



RIVER PLACE CORPORATE PARK

Austin, Texas



welcome to *River Place*

River Place is more than a location, it's a lifestyle.
It's where morning coffees at the nearby Starbucks transform into big ideas — and scenic views of Texas Hill Country inspire your workday.

AUSTIN, TX

With Austin's market on the cusp of an **explosive growth rate of 3.1% through 2027 within a 10-mile radius**, now is the perfect moment to anchor your business in a locale destined for prosperity.





TOTAL SQUARE
FEET IN PARK

553,000 SF

TYPICAL
FLOOR PLATE

25,000-33,000 SF

AVAILABLE
SPACES RANGING

2,500-32,945 SF

CONTIGUOUS
SPACE AVAILABLE

82,700 SF



River Place Corporate Park is a 48-acre, seven building, Class-A office park located in Northwest Austin. The 1,440 acre master-planned community includes the River Place Country Club, residences, a new hotel, retail, and dining options.

6500 RIVER PLACE | AUSTIN, TX





DIRECT ACCESS TO FM 2222, FM 620, & RIVER PLACE BLVD.

With *significant rent savings* compared to Austin's urban core and *excellent accessibility*, River Place offers substantial value for tenants throughout Northwest Austin.

620

2222

BUILDING 7

BUILDING 6

BUILDING 5

BUILDING 4

BUILDING 3

BUILDING 2

BUILDING 1

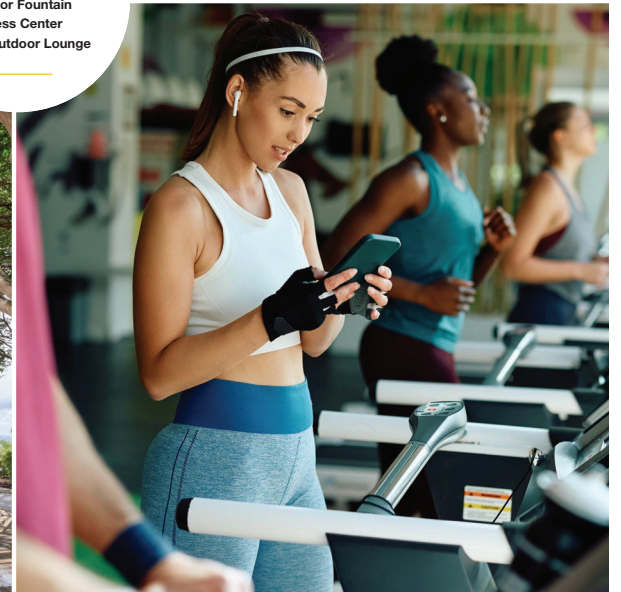
TENANT AMENITIES

Elevate your 9-to-5

- + Tangent Cafe serves breakfast & lunch
- + On-site fitness center with showers and lockers
- + Direct access to the 6-mile River Place Nature Trail
- + Panoramic views of rolling Texas Hill Country
- + Outdoor Terraces overlooking Panther Hollow Preserve
- + Pond and fountain with plentiful outdoor seating
- + A mix of structured and surface parking with 4:1,000 ratio
- + Access to EV car charging stations
- + On-site Property Management & Engineering team



Clockwise from top left:
Tangent Cafe
Outdoor Fountain
Fitness Center
Tenant Outdoor Lounge





authentically *austin*

Immerse yourself in the vibe of Austin without straying too far from the office. Replace the traditional board meeting with a round of golf at the River Place Country Club or take in the landscapes surrounding Lake Travis; every convenience is just moments away.

13

MILES OF HIKE AND BIKE TRAILS

55+

RESTAURANTS & BARS



URBAN BY NATURE

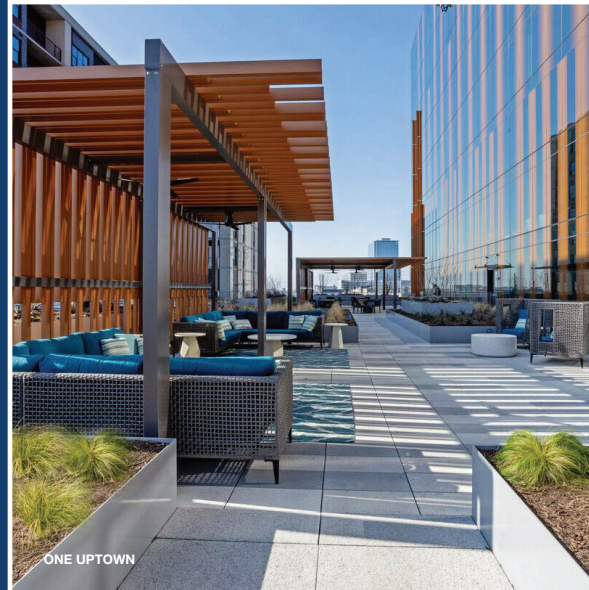
With a compelling blend of nature and urban accessibility, River Place is more than a place to do business — it's where success intertwines with Austin's spirit, charm, and culture.

A BRANDYWINE WORKSPACE

Where you work matters

At Brandywine, we understand that the right workspace can significantly enhance creativity, productivity, and overall well-being. That's why our buildings offer:

- + Functional footprints
- + Surplus of natural light
- + Uncompromising building systems
- + Superior indoor air quality



Choosing Brandywine means investing in a relationship with a stable, reliable landlord and a strong workplace partner. With the ability to fund Tenant Improvements (TI) and the support of our in-house design & construction experts, we're prepared and eager to manage the process of bringing your vision to life.



AVAILABILITIES



The Brandywine Difference

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



for leasing:

BLAIR NELSON

512.415.9120

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CLARK JONES

512.676.3033

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Brandywine Regional Office:
1150 Burnet Rd | Building 906 | Suite 180
Austin, Texas 787598

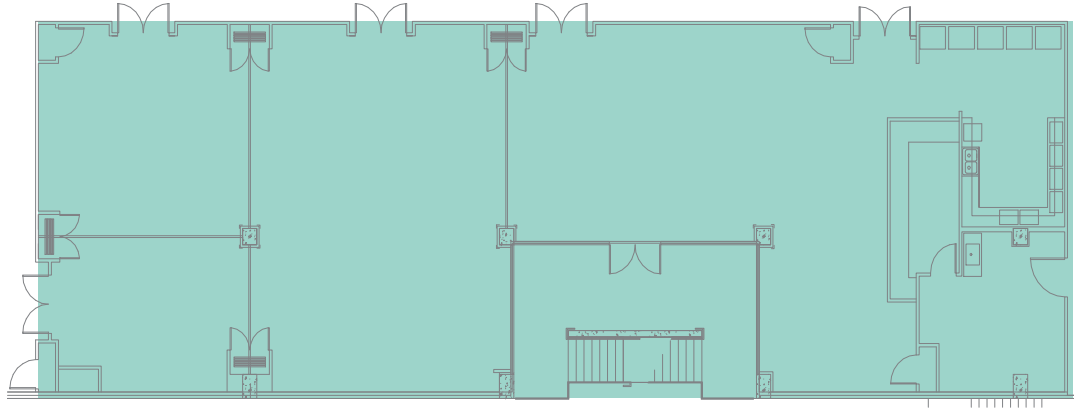
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FEATURED AVAILABILITY

