

OFFICE/RETAIL BUILDING  
FOR LEASE



CREATIVE  
MINDS COINCIDE  
AT 2301 E. RIVERSIDE



contact

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# 2301 E. RIVERSIDE

2301 E. RIVERSIDE DRIVE | AUSTIN, TEXAS 78741

Located in the emerging Riverside corridor, 2301 Riverside offers 3,073 RSF of Class A office/retail space. Just 2.5 miles from Downtown Austin, the project is located along the proposed Riverside retail corridor and near several large multi-family projects and just blocks from Oracle's proposed campus. Project includes an existing Capital One bank and a 29,205 square foot creative office building.

## RIVERSIDE CORRIDOR IMPROVEMENTS!

- ▶ Up to 14 traffic signal improvements
- ▶ 4 intersection improvements
- ▶ Up to 3 miles of full pavement reconstruction
- ▶ Median island improvements
- ▶ Up to 4 miles of protected bicycle lanes
- ▶ New street lighting
- ▶ Streetscape enhancements
- ▶ Up to 4.5 miles of new or rehabilitated sidewalks
- ▶ Evaluation and possible construction of pedestrian crosswalk signals at Pleasant Valley, Willow Hill Dr and Summit Street
- ▶ Bridge widenings at Country Club Creek

[CLICK HERE FOR MORE INFO](#)

## AVAILABILITY

- + Building A: 3,073 RSF
- + Divisible to 1,315 RSF and 1,758 RSF
- + New Class A construction
- + 3.2/1,000 parking ratio
- + 14' ceilings

## FEATURES

### BUILDING A

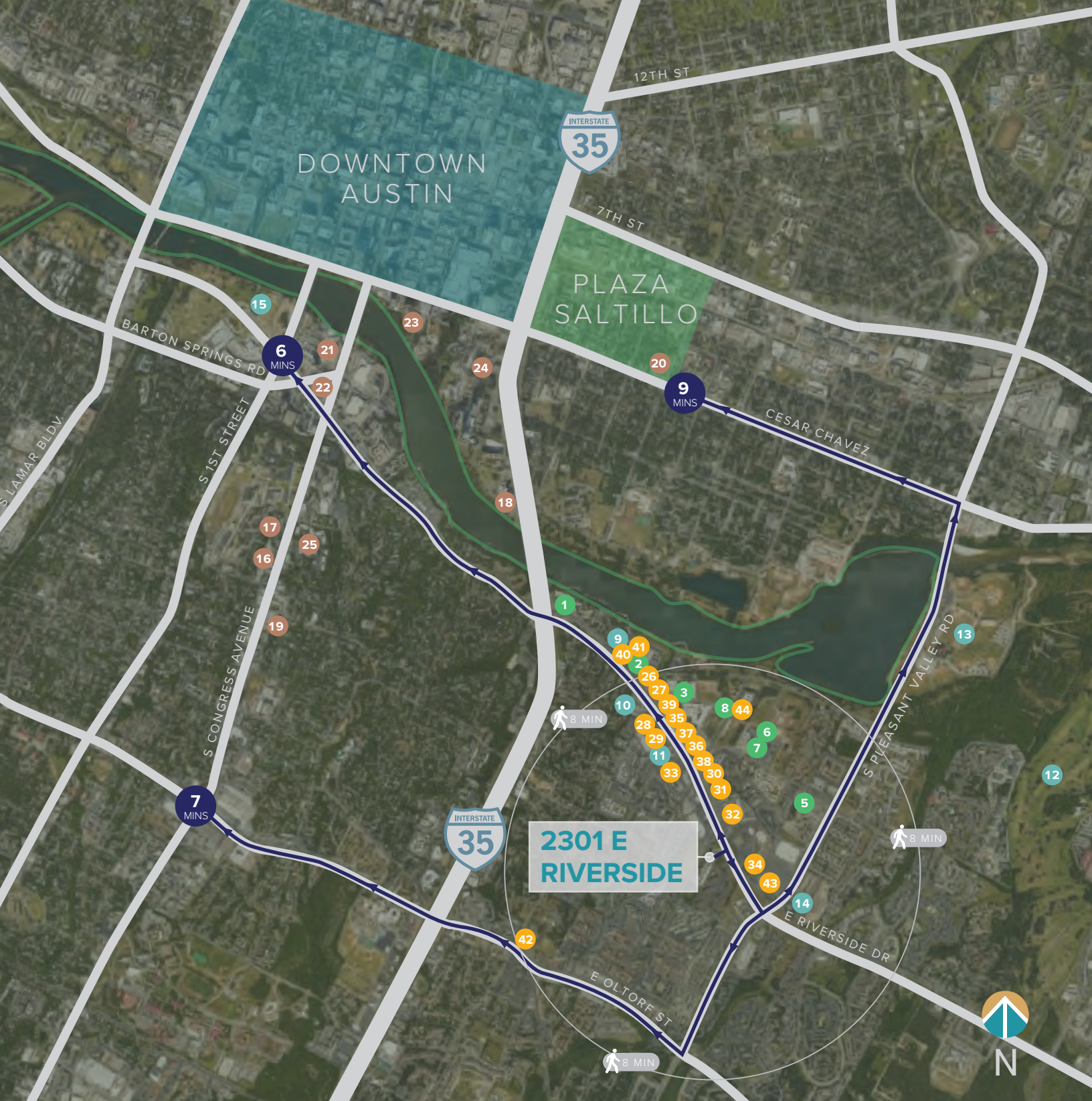
- + New efficient construction
- + Set on a scenic water detention pond
- + Michael Hsu designed building

