

---

---

---

# RIVER PLACE

---

6500 River Place Boulevard, Austin, TX



River Place Corporate Park is a 48-acre, seven building Class A office park located in Northwest Austin. The 1,440 acre master-planned River Place community includes the River Place Country Club, multiple residential communities, a newly constructed hotel, retail establishments and restaurants.

River Place Corporate Park is a campus environment with direct access to FM 2222 and River Place Boulevard. Less than a mile away is FM 620, a major road connecting many of Austin quality suburban communities.

Buildings within the campus boast exterior balconies, underground and structured parking, breathtaking views, lush landscaping, above-standard lobby and common area finishes and a variety of suite sizes to fit any tenant's needs.







## HIGHLIGHTS

- Seven 3-story and 4-story Class A buildings
- 4:1,000 SF structured parking with executive parking located beneath each building entry and granite paving
- Outdoor terraces oriented toward the Panther Hollow Habitat Preserve
- On-site fitness center with showers and lockers
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust
- Wired Score Gold certified buildings
- Panoramic, unobstructed views of the rolling Texas Hill Country
- 1,440 acre master-planned River Place community includes the River Place Country Club, multiple residential communities, a Residence Inn Marriott hotel, retail establishments and restaurants







620

Building 7

Building 6

Building 5

Building 4

Building 3

Building 2





2222

Building 1



# SURROUNDING COMMUNITY

River Place is a premier Austin suburb with a thriving culture and amenity base.

## Outdoor Enjoyment

- Hit the lake in the morning before a meeting or host a company event on Lake Travis
- Challenge your colleagues to a game of golf in some of the Hill Country's best golf courses: River Place Country Club, UT Golf Club, Great Hills Country Club
- Hike around the River Place Nature trail to get a breath of fresh air before heading into your afternoon meetings
- Austin is a patio culture - Schedule your sales meeting at one of the many outdoor patios in the surrounding area

## Outstanding Community

- River Place is home to a top-rated school district: Leander ISD
- With a medium household income around \$108K, the area is a highly-desired neighborhood
- With outstanding amenities, a top-notch school district, and highly-desired neighborhoods, the surrounding area is projected to grow by almost 10% in the next five years (source: Costar)





## NEIGHBORHOOD

### Entertainment

- Moviehouse & Eatery
- UT Golf Club

### Fitness

- Orange Theory Fitness
- Anytime Fitness

### Convenience

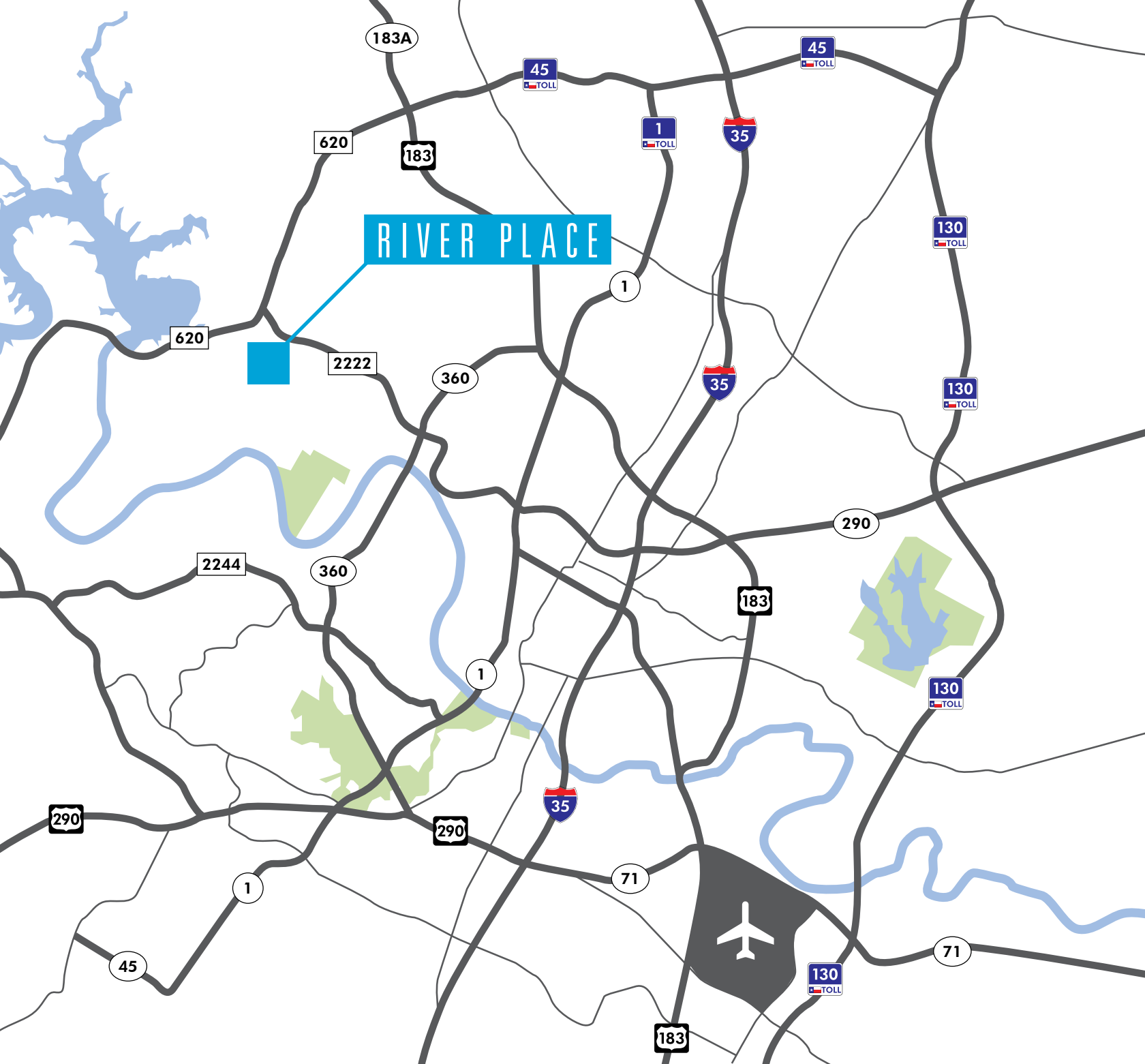
- HEB
- Target
- Walgreen's
- CVS
- Austin Regional Clinic

### Dining

- Steiner Ranch Steakhouse
- Boat House Grill
- Black Walnut Cafe
- Thunder Cloud Subs
- Nik's Italian Kitchen
- Oasis on Lake Travis
- