

SOUTHWEST PARKWAY CLASS A OFFICE SPACE

7710 Rialto Blvd., Austin 78735



28,114 SF Available in SW Austin

[CLICK HERE TO VIEW THE VIRTUAL TOUR](#)

- Floors 1-3 available
 - Private offices on 1st Floor & 2nd Floor
 - Floor 3 is an open floorplan with a large kitchen, dining area, meeting space, large conference room and out door patio
 - **Sublease through May 31, 2025**
 - Term extension available
 - One parking spaces per 275 rentable SF leased (25 covered spaces)
 - Located off Southwest Parkway via Terravista & Southwest Parkway lighted intersection
 - Convenient SW Austin location, 10 miles to downtown Austin
 - Surrounded by Class A Office, next to YETI headquarters
 - Beautiful campus with **outdoor amenities**: Common area patio seating, water features, sidewalks/running trails
 - **Beautiful office furniture available to convey to subtenant/tenant**
- 1st Floor = 7,383 SF
2nd Floor = 16,767 SF
3rd Floor = 3,266 SF (not counting roof areas)

LEASE RATE: Contact Broker

2022 budget not finalized for expenses

TAWNEY STEDMAN

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BRYCEN FOREMAN

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RANDY BEAMAN

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Capella Commercial, LLC

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For Lease



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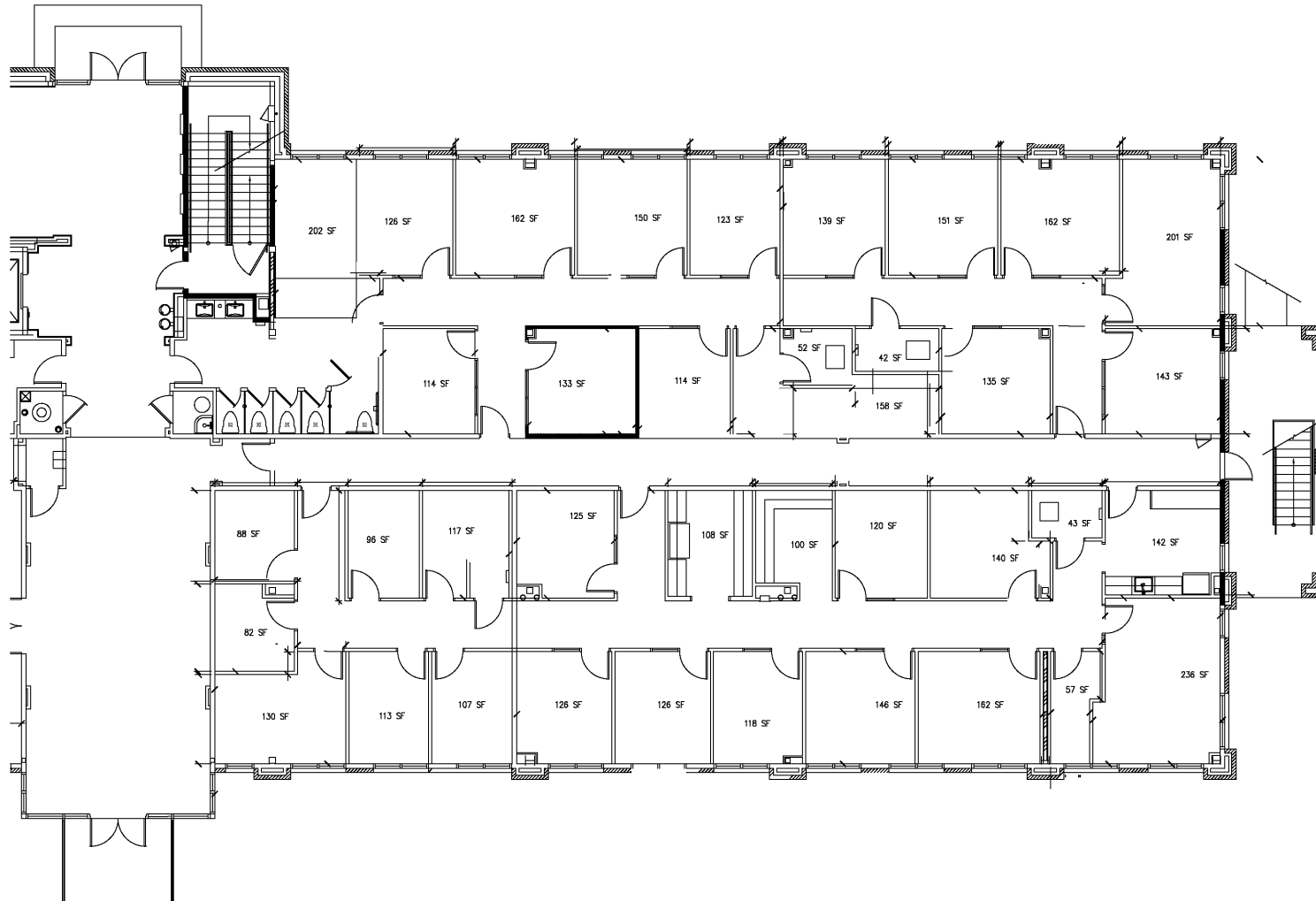
7710 Rialto Blvd., Austin 78735

