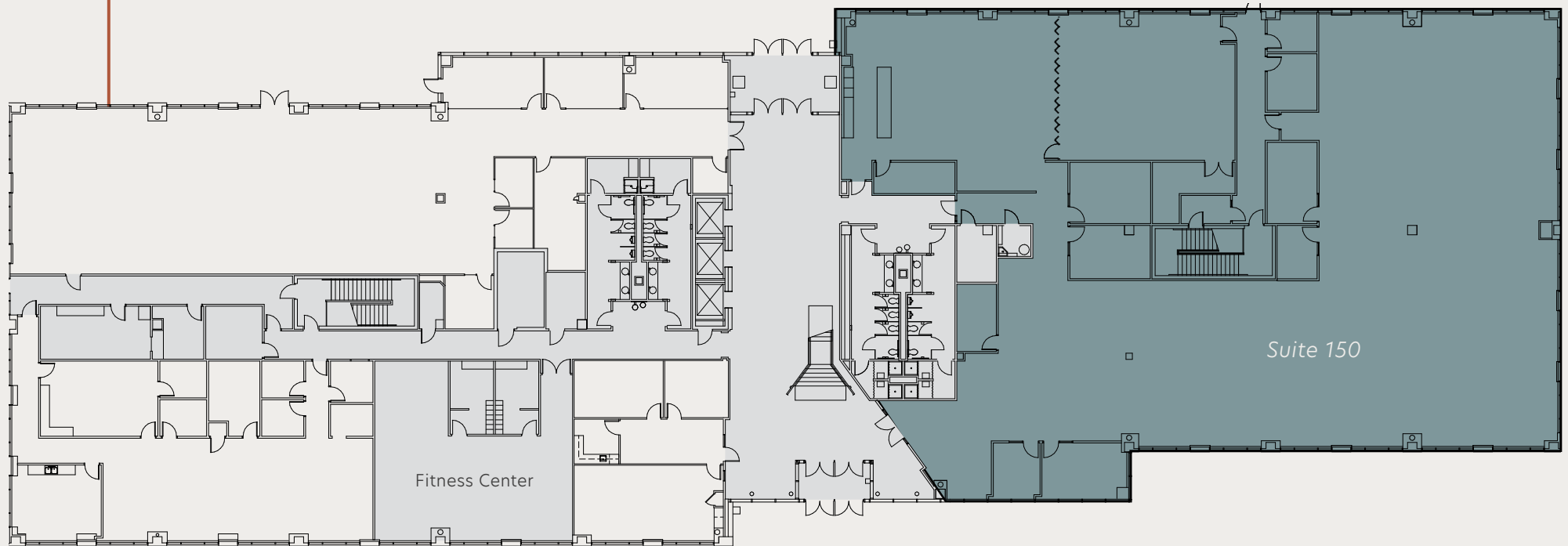
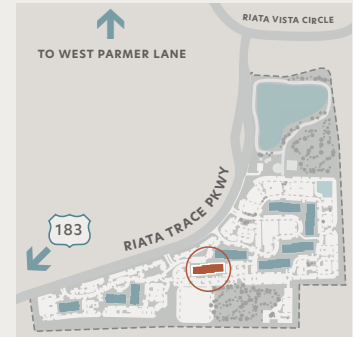
Riata Corporate Park features easy access to US 183 and West Parmer Lane, and is conveniently located across the street from the largest multi-family development in Texas—newly renovated!

8 buildings. 688,100 RSF.



