



FOR LEASE

# RIATA CROSSING 6

12544 RIATA VISTA CIRCLE • AUSTIN, TEXAS 78727



A development of:





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Located in Northwest Austin across from the Apple Campus, Riata Crossing 6 is a build-to-suit opportunity with great accessibility via US-183 and West Parmer Lane. This site can accommodate a two-story, 50,000 SF building and is located within Austin's Corporate Hub. The building is zoned LI for additional flexibility for tenants and features 5:1000 parking.



### Build-to-Suit Opportunity

Two-story  
50,000 SF building



### Easy Accessibility

Accessible via US-183  
and West Parmer Lane



### Great Location

Located in Northwest  
Austin across from the  
Apple Campus



### Proximity

Close proximity to retail,  
restaurants and residential  
areas



### Zoning

Zoned LI for additional  
flexibility for tenants



### High Parking Ratio

5:1000 parking

A development of:



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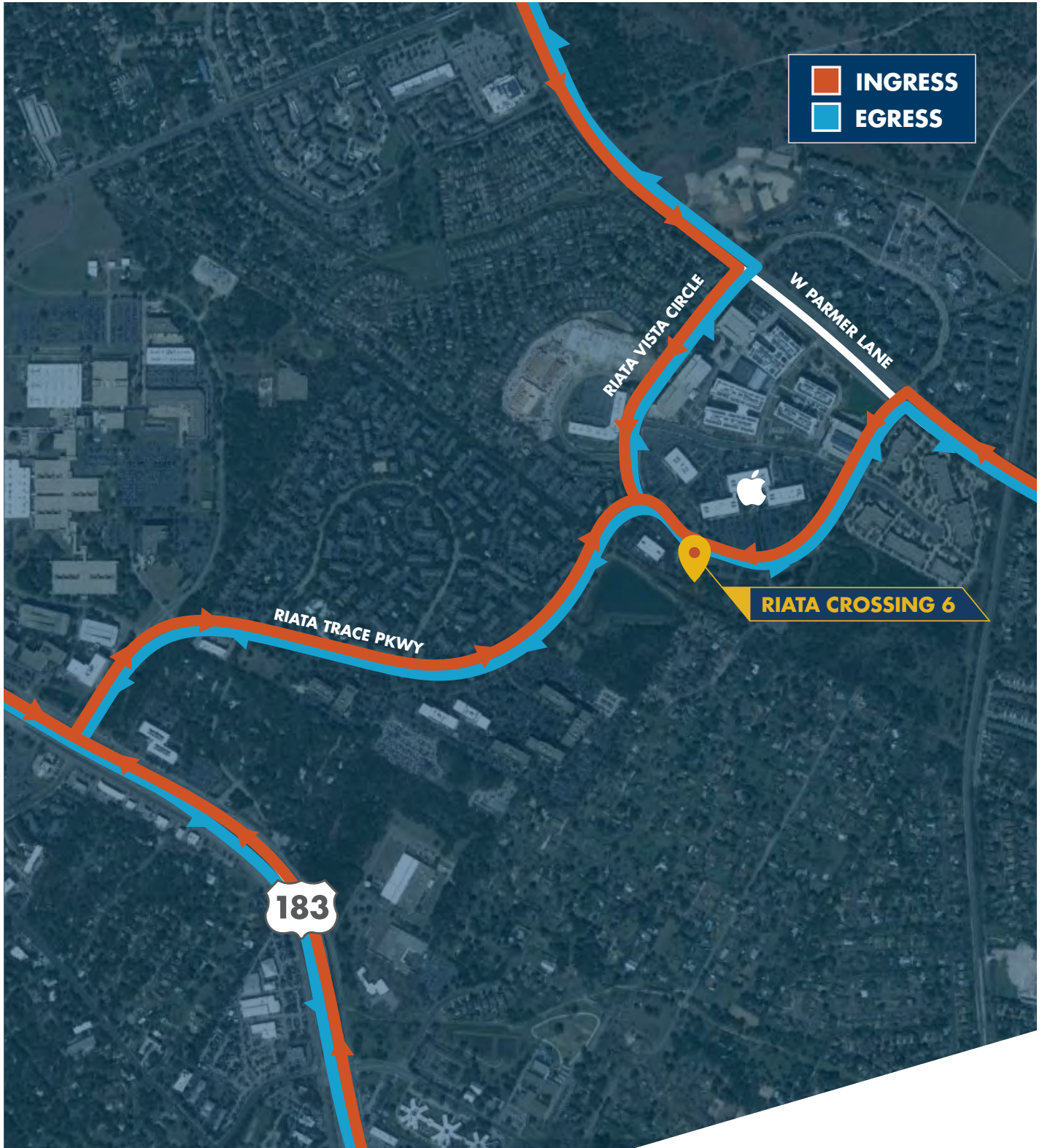
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ACCESS TO  
**RIATA CROSSING 6**

