

PROMONTORY POINT B & C



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OFFICE/FLEX | **FOR LEASE**
BUILDINGS B & C: 2420(B) & 2500(C) RIDGEPOINT DR, AUSTIN, TX 78754
SURFACE LOT: 8120 EXCHANGE DR, AUSTIN, TX 78754

PROMONTORY POINT

BUILDINGS B & C | FOR LEASE

PROPERTY INFORMATION

EXECUTIVE SUMMARY

Promontory Point B & C is conveniently located at the confluence of Hwy 290 and US 183 within the Walnut Creek Business Park.

Located less than 10 minutes from SH 130, the buildings offer users with high-quality flex space and excess land for laydown yard or an above-market parking ratio of up to 6.4 per 1,000 RSF.

PROPERTY INFORMATION

2420 Ridgpoint Drive – Promontory Point B - Available 7/1/25

Building size: 49,029 SF

Parking: 131 surface (2.67/1,000)

2500 Ridgpoint Drive – Promontory Point C - Available 7/1/25

Building size: 49,328 SF

Parking: 137 surface (2.78/1,000)

8120 Exchange Drive

Lot size: 4.8189 acres (209,911 SF)

Parking: 374 surface (6.4/1,000 when combined with 2420 and 2500)

Zoning: Light Industrial (LI) - All properties

Loading: Dock-high, truck well, and grade available

Clear Height: 18 feet

Parking: 6.4/1,000

Access: Immediate access to Hwy 290, US 183, and IH-35 (and 5 miles to SH 130)

Location: Within the Walnut Creek Business Park, with nearby businesses including Tesla, Cintas, Cardinal Health, and Travis County Tax Office



