

RIATA CORPORATE PARK

12301B-12365 RIATA TRACE PARKWAY, AUSTIN TX, 78727



Riata Corporate Park

688,100 SF | CLASS A | OFFICE CAMPUS

AVAILABLE SUITES

Building 2

- Suite 100 3,057 SF Immediate

Building 5

- Suite 120 3,642 SF 2/1/2021

Building 7

- Suite 100 15,378 SF Immediate

OVERVIEW

Riata Corporate Park contains 8 buildings totaling 688,100 RSF and represents one of the largest Class A office campuses in NW Austin. Situated within a 56 acre wooded park in the heart of Austin's technology corridor, the campus offers flexibility to an array of corporate users.

FEATURES

- Class A Office Campus
- Situated amongst 56 wooded acres
- 8 buildings totaling 688,100 RSF
- Efficient floorplates ranging from 22,000 - 33,000 RSF
- 5 per 1000 Parking Ratio
- Monument and building signage opportunities
- Shovel-ready Development Site for 64,000+ SF New Office Building

WILL CRAWLEY

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LUKE BARNEY

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Riata Corporate Park

688,100 SF | CLASS A | OFFICE CAMPUS



Riata Corporate Park

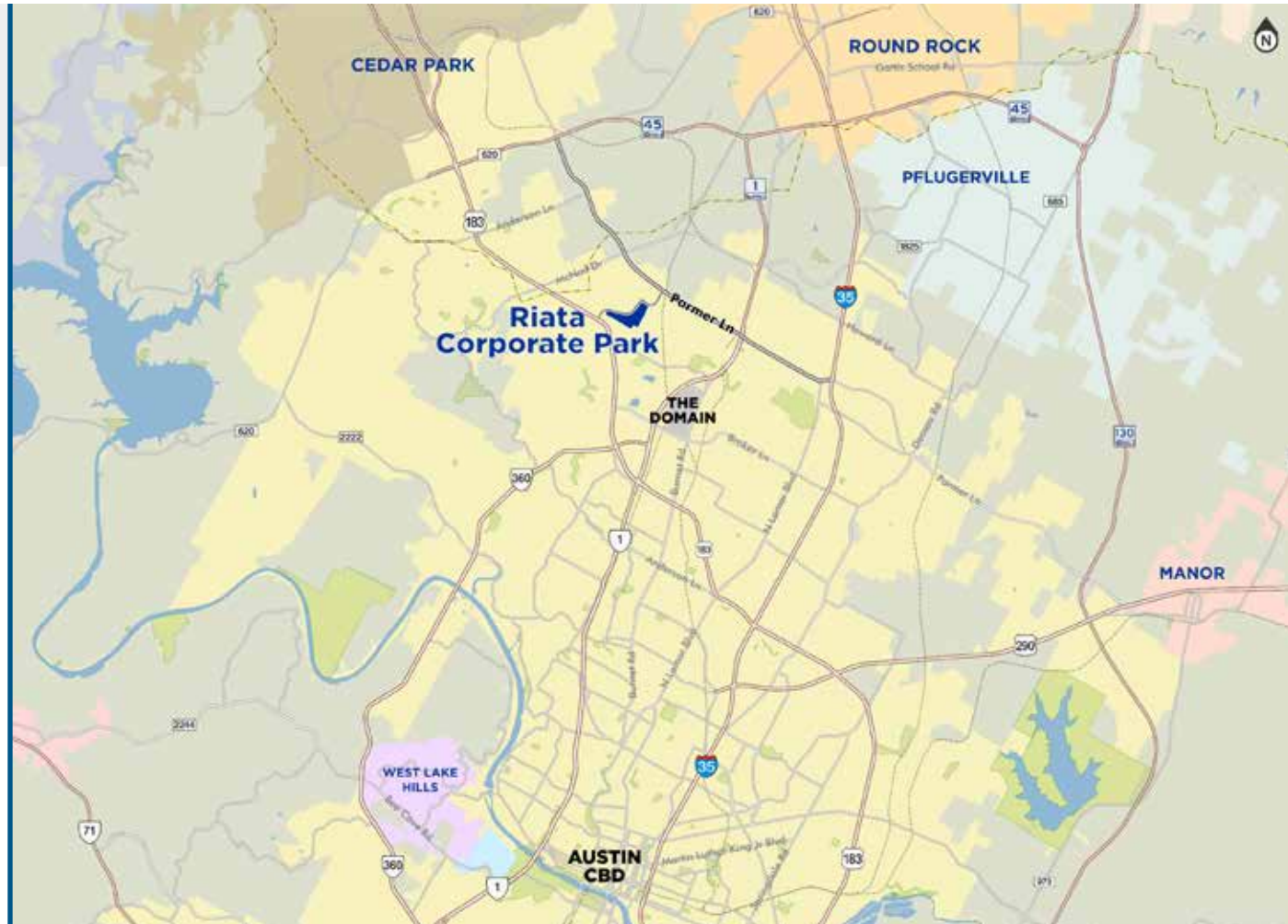
688,100 SF | CLASS A | OFFICE CAMPUS

LOCATION OVERVIEW

- Office Campus located in the core of Northwest Austin
- Convenient Access to 183, Mopac and Parmer Lane
- Surrounded by Dining, Shopping, Outdoor Activities and Vibrant Nightlife
- Adjacent to the 16-acre Riata Neighborhood Park
- Situated in the heart of one of the largest technology districts in the country
- One-minute walk to park trails
- 2 miles from the Domain
- 3 miles from The Arboretum

AMENITIES OVERVIEW

- Class A Office Space
- Two on-site fitness centers
- Rotating food trucks
- Outdoor grills & seating areas
- Basketball & tennis courts
- Ample parking on-site
- Access to jogging trails and parks



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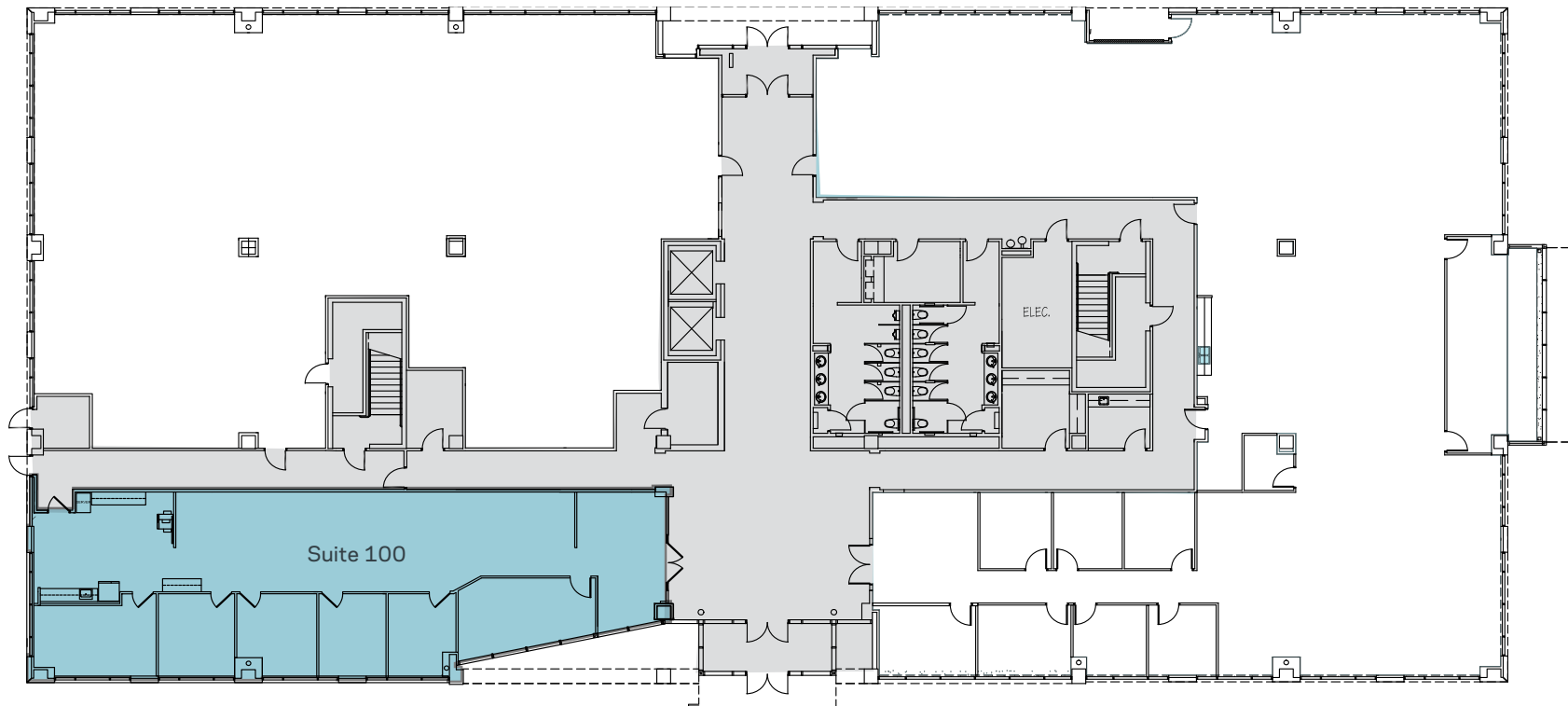
AVAILABILITY