RIVERPLACE ONE

Suite	100
Square Footage	5,126 Sq. Ft.



for more information:

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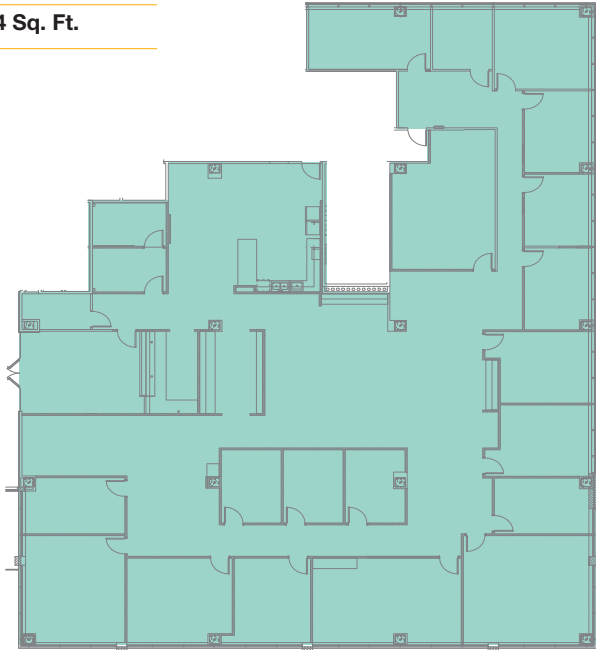
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Austin, TX 78758
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FEATURED AVAILABILITY

RIVER PLACE ONE

Suite	201
Square Footage	10,244 Sq. Ft.



for more information:

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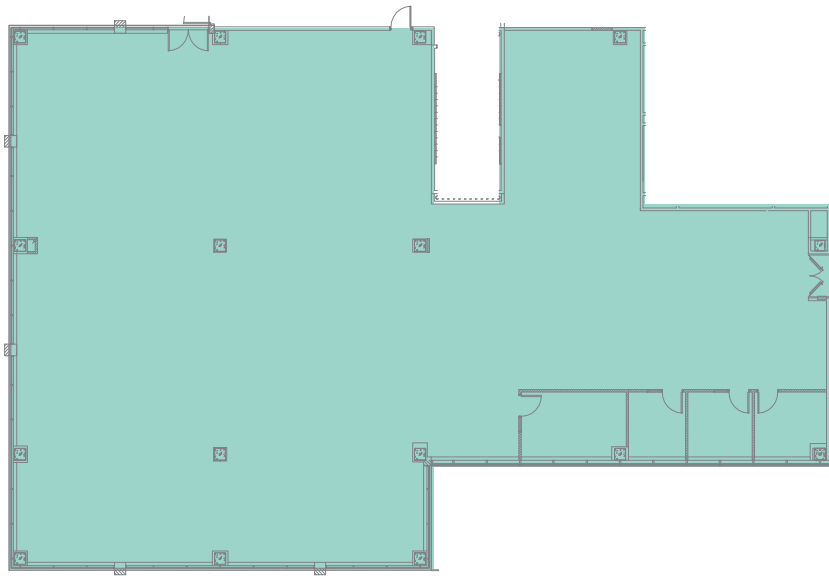
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FEATURED AVAILABILITY

RIVER PLACE ONE

Suite	202
Square Footage	8,627 Sq. Ft.



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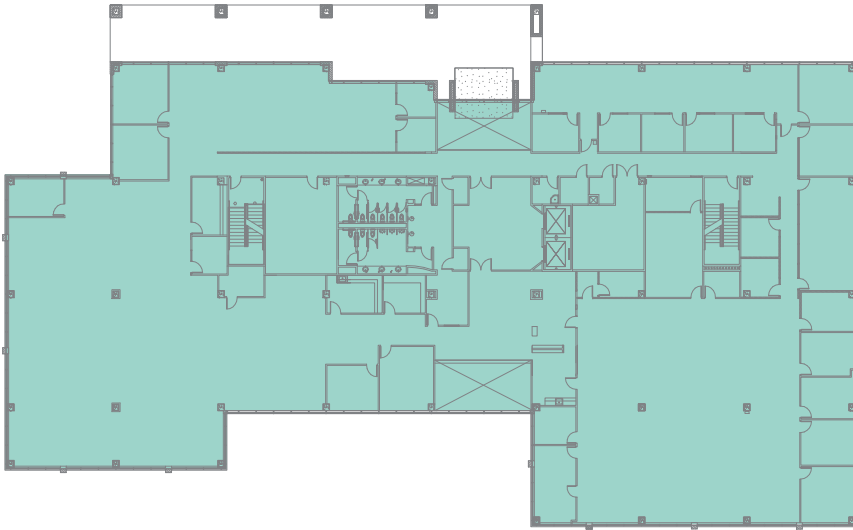
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FEATURED AVAILABILITY

RIVERPLACE ONE

Suite	300
Square Footage	25,076 Sq. Ft.



for more information:

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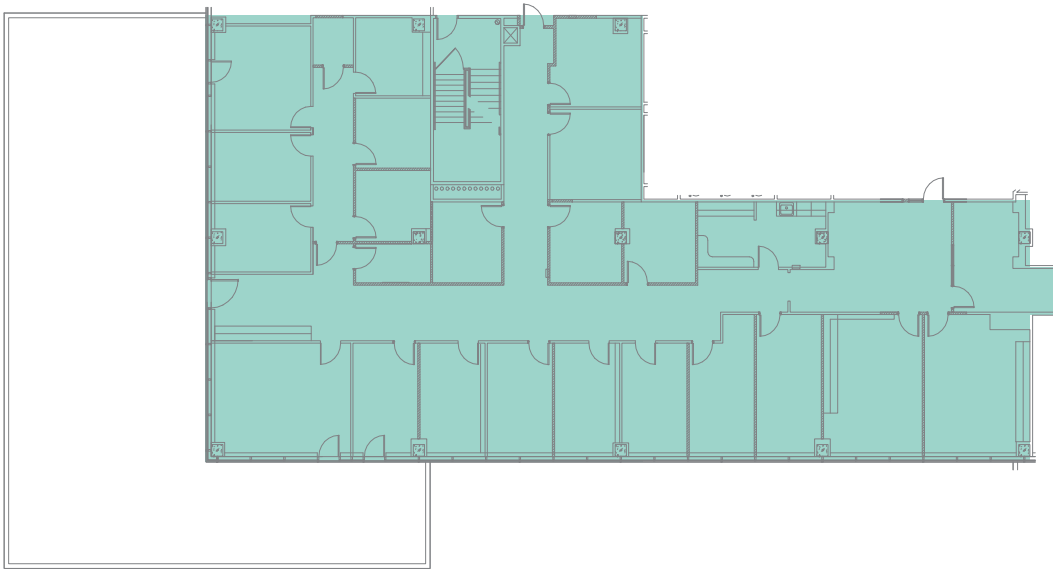
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FEATURED AVAILABILITY

