

OFFICE FOR LEASE

9390 Research Blvd. | Austin, Texas 78759

Kaleido I & II



FOR MORE INFORMATION

GRAHAM TRULL

JEFF HENLEY, JR.

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512.484.8909

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512.415.4066

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Kaleido I & II

BUILDING ONE

LEVEL TWO

Suite 215 - 1,160 RSF

\$17.00/RSF | \$11.95 NNN

LEVEL FOUR

Suite 412 - 3,270 RSF

\$17.00/RSF | \$11.95 NNN

Suite 420 - 2,356 RSF

BUILDING TWO

LEVEL TWO

Suite 200 - 3,907 RSF

\$17.00/RSF | \$11.95 NNN

LEVEL THREE

Suite 305 - 4,836 RSF

\$17.00/RSF | \$11.95 NNN

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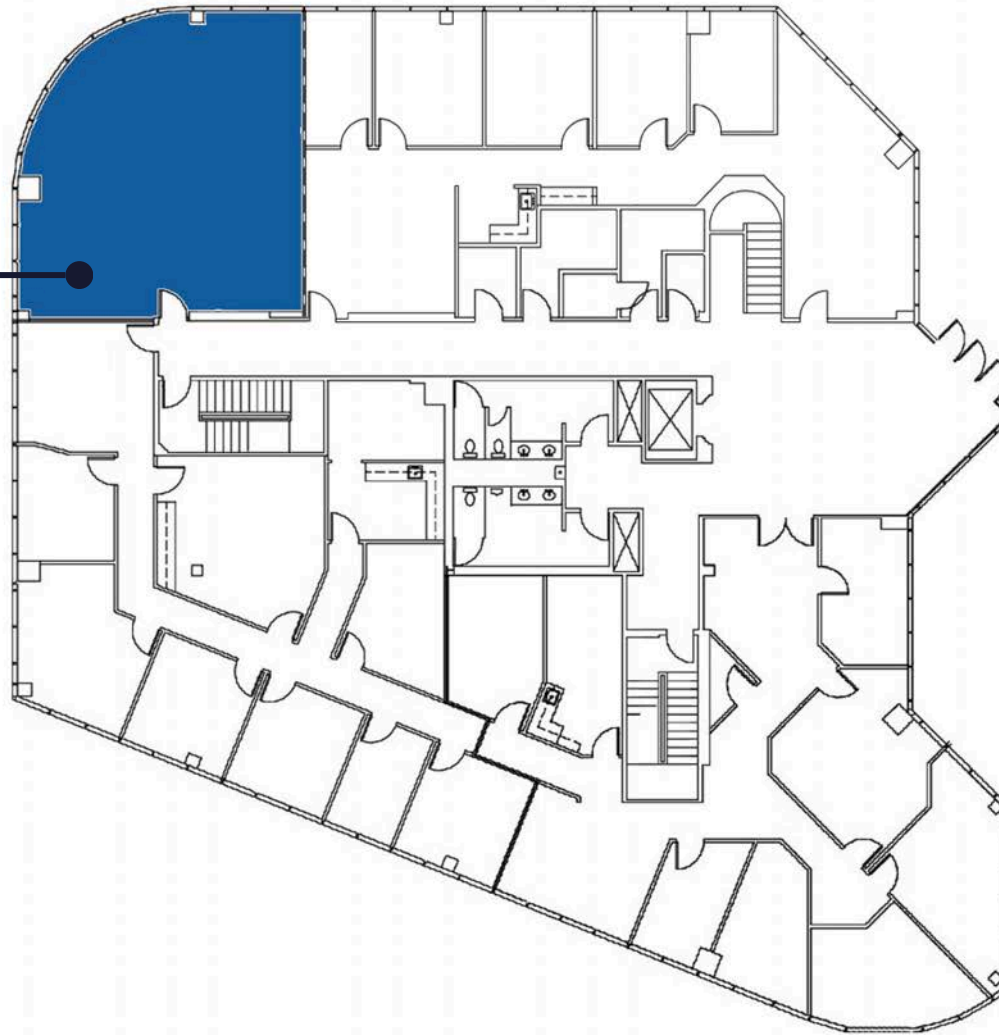
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BUILDING I
Level 2

