

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
- Furniture Available to Convey to New Tenant

1st Floor = 7,663 RSF Available (Half Floor)

2nd Floor = 17,146 SF Available (Full Floor)

VERY NEGOTIABLE RATES | NNN = \$14.75 PSF

RANDALL BEAMAN
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CURRIN VAN EMAN
512-927-7150
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Capella Commercial, LLC

For Lease

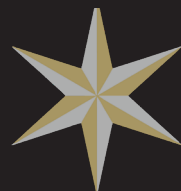
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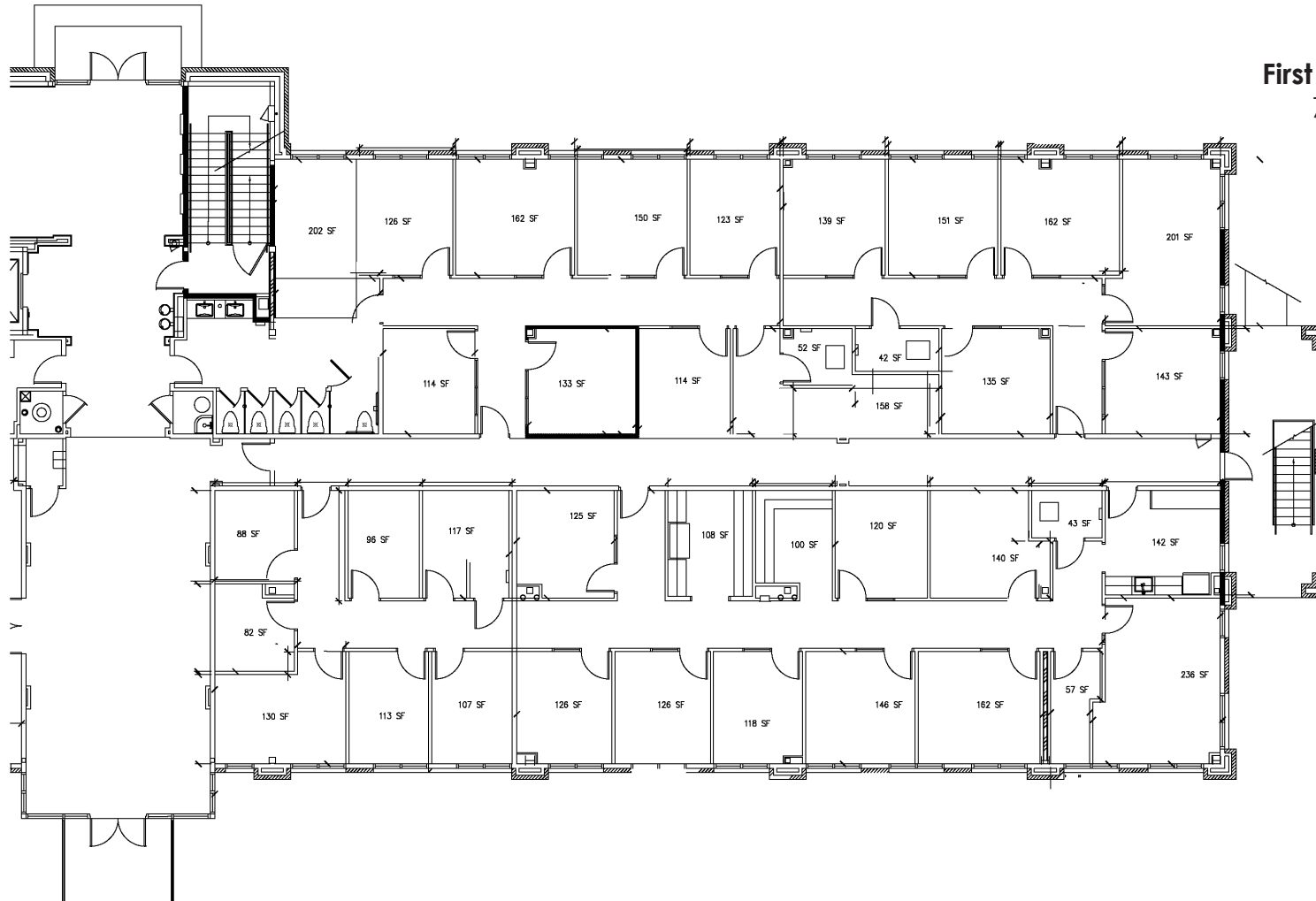
7710 Rialto Blvd., Austin 78735

