

7710 RIALTO SUBLEASE CLASS A LUXURY OFFICE

7710 Rialto Blvd., Austin 78735



For Lease

24,809 SF Available in SW Austin

- Floors 1-2 (Contiguous Space)
- Private Offices 1st Floor & 2nd Floor, Open Floorplan W/Large Perimeter Private Offices
- Direct Lease
- Negotiable Lease Term 124 Total Parking Spaces | 4.4 Spaces Per 1,000 SF Usable (40 Covered Spaces - Below Bldg, 84 Surface Spaces)
- Located off Southwest Parkway via Terravista & Southwest Parkway lighted intersection
- Nearby Amenities Within Walking Distance - Retail, Restaurants, Services, Salons, Markets, Hotels
- Convenient SW Austin location, 10 miles to downtown Austin
- Surrounded by Class A Office, next to YETI headquarters
- Beautiful Campus with Outdoor Amenities: Common Area Patio Seating, Water Features, Sidewalks/Running Trails
- Monument Signage and Building Naming Opportunity Available for Large Tenant

1st Floor = 7,663 RSF Available (Half Floor)
2nd Floor = 17,146 SF Available (Full Floor)

BASE RENT = ~~\$31.00~~ NOW \$28.00 PSF | NNN = \$14.75 PSF

RANDALL BEAMAN
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CURRIN VAN EMAN
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Capella Commercial, LLC

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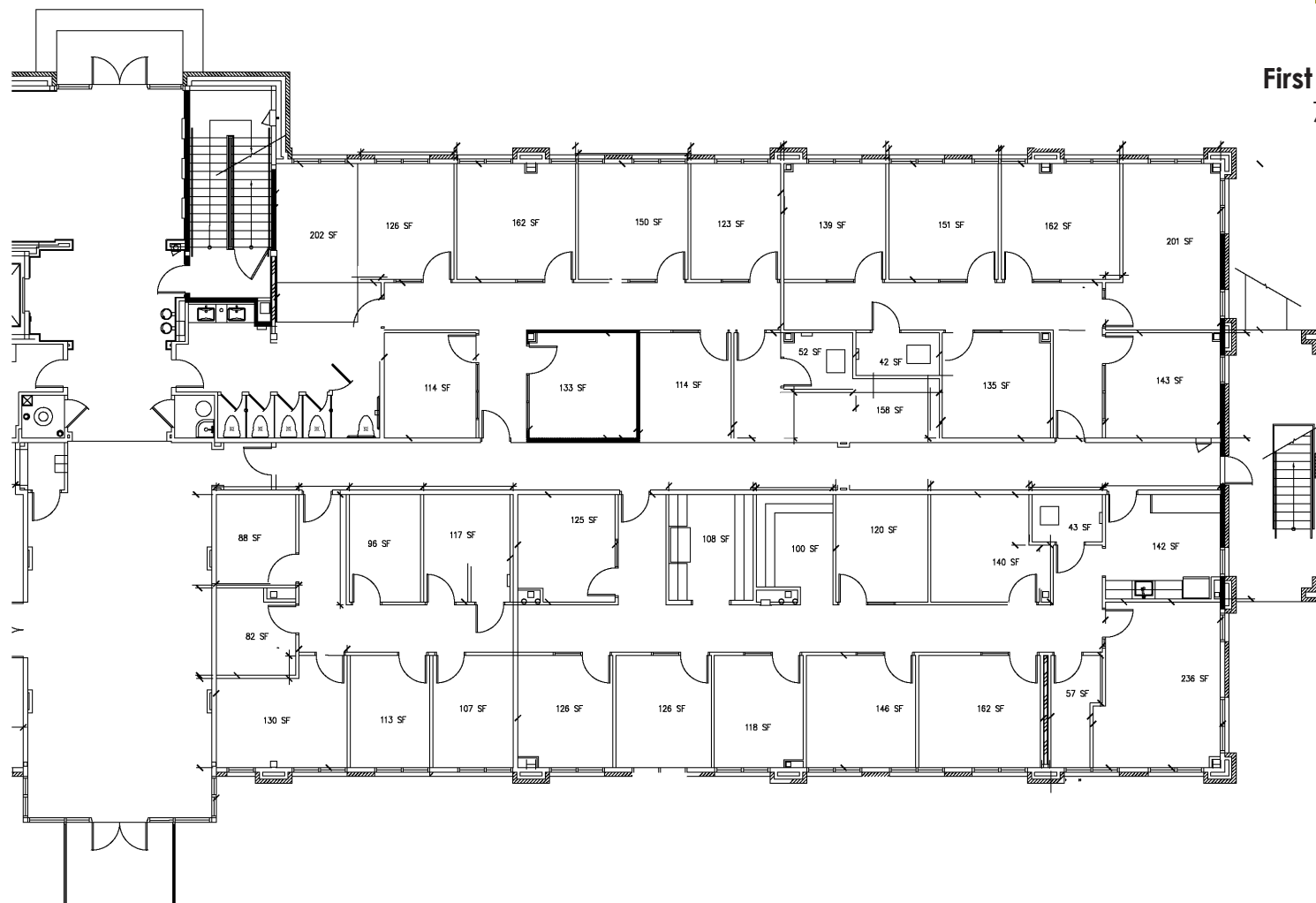
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Floor Plan