SUITE I-215
1,160 RSF



• 3.20:1,000 RSF Parking Ratio

• Front-door Parking

• Numerous Amenities Nearby

• Convenient Location

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BUILDING I

Level 4

SUITE I-412

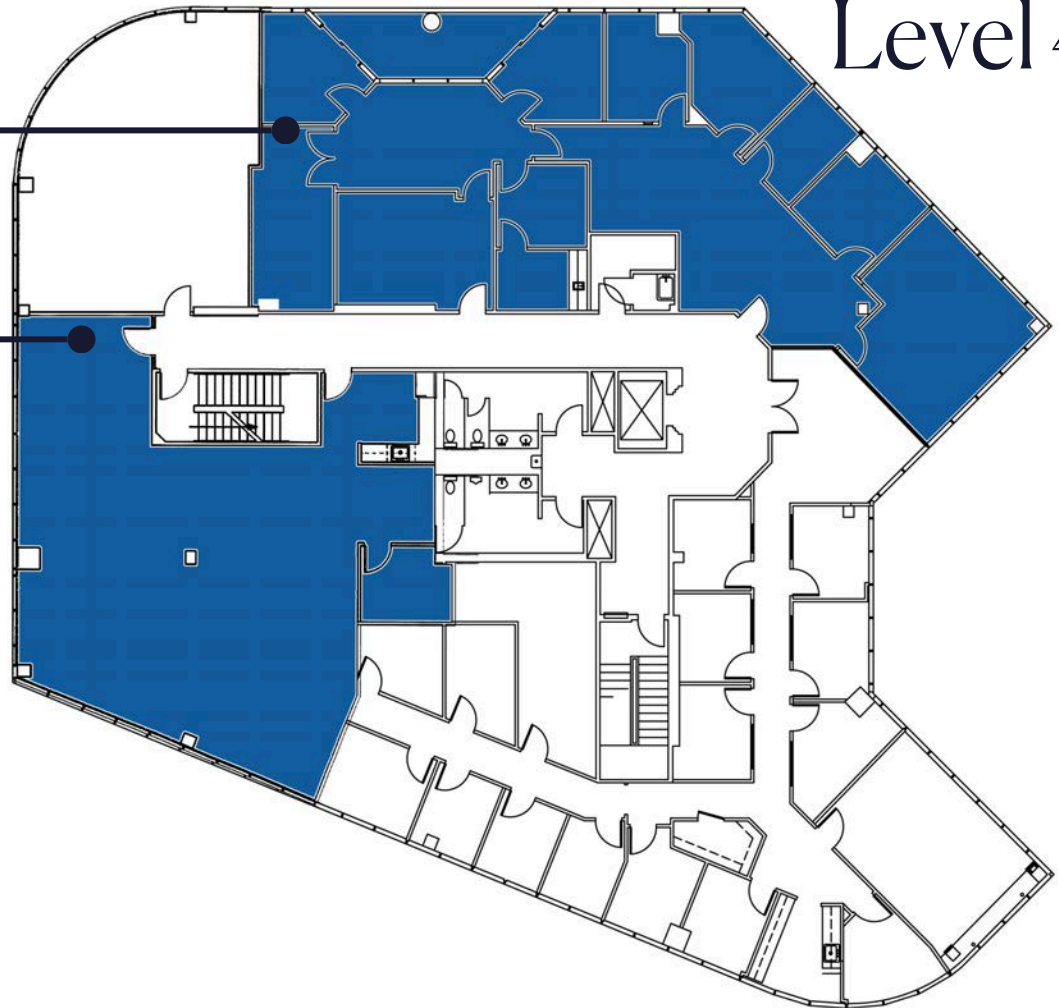
3,270 RSF