Floor Plan

First Floor

7,383 SF Available

Class A Furniture
Negotiable



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SOUTHWEST PARKWAY CLASS A OFFICE SPACE

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Floor Plan

Second Floor: North Wing

16,767 SF Available
(When North and South
Wing Combined)

Class A Furniture
Negotiable



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SOUTHWEST PARKWAY CLASS A OFFICE SPACE

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Floor Plan

Second Floor: South Wing

16,767 SF Available
(When North and South
Wing Combined)

Class A Furniture
Negotiable



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SOUTHWEST PARKWAY CLASS A OFFICE SPACE

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Floor Plan

Third Floor

3,266 SF Available

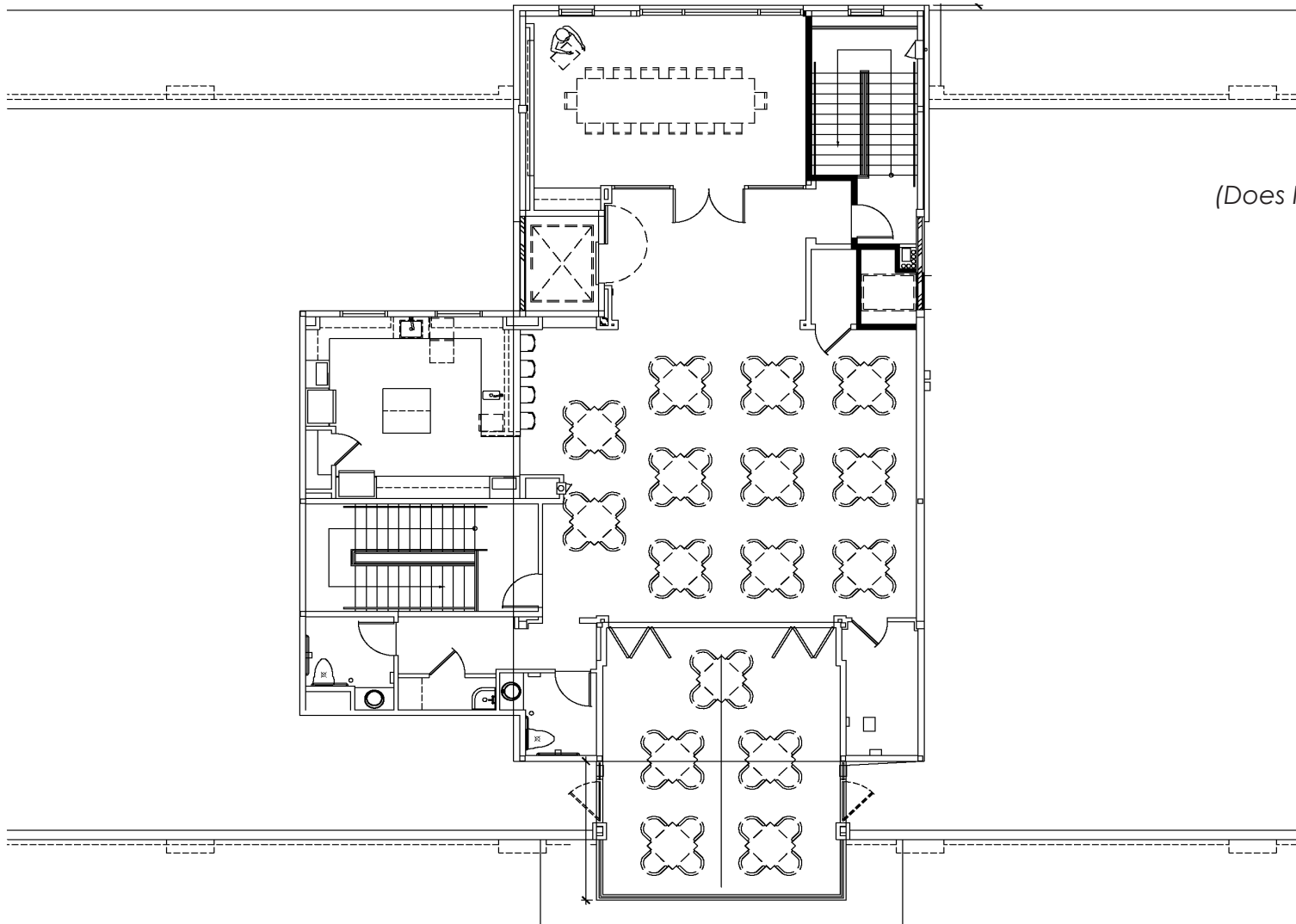
(Does Not Include Roof Areas)

Third Floor Includes:

Large Kitchen, Dining,
Conference Room
and Meeting Space

Class A Furniture

Negotiable



For Lease

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Information About Brokerage Services

Texas law requires all real estate licensees 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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 witting 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 over; and
 - any confidential information or any other information that a party specifically instructs the broker in witting 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