BUILDING 4, FLOOR 1 AVAILABILITY

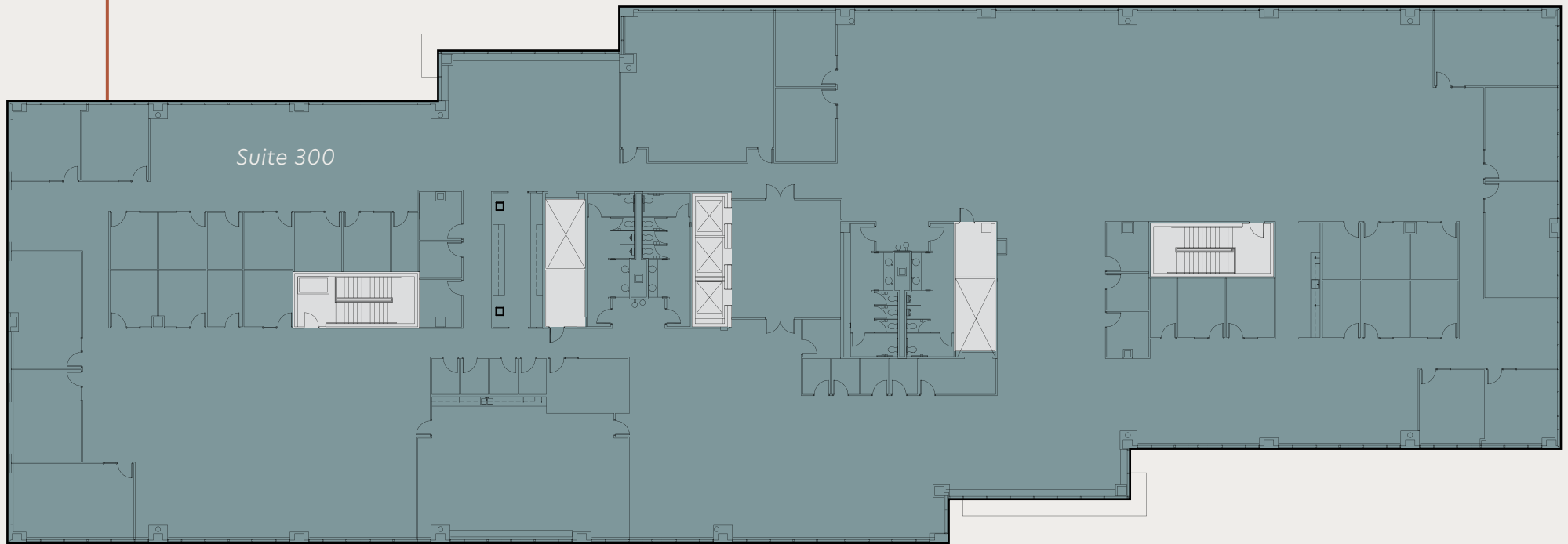
- Suite 150 - 15,018 SF
- Available with 30 Days' Notice
- Contiguous with Floor 3 to 48,575 RSF



BUILDING 4, FLOOR 3 AVAILABILITY

- Suite 300 - 33,557 SF
- Available Immediately
- Divisible to 18,000 RSF
- Contiguous with Floor 1 to 48,575 RSF

