

7710 RIALTO BLVD.-CLASS A LUXURY SPACE

DIRECT LONG-TERM LEASE AVAILABLE

7710 Rialto Blvd., Austin 78735



For Lease

24,150 SF Available in SW Austin

- Floors 1-2 (Contiguous Space)
- Private Offices 1st Floor & 2nd Floor, Open Floorplan W/Large Perimeter Private Offices
- Direct Lease
- Negotiable Lease Term
- 124 Total Parking Spaces | 4.4 Spaces Per 1,000 SF Usable(40 Covered Spaces - Below Bldg, 84 Surface Spaces)
- Located off Southwest Parkway via Terravista & Southwest Parkway lighted intersection
- Nearby Amenities Within Walking Distance - Retail, Restaurants, Services, Salons, Markets, Hotels
- 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
- Furniture Available to Convey to New Tenant

1st Floor = 7,383 SF Available (Half Floor)
2nd Floor = 16,767 SF Available (Full Floor)

VERY NEGOTIABLE RATES | NNN = \$14.75 PSF

RANDY BEAMAN

512-461-0851
randy@capellatx.com
capellatx.com

CURRIN VAN EMAN

512-927-7150
currin@capellatx.com
capellatx.com



Capella Commercial, LLC

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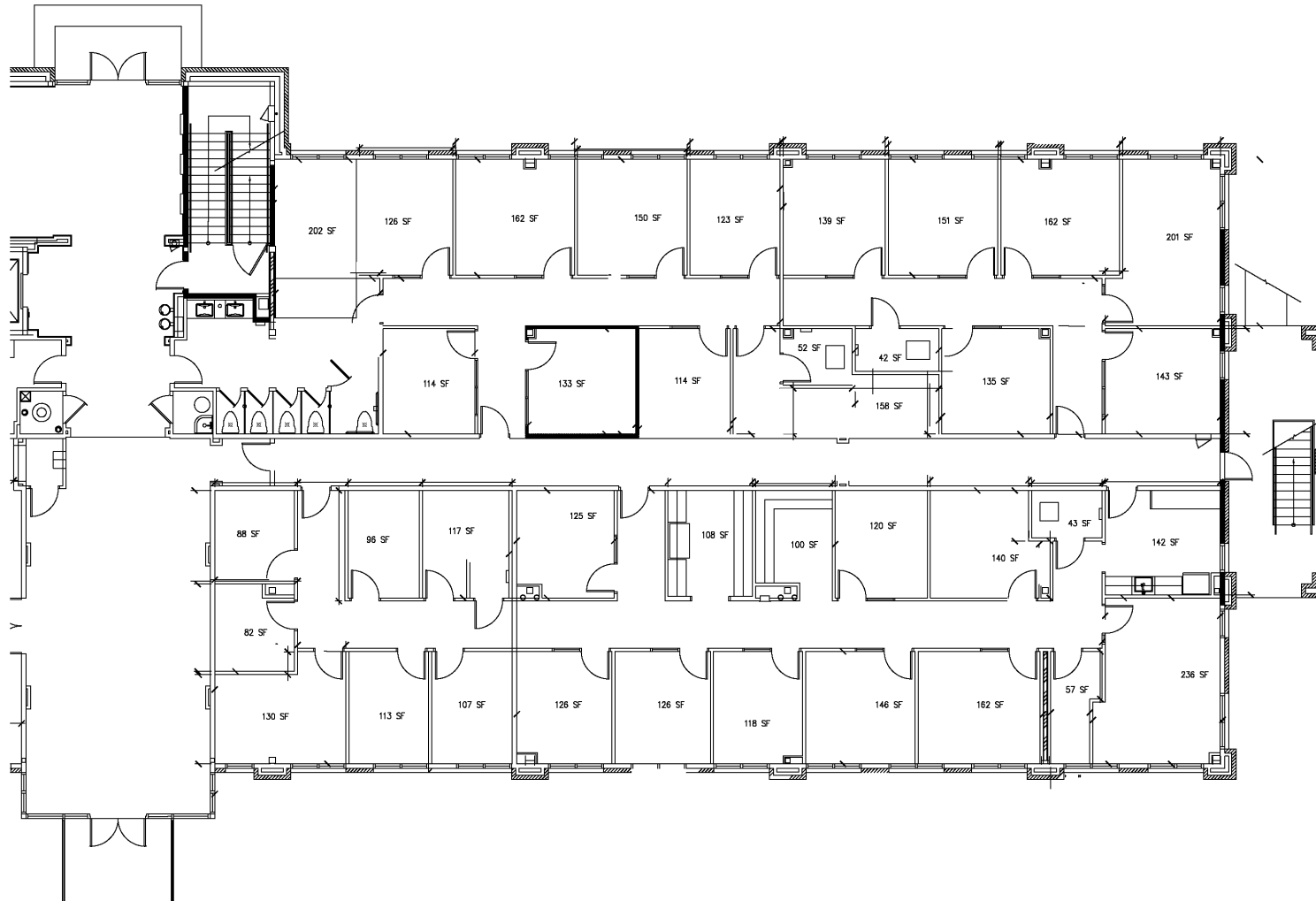
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Floor Plan

