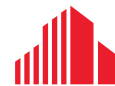




RIALTO 7500

7500 RIALTO BLVD, AUSTIN, TEXAS 78745



CUSHMAN &
WAKEFIELD



MARRON
CAPITAL

RIALTO 7500

7500 RIALTO BLVD, AUSTIN, TEXAS 78745

Property Features

Rialto I & II consists of two, two-story, Class A office buildings situated on an extensively landscaped 29-acre site. The property is located within the Lantana development in the Southwest submarket, Austin's best performing suburban market. The buildings were developed in 2002 and 2006 and were designed to top quality standards.

Under New Ownership, Marron Capital acquired the buildings in April 2026. The buildings feature striking two-story lobbies with iconic native limestone façades, superior interior finishes, and efficient floor plates with flexible layouts for single and multi-tenant users.



NEW OWNERSHIP



NEW FITNESS CENTER



TENANT LOUNGE



CONFERENCE CENTER



Adjacent to Lantana Place retail



Near Barton Creek Resort



Fitness center & shower facilities



Minutes from downtown & airport



Ample Parking



Site approx. 29.24 Acres



Great location off Southwest Pkwy



Abundant area amenities



The Preserve at Rialto includes: BBQ grill, washer pit, outdoor dining areas, and free wi-fi



Near hike and bike trail



Monument signage opportunities



New tenant lounge complete with sitting areas, a self-service vending cafeteria, and common conference room

RIALTO 7500

7500 RIALTO BLVD, AUSTIN, TEXAS 78745

Availability

BUILDING I

| | | |
|-----------|-----------|------------|
| Suite 130 | 3,443 RSF | Spec Suite |
|-----------|-----------|------------|

| | | |
|-----------|-----------|--|
| Suite 240 | 5,089 RSF | |
|-----------|-----------|--|

| | | |
|-----------|-----------|--|
| Suite 260 | 3,015 RSF | |
|-----------|-----------|--|

BUILDING II

| | | |
|-----------|------------|------------------|
| Suite 100 | 18,845 RSF | Available 6/1/26 |
|-----------|------------|------------------|

| | | |
|-----------|-----------|----------------------------------|
| Suite 125 | 5,007 RSF | Available 6/1/26 (Move-in ready) |
|-----------|-----------|----------------------------------|

| | | |
|-----------|-----------|----------------------------------|
| Suite 150 | 4,180 RSF | Available 6/1/26 (Move-in ready) |
|-----------|-----------|----------------------------------|

| | | |
|-----------|-----------|--|
| Suite 215 | 1,917 RSF | |
|-----------|-----------|--|



| | | |
|------------|-----------|--|
| Suite 220* | 1,624 RSF | |
|------------|-----------|--|

| | | |
|------------|-----------|--|
| Suite 230* | 3,068 RSF | |
|------------|-----------|--|

| | | |
|---------------------|----------------------------|--|
| Suite 220, 230, 240 | Contiguous up to 9,653 RSF | |
|---------------------|----------------------------|--|

Property Features

BUILDING I

| | |
|---------|-------------------|
| Address | 7500 Rialto Blvd. |
|---------|-------------------|

| | |
|-----------|-----------|
| Submarket | Southwest |
|-----------|-----------|

| | |
|---------------|-----------|
| Building Size | 77,755 SF |
|---------------|-----------|

| | |
|---------|---|
| Stories | 2 |
|---------|---|

| | |
|---------------|-----------|
| Typical Floor | 38,936 SF |
|---------------|-----------|

| | |
|------------|------|
| Year Built | 2002 |
|------------|------|

| | |
|-----------|---|
| Elevators | 2 |
|-----------|---|

| | |
|---------|--------------|
| Parking | 4.6/1,000 SF |
|---------|--------------|

BUILDING II

| | |
|---------|-------------------|
| Address | 7500 Rialto Blvd. |
|---------|-------------------|

| | |
|-----------|-----------|
| Submarket | Southwest |
|-----------|-----------|

| | |
|---------------|-----------|
| Building Size | 77,732 SF |
|---------------|-----------|

| | |
|---------|---|
| Stories | 2 |
|---------|---|

| | |
|---------------|-----------|
| Typical Floor | 38,753 SF |
|---------------|-----------|

| | |
|------------|------|
| Year Built | 2006 |
|------------|------|

| | |
|-----------|---|
| Elevators | 2 |
|-----------|---|

| | |
|---------|--------------|
| Parking | 4.6/1,000 SF |
|---------|--------------|