RIVERPLACE ONE

Suite	400
Square Footage	7,438 Sq. Ft.



for more information:

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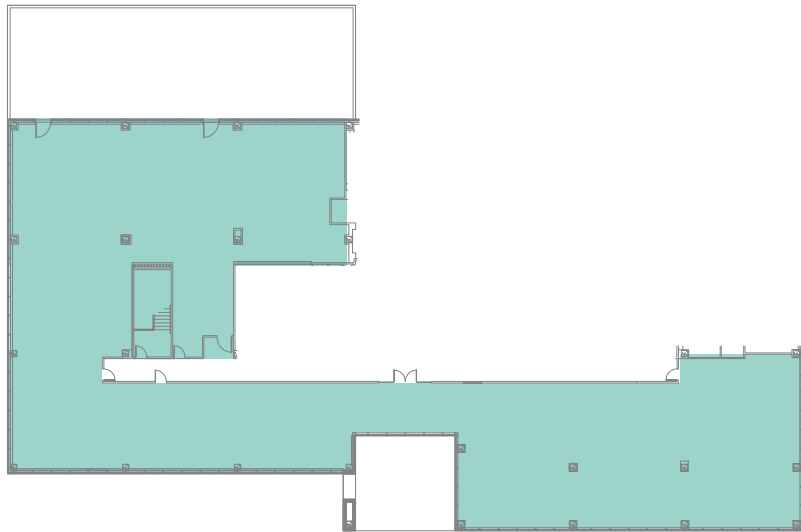
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FEATURED AVAILABILITY

RIVERPLACE ONE

Suite	450
Square Footage	13,531 Sq. Ft.



for more information:

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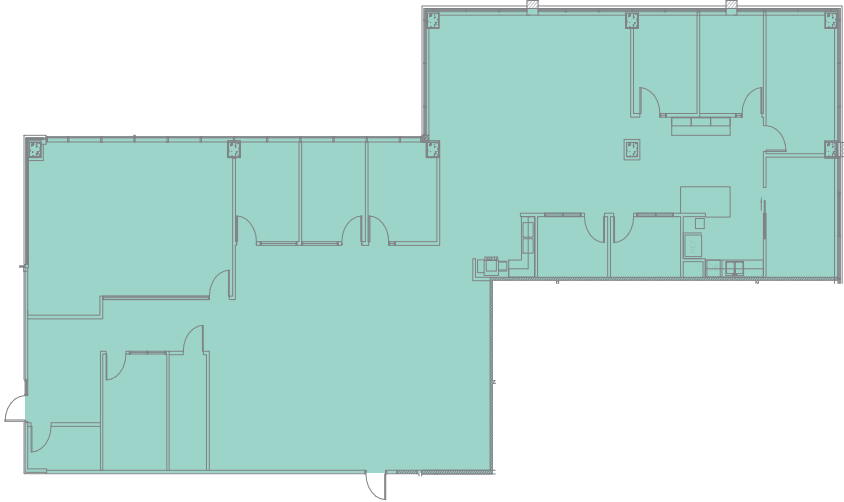
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FEATURED AVAILABILITY

RIVERPLACE TWO

Suite	101
Square Footage	5,292 Sq. Ft.



for more information:

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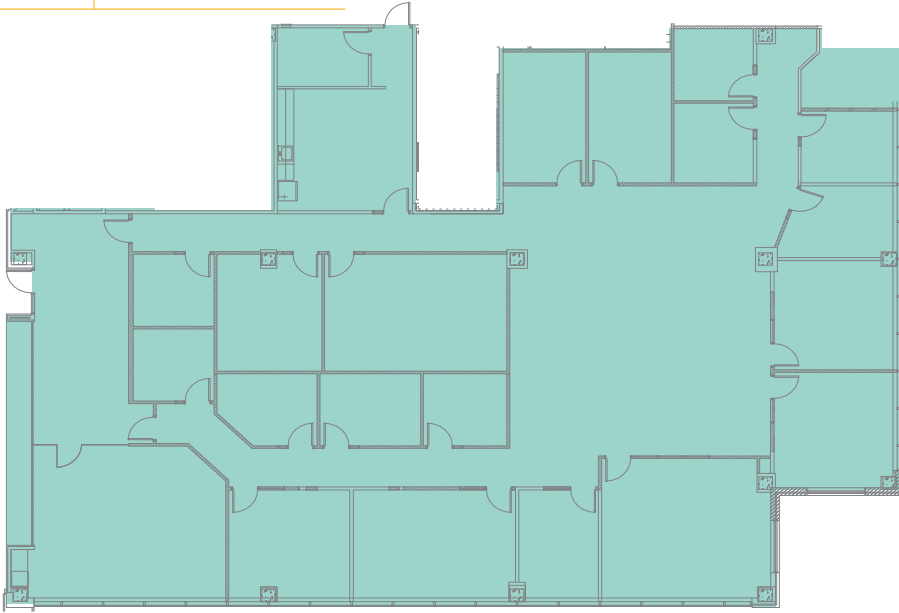
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FEATURED AVAILABILITY

RIVER PLACE TWO

Suite	105
Square Footage	10,008 Sq. Ft.



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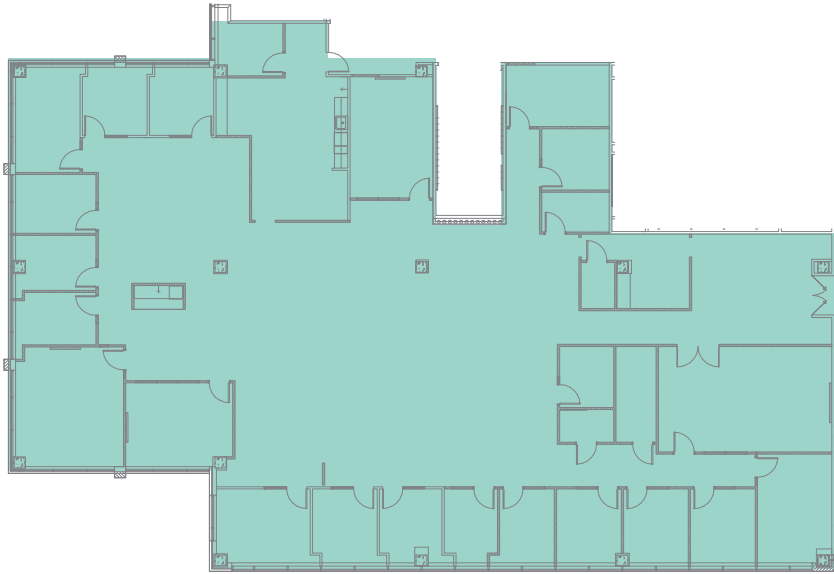
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FEATURED AVAILABILITY