98,357 SF

TOTAL SIZE



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AERIAL OVERVIEW

2420 Ridgepoint Dr - Building B
Building size: 49,029 SF
Parking: 131 surface (2.67/1,000)

8120 Exchange Drive
Parking: 374 surface (6.4/1,000
when combined with 2420 and
2500)

2500 Ridgepoint Dr - Building C
Building size: 49,328 SF
Parking: 137 surface (2.78/1,000)



EXCHANGE DR

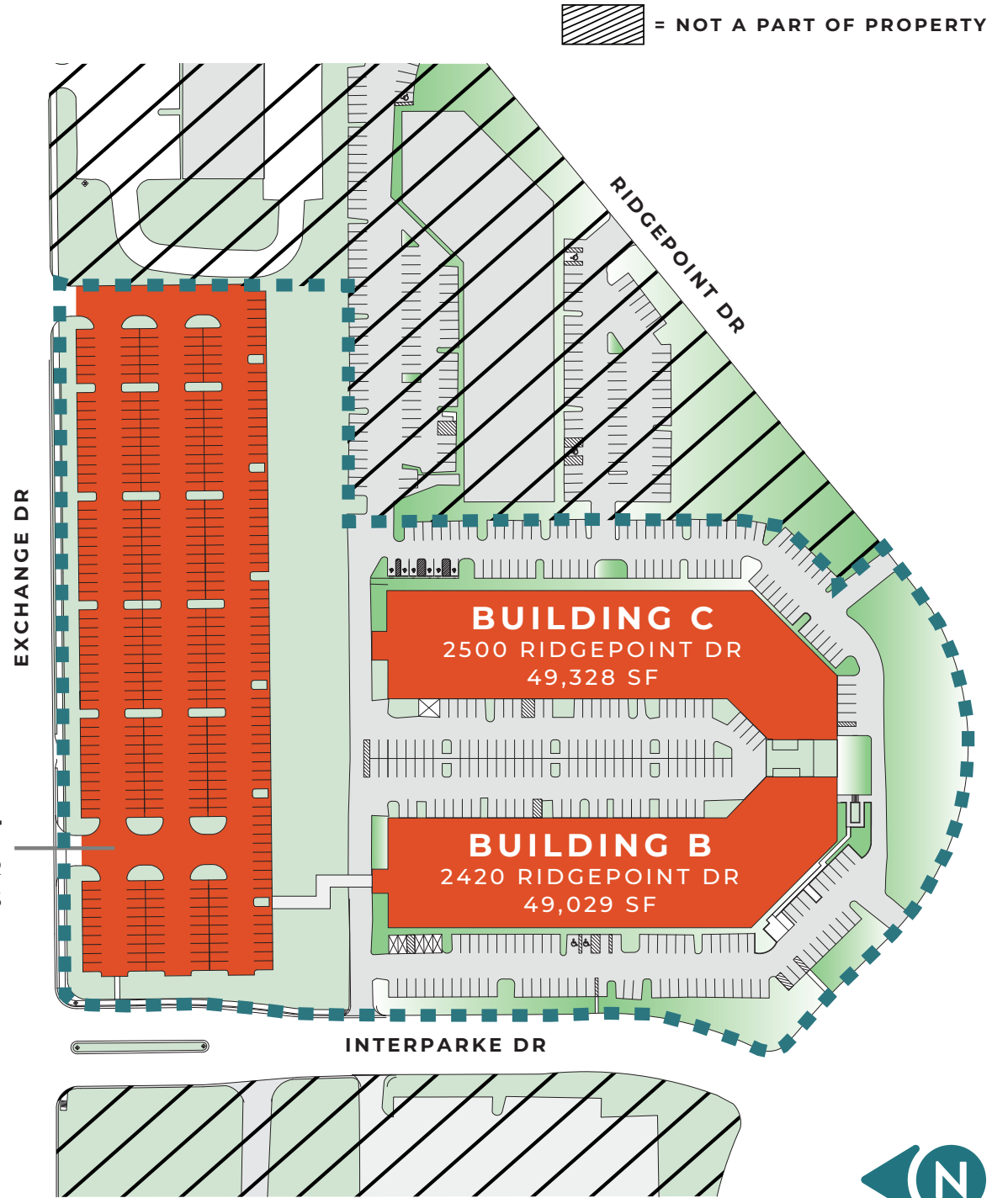
INTERPARKE DR

RIDGEPOINT DR



SITE PLAN

SURFACE LOT
8120 EXCHANGE DR
374 PARKING SPACES



FLOOR PLANS



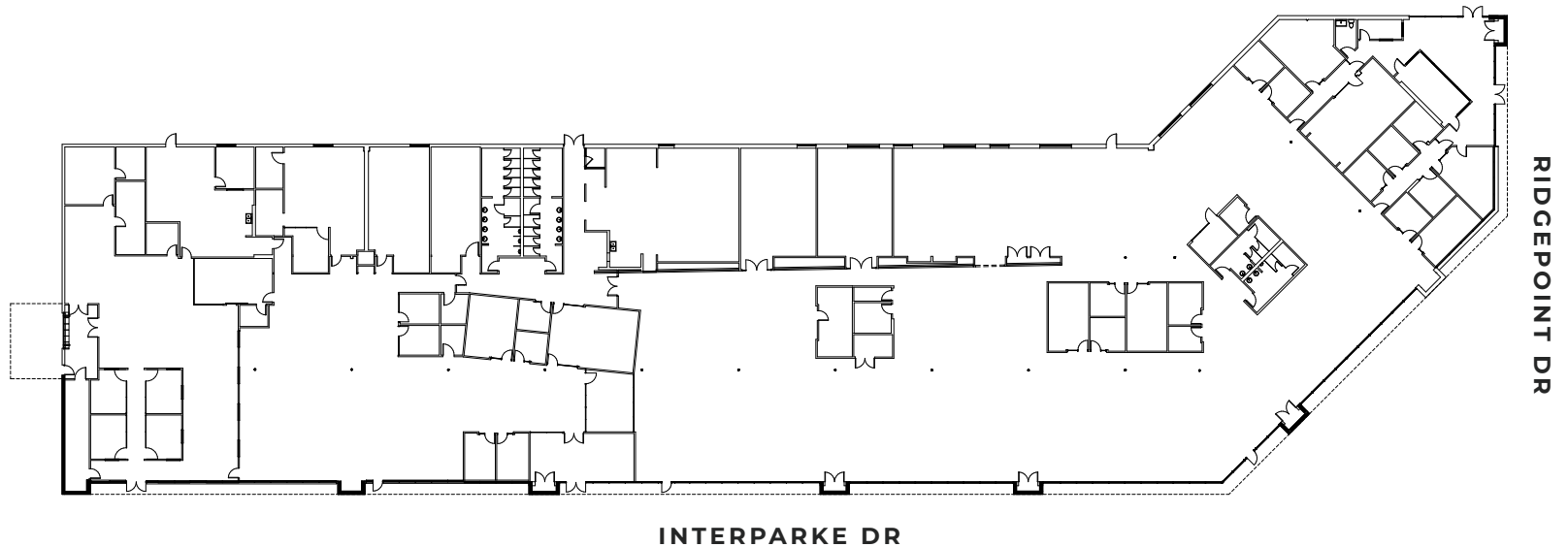
CLICK OR SCAN TO
VIRTUALLY TOUR
BUILDING B