### LOCATION

- + Along emerging Riverside corridor
- + 2.5 miles from Downtown Austin
- + 5 minutes to the Airport
- + Near an abundance of new retail/multi-family development







**RESIDENTIAL**

- 1. RIVERVIEW APARTMENTS
- 2. AMLI SOUTHSORE
- 3. SOUTH SHORE DISTRICT
- 4. PRESIDUM
- 5. LENOX BOARDWALK
- 6. LAKESHORE
- 7. LAKESHORE PEARL
- 8. SOUTH SHORE POINTE

**ENTERTAINMENT**

- 9. LIVE, LOVE PADDLE
- 10. BINGO HALL
- 11. EMO'S
- 12. ACC GOLF COURSE
- 13. KREIG FIELDS
- 14. PLANET FITNESS
- 15. AUDITORIUM SHORES

**HOTELS**

- 16. HOTEL SAN JOSE
- 17. AUSTIN MOTEL
- 18. HOLIDAY INN
- 19. SOUTH CONGRESS HOTEL
- 20. HEYWOOD HOTEL
- 21. HYATT REGENCY
- 22. EMBASSY SUITES
- 23. FOUR SEASONS
- 24. HOTEL VAN ZANDT
- 25. HOTEL ST. CECILIA

**RESTAURANTS & SHOPPING**

- 26. DRAFT PICK
- 27. MOD PIZZA
- 28. TACO MORE
- 29. THUNDERCLOUD SUBS
- 30. WENDY'S
- 31. KFC
- 32. POPEYE'S
- 33. RAISING CANES
- 34. WINGSTOP
- 35. STARBUCKS
- 36. ORANGE LEAF YOGURT
- 37. VERTS
- 38. CHIPOTLE
- 39. PHO PLEASE
- 40. CHI'LANTRO
- 41. MO'UR CAFE
- 42. P.TERRY'S - OLTORF
- 43. HEB
- 44. SOUTH SHORE FOOD COURT