THE FLOORPLAN



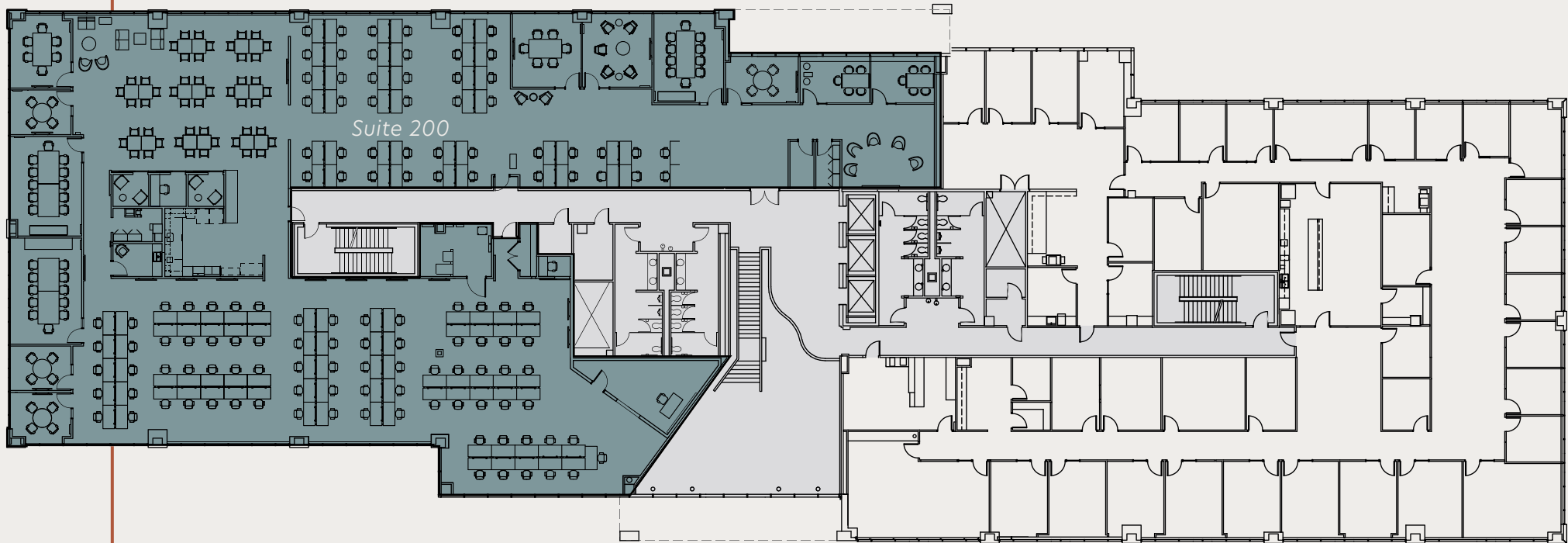
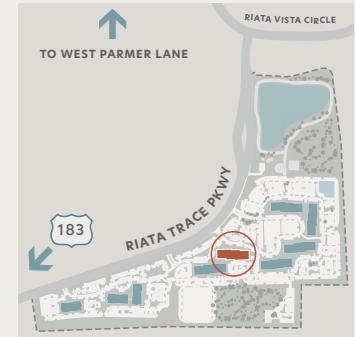
BUILDING 5, FLOOR 2 AVAILABILITY

- Suite 200 - 16,652 SF
- Available Immediately
- Furniture Available
- Contiguous with Floor 3 to 50,261 RSF

THE FLOORPLAN



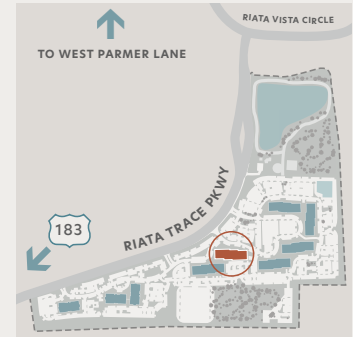
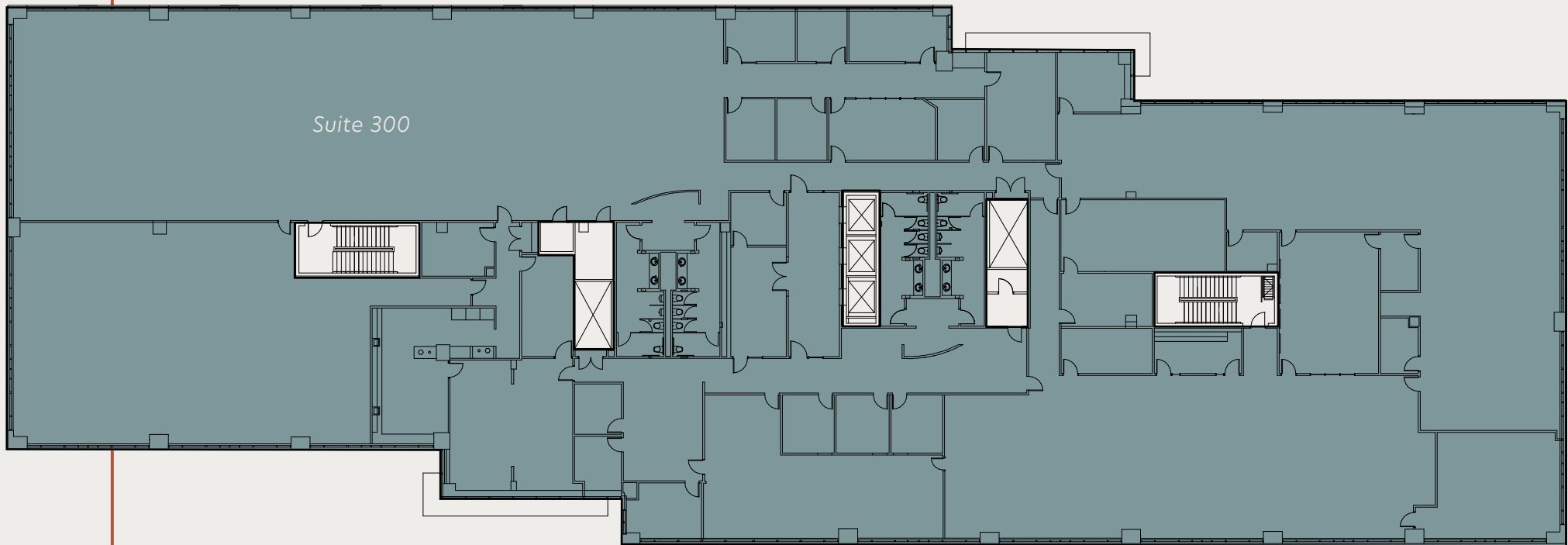
[Click here to view a virtual walkthrough of Suite 200](#)



