

OFFICE FOR LEASE

9390 Research Blvd. | Austin, Texas 78759

Kaleido I & II



FOR MORE INFORMATION

GRAHAM TRULL, SIOR

JEFF HENLEY, JR.

gtrull@riverside-re.com
512.484.8909

jrhenley@riverside-re.com
512.415.4066

 RIVERSIDE

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Kaleido I & II

BUILDING ONE

LEVEL TWO

\$17.00/RSF | \$12.74 NNN

Suite 215 - 1,160 RSF*

Suite 220 - 5,458 RSF*

Suites 215 & 220 may be combined for a total of 6,618 RSF.

LEVEL FOUR

\$17.00/RSF | \$12.74 NNN

Suite 400 - 3,684 RSF**

Suite 412 - 3,270 RSF**

Suite 420 - 2,356 RSF**

*****Suites 400, 412 & 420 may be combined for a total of 9,310 RSF.***

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BUILDING I
Level 2

SUITE I-215

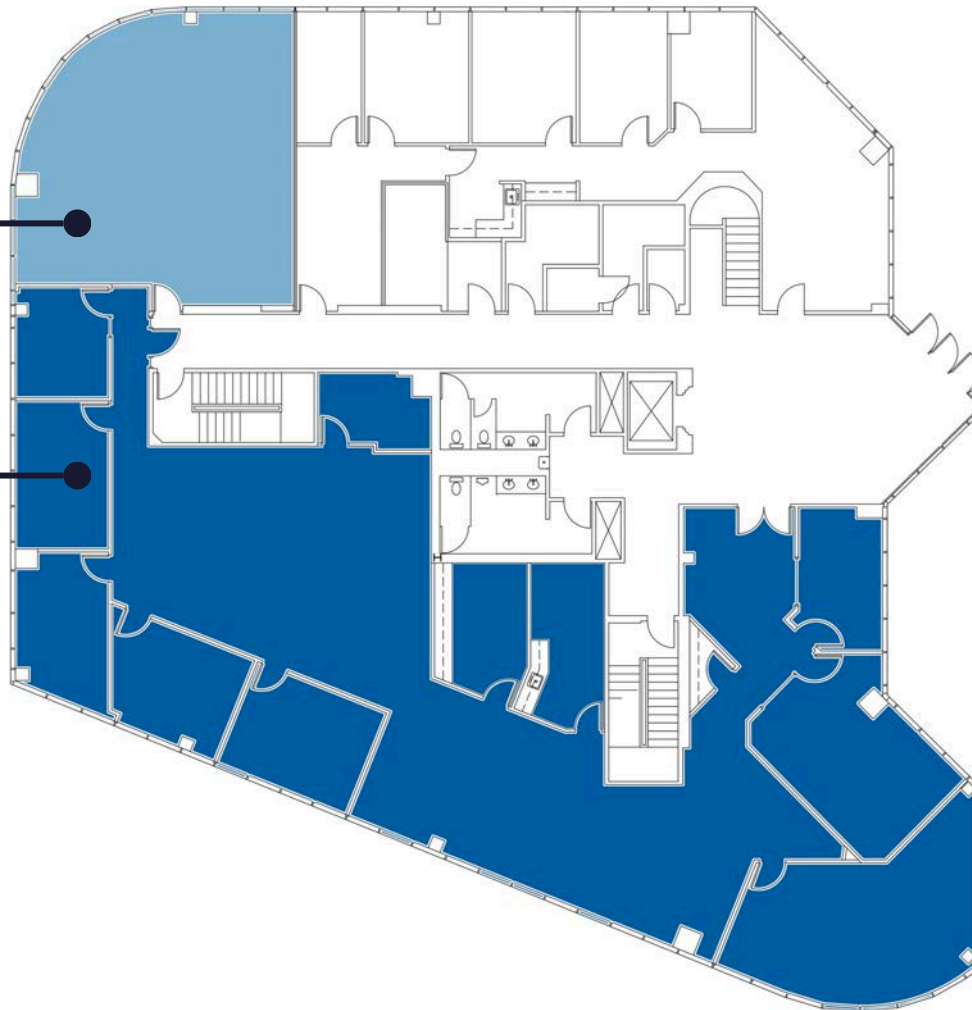
1,160 RSF

SUITE I-220

5,458 RSF

AVAILABLE 06/01/2026

SUITES 215 & 220 MAY BE
COMBINED FOR A TOTAL
OF 6,618 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

