



# 7708 RIALTO BOULEVARD

*Austin's Premier Class A Office Development conveniently located in the southwestern submarket along Rialto Boulevard near YETI headquarters.*

7708: OFFICE

2nd Floor : 1,948 USF

Available December 2021

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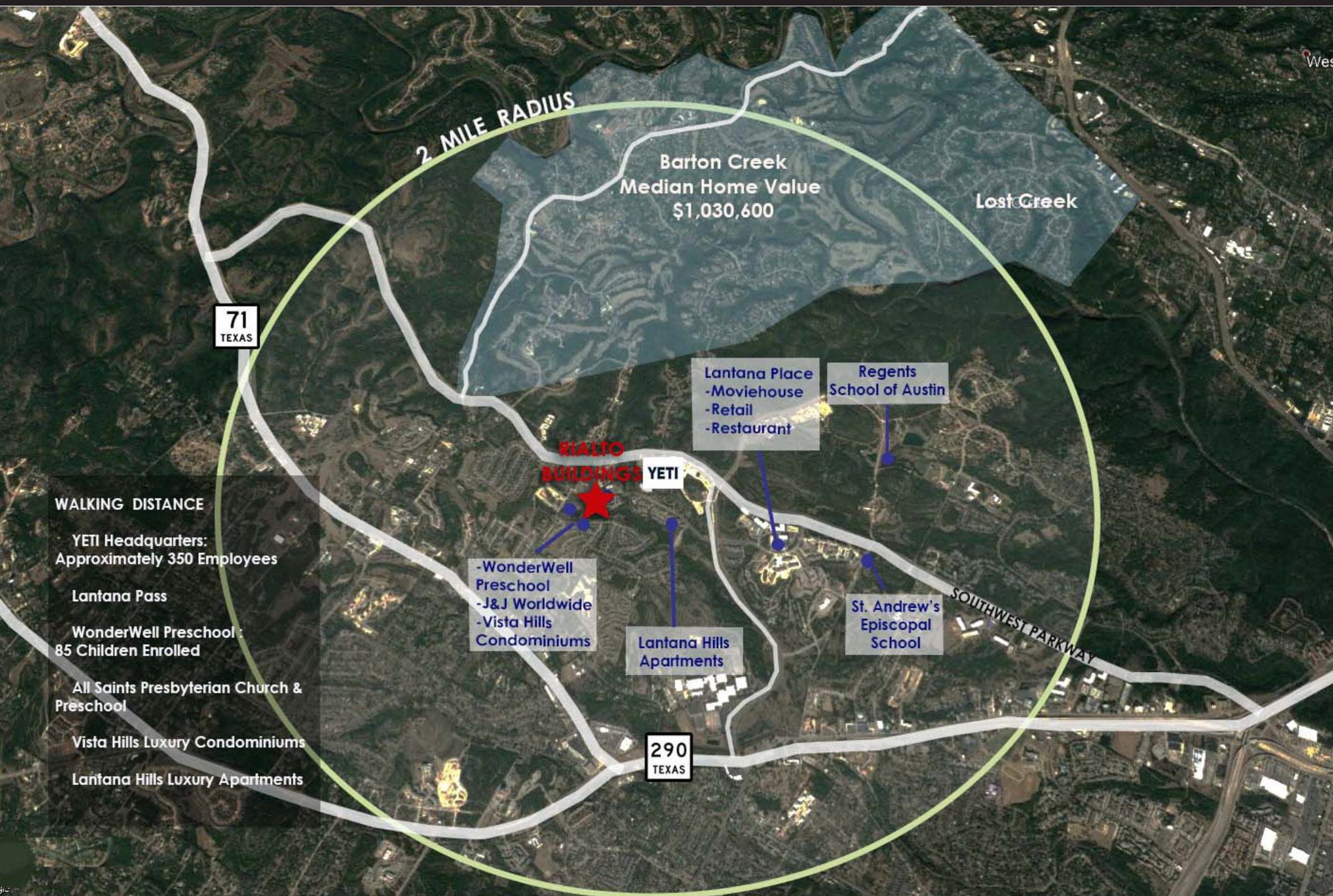
**Capella Commercial, LLC**