BUILDING 2

- **Suite 100** 3,051 SF **Immediate**



[CLICK HERE TO VIEW A VIRTUAL TOUR OF THIS SUITE](#)



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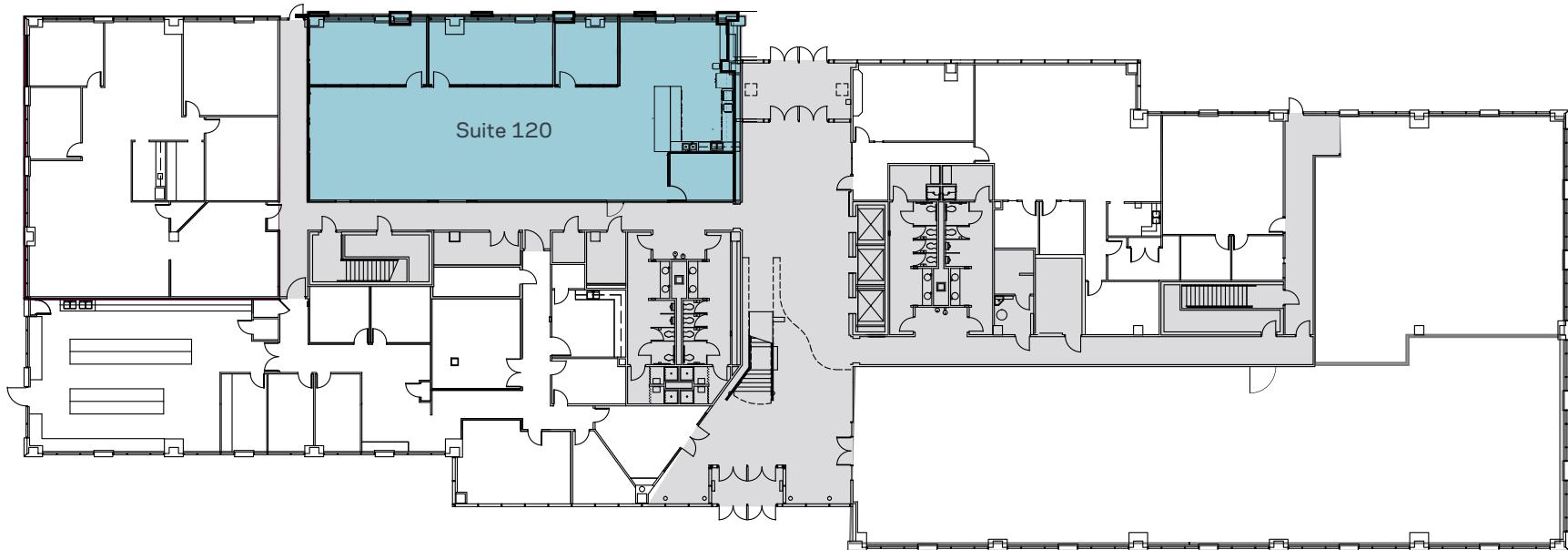
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Riata Corporate Park