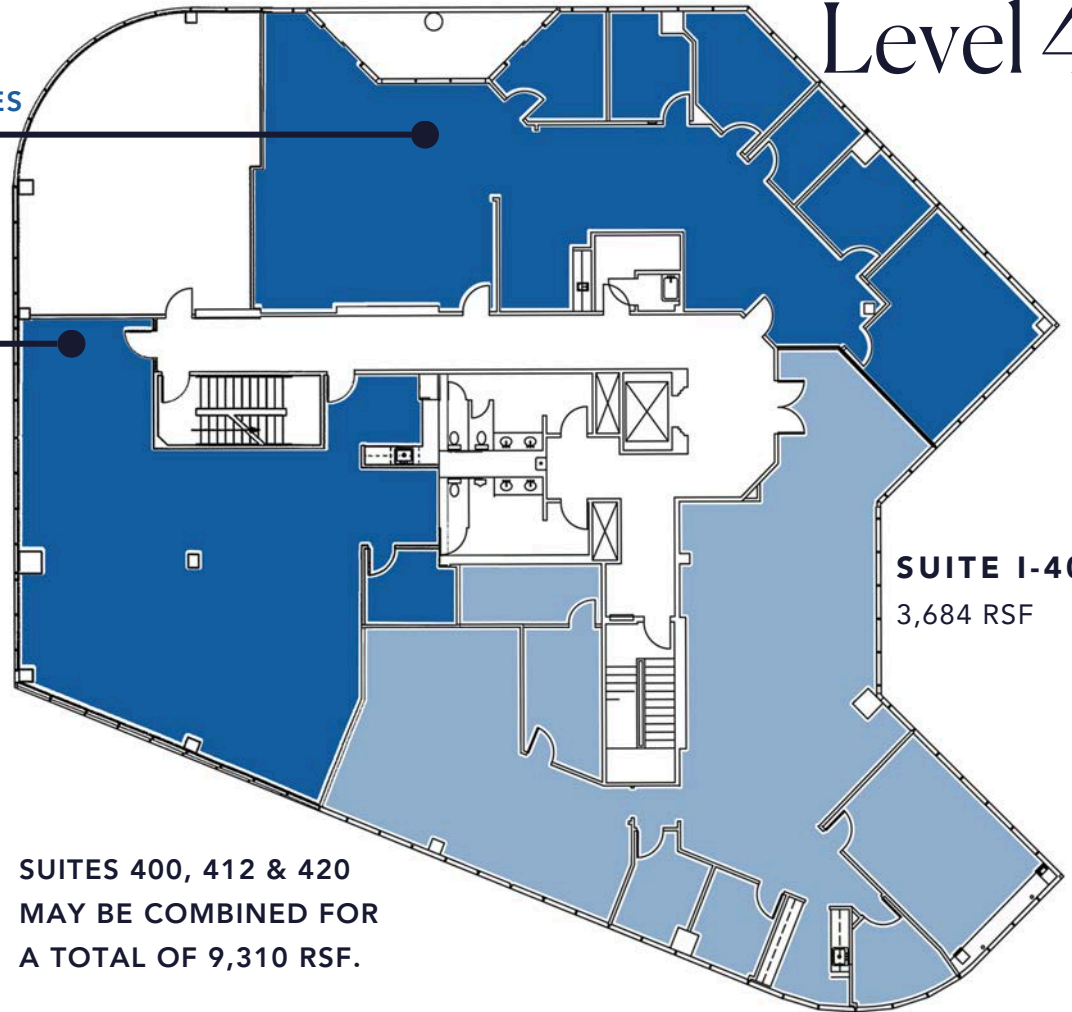
3,270 RSF

NEWLY REMODELED SPEC SUITE WITH NEW FINISHES

SUITE I-420

2,356 RSF

SPEC SUITE: NEW PAINT, CARPET & LIGHTING



SUITE I-400

3,684 RSF

SUITES 400, 412 & 420
MAY BE COMBINED FOR
A TOTAL OF 9,310 RSF.