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# RIALTO BUILDINGS

7708 Rialto Boulevard



2 MILE RADIUS

Barton Creek  
Median Home Value  
\$1,030,600

Lost Creek

71  
TEXAS

Lantana Place  
-Moviehouse  
-Retail  
-Restaurant

Regents  
School of Austin

RIALTO  
BUILDINGS YETI

-WonderWell  
Preschool  
-J&J Worldwide  
-Vista Hills  
Condominiums

Lantana Hills  
Apartments

St. Andrew's  
Episcopal  
School

SOUTHWEST PARKWAY

290  
TEXAS

- WALKING DISTANCE**
- YETI Headquarters:  
Approximately 350 Employees
  - Lantana Pass
  - WonderWell Preschool:  
85 Children Enrolled
  - All Saints Presbyterian Church &  
Preschool
  - Vista Hills Luxury Condominiums
  - Lantana Hills Luxury Apartments



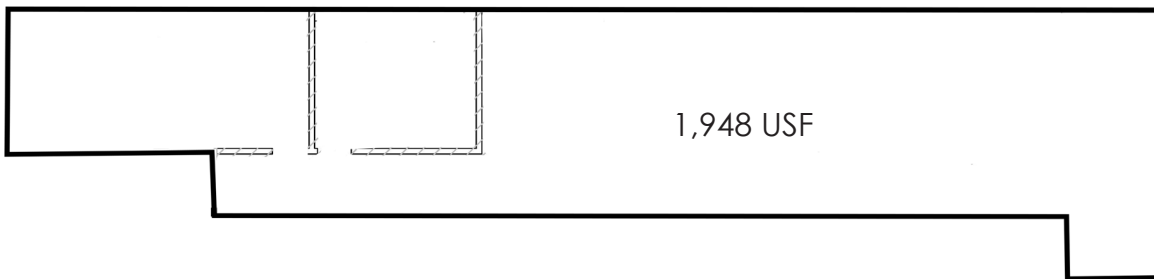
# RIALTO BUILDINGS

7708 Rialto Boulevard

7708 RIALTO SECOND FLOOR | SUITE 210



- Available December 2021
- Class A
- Affluent Demographics
- Foot Traffic from Surrounding Office Buildings
- Beautiful Fountains and Walking Trails



**LEVEL 2 OFFICE : 1,948 USF**

#### **PARKING**

- 34 Covered, Controlled Access Spaces
- 70 Uncovered Spaces
- Elevator and Stair Access to Level 1 and Level 2 Office



Capella Commercial, LLC

# RIALTO BUILDINGS

7708 Rialto Boulevard

Lakeway / Bee Cave



LOCATION MAP

- The Rialto Buildings are situated at the intersection of Rialto Boulevard and Terravista near Southwest Parkway.
- Southwest Parkway is the main artery connecting Lakeway, Bee Cave, Barton Creek and other southwest Austin communities to Mopac/Loop 1, Downtown Austin, South Austin, Austin Bergstrom Airport, and Highways 290, 71 and Interstate 35.
- The location is surrounded by Class A office buildings, private schools, upscale multi-family and condos, and affluent housing communities.
- Walkable sidewalk connectivity to surrounding retail, office and housing.

 36,030  
VPD  
2018

 2,093  
1 Mile  
Daytime  
Employees

15,817  
3 Mile  
Daytime  
Employees

 4,471  
1 Mile  
Pop.

42,823  
3 Mile  
Pop.

123,456  
5 Mile  
Pop.



\$101,879  
1 Mile  
Average  
HH Income

\$138,269  
3 Mile  
Average  
HH Income

\$116,704  
5 Mile  
Average  
HH Income



Capella Commercial, LLC



# RIALTO BUILDINGS

7708 Rialto Boulevard



Capella Commercial, LLC

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

## Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer) you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as sub-agent represents the owner in a cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub-agent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

### **IF YOU CHOSE TO HAVE A BROKER REPRESENT YOU:**

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant





# 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>
<u>Brycen Foreman</u>	<u>715782</u>	<u>brycen@capellatx.com</u>	<u>512-694-7193</u>
Sales Agent/Associate's Name	License No.	Email	Phone