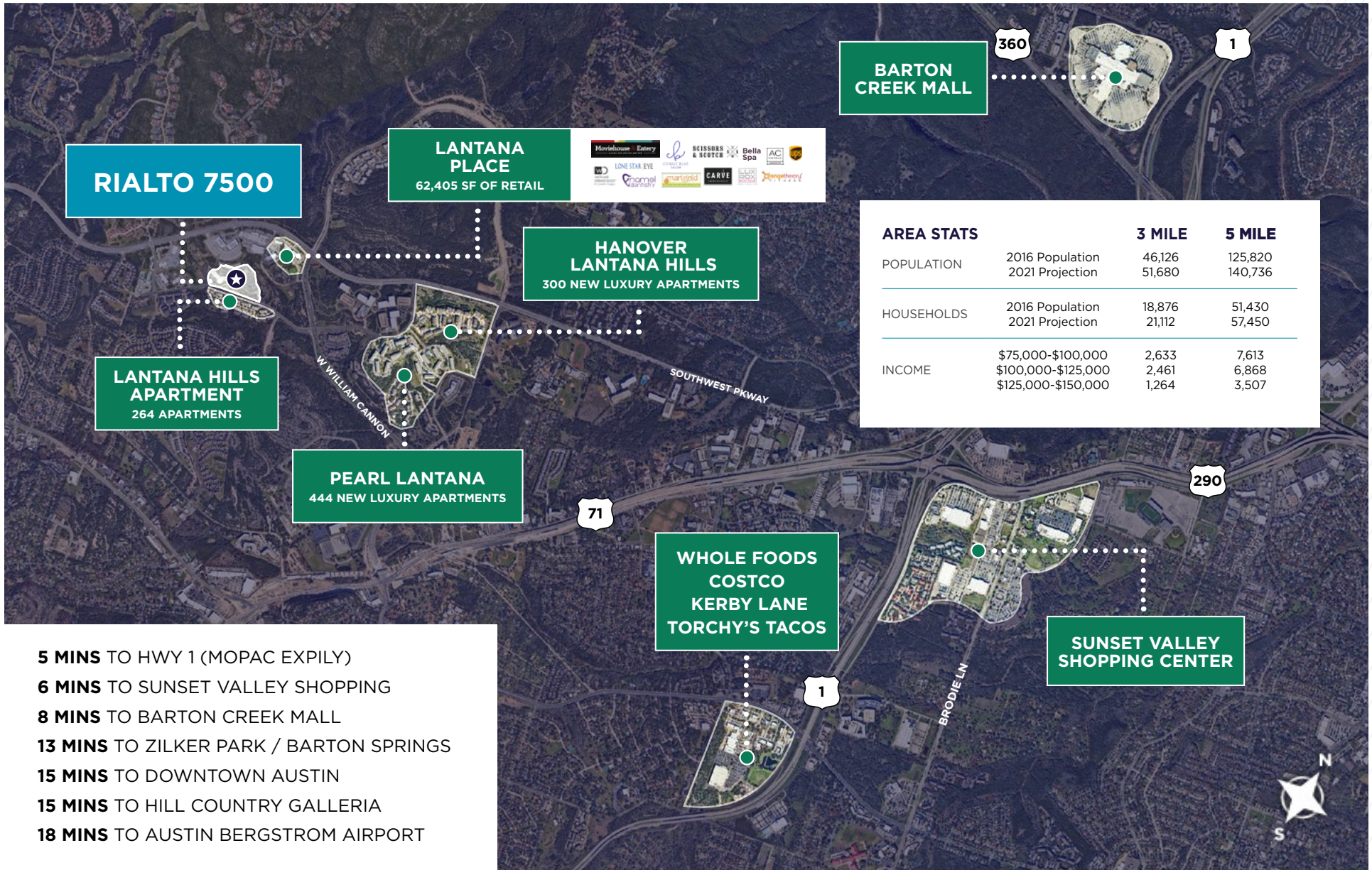
AERIAL

7500 RIALTO BLVD, AUSTIN, TEXAS 78745



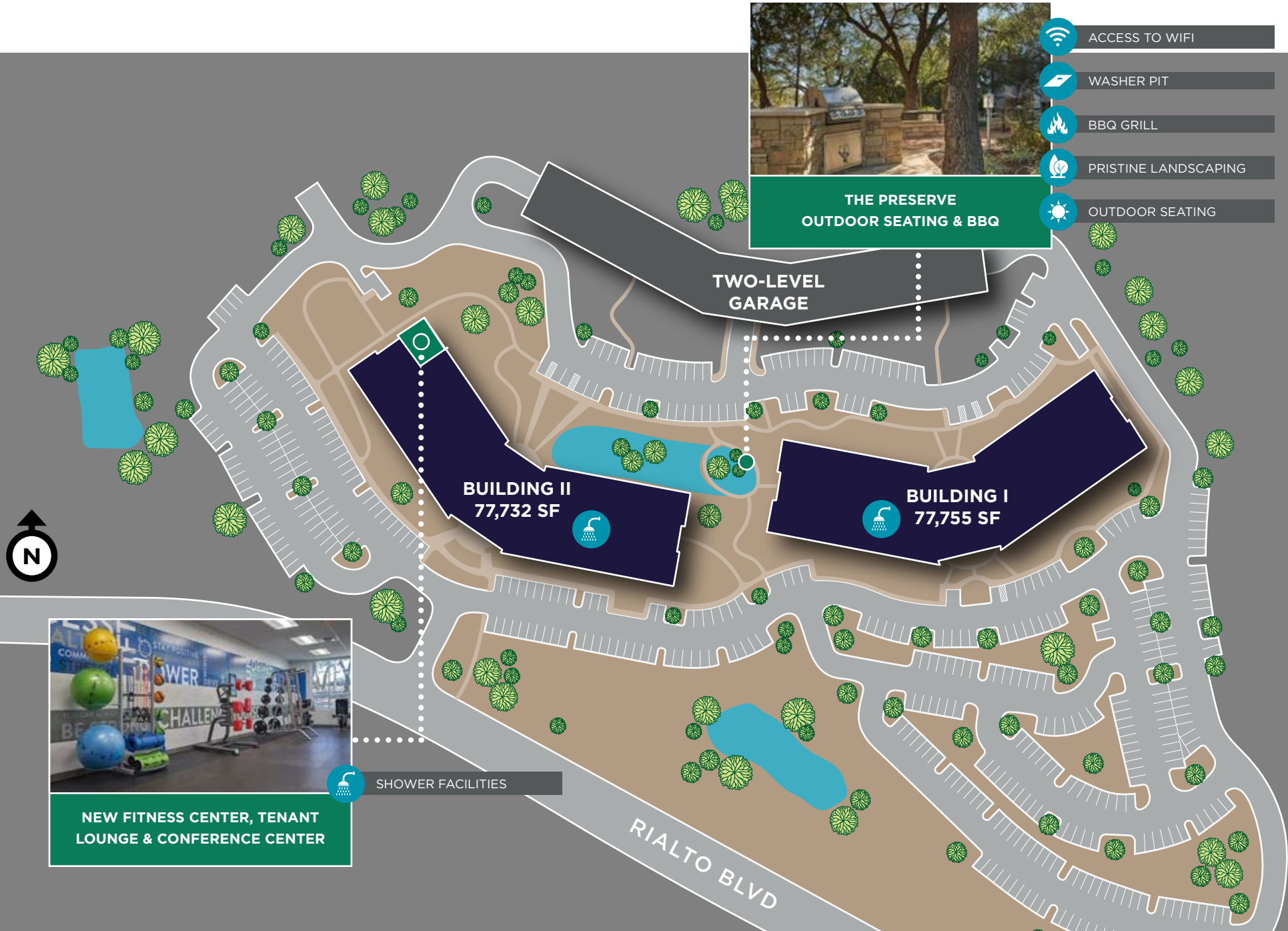
AERIAL

7500 RIALTO BLVD, AUSTIN, TEXAS 78745



