

**FOR SALE & LEASE**

# Riverplace Plaza - Bldg E


6618 Sitio Del Rio Blvd, Suite E-101 & E-102, Austin, TX 78746






## PRIMARY CONTACT




**Ryan McCullough**   
Partner


 **512.580.6224**

 [ryan.mccullough@partnersrealestate.com](mailto:ryan.mccullough@partnersrealestate.com)



**Sean Anderson**  
Senior Associate

 **512.647.1541**

 [sean.anderson@partnersrealestate.com](mailto:sean.anderson@partnersrealestate.com)

## PROPERTY AT A GLANCE

ADDRESS	<b>6618 SITIO DEL RIO, SUITE E-101 AND E-102</b>
CITY, STATE, ZIPCODE	<b>AUSTIN, TX, 78730</b>
BUILDING SIZE	<b>2,532 - 5064</b>
YEAR BUILT	<b>2006</b>
PARCEL NUMBER	<b>0152280208, 0152280209</b>
ZONING, COUNTY	<b>GO-CO, TRAVIS</b>



## EXECUTIVE SUMMARY

Partners is pleased to present Units 101 and 102 in Build E at River Place Plaza for sale and lease. The property is comprised of two 2,532 SF turn-key professional office suites (currently connected) ideal for owner-users seeking quick start up. Located in Northwest Austin on FM 2222 with close proximity to the River Place Business Park and the Four Points retail district at the intersection of 620. The property allows for convenient access to the surrounding schools, HW 183 and MoPac Expy, and the hill country further west. Previously operated by a tech company, this office is ideal for a wide variety of businesses. Can be purchased / leased together or independently.

**Please contact Ryan McCullough for More information at (512) 580-6224**






**Rent Abatement Available**

**PROPERTY DETAILS**

 **SALE PRICE**  
**\$1,995,000**

 **PRICE PER SF**  
**\$393.95**

 **LEASE RATE**  
**\$22 NNN**

 **ESTIMATED NNN'S**  
**\$15.85**

 **AVAILABLE FOR OCCUPANCY**  
**December 1, 2025**

 **CONDO ASSOCIATION**  
**\$2,078.14/Month**  
Water/Sewage  
Trash  
CAM

 **BUILDING SIZE**  
**2,532 - 5,064 SF**

 **YEAR BUILT**  
**2006**

 **PARKING RATIO**  
**Shared**



## PROPERTY HIGHLIGHTS

### ■ TURN-KEY PROFESSIONAL OFFICE SUITES

Well-maintained, move-in ready office spaces ideal for a range of professional or medical users. Interior finish-out is in excellent condition.

### ■ FLEXIBLE SUITE CONFIGURATIONS

Offers variable suite sizes ranging from approximately 2,500 SF to 5,065 SF, allowing for partial or full building occupancy.

### ■ PROFESSIONALLY MANAGED PROPERTY

Benefit from a professionally managed association that ensures quality upkeep and a streamlined experience for owners and tenants.

### ■ PRIME FOUR POINTS LOCATION

Strategically positioned just off FM 2222 with direct access to Capital of TX Hwy 360, Loop 620, MoPac Expressway, and HW 183—one of Austin's most desirable office corridors. The property is immediately surrounded by an abundance of newly developed restaurants and offers immediate access to the endless entertainment to be found on and around Lake Travis.

### ■ TOP SCHOOLS

Four Points is positioned ideally between 3 of Austin's top 5 school districts, Eanes, Leander, and Lake Travis ISD.

