

7500
rialto

7500 RIALTO BLVD | AUSTIN, TEXAS 78745

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rialto





about

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, Valor acquired the buildings in April 2019. 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 AND CONFERENCE CENTER

- Adjacent to Lantana Place retail
- Minutes from downtown & airport
- Great location off Southwest Pkwy
- Near hike and bike trail
- Near Barton Creek Resort
- Ample Parking
- Abundant area amenities
- Monument signage opportunities
- Fitness center & shower facilities
- Site approx. 29.24 Acres
- The Preserve at Rialto includes: BBQ grill, washer pit, outdoor dining areas, and free wi-fi
- New tenant lounge complete with sitting areas, a self-service vending cafeteria, and common conference room

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availability

BUILDING I

Suite 130	3,443 RSF
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
Suite 150	4,180 RSF	Available 6/1/26

Suite 220*	1,624 RSF
Suite 230*	3,068 RSF
Suite 240*	4,961 RSF

*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



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SHOWER FACILITIES



NEW Fitness Center, Tenant
Lounge & Conference Center

TWO-LEVEL
GARAGE



The Preserve
Outdoor Seating & BBQ



ACCESS TO WIFI



WASHER PIT



BBQ GRILL



PRISTINE LANDSCAPING



OUTDOOR SEATING

BUILDING II
77,732 SF



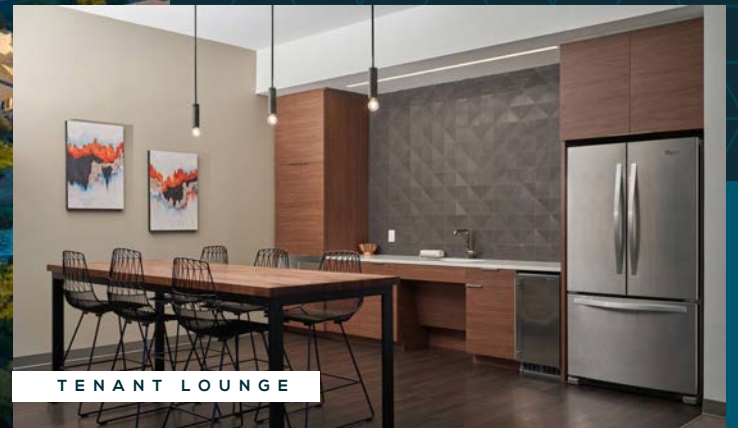
BUILDING I
77,755 SF



rialto 7500

RIALTO BLVD

rialto⁷⁵⁰⁰



OFFICE | FOR LEASE

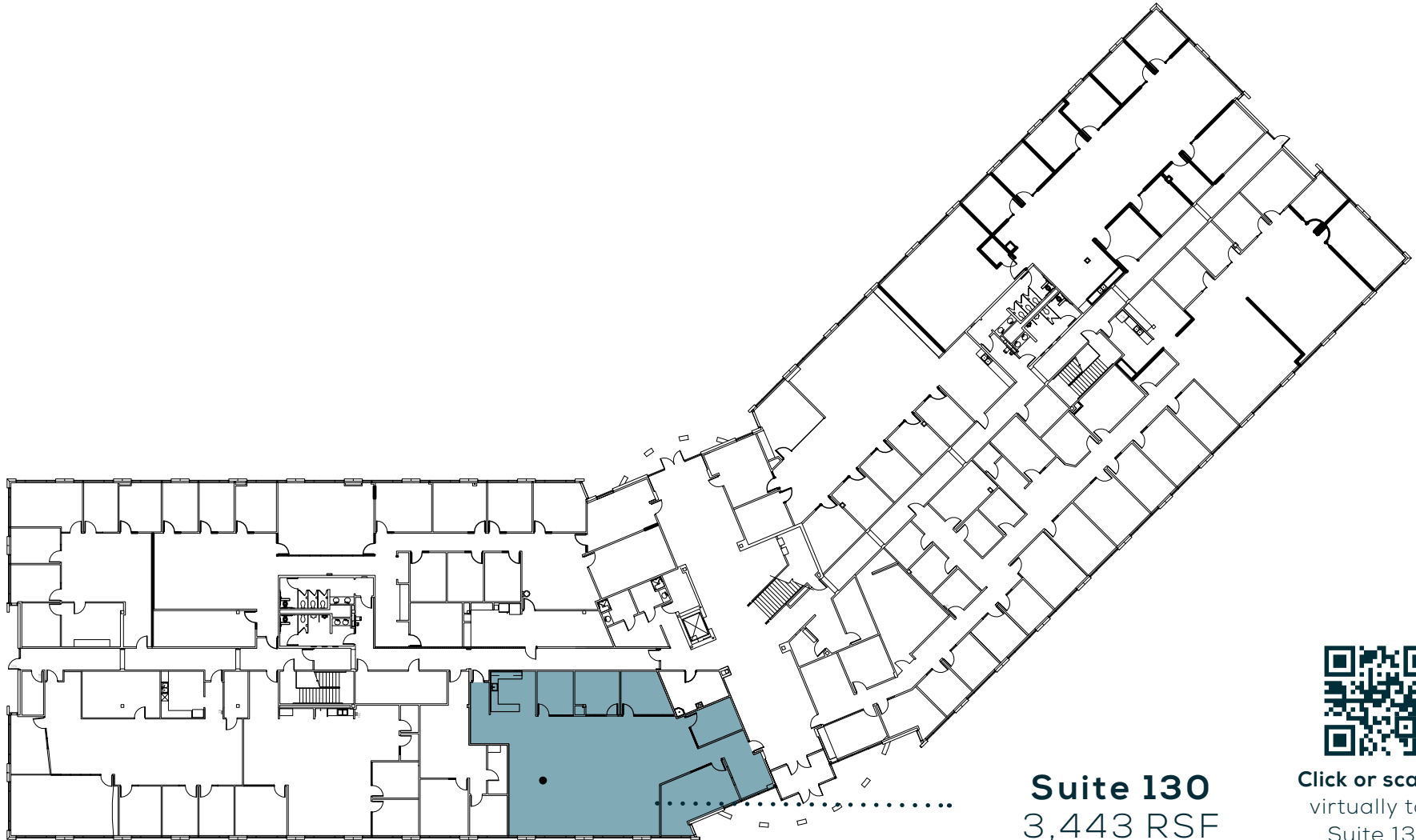


360° VIRTUAL TOUR

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BUILDING I FLOOR 1



Suite 130
3,443 RSF



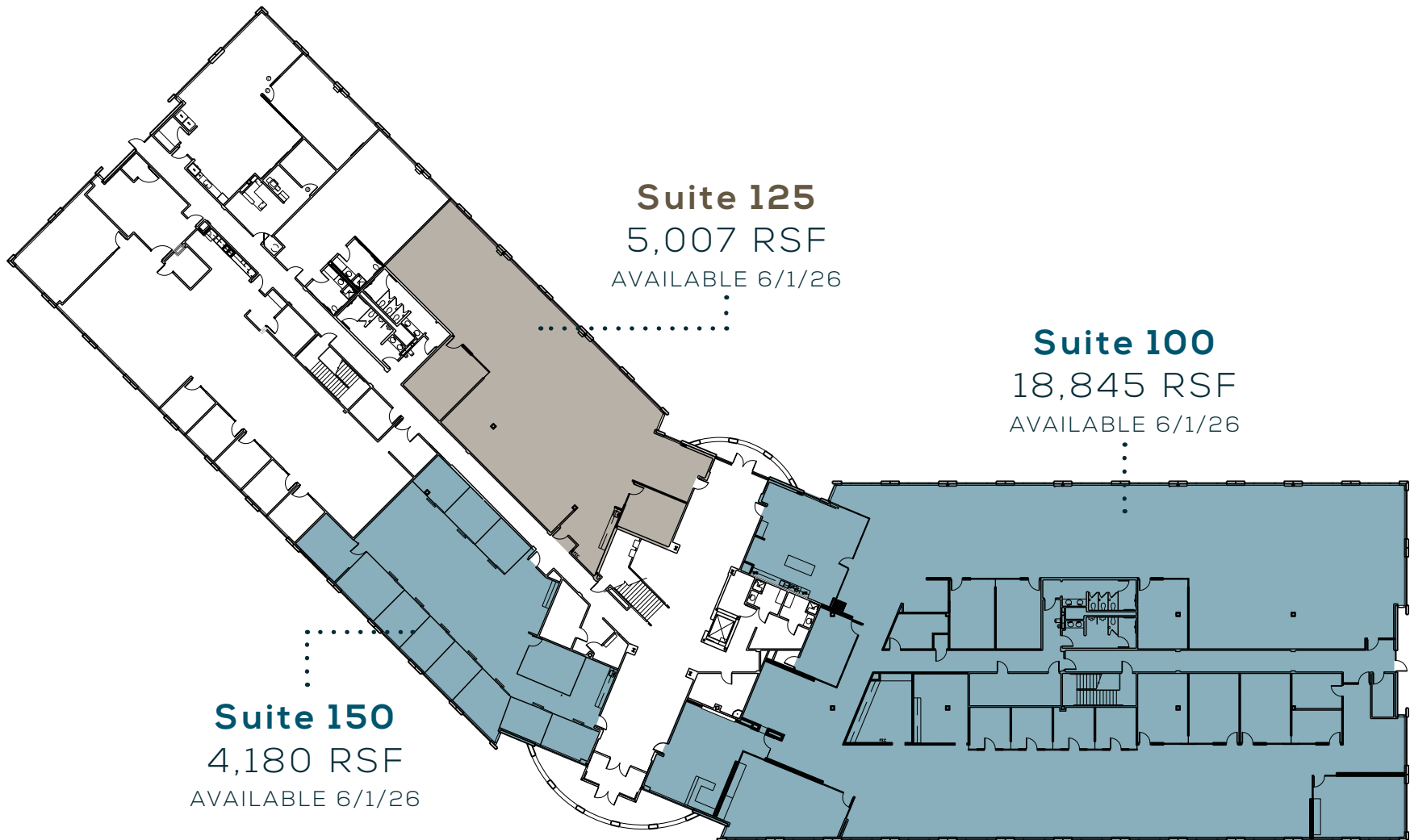
Click or scan to
virtually tour
Suite 130



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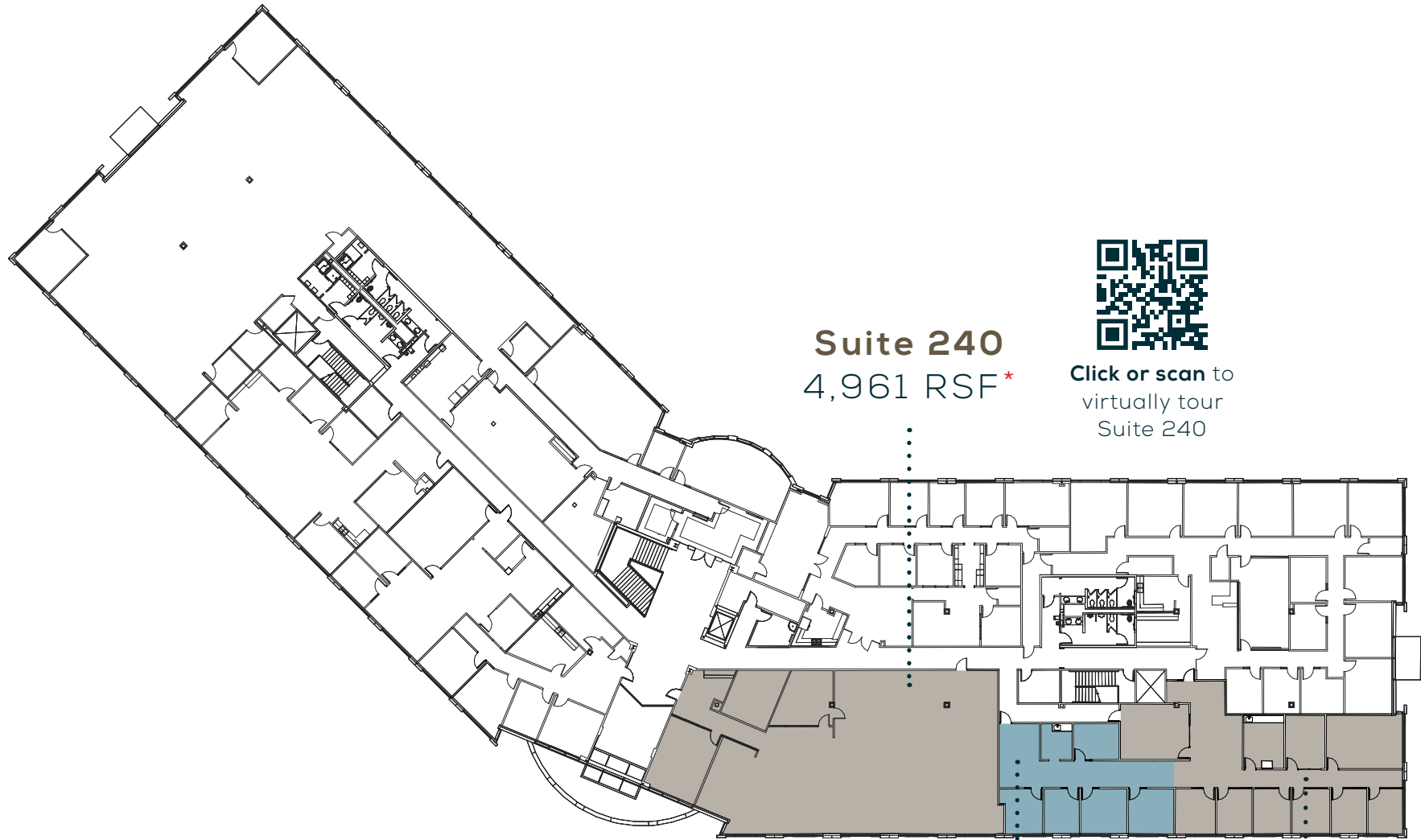
BUILDING II FLOOR 1



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BUILDING II FLOOR 2

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



Suite 240
4,961 RSF*



Click or scan to
virtually tour
Suite 240

Suite 220
1,624 RSF*

Suite 230
3,068 RSF*



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VALOR

CAPITAL
PARTNERS



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.

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

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Patrick Ley	593295	pley@ecrtx.com	512.505.0002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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