First Floor

7,383 SF Available

Class A Furniture
Negotiable



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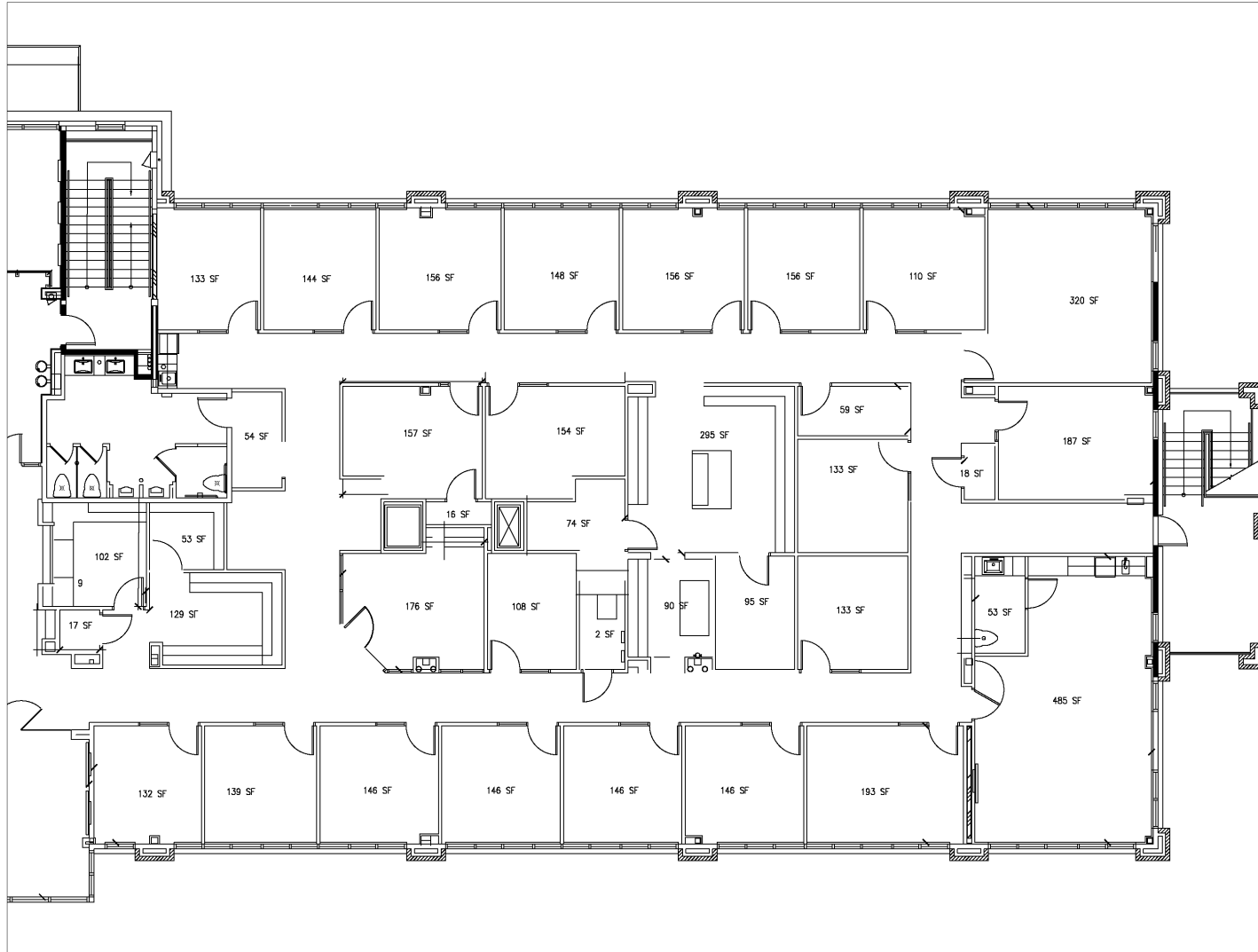
Floor Plan

2nd Floor: North Wing-8,384 SF

16,767 SF Available

(When North and South Wing Combined)

Class A Furniture
Negotiable



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Floor Plan

2nd Floor: South Wing-8,384 SF

16,767 SF Available

(When North and South Wing Combined)

Class A Furniture
Negotiable



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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 licensee 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 writting 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 writting 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.

<u>Capella Commercial, LLC</u>	<u>9001237</u>	<u>info@capellatx.com</u>	<u>512-617-6363</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Randy Beaman</u>	<u>39209</u>	<u>randy@capellatx.com</u>	<u>512-461-0851</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Randy Beaman</u>	<u>39209</u>	<u>randy@capellatx.com</u>	<u>512-461-0851</u>
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date		