SITE PLAN

7500 RIALTO BLVD, AUSTIN, TEXAS 78745



- ACCESS TO WIFI
- WASHER PIT
- BBQ GRILL
- PRISTINE LANDSCAPING
- OUTDOOR SEATING



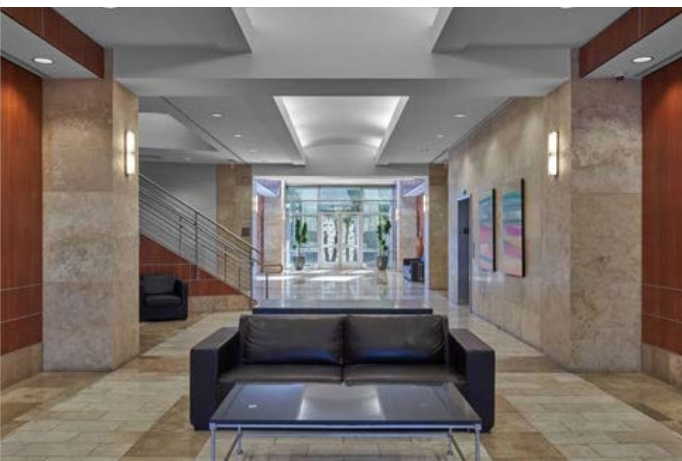
THE PRESERVE
OUTDOOR SEATING & BBQ



NEW FITNESS CENTER, TENANT
LOUNGE & CONFERENCE CENTER

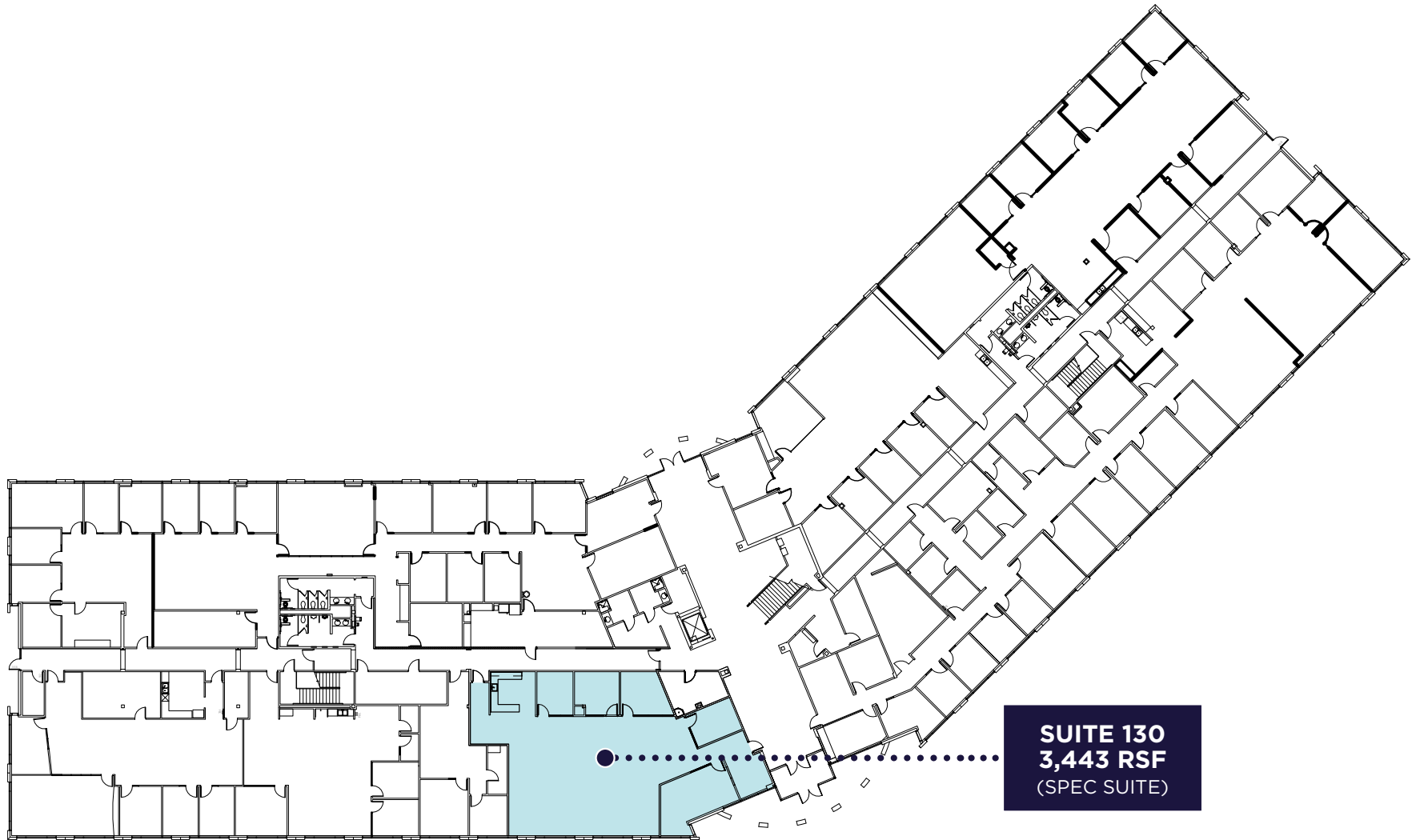