AVAILABLE 01/01/2025

SUITE I-420

2,356 RSF

SPEC SUITE: NEW PAINT, CARPET & LIGHTING



• 3.20:1,000 RSF Parking Ratio

• Front-door Parking

• Numerous Amenities Nearby

• Convenient Location

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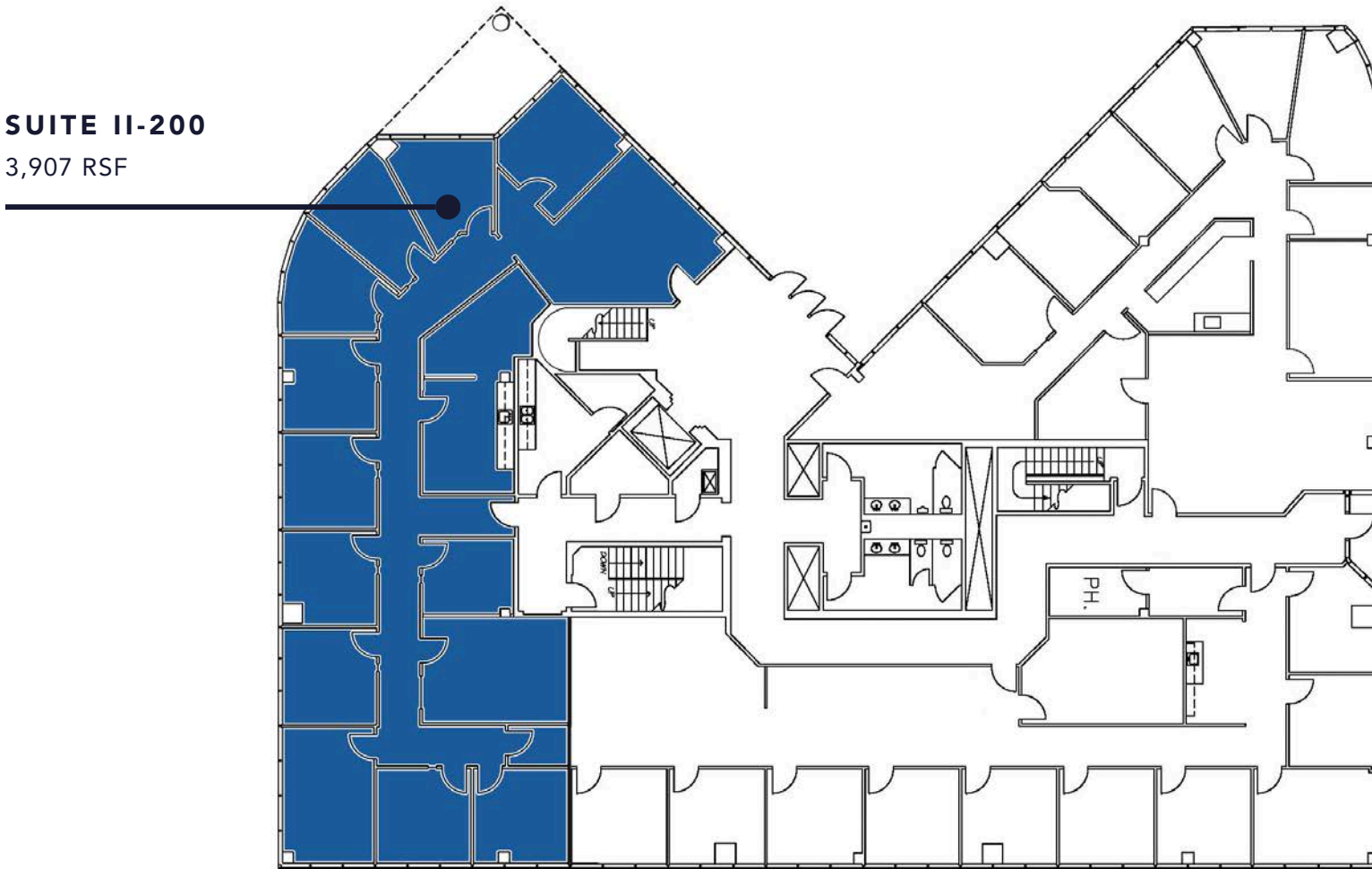