• 3.20:1,000 RSF Parking Ratio

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• Numerous Amenities Nearby

• Convenient Location

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Kaleido I & II

BUILDING TWO

LEVEL ONE

\$17.00/RSF | \$12.74 NNN

Suite 100 - 1,822 RSF

LEVEL TWO

\$17.00/RSF | \$12.74 NNN

Suite 205 - 1,775 RSF

LEVEL FOUR

\$17.00/RSF | \$12.74 NNN

Suite 425 - 3,638 RSF

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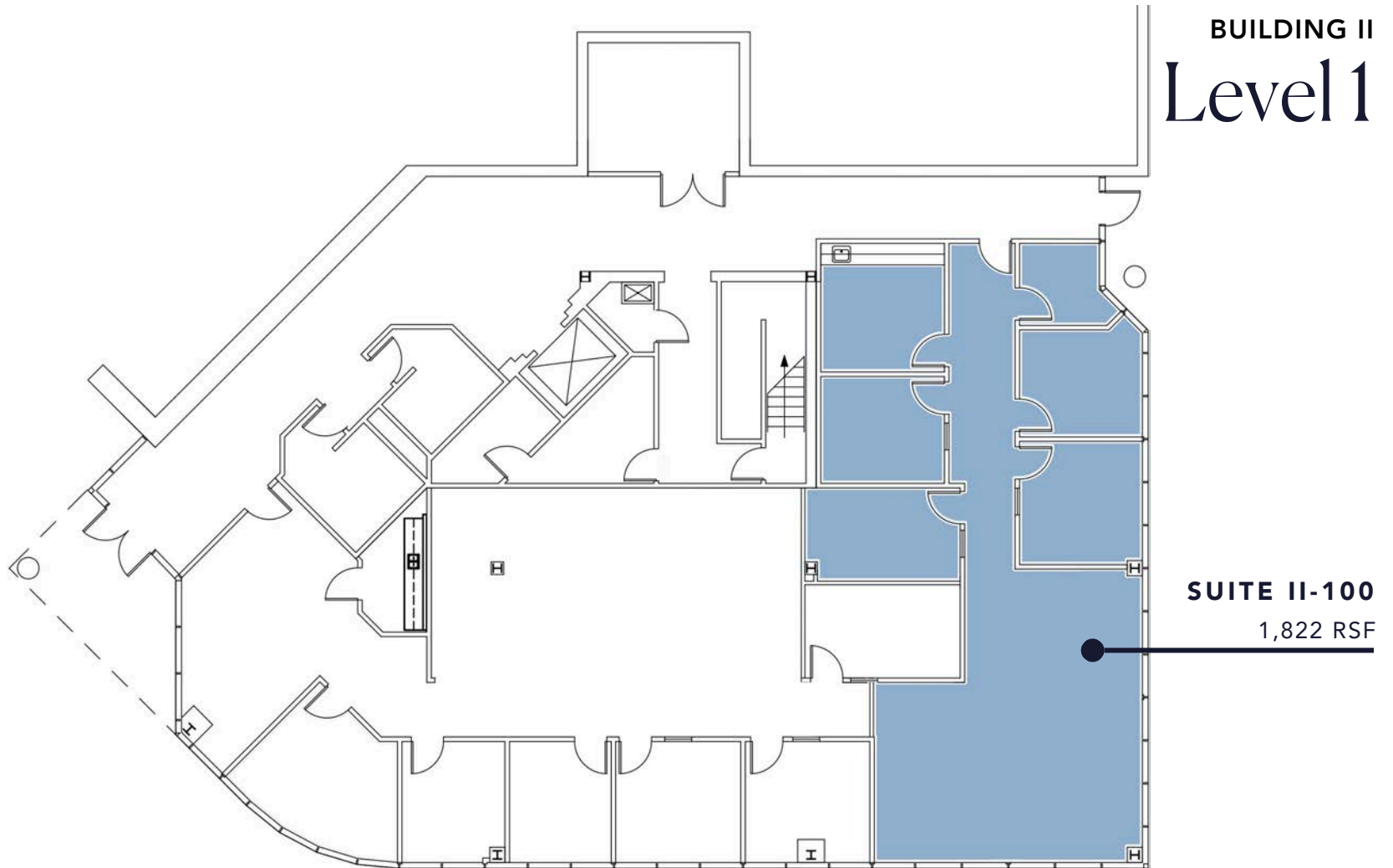
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BUILDING II
Level 1



