

127

EAST RIVERSIDE

BUILDING AVAILABILITIES

Suite 100: **5,686 RSF**

Divisible to:

- Suite 101: **1,332 RSF**
- Suite 102: **1,458 RSF**
- Suite 103: **1,458 RSF**
- Suite 104: **1,438 RSF**

Suite 108: **535 RSF**

Suite 110: **800 RSF**

Suite 111: **873 RSF**

BUILDING FEATURES

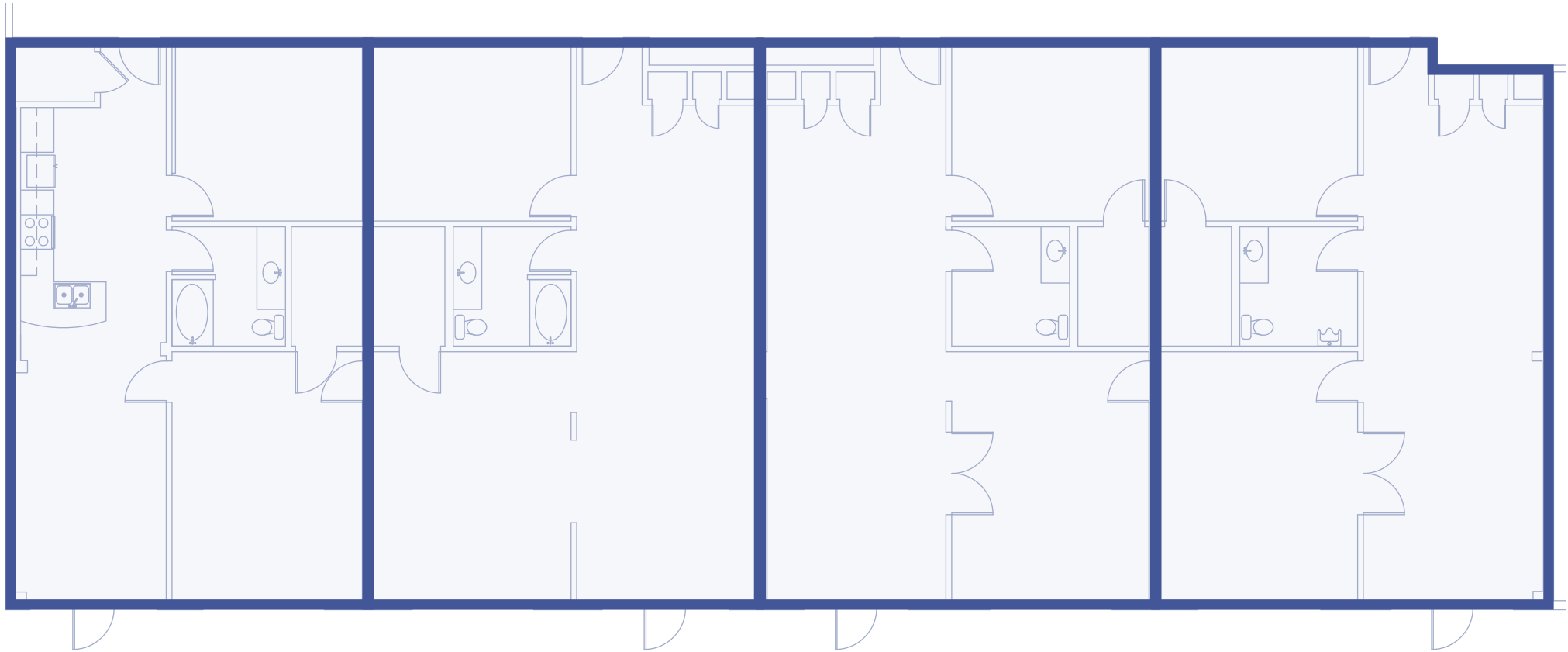
- 3.7/1000 parking ratio
- Attached structured parking
- Potential signage opportunity
- Direct access from E. Riverside
- Private restrooms in each suite
- Walkable distance to South Congress and Lady Bird Lake