AVAILABILITY

BUILDING 5

- Suite 120 3,642 SF 2/1/2021



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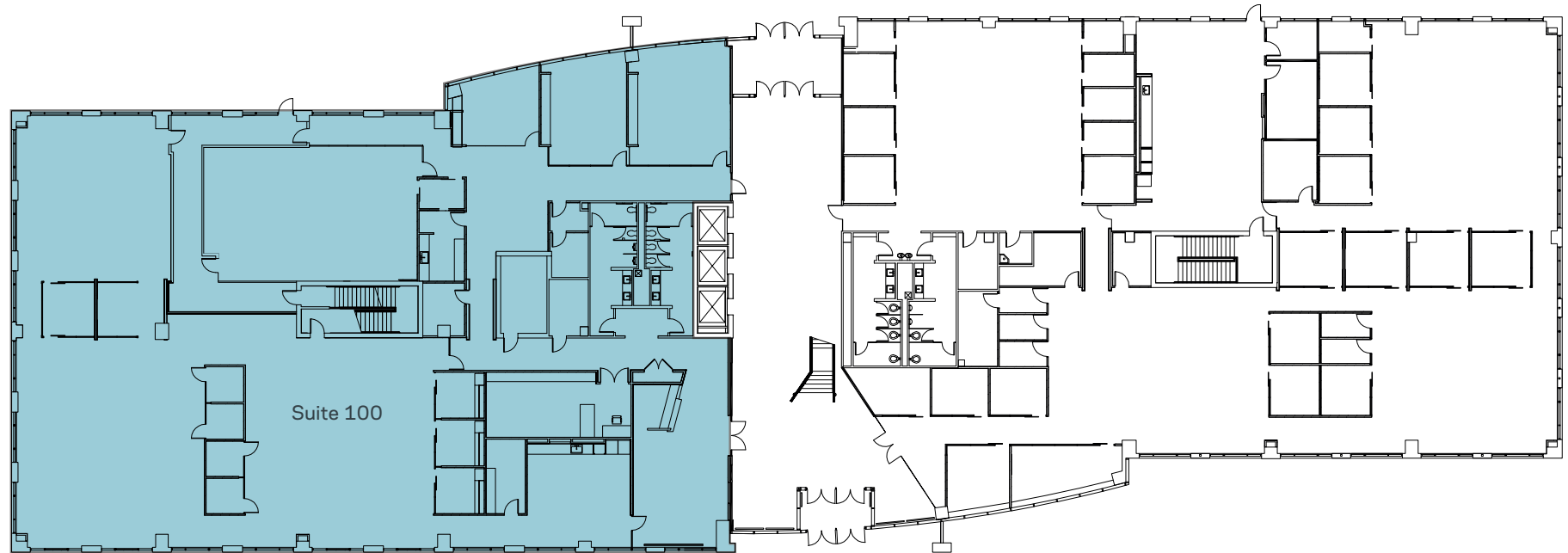
AVAILABILITY

BUILDING 7

- **Suite 100** 15,378 SF **Immediate**



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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____ Buyer/Tenant/Seller/Landlord Initials _____ Date