RIVER PLACE TWO

Suite	200
Square Footage	9,137 Sq. Ft.



for more information:

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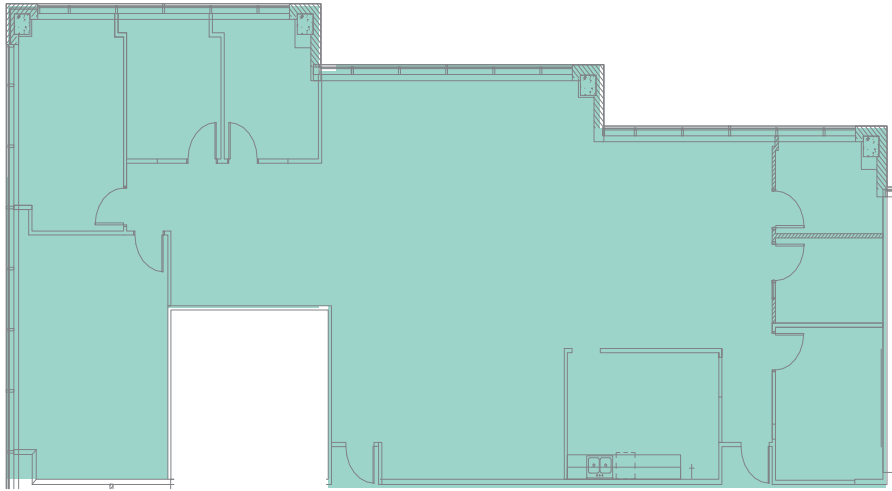
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FEATURED AVAILABILITY

RIVERPLACE TWO

Suite	203
Square Footage	3,421 Sq. Ft.



for more information:

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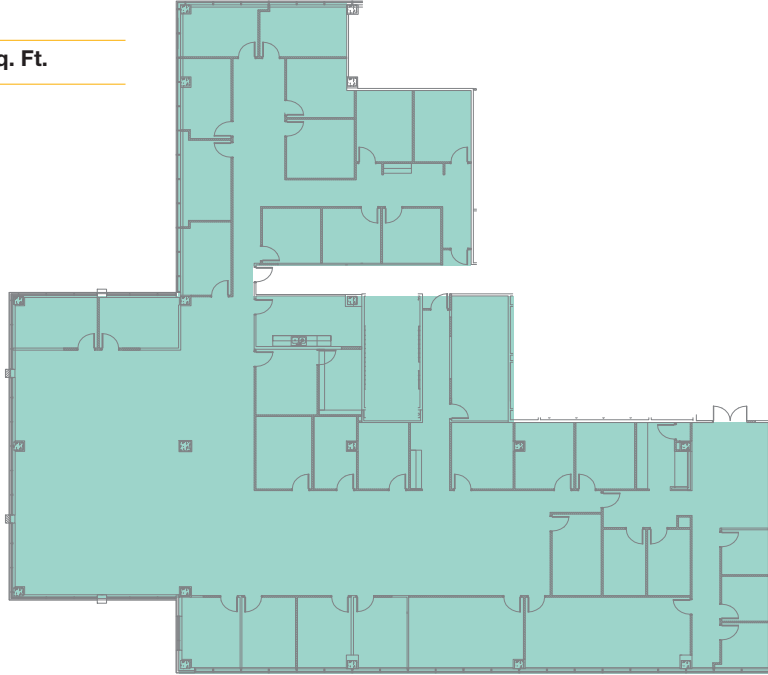


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FEATURED AVAILABILITY

RIVERPLACE TWO

Suite	300
Square Footage	13,138 Sq. Ft.



for more information:

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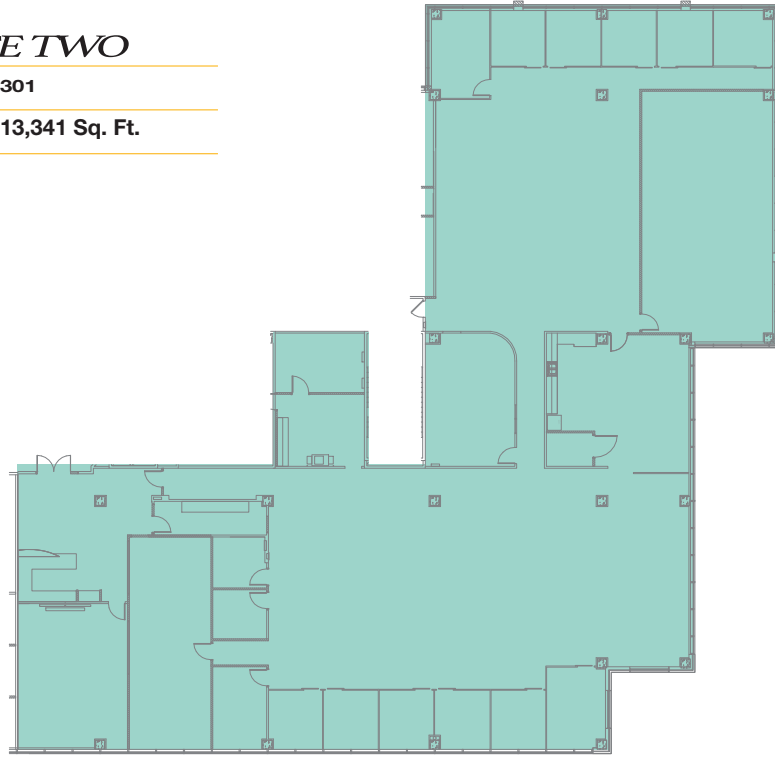
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FEATURED AVAILABILITY

RIVERPLACE TWO

Suite	301
Square Footage	13,341 Sq. Ft.



for more information:

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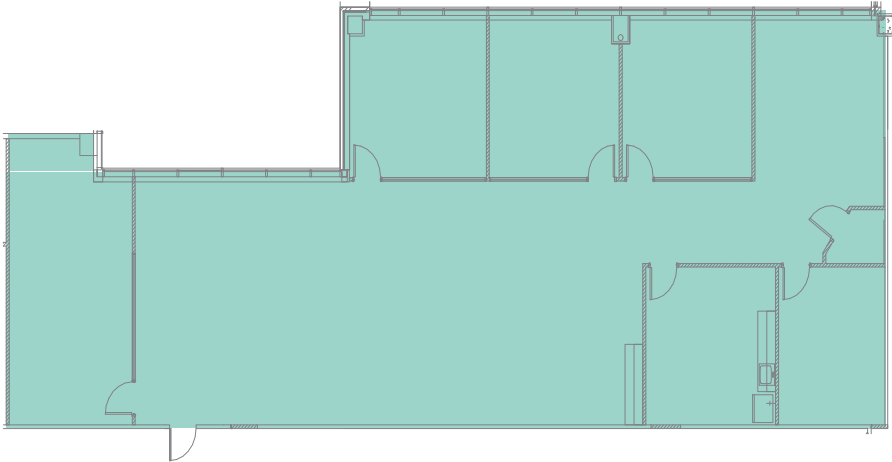
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FEATURED AVAILABILITY

RIVERPLACE TWO

Suite	305
Square Footage	4,324 Sq. Ft.