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**EAST
RIVERSIDE**

SUITE 100: **CURRENT LAYOUT**



Suite 101
1,332 RSF

Suite 102
1,458 RSF

Suite 103
1,458 RSF

Suite 104
1,438 RSF

← East Riverside Dr. →

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EAST
RIVERSIDE

SUITE 100: POTENTIAL FLOORPLAN FOR SINGLE TENANT



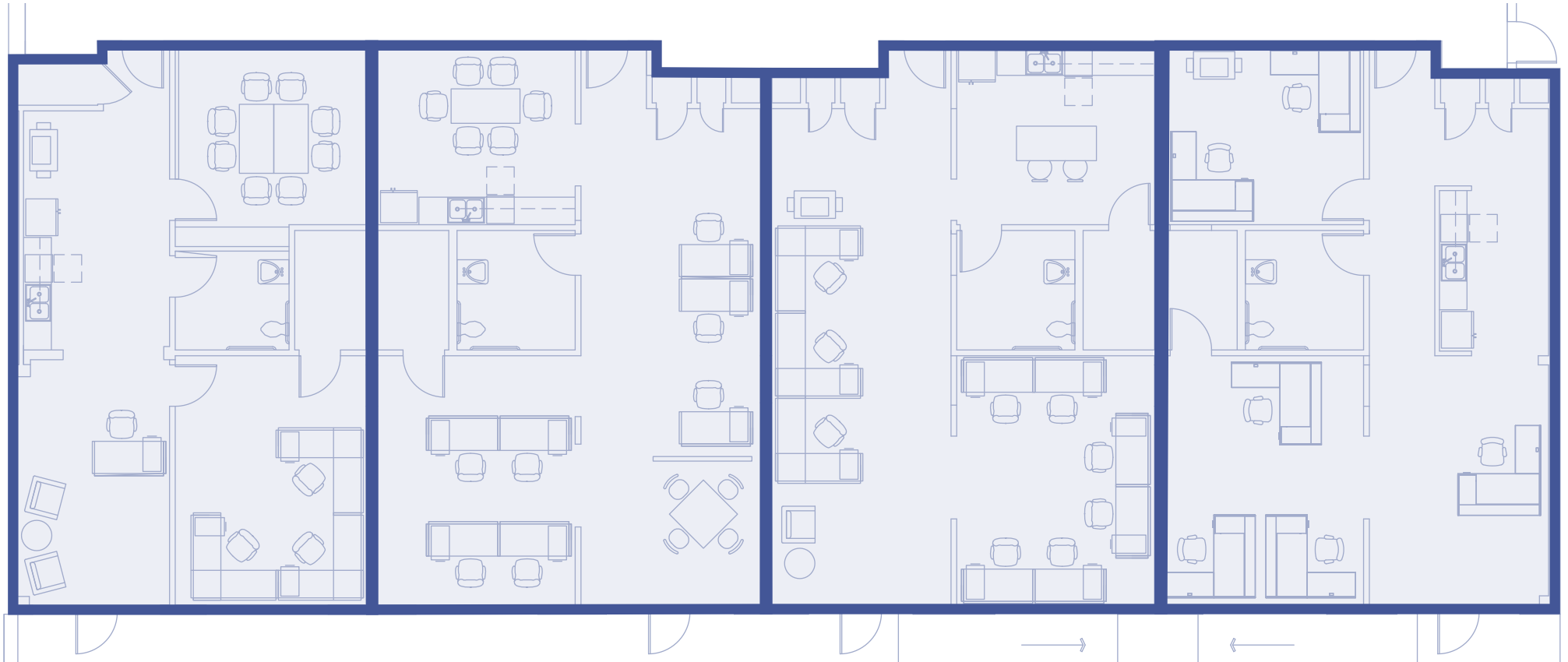
Suite 100
5,686 RSF

← East Riverside Dr. →

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EAST
RIVERSIDE

SUITE 100: POTENTIAL FLOORPLAN FOR MULTIPLE TENANTS



Suite 101
1,332 RSF

Suite 102
1,458 RSF

Suite 103
1,458 RSF

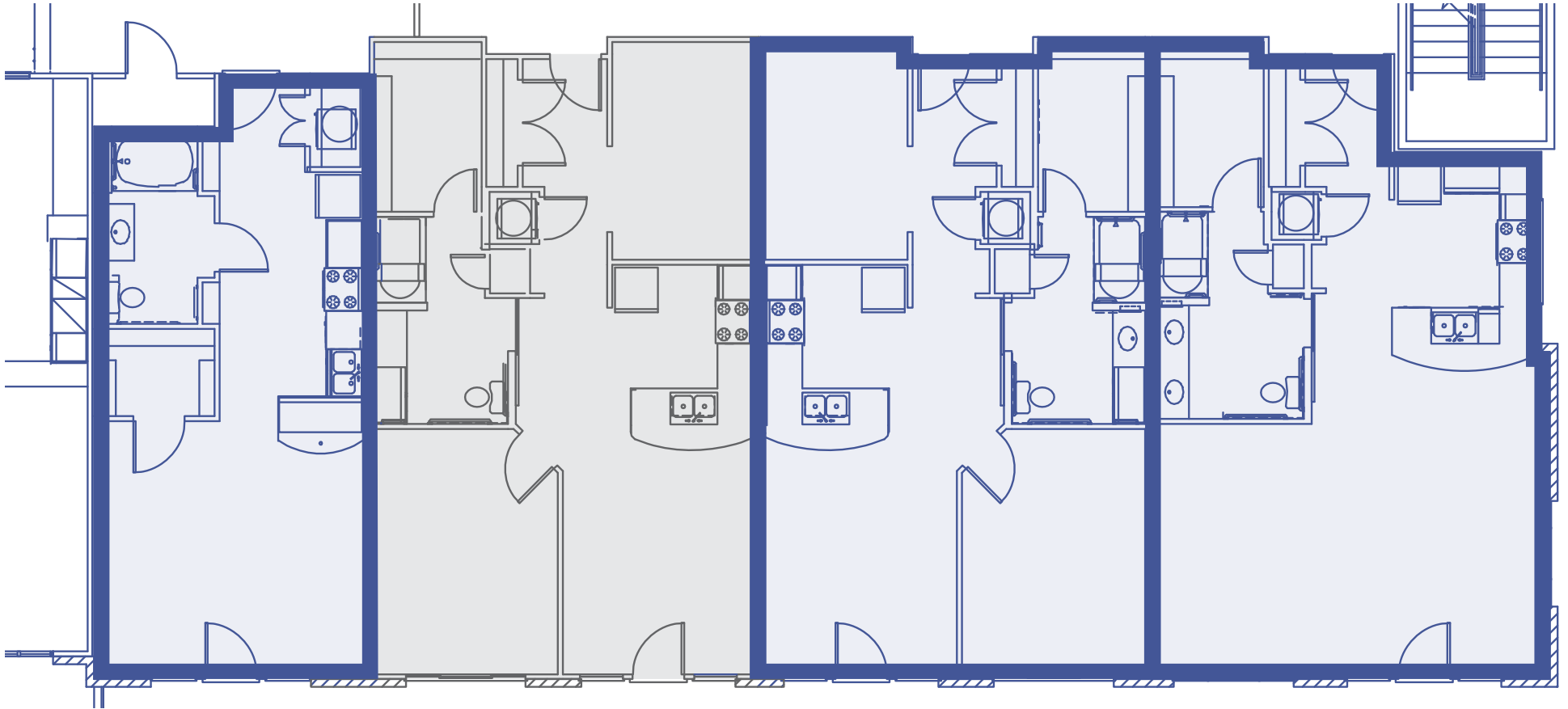
Suite 104
