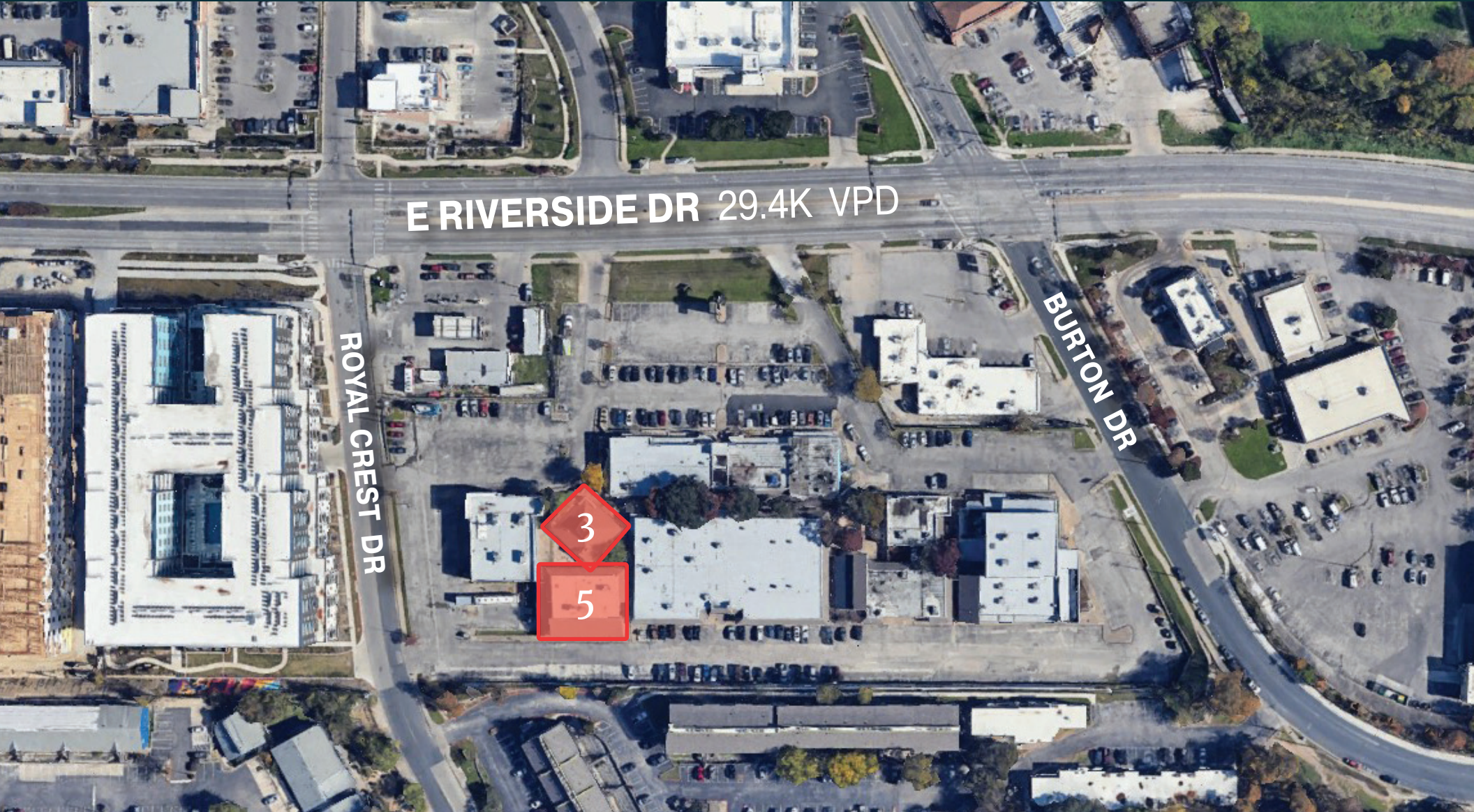


LEASING NOW

2015 E Riverside Drive

Retail / Office Space Available in Austin, Texas 78741

partners



TODD MAHLER
SENIOR VICE PRESIDENT

512 643 8071
TODD.MAHLER@PARTNERSREALESTATE.COM

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners . All rights reserved.