Floor Plan

First Floor (North Wing):

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

Class A Furniture
Negotiable



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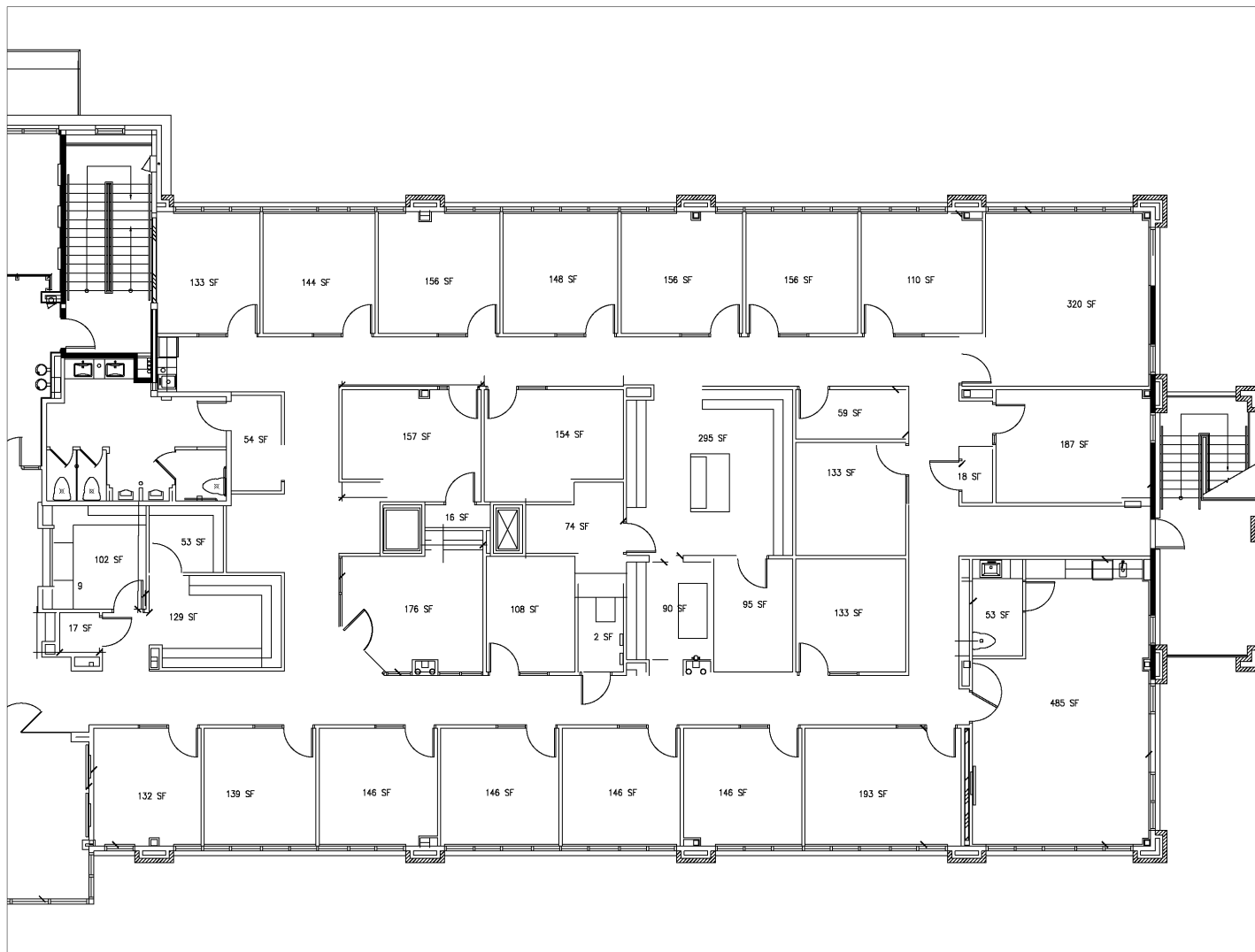
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Floor Plan