SHOWER FACILITIES

RIALTO BLVD



BUILDING I FLOOR 1

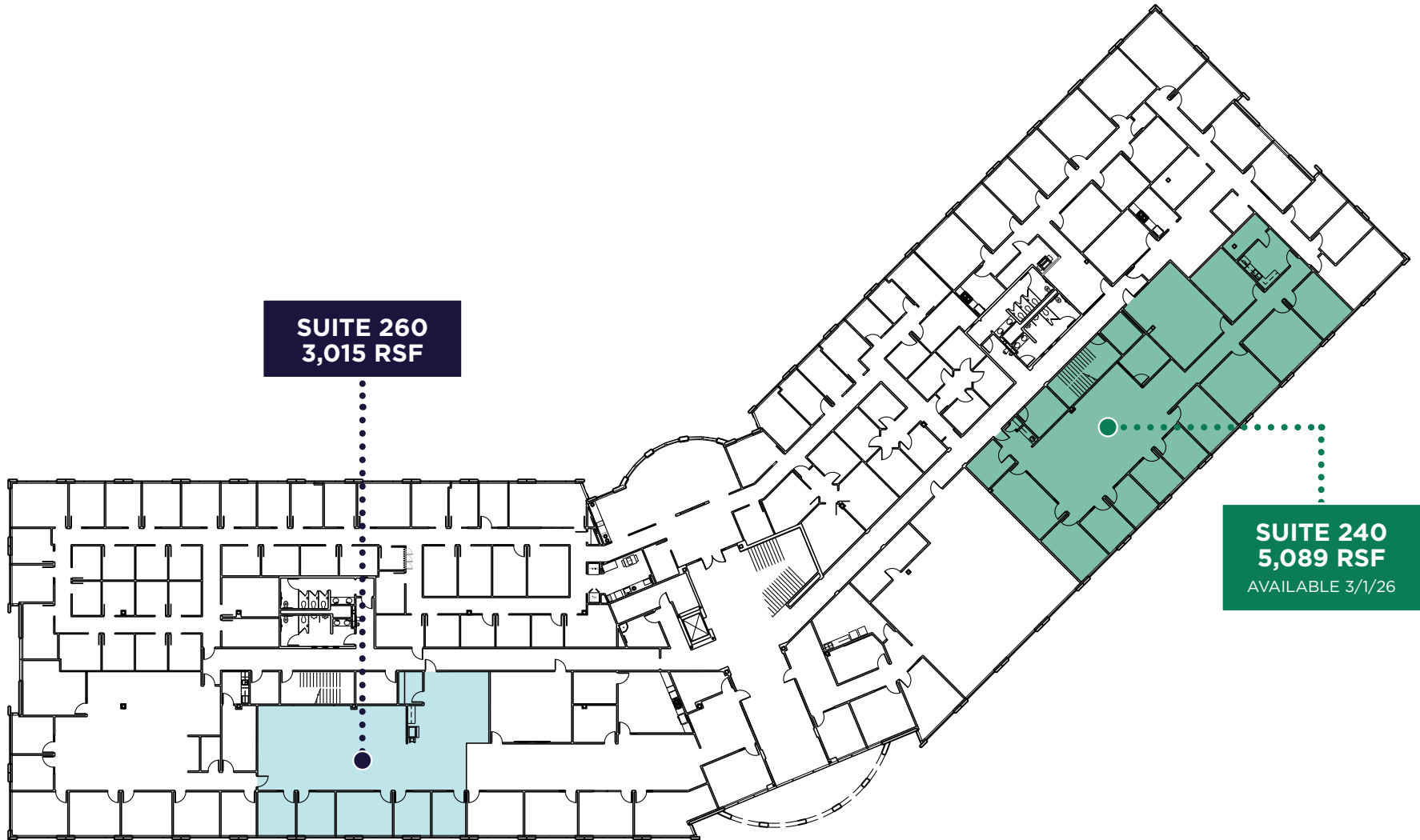
7500 RIALTO BLVD, AUSTIN, TEXAS 78745



SUITE 130
3,443 RSF
(SPEC SUITE)