BUILDING B - 49,029 RSF*

2420 RIDGEPOINT DR, AUSTIN, TX 78754

*AVAILABLE WITH BUILDING C, TOTALING 98,357 RSF

AVAILABLE 7/1/25



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FLOOR PLANS



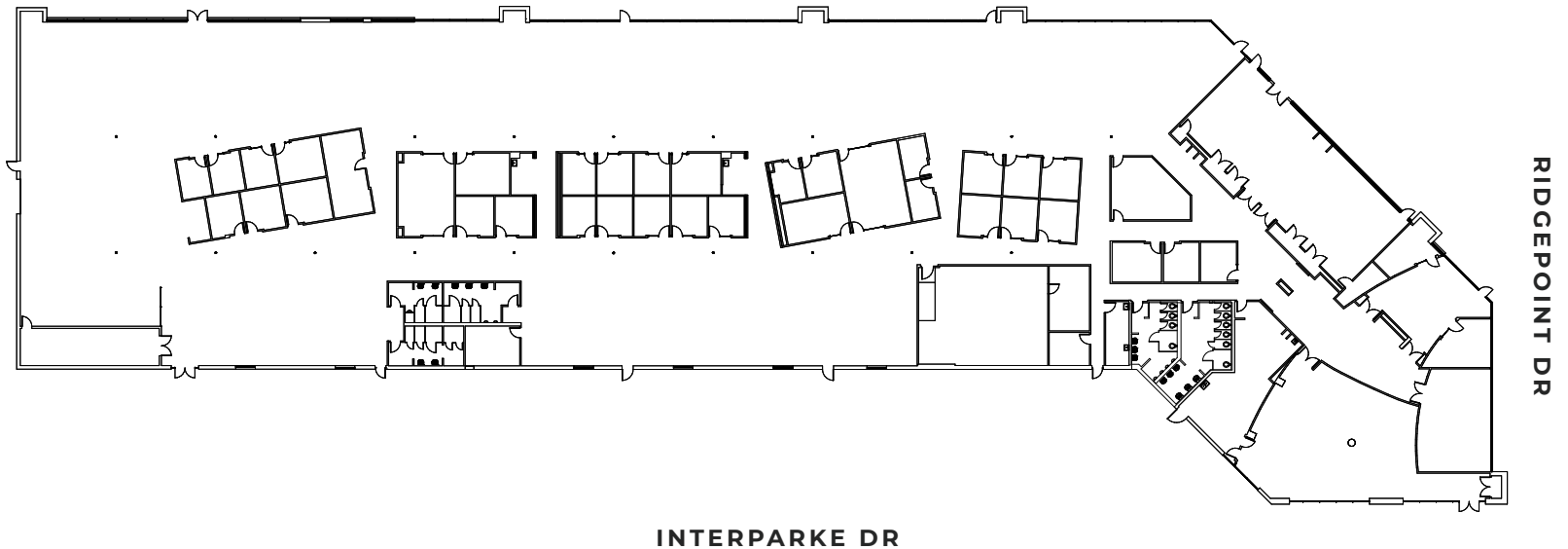
CLICK OR SCAN TO
VIRTUALLY TOUR
BUILDING C

BUILDING C - 49,328 RSF*

2500 RIDGEPOINT DR, AUSTIN, TX 78754

*AVAILABLE WITH BUILDING B, TOTALING 98,357 RSF

AVAILABLE 7/1/25



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LOCATION



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EXTERIOR PHOTOS



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PROMONTORY POINT

BUILDINGS B & C | FOR LEASE

INTERIOR PHOTOS



CLICK OR SCAN TO
VIRTUALLY TOUR BUILDING B



CLICK OR SCAN TO
VIRTUALLY TOUR BUILDING C

PROMONTORY POINT B & C



FOR MORE INFORMATION



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