CREATIVE OFFICE/  
RETAIL

READY FOR CUSTOM INTERIORS

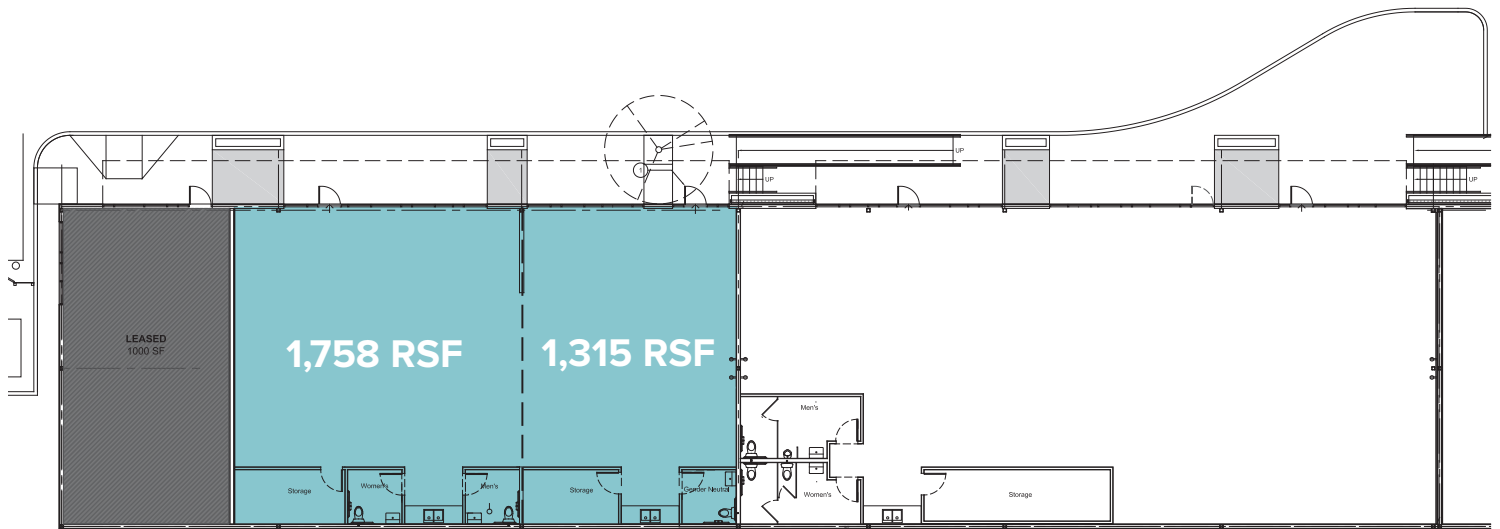
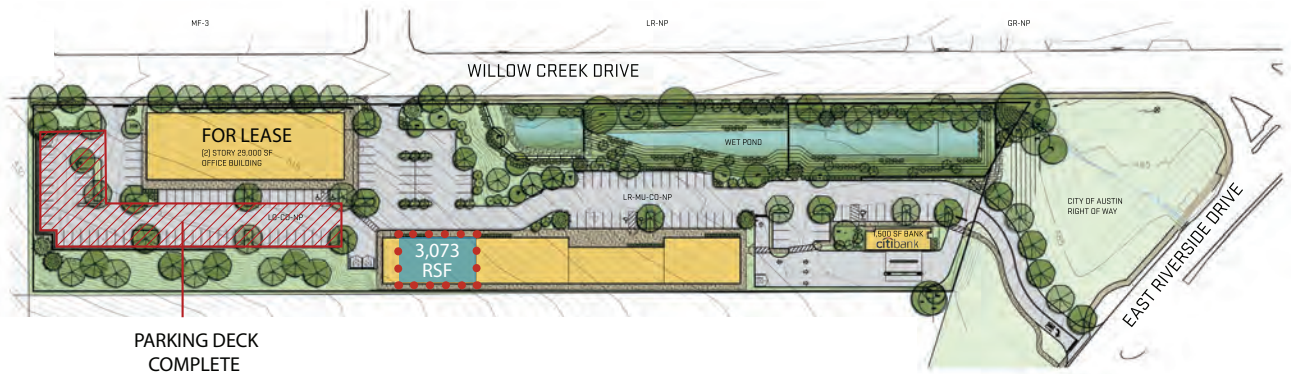


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## NEW EFFICIENT CONSTRUCTION

### 3,073 RSF



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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 interest 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 say 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 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 interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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