BUILDING I FLOOR 2

7500 RIALTO BLVD, AUSTIN, TEXAS 78745

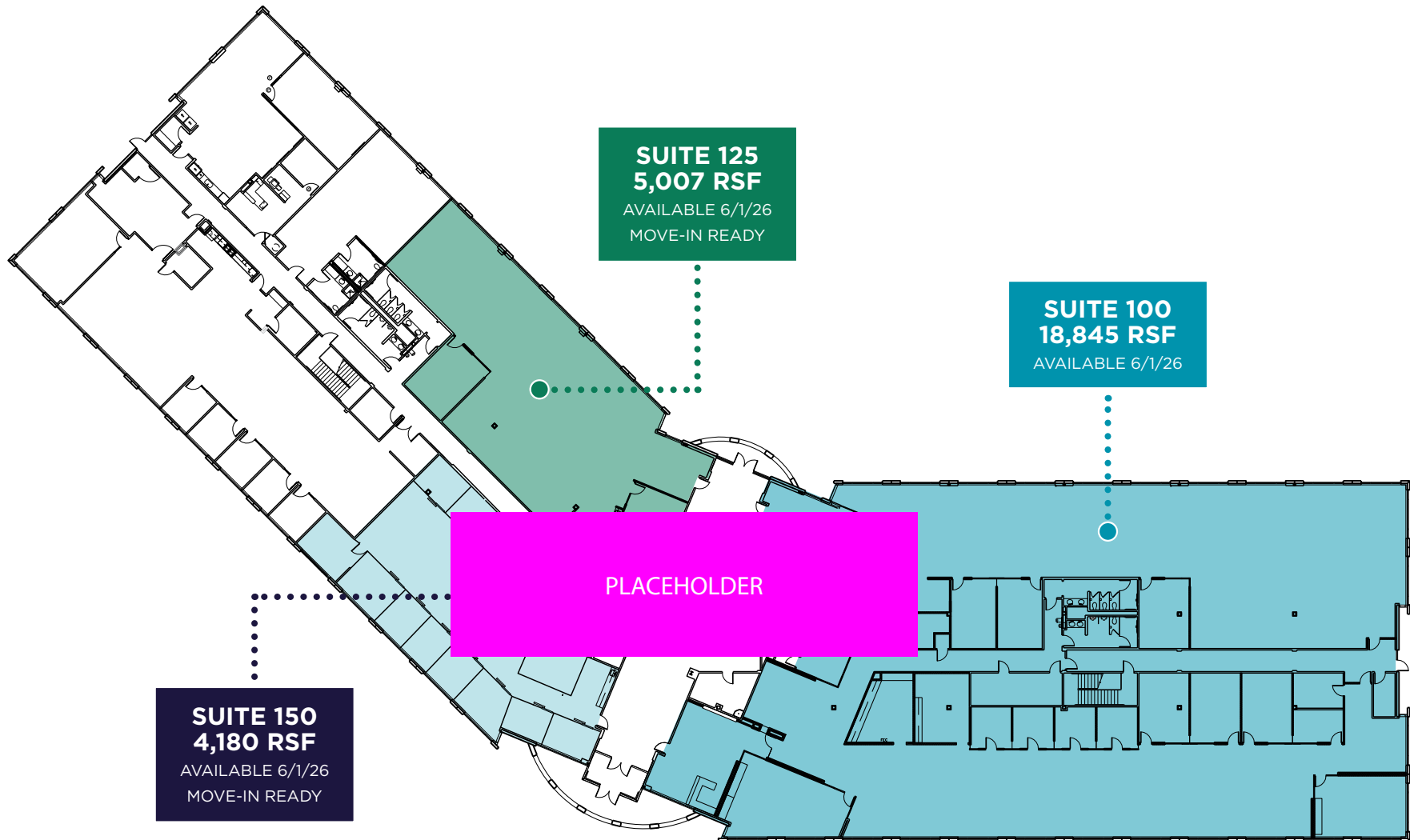


SUITE 260
3,015 RSF

SUITE 240
5,089 RSF
AVAILABLE 3/1/26

BUILDING II FLOOR 1

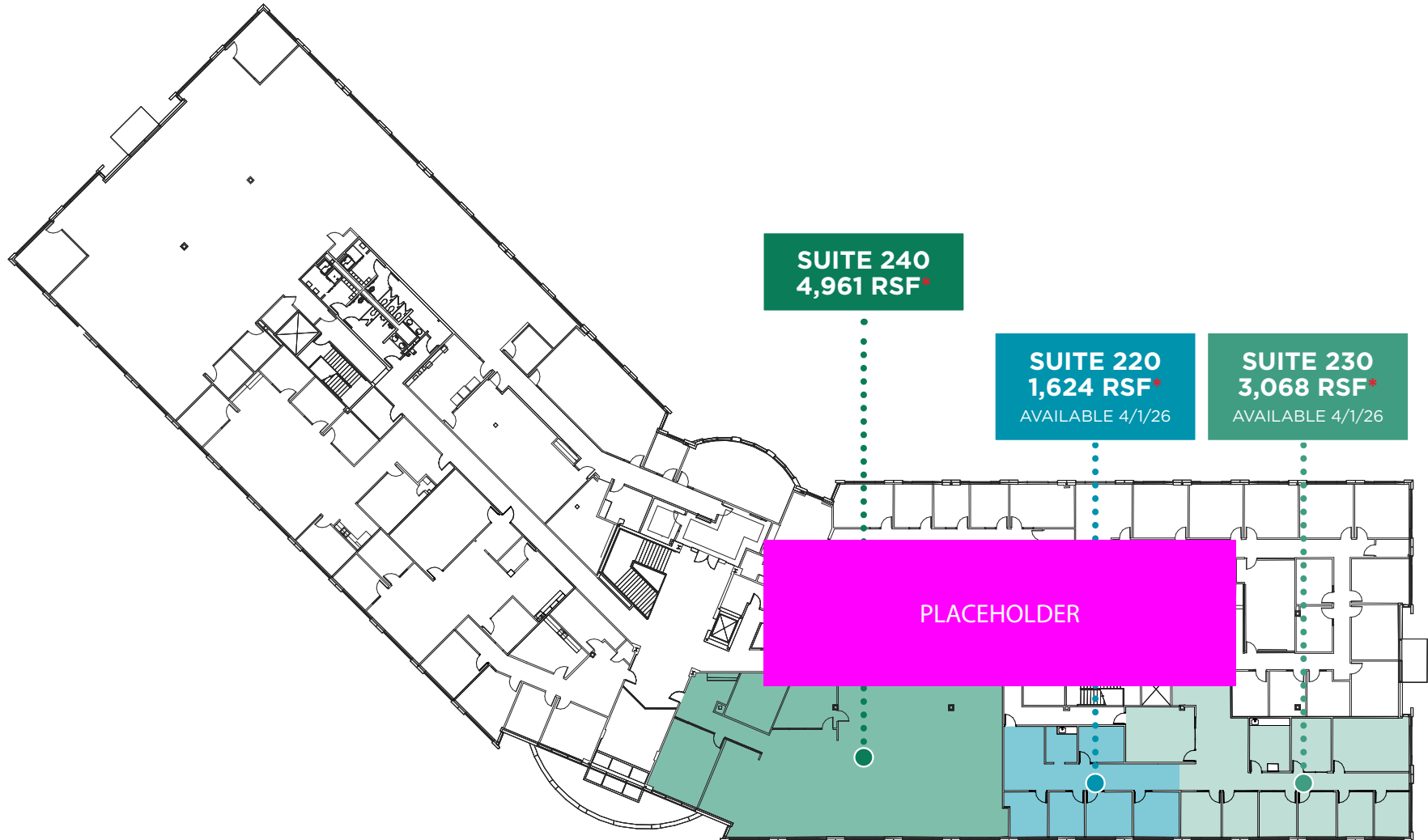
7500 RIALTO BLVD, AUSTIN, TEXAS 78745



BUILDING II FLOOR 2

7500 RIALTO BLVD, AUSTIN, TEXAS 78745

*Suite 220/230/240 CONTIGUOUS UP TO: 9,653 RSF





FOR MORE INFORMATION, CONTACT:

MATT FRIZZELL

Executive Director

Mobile: +1 512 925 5001

matt.frizzell@cushwake.com

HOLMES ONWUKAIFE

Senior Associate

Mobile: +1 512 940 7125

holmes.onwukaife@cushwake.com

PAIGE LIVERMAN

Associate

Mobile: +1 512 581 5167

paige.liverman@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