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**2015 E
RIVERSIDE DR**

partners

LEASE RATE

\$20.00/SF NNN

NNN EST

\$10.35/SF NNN

PREMISES SF

69,548 SF

SIGNAGE AVAILABLE

BUILDING & MONUMENT

WALK SCORE

82 - VERY WALKABLE

AVAILABLE SPACES

BUILDING 3

- 2,495 SF
- STAND ALONE BUILDING
- RETAIL OR OFFICE

BUILDING 5

- 4,453 SF
- COLD SHELL
- STAND ALONE BUILDING
- RETAIL OR OFFICE
- FLOOR PLAN AVAILABLE

PROPERTY HIGHLIGHTS

- ▮ Two controlled intersections
- ▮ Close proximity to Downtown Austin, Austin Community College, St. Edward's University, Oracle, South Shore District, and Lady Bird Lake

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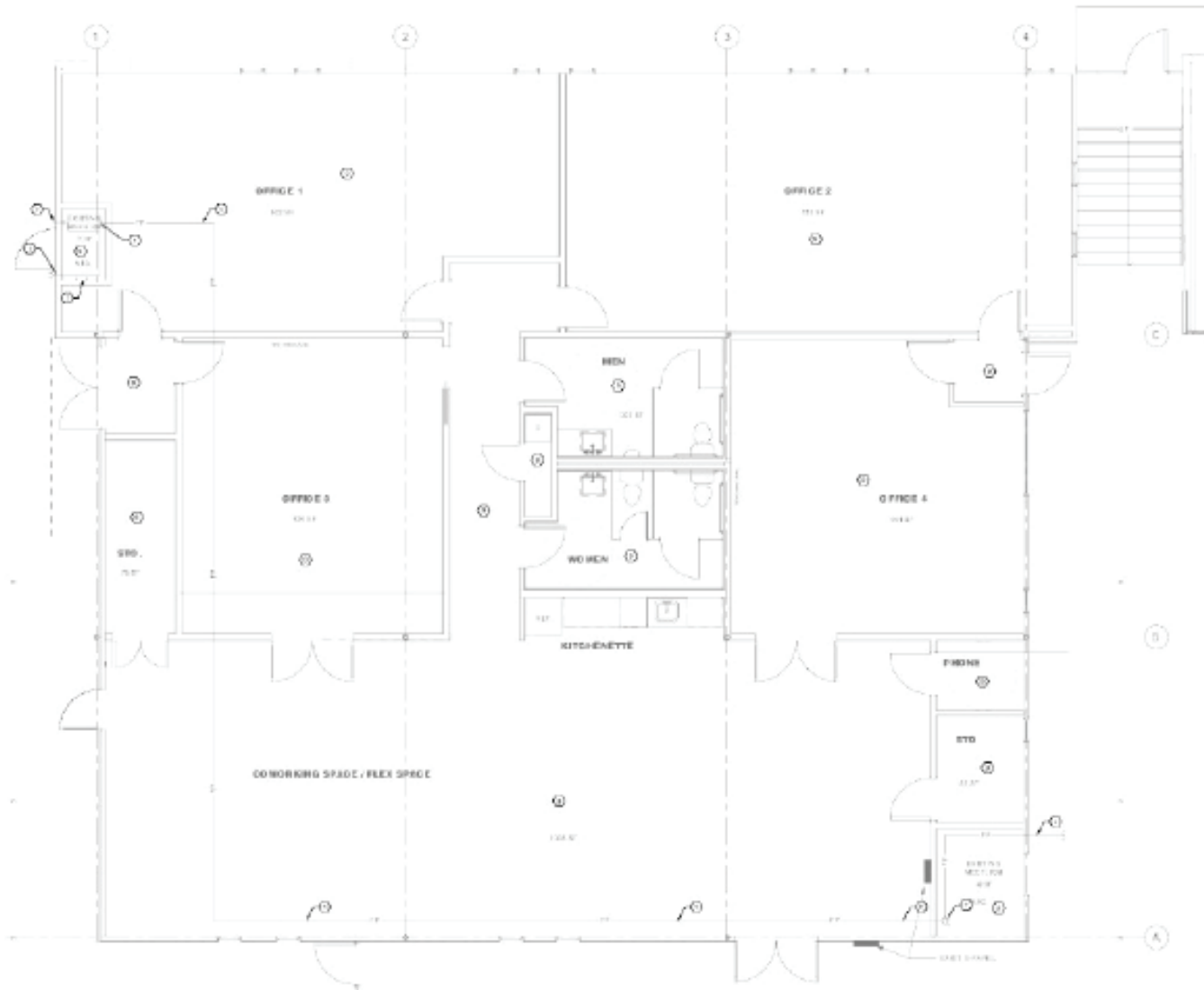


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BUILDING 5 | 4,453 SF

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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POINTS OF INTEREST

- Auditorium Shore
- Austin Boardwalk
- Austin City Limits Live
- Ballet Austin
- Barton Springs Pool
- Blanton Museum of Art
- Bullock Texas State History Museum
- Emo's Austin
- Deep Eddy Pool
- Lou Neff Point
- Palmer Events Center
- Town Lake Park
- Umlauf Sculpture Garden
- Violet Crown Cinema
- ZACH Theatre

FOOD & DRINK

- Aba Austin
- Baby Acapulco
- BarChi Sushi
- Buzz Mill
- Caroline
- Cidercade
- Coconut Club
- Comedor
- El Alma
- Ember Kitchen
- Estelle's
- Etica
- Güero's Taco Bar
- Gourdough's
- Halcyon
- Higher Ground
- Home Slice Pizza
- Ill Forks
- Jo's Coffee
- Lamberts
- Péché
- RA Sushi Bar
- Ranch 616
- Roaring Fork
- Rosen's Bagel Co.
- Taquero Mucho
- Taverna Austin
- Terry Black's BBQ
- Truluck's Finest
- True Food Kitchen
- WU Chow

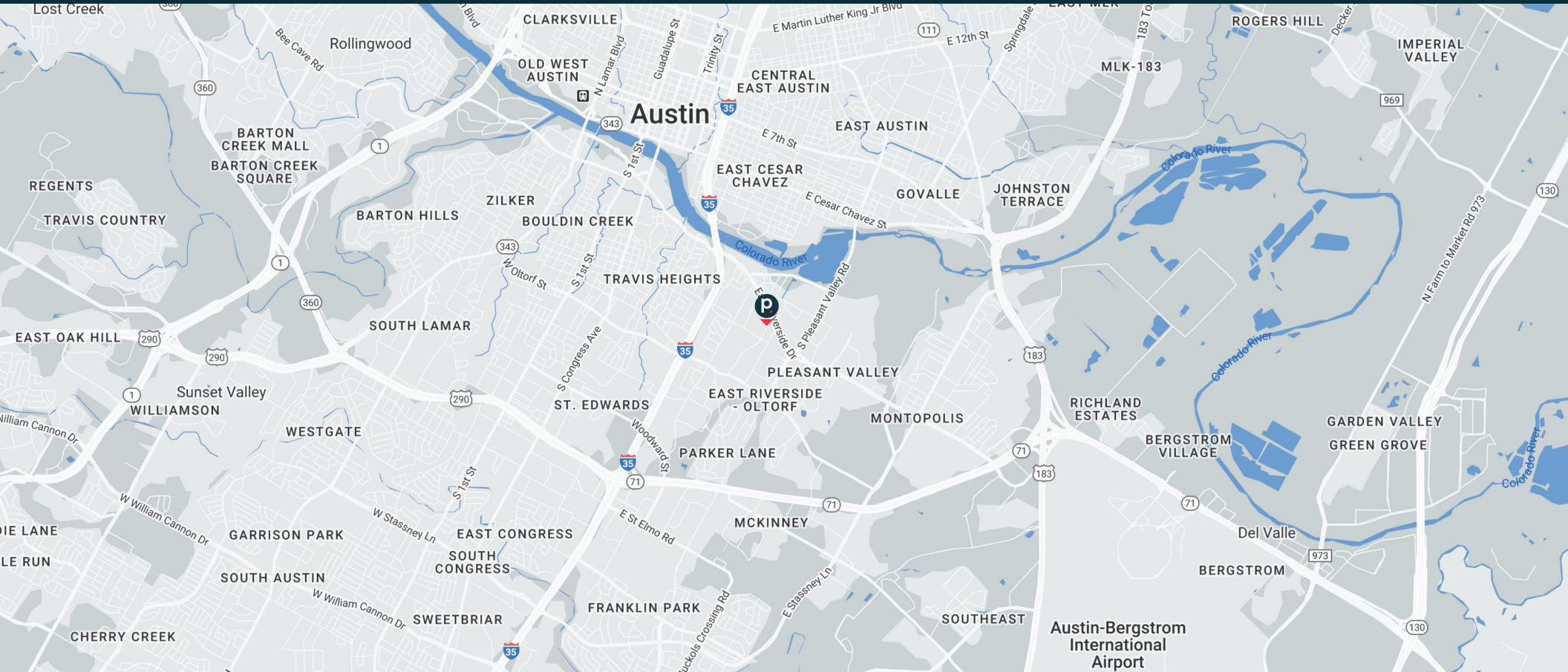
STAY

- Aloft Austin
- Austin Proper
- Club Wyndham
- Element Austin
- Hotel Magdalena
- Hotel Van Zandt
- Hotel ZaZa
- Omni Austin
- Royal Sonesta
- Soho House
- South Congress Hotel
- The Driskill
- The Westin
- W Austin

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POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	39,680	367,274	832,819
2028 Population Projection	41,797	384,053	866,824
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	16,541	155,196	338,739
Annual Growth 2010-2023	3.2%	3.1%	2.8%

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$81,853	\$100,219	\$104,732
DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	15,093	305,952	508,453
Businesses	902	27,563	50,861

Source: Costar



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PARTNERSREALESTATE.COM



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts 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 transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer 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 license 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 writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing 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.

PCR Brokerage Austin, LLC	9003950	melissa.kennedy@partnersrealestate.com	713-620-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Mahler	686323	todd.mahler@partnersrealestate.com	512-643-8071
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date