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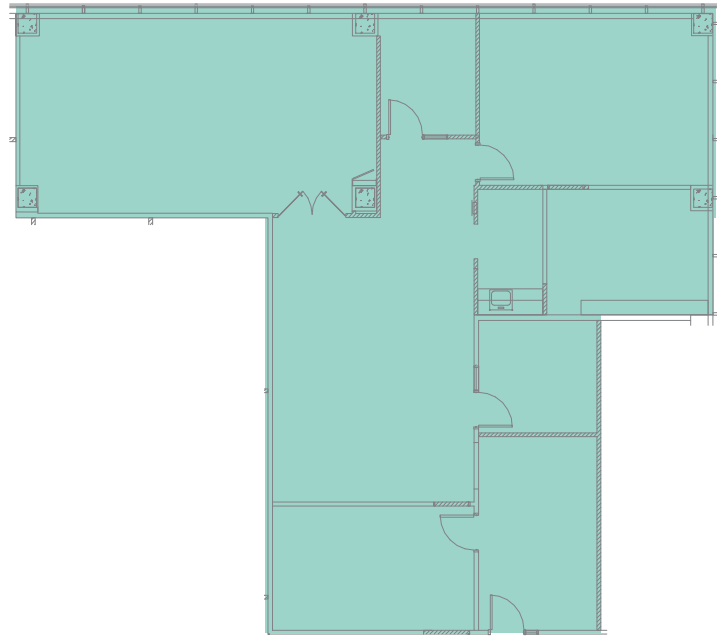
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FEATURED AVAILABILITY

RIVERPLACE TWO

Suite	306A
Square Footage	2,645 Sq. Ft.



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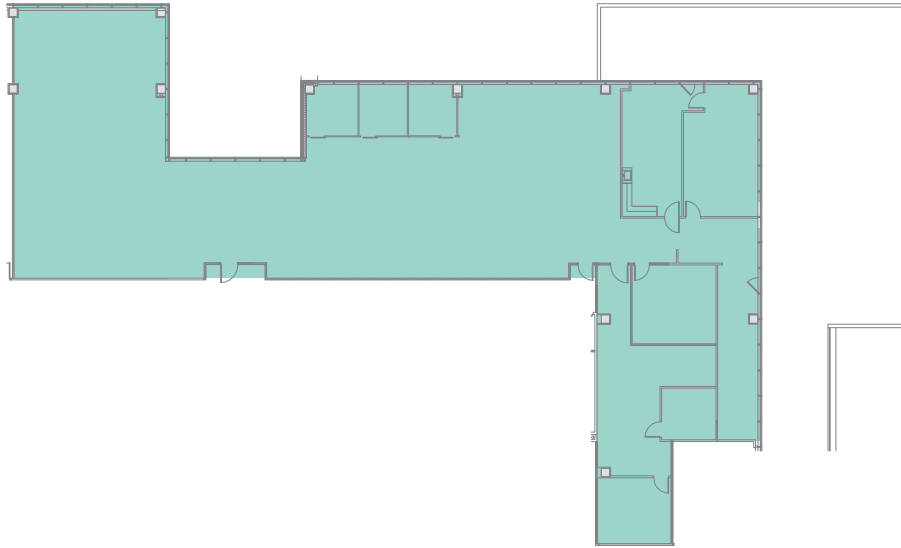
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FEATURED AVAILABILITY

RIVERPLACE TWO

Suite	400
Square Footage	11,690 Sq. Ft.



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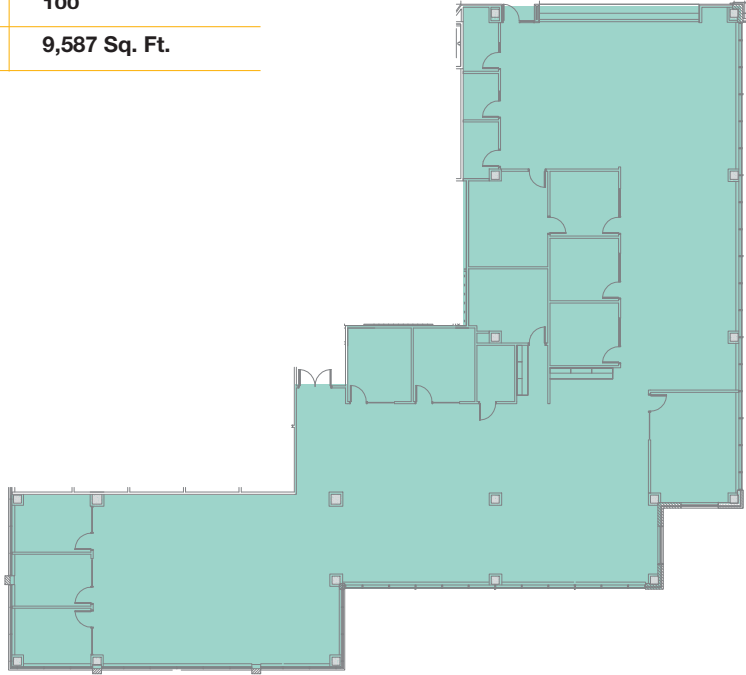
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FEATURED AVAILABILITY

RIVERPLACE THREE

<i>Suite</i>	100
<i>Square Footage</i>	9,587 Sq. Ft.



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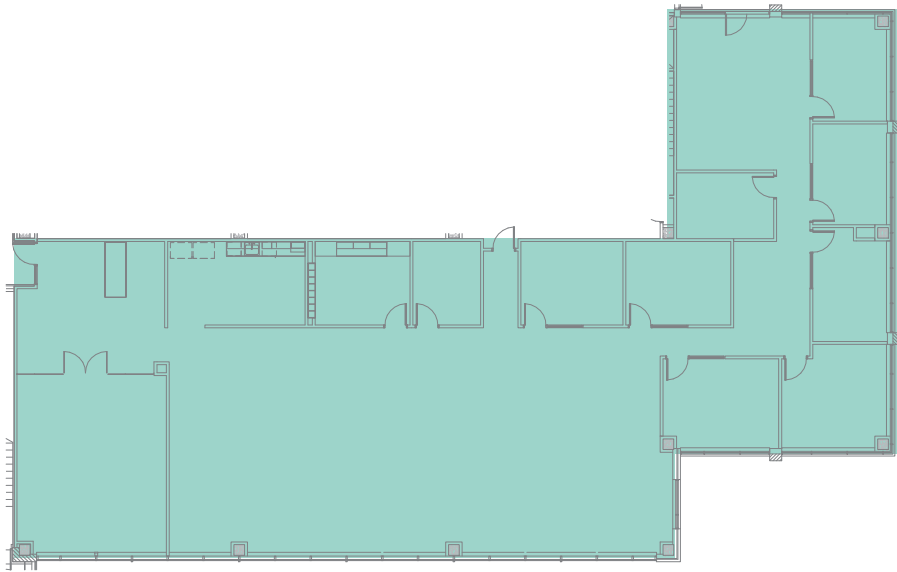
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FEATURED AVAILABILITY

RIVERPLACE THREE

Suite	110
Square Footage	6,781 Sq. Ft.