1,438 RSF

← East Riverside Dr. →

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**EAST
RIVERSIDE**

SUITE 108,110,111: **CURRENT LAYOUT**



Suite 108
535 RSF

Suite 109
LEASED

Suite 110
800 RSF

Suite 111
873 RSF

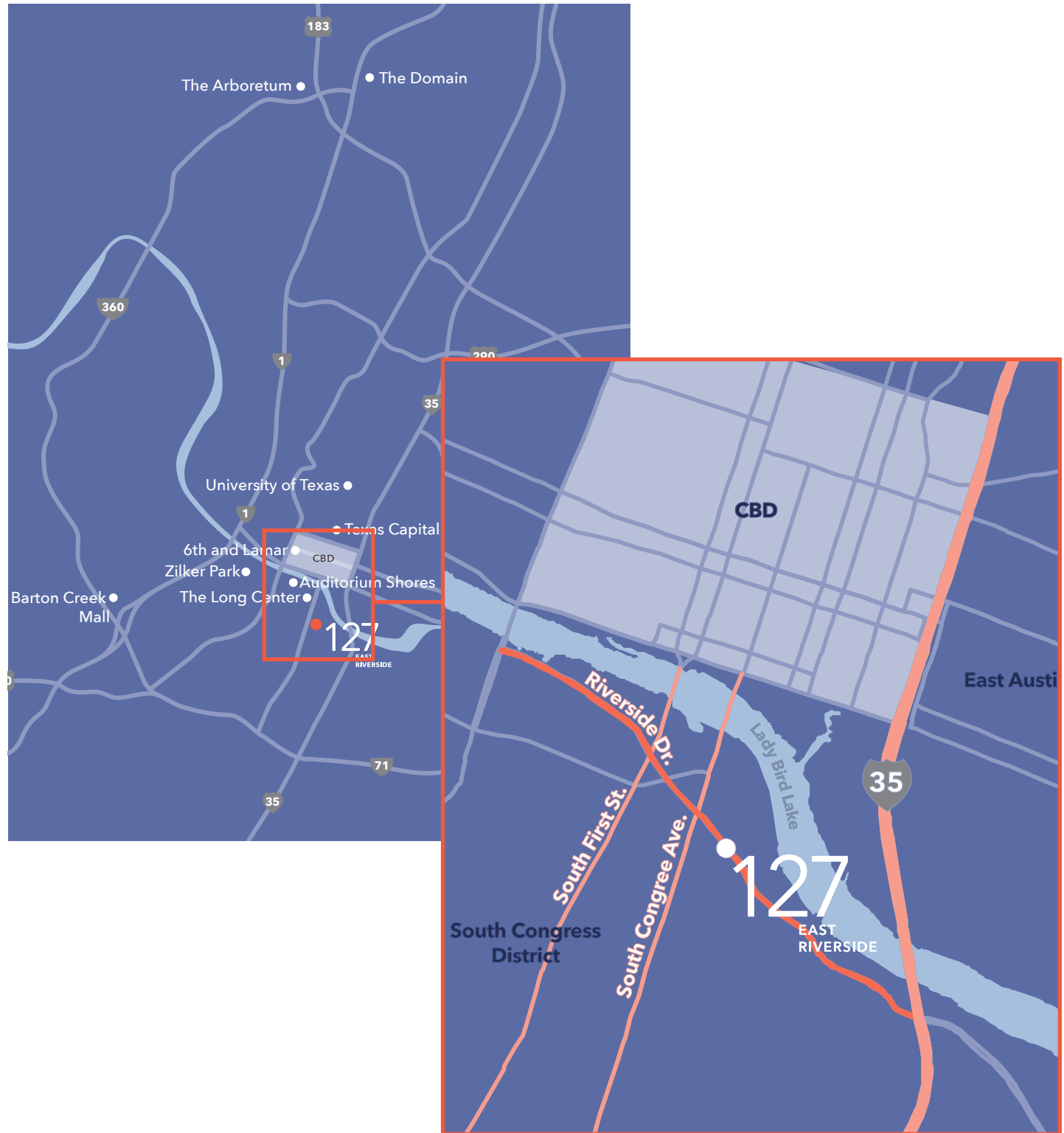
← East Riverside Dr. →

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EAST RIVERSIDE

LOCATION

127 E Riverside sits uniquely between South Congress, Lady Bird Lake, and IH-35. South Congress is one of Austin's prime attractions, with over 20 restaurants, multiple boutique hotels, fitness concepts, and ample retailers. The outdoorsy lake lifestyle of the South Congress hub draws both young and old to the center of the city, where there's always something new and exciting to enjoy. Officing in this premier location provides unmatched accessibility to everything Austin has to offer.



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EAST
RIVERSIDE

NEARBY RESTAURANTS

- Thom's Market
- Taco Garage
- ThunderCloud Subs
- Perla's
- Amy's Ice Creams
- Bennu Coffee
- Freebird's World Burrito
- Taco Joint
- Joanne's Fine Foods
- Sweetgreen
- Two Hands
- Sunlife Organics
- ABA



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EAST RIVERSIDE

OFFICE LEASING CONTACTS

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