• 3.20:1,000 RSF Parking Ratio

• Front-door Parking

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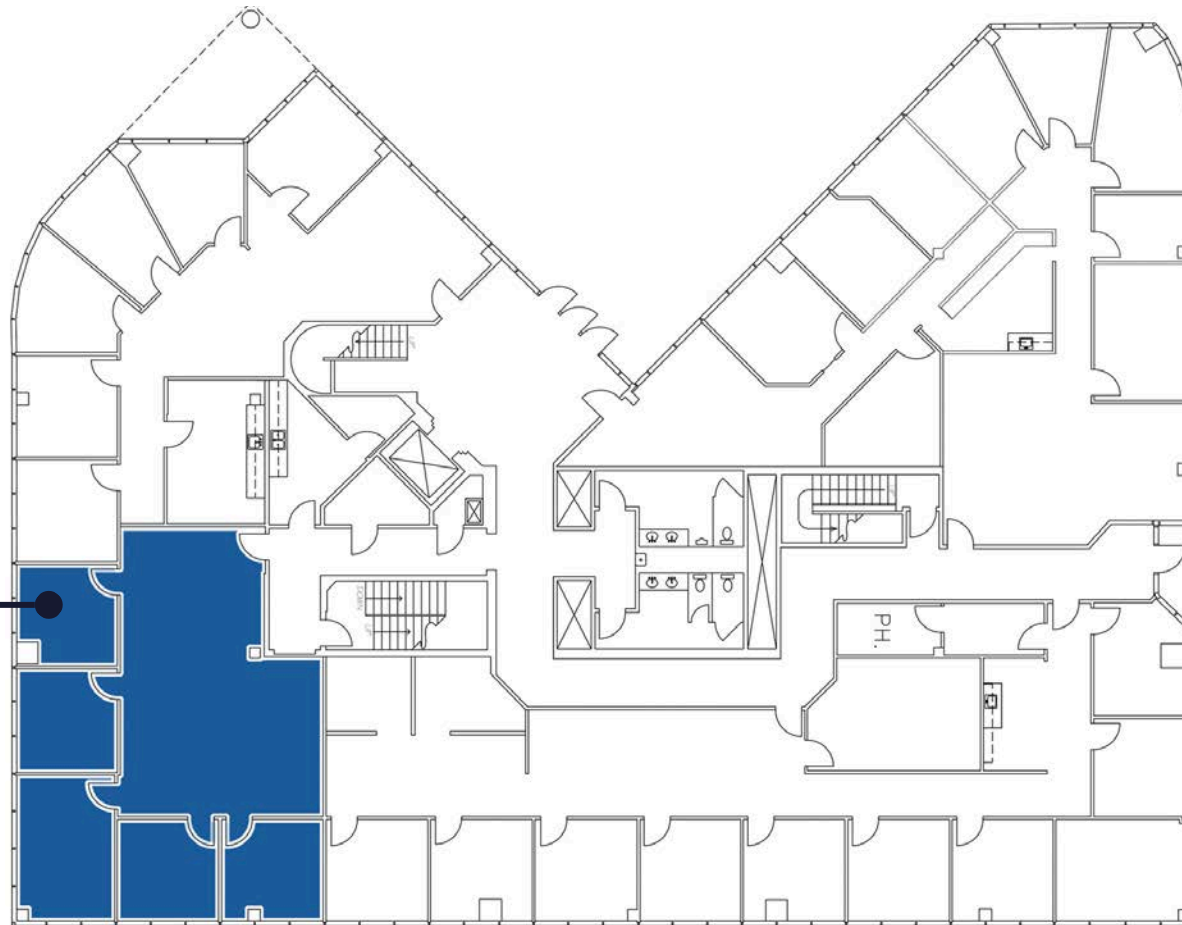
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BUILDING II
Level 2