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BUILDING II
Level 2

SUITE II-200
3,907 RSF



• 3.20:1,000 RSF Parking Ratio

• Front-door Parking

• Numerous Amenities Nearby

• Convenient Location

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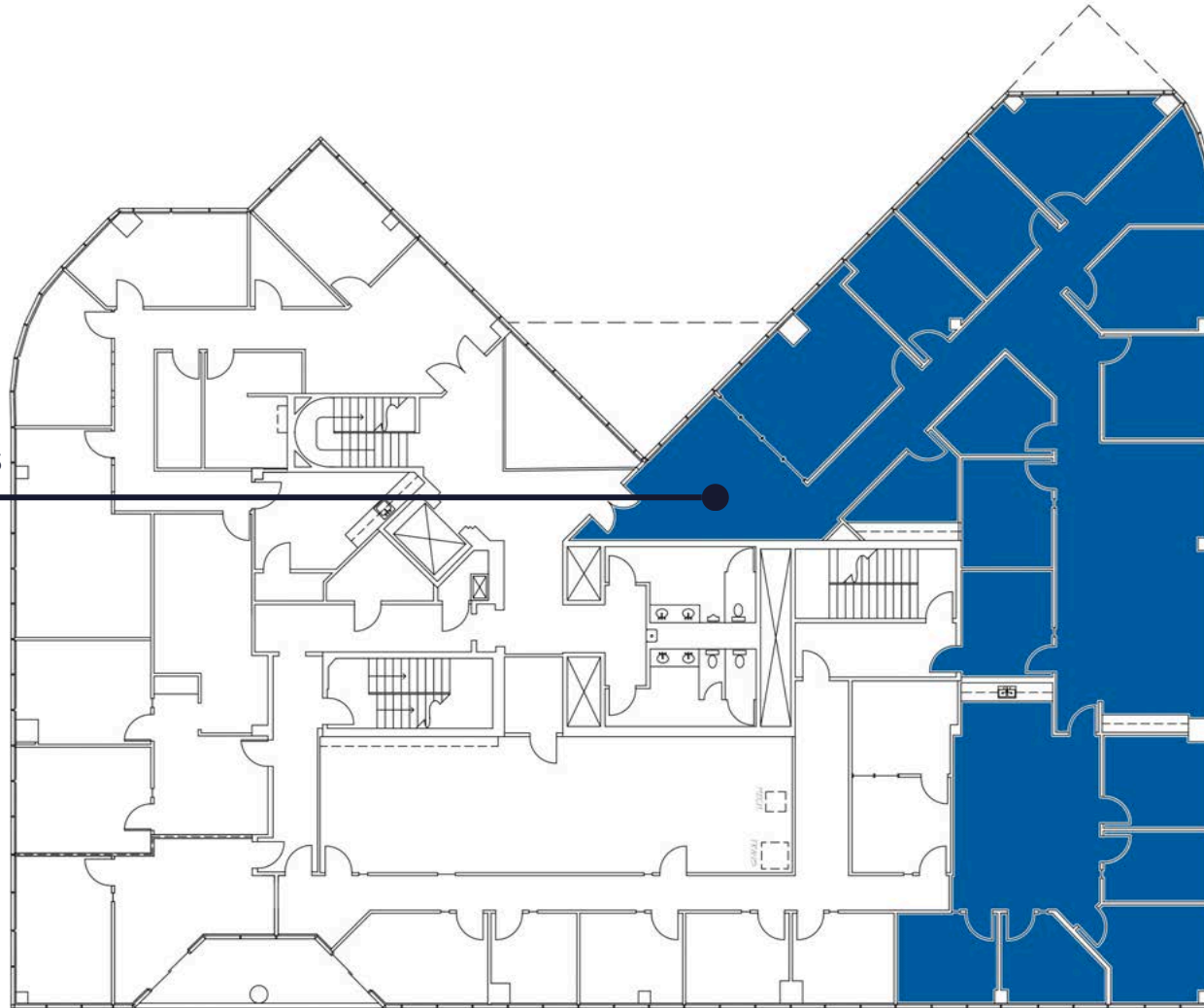
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BUILDING II
Level 3

SUITE II-305

4,836 RSF

AVAILABLE 03/01/2025



• 3.20:1,000 RSF Parking Ratio

• Front-door Parking

• Numerous Amenities Nearby

• Convenient Location

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 RIVERSIDE

Nearby Amenities

1 The Arboretum

- Zoe's Kitchen
- Pottery Barn
- Gap | Gap Kids
- Z Gallerie
- Francesca's
- Everything But Water
- Jos. A Bank
- Sunglass Hut
- Amy's Ice Creams
- Five Guys Hamburgers
- Barnes & Noble
- The Cheesecake Factory
- Renaissance Austin
- Knotty Deck & Bar
- Chico's
- BRIO Tuscan Grille
- Blue Baker
- Estancia Churrascaria
- BB&T
- Corner Bakery Cafe
- Chase Bank