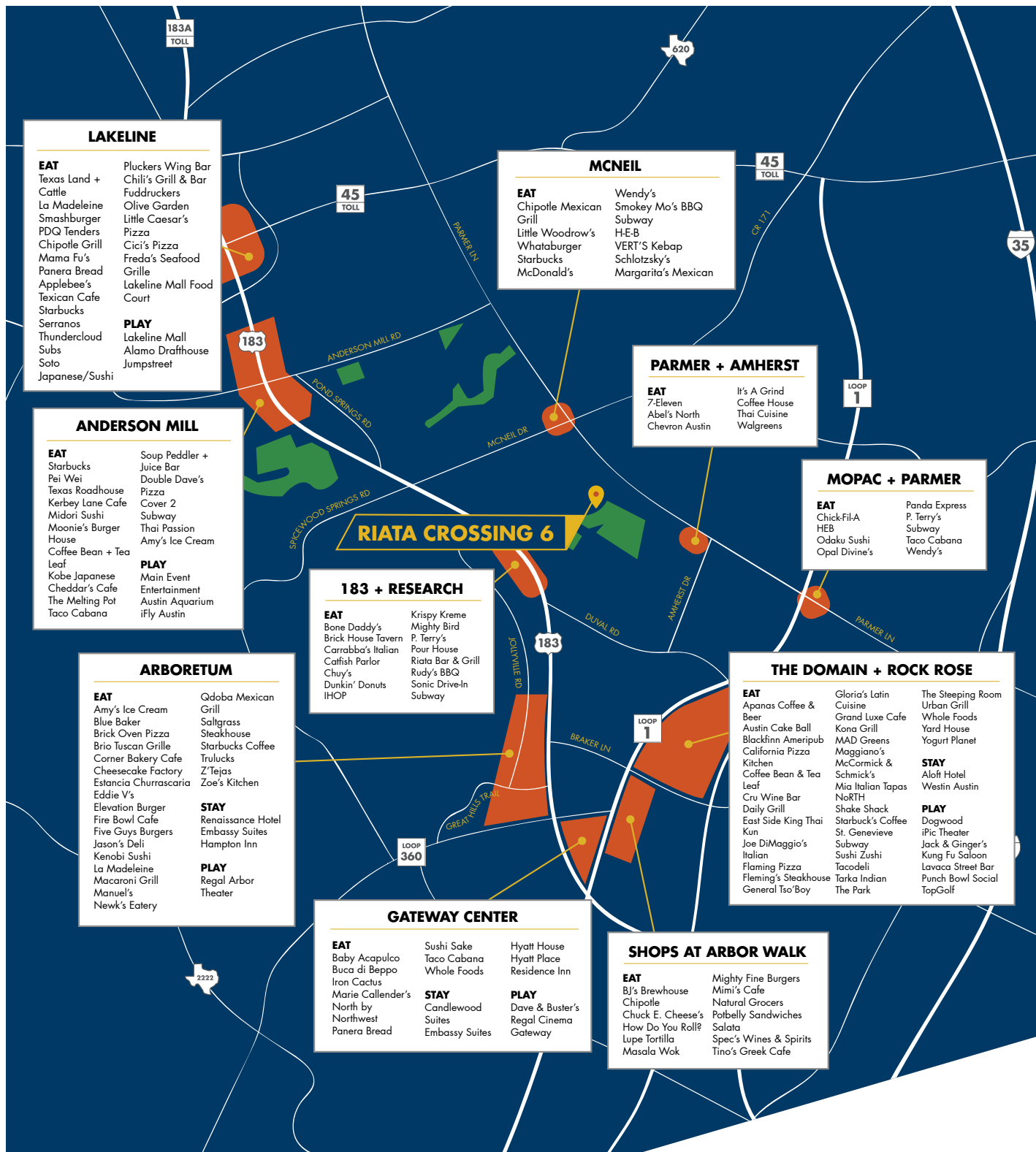




# AUSTIN'S CORPORATE HUB

# **RIATA CROSSING 6**





# NEARBY AMENITIES

# RIATA CROSSING 6