### ■ FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.

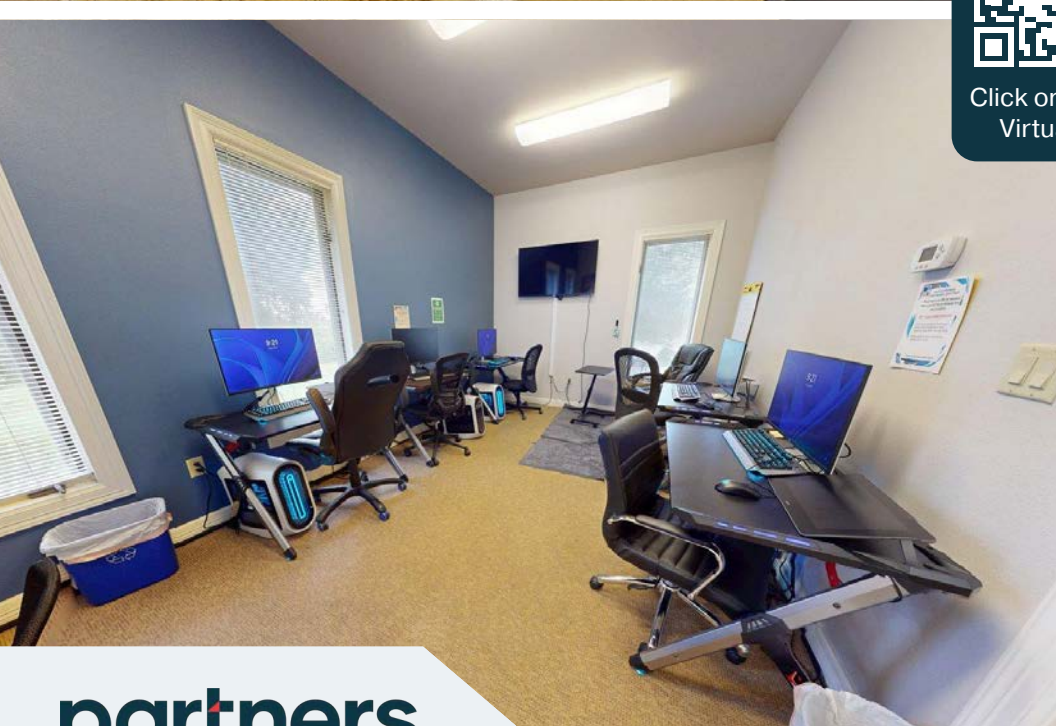




# INTERIOR PHOTOS



Click or Scan for  
Virtual Tour



partners

SCHEDULE TOUR

SUBMIT LOI



# INTERIOR PHOTOS



Click or Scan for  
Virtual Tour



partners