First Floor (North Wing):

7,663 RSF Available
(+/- 6,950 USF)

Class A Furniture
Negotiable



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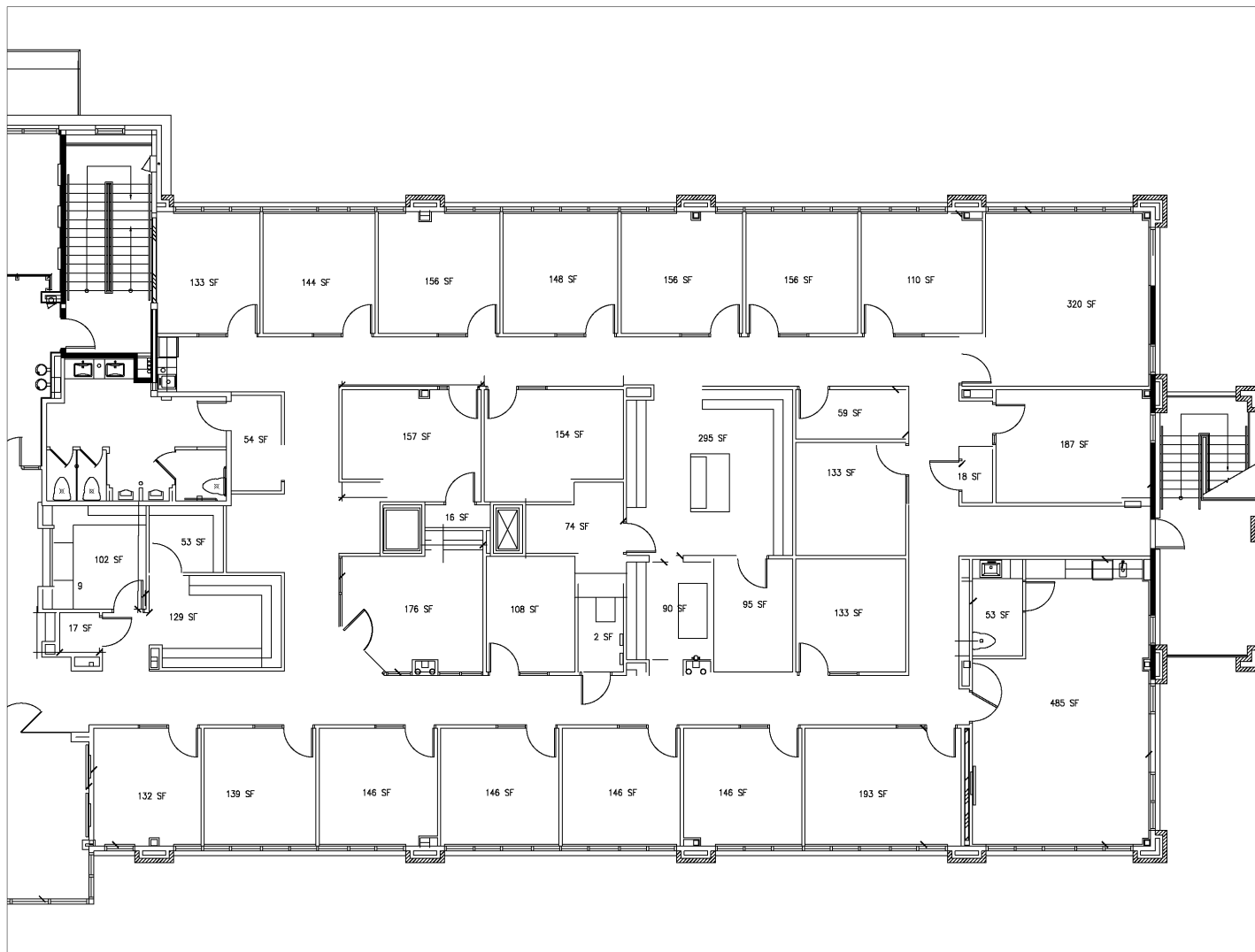
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Floor Plan

Second Floor: North Wing
+/- 8,500 SF Available

*17,146 RSF Available
and South Wing Combined)*

Class A Furniture
Negotiable



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Floor Plan

Second Floor: North Wing
+/- 8,500 RSF

17,146 SF Available
(When North and South
Wing Combined)

Class A Furniture
Negotiable



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Floor Plan

Second Floor: South Wing
+/- 8,500 RSF

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