2 The Shops at Arbor Walk

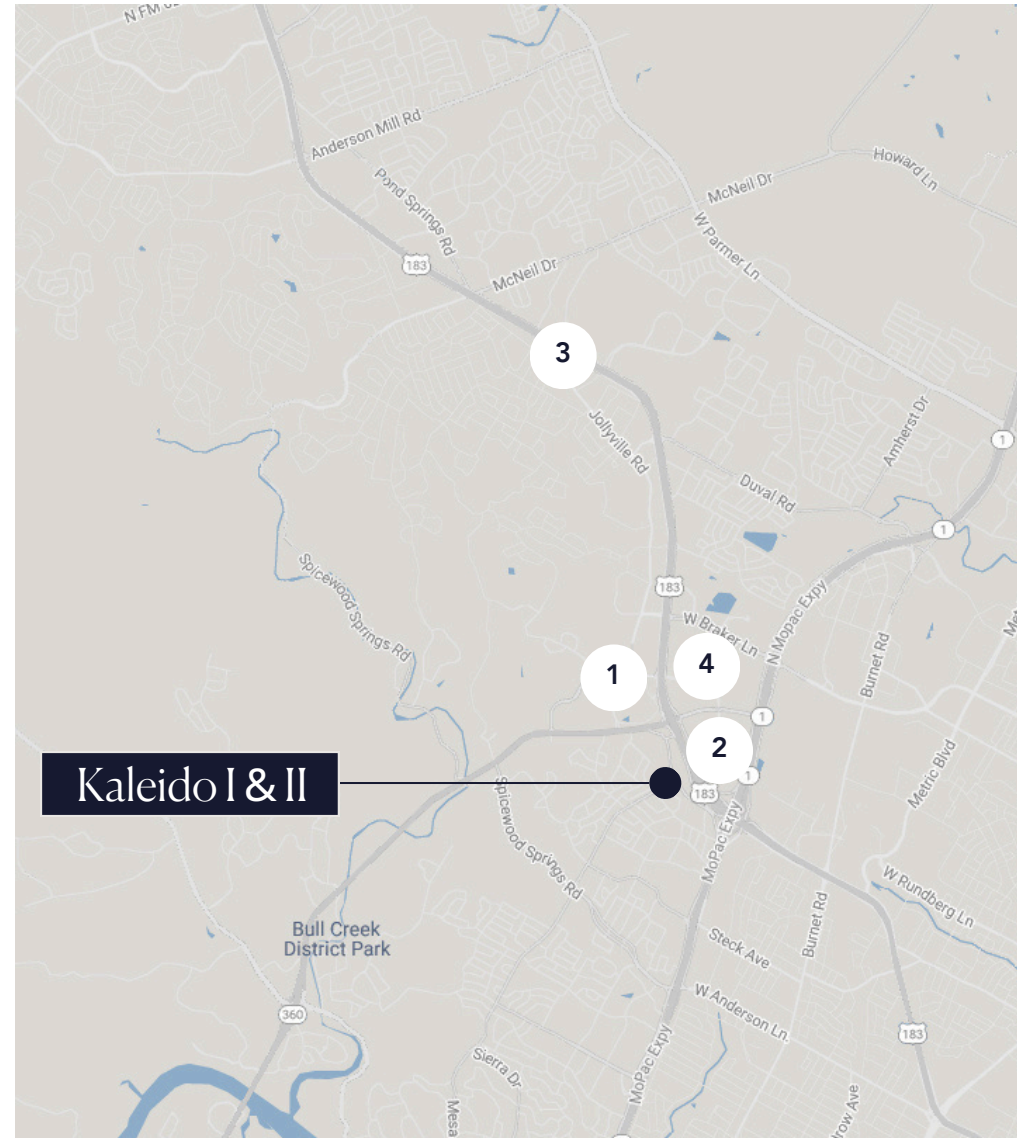
- Mighty Fine Burgers
- Regal Gateway Cinema
- Whole Foods Market
- Crate & Barrel
- Best Buy
- Ichi Umi Sushi
- Embassy Suites by Hilton Arboretum
- Courtyard Austin
- Hyatt Place
- Dave & Buster's Austin
- Casa de Brasil
- Marshall's
- Home Depot

3 Hwy. 183

- Dimassi's Mediterranean Buffet
- Krispy Kreme
- Caspian Grill
- P. Terry's Burger Stand
- Rudy's Country Store & BBQ
- Chuy's
- Outbreak Steakhouse
- Studio 6 Austin NW
- Extended Stay America Austin NW
- Tru by Hilton Austin NW Arboretum
- Hilton Garden Inn

4 Stonelake Blvd. & Great Hills Trail

- CostCo Wholesale
- Target
- Sam's Club
- HomeGoods
- Sprout's Farmers
- Holiday Inn Express
- Sonesta ES



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