SUITE II-205

1,775 RSF

NEWLY REMODELED
SPEC SUITE WITH
NEW FINISHES



• 3.20:1,000 RSF Parking Ratio

• Front-door Parking

• Numerous Amenities Nearby

• Convenient Location

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BUILDING II
Level 4

SUITE II-425

3,638 RSF



• 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

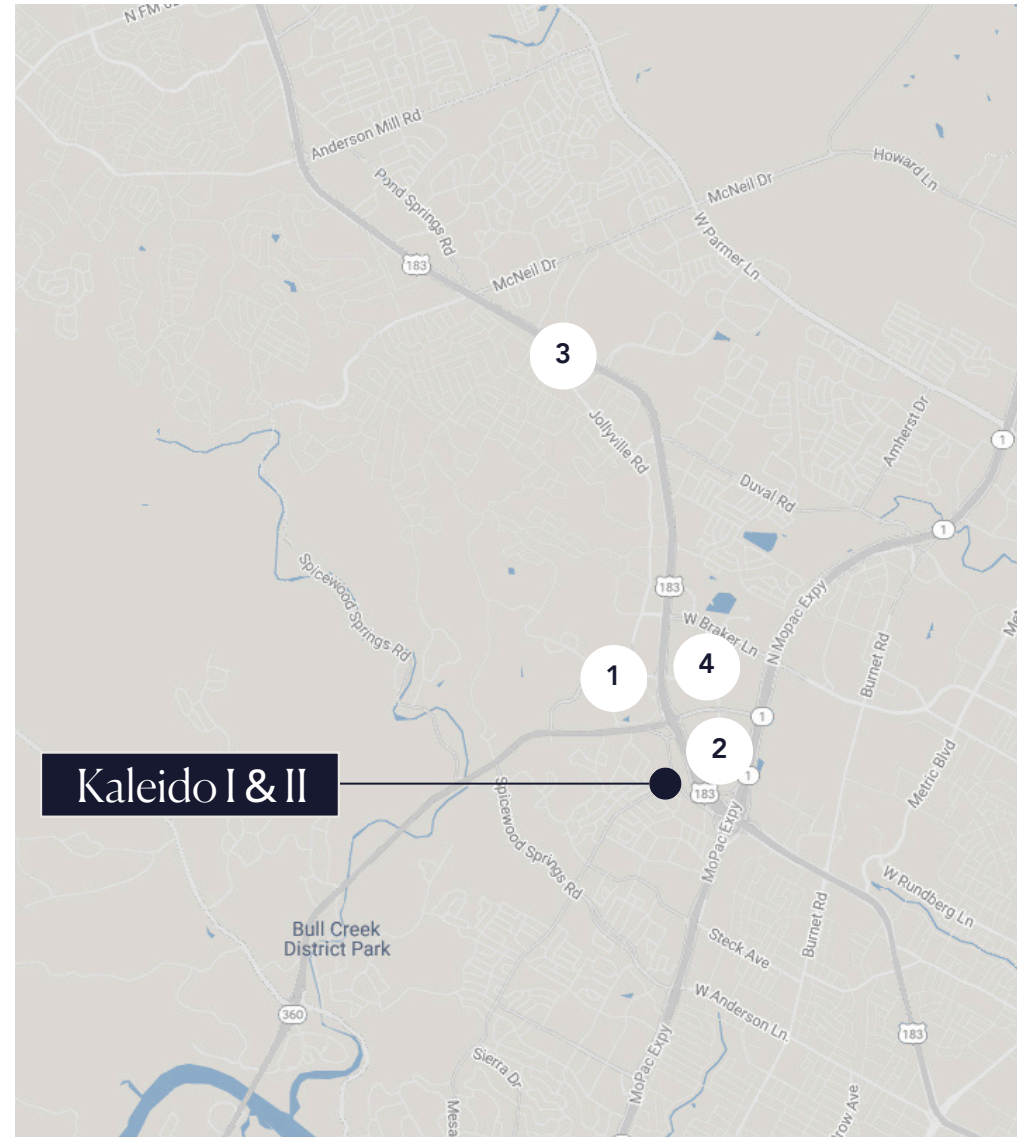
Mighty Fine Burgers
Regal Gateway Cinema
Whole Foods Market
Crate & Barrel
Best Buy
Ichi Umi Sushi
Embassy Suites by Hilton Arboretum
Courtyard Austin
Hyatt Place
Dave & Buster's Austin
Casa de Brasil
Marshall's
Home Depot

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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