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

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

Class A Furniture
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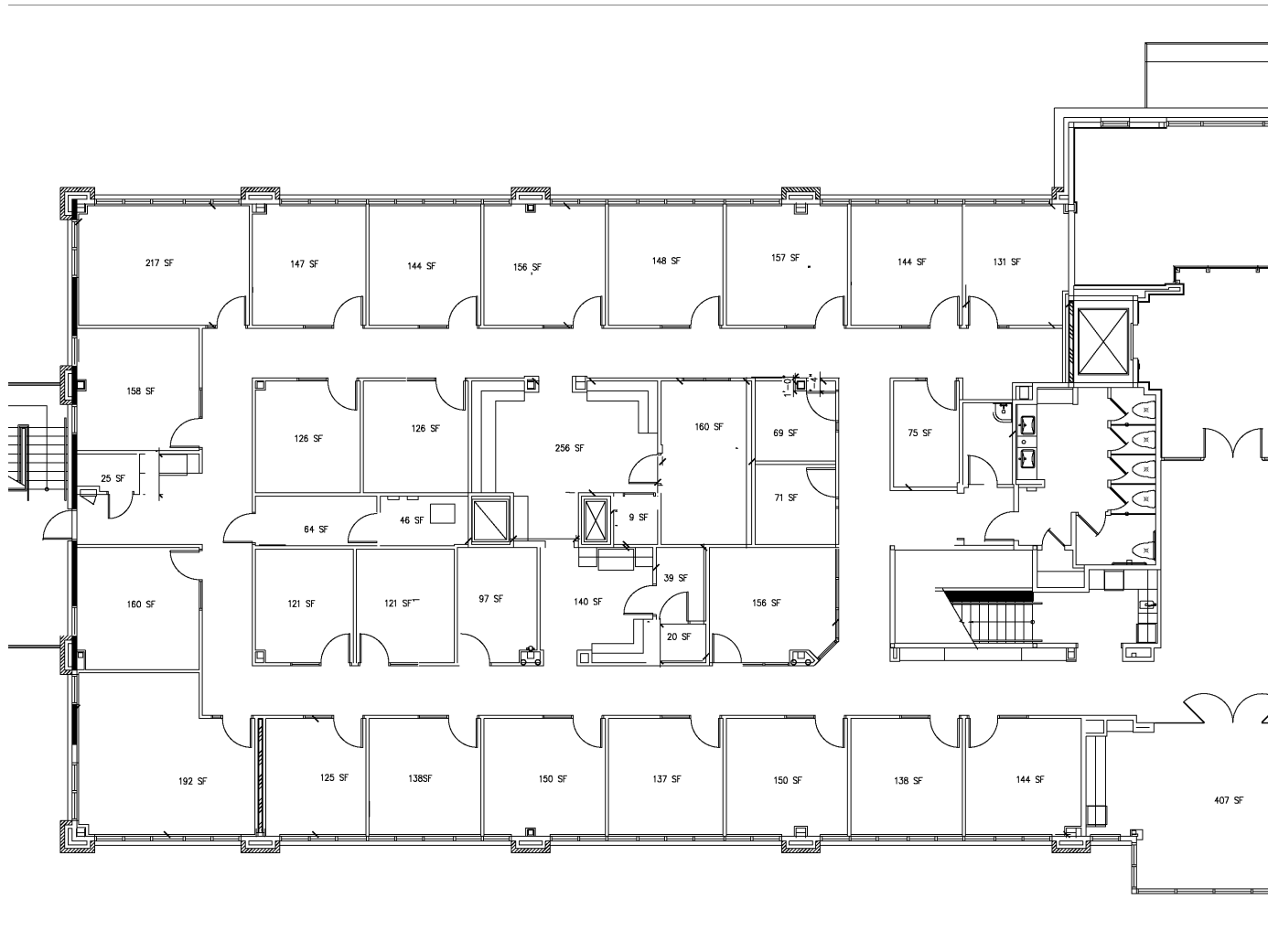
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Floor Plan

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

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

Class A Furniture
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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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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

2 MILE RADIUS

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

Lost Creek

RIALTO BUILDINGS YETI

- Lantana Place
- Moviehouse
- Retail
- Restaurant

Regents
School of Austin

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

Lantana Hills Apartments

St. Andrew's
Episcopal
School

SOUTHWEST PARKWAY

290
TEXAS

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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 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:
 - 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 offer; and
 - 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.

<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>Randall Beaman</u>	<u>39209</u>	<u>randy@capellatx.com</u>	<u>512-461-0851</u>
Designated Broker of Firm	License No.	Email	Phone
<hr/>	<hr/>	<hr/>	<hr/>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Randall Beaman</u>	<u>39209</u>	<u>randy@capellatx.com</u>	<u>512-461-0851</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>Currin J. Van Eman</u>	<u>405920</u>	<u>currin@capellatx.com</u>	<u>512-927-7150</u>
Buyer/Tenant/Seller/Landlord Initials	Date		