BUILDING 5, FLOOR 3 AVAILABILITY

- Suite 300 - 33,609 SF
- Available Immediately
- Contiguous with Suite 200 to 50,261 RSF

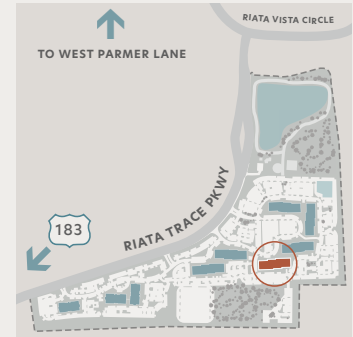
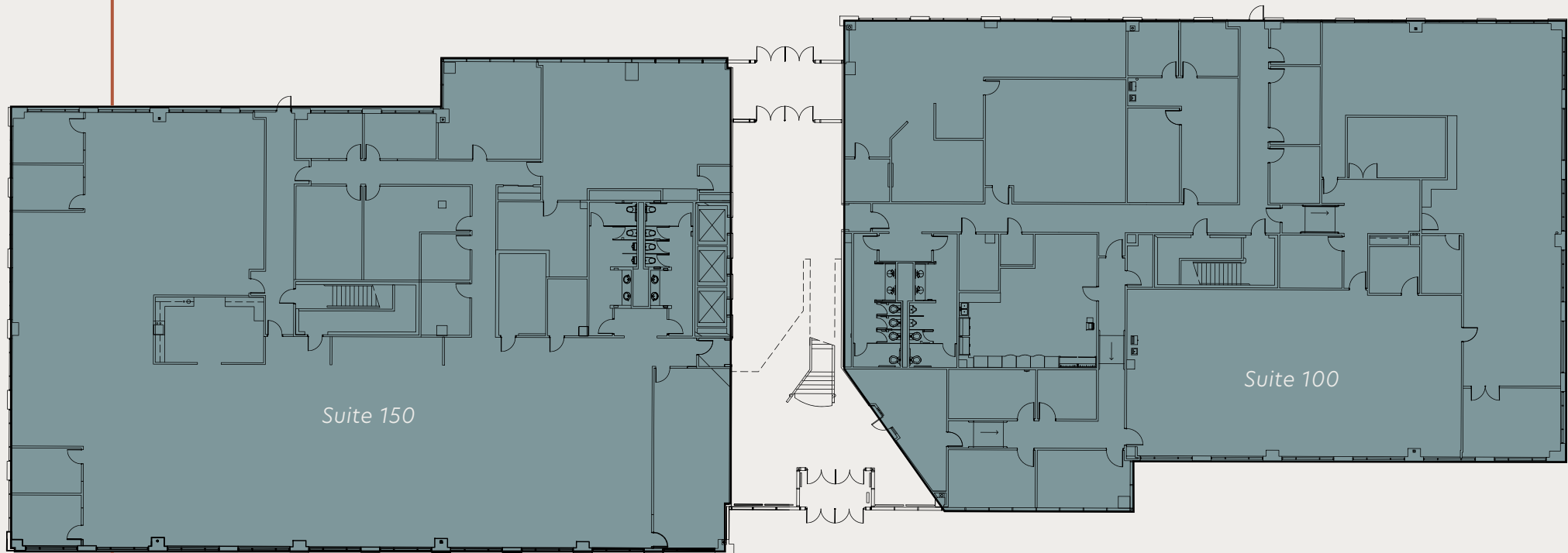
THE FLOORPLAN