SCHEDULE TOUR

SUBMIT LOI

# FLOOR PLAN

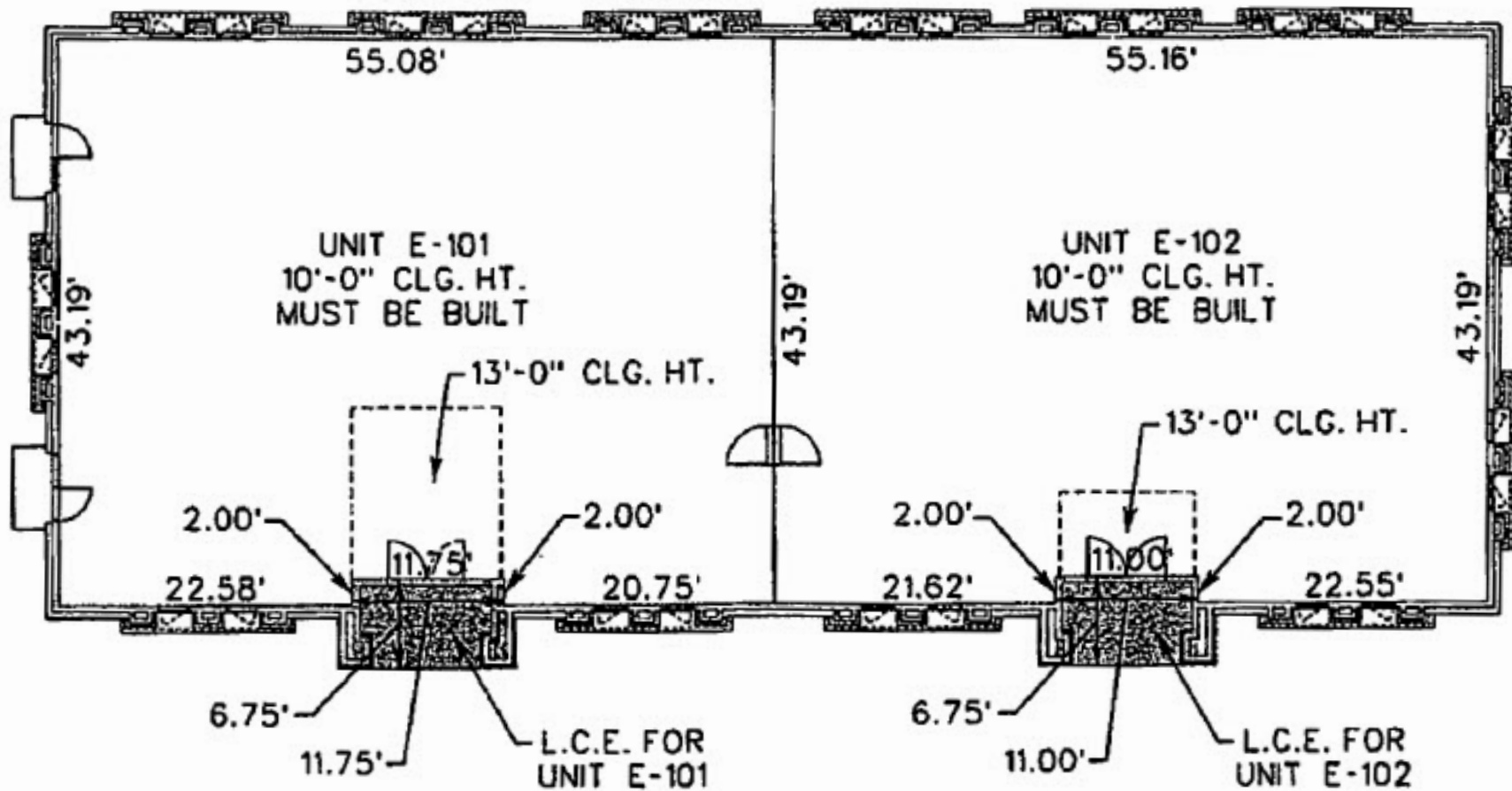




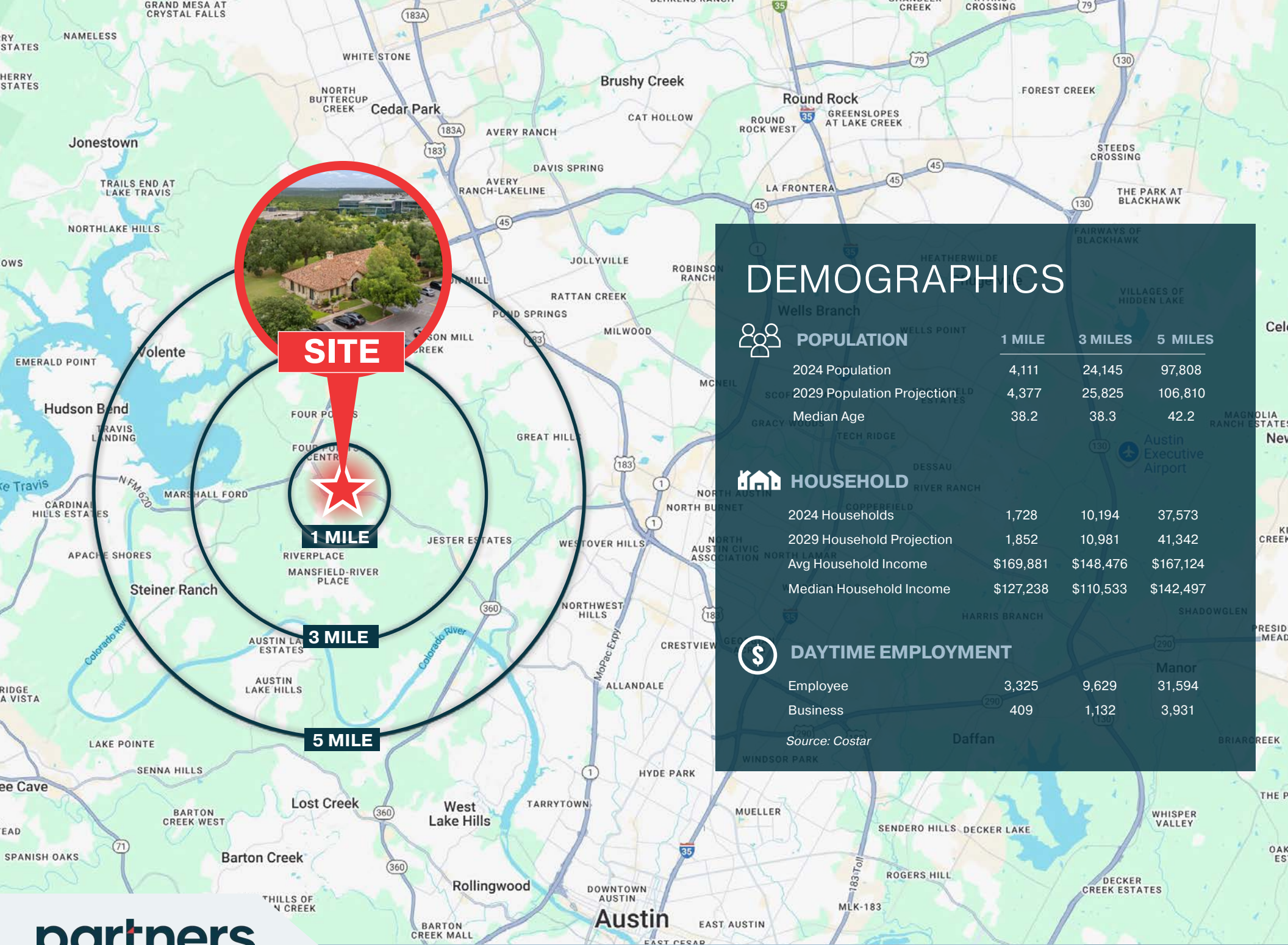
# SITE OVERVIEW











## DEMOGRAPHICS



### POPULATION

1 MILE 3 MILES 5 MILES

2024 Population	4,111	24,145	97,808
2029 Population Projection	4,377	25,825	106,810
Median Age	38.2	38.3	42.2



### HOUSEHOLD

2024 Households	1,728	10,194	37,573
2029 Household Projection	1,852	10,981	41,342
Avg Household Income	\$169,881	\$148,476	\$167,124
Median Household Income	\$127,238	\$110,533	\$142,497



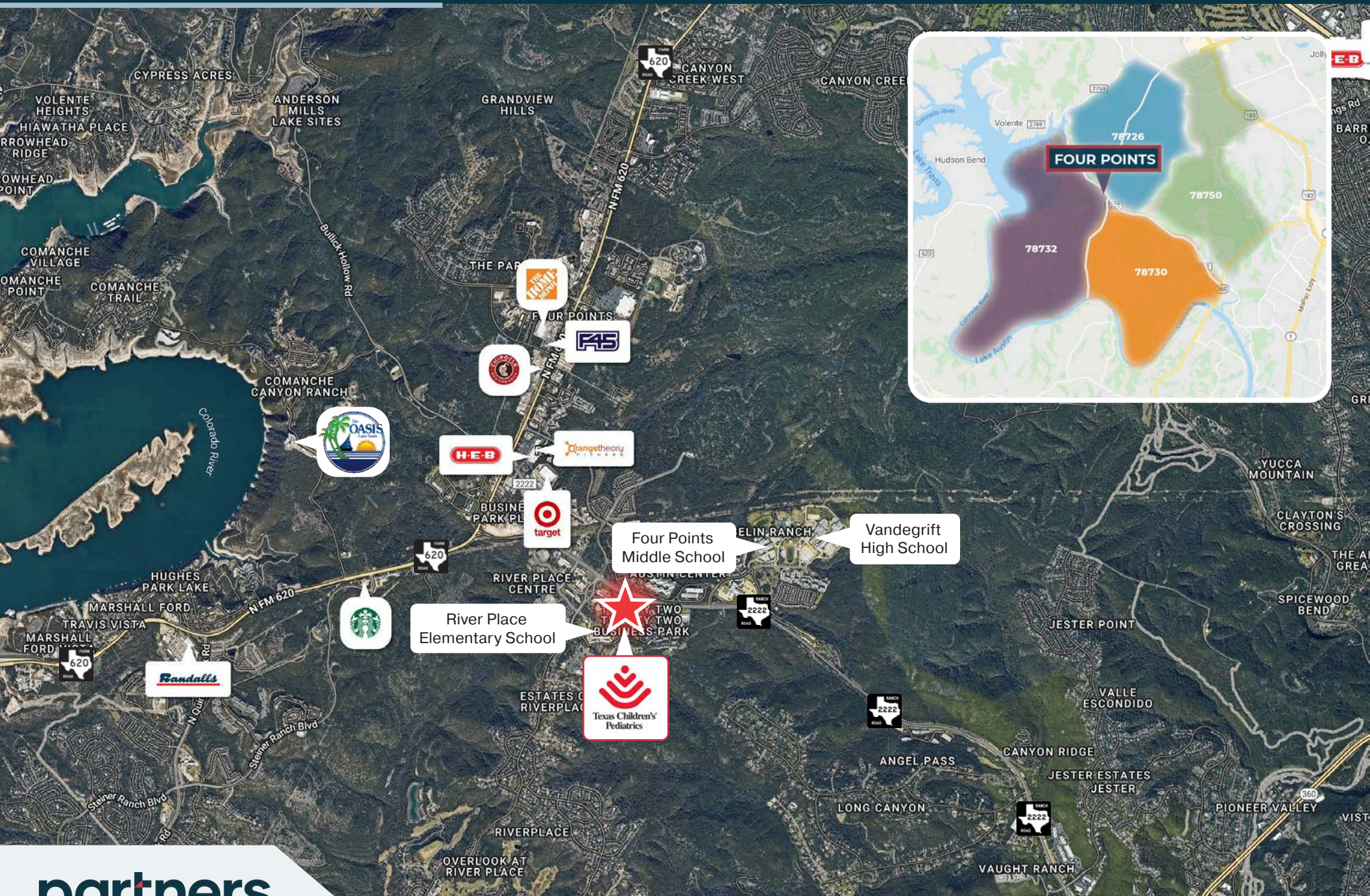
### DAYTIME EMPLOYMENT

Employee	3,325	9,629	31,594
Business	409	1,132	3,931

Source: Costar



# AERIAL OVERVIEW







## DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.




**FOR SALE & LEASE**

# Riverplace Plaza - Bldg E

6618 Sitio Del Rio Blvd, Suite E-101 & E-102, Austin, TX 78746



**Ryan McCullough**  **SIR**  
Partner

**512.580.6224**

[ryan.mccullough@partnersrealestate.com](mailto:ryan.mccullough@partnersrealestate.com)



**Sean Anderson**  
Senior Associate

**512.647.1541**

[sean.anderson@partnersrealestate.com](mailto:sean.anderson@partnersrealestate.com)