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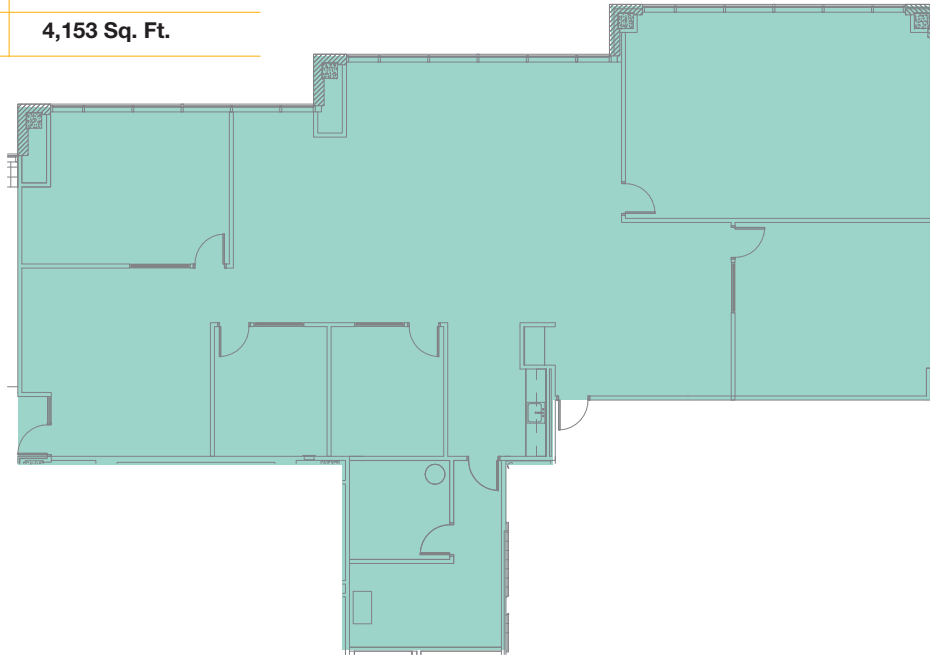
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FEATURED AVAILABILITY

RIVERPLACE THREE

Suite	120
Square Footage	4,153 Sq. Ft.



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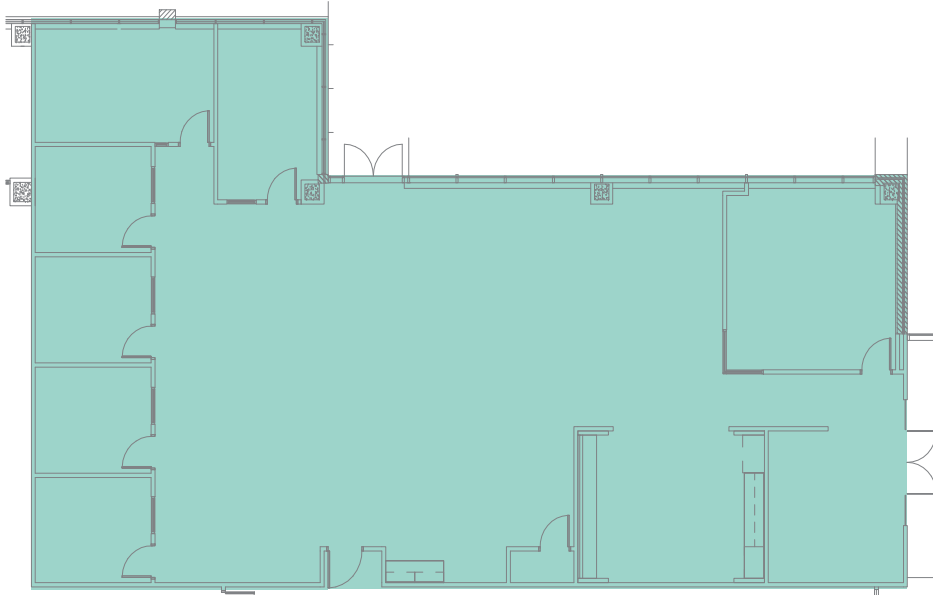
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FEATURED AVAILABILITY

RIVERPLACE THREE

Suite	125
Square Footage	4,399 Sq. Ft.



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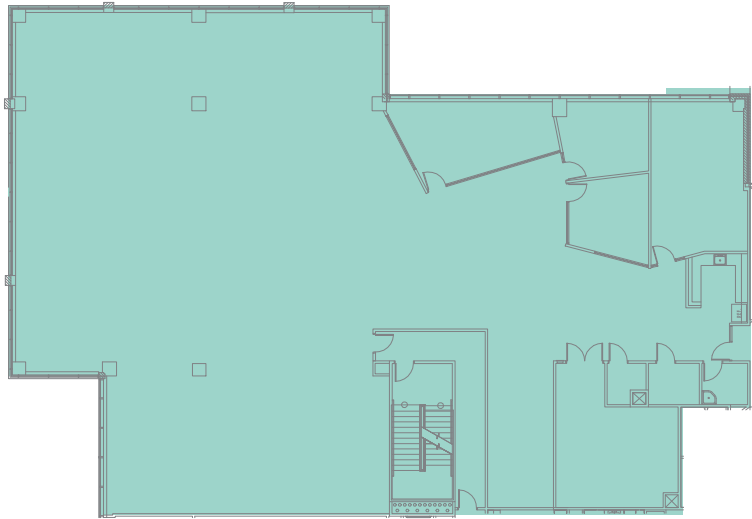
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FEATURED AVAILABILITY

RIVERPLACE THREE

Suite	225
Square Footage	9,480 Sq. Ft.



for more information:

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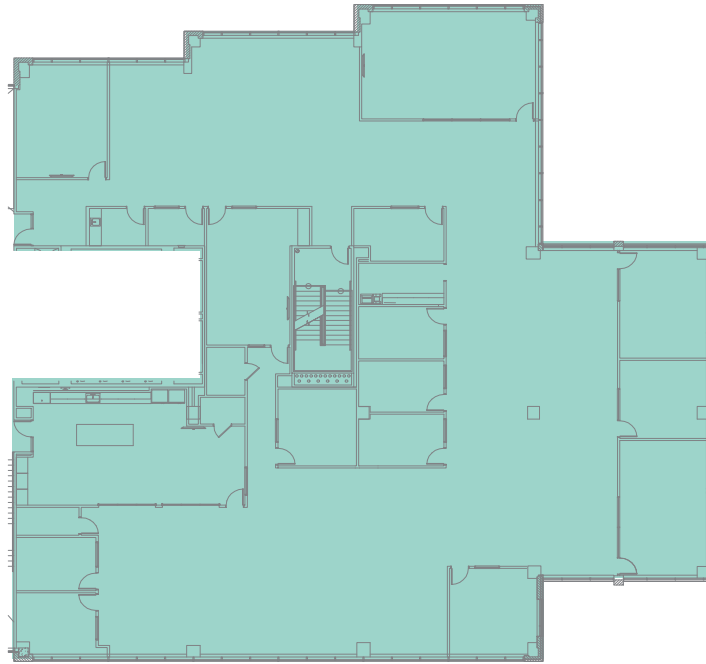
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FEATURED AVAILABILITY

RIVERPLACE THREE

Suite	250
Square Footage	13,499 Sq. Ft.



for more information:

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FEATURED AVAILABILITY

RIVERPLACE THREE

Suite	300
Square Footage	32,945 Sq. Ft.



for more information:

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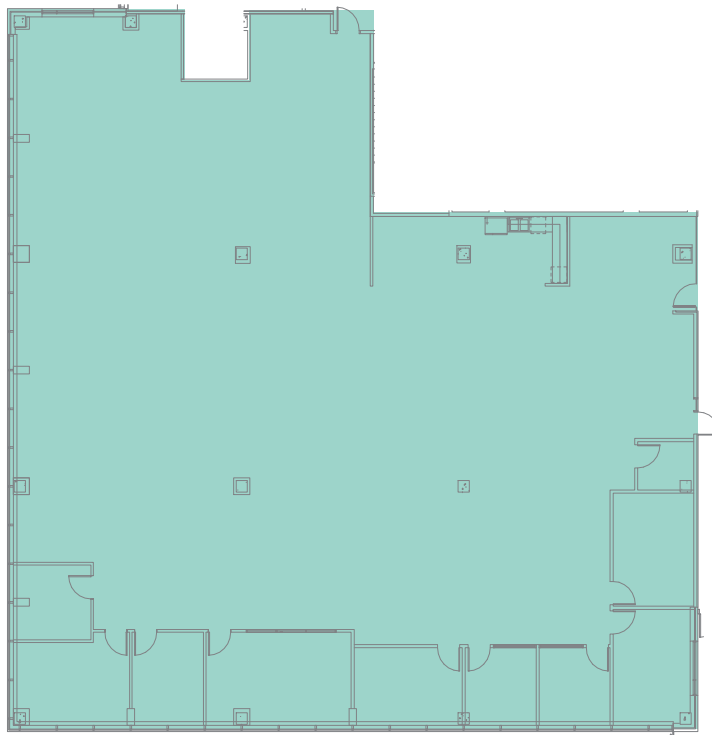
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FEATURED AVAILABILITY

RIVERPLACE FOUR

Suite	100
Square Footage	8,601 Sq. Ft.



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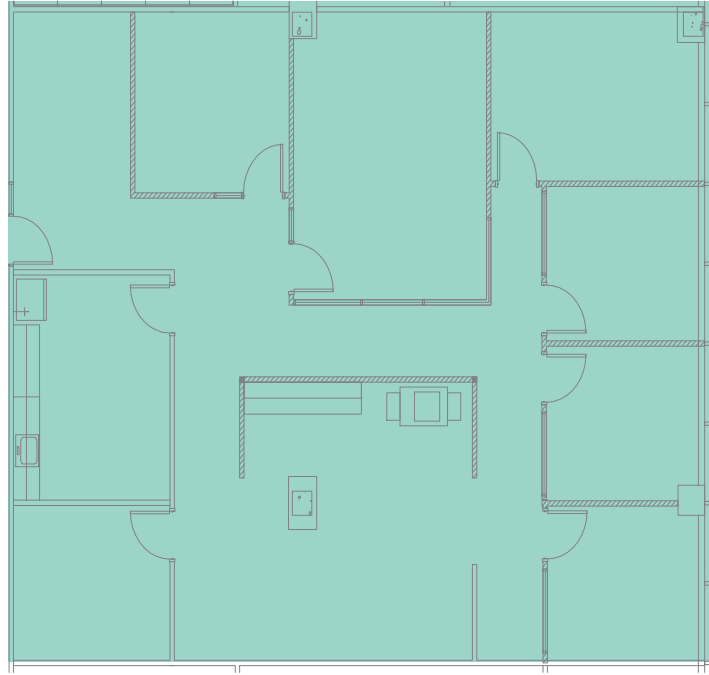
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FEATURED AVAILABILITY

RIVERPLACE FOUR

<i>Suite</i>	104
<i>Square Footage</i>	2,682 Sq. Ft.



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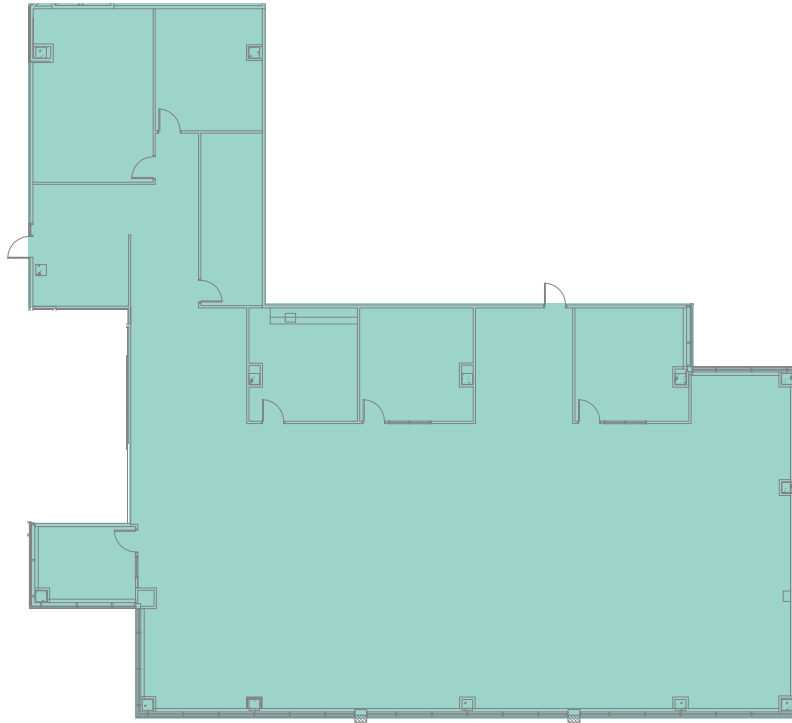
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FEATURED AVAILABILITY

RIVER PLACE FOUR

Suite	150
Square Footage	7,759 Sq. Ft.



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FEATURED AVAILABILITY

RIVERPLACE FOUR

Suite	200
Square Footage	31,135 Sq. Ft.