BUILDING 6, FLOOR 1 AVAILABILITY

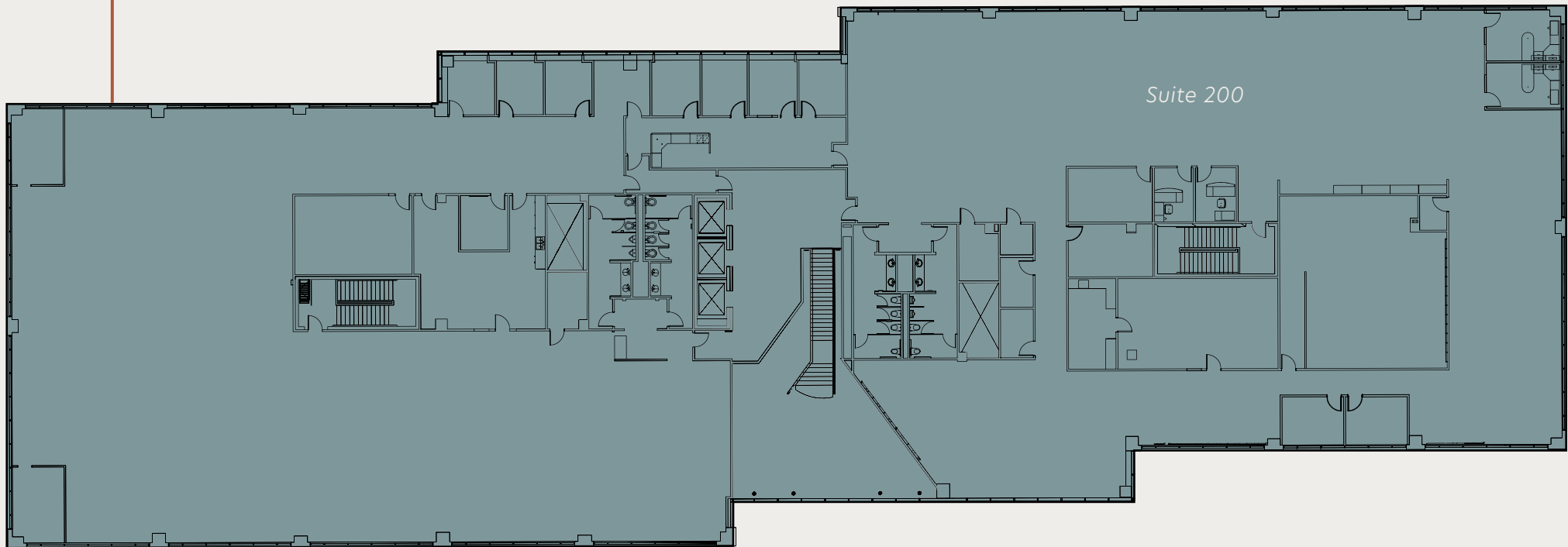
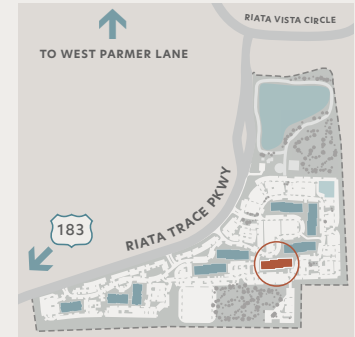
- Suite 100 - 15,295 SF
- Suite 150 - 13,938 SF
- Available Immediately
- Available 4/1/2025
- Full Building Contiguous to 93,834 RSF

THE FLOORPLAN



BUILDING 6, FLOOR 2 AVAILABILITY

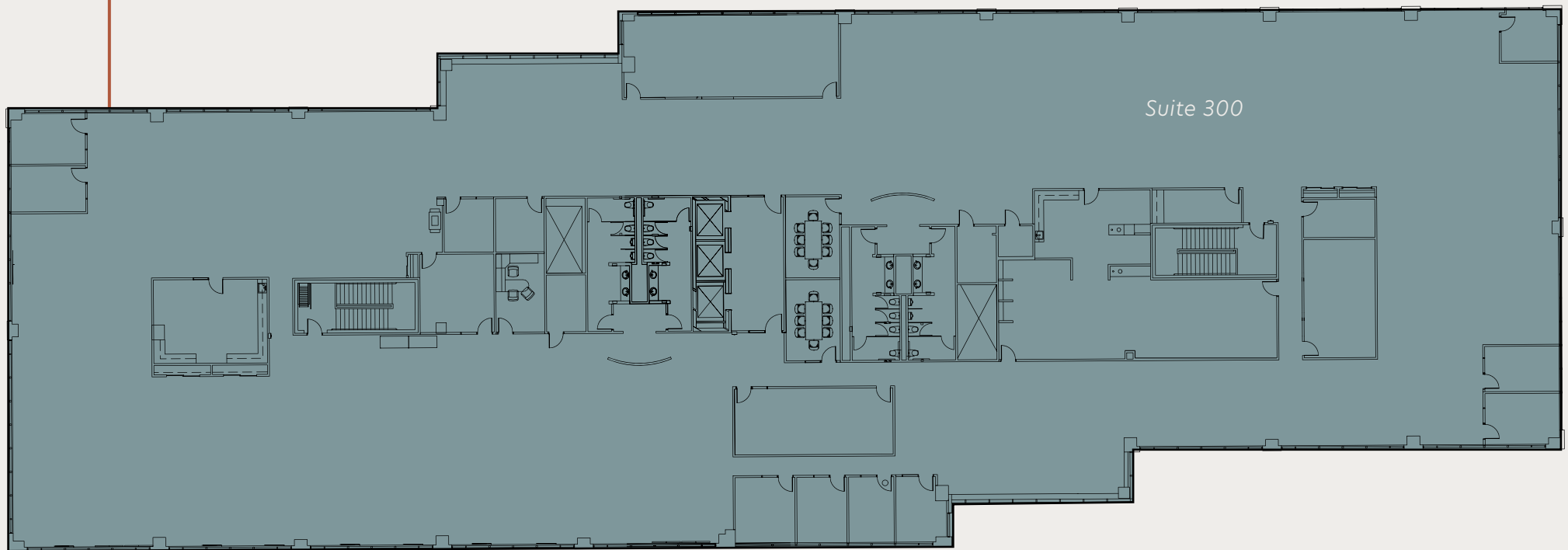
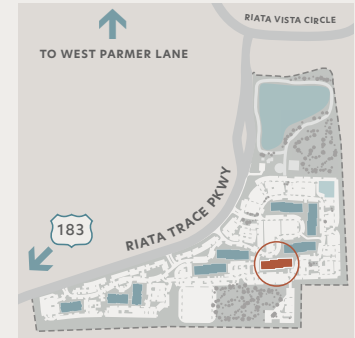
- Suite 200 - 31,161 SF
- Available Immediately
- Full Building Contiguous to 93,834 RSF



THE FLOORPLAN

BUILDING 6, FLOOR 3 AVAILABILITY

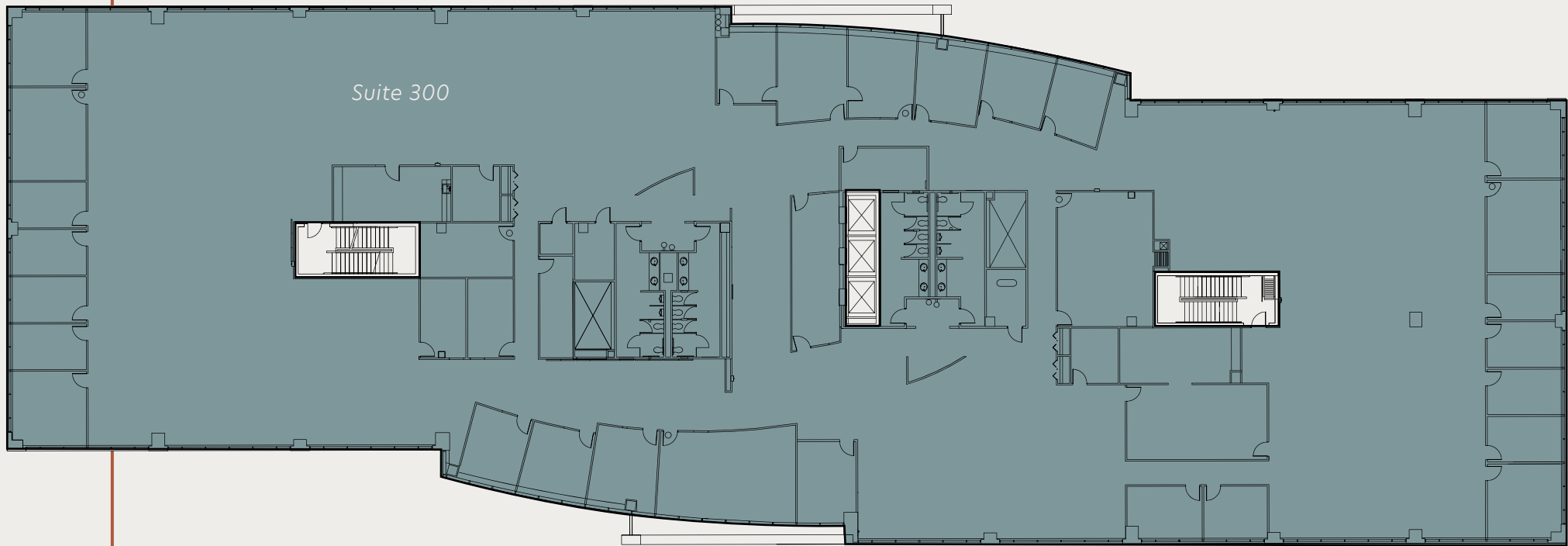
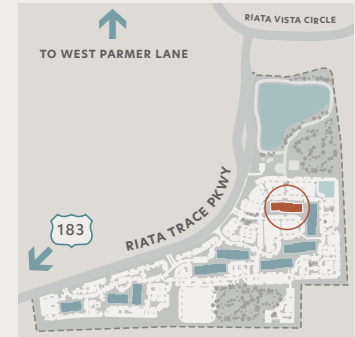
- Suite 300 - 33,440 SF
- Available Immediately
- Full Building Contiguous to 93,834 RSF



THE FLOORPLAN

BUILDING 9, FLOOR 3 AVAILABILITY

- Suite 300 - 32,787 SF
- Available Immediately



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.

ENDEAVOR 2015 MANAGEMENT LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

BUYER/TENANT/SELLER/LANDLORD INITIAS

DATE