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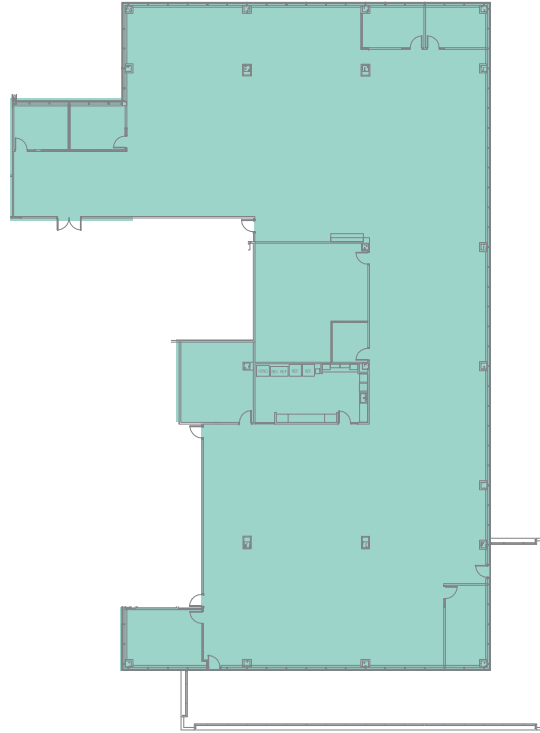
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FEATURED AVAILABILITY

RIVERPLACE FOUR

Suite	300
Square Footage	17,280 Sq. Ft.



for more information:

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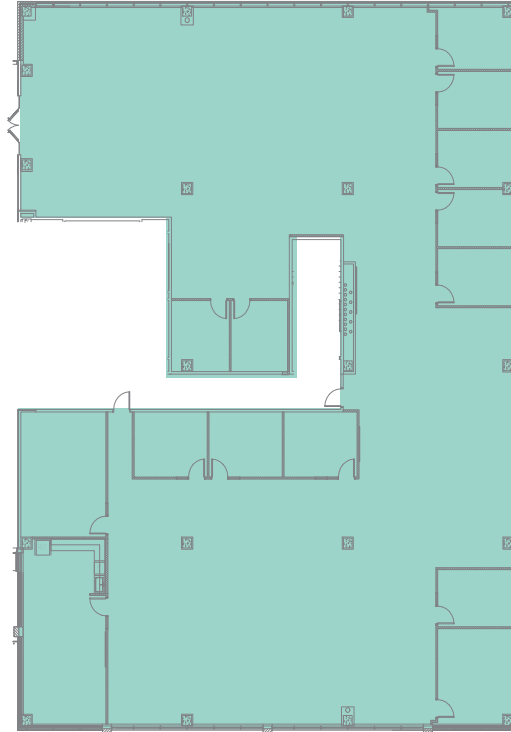
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FEATURED AVAILABILITY

RIVERPLACE FIVE

Suite	100
Square Footage	11,818 Sq. Ft.



for more information:

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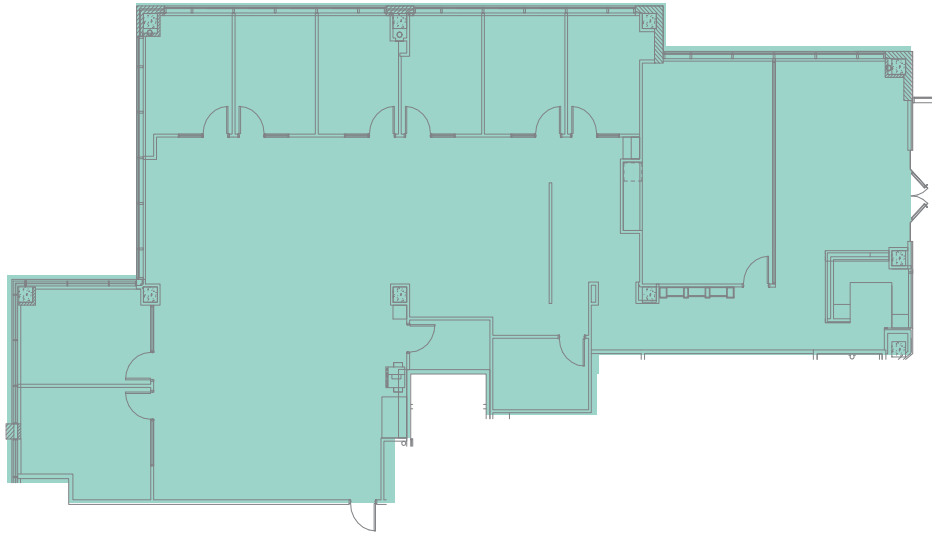
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FEATURED AVAILABILITY

RIVERPLACE FIVE

Suite	175
Square Footage	4,967 Sq. Ft.



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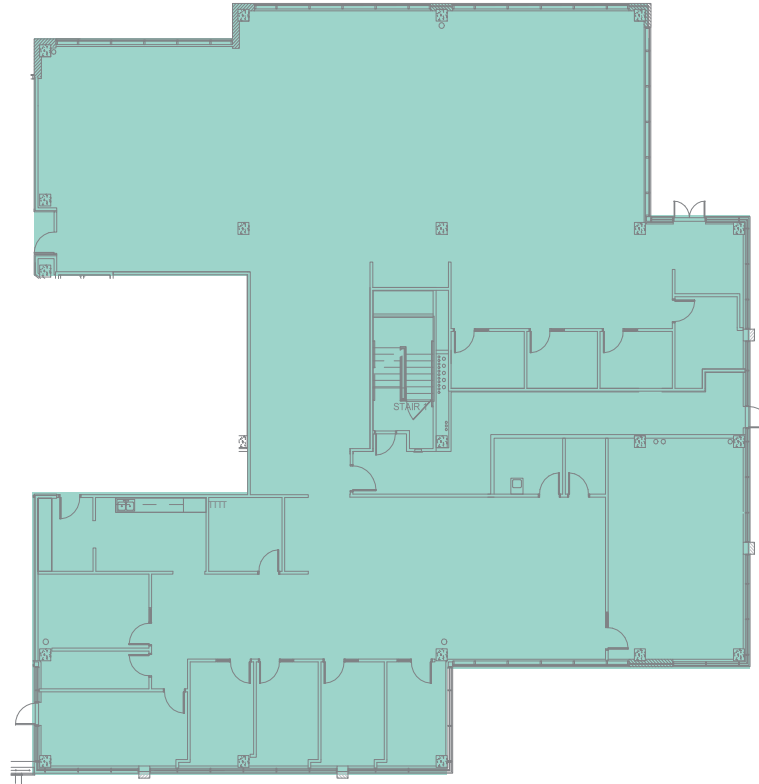
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FEATURED AVAILABILITY

RIVER PLACE SEVEN

Suite	150
Square Footage	10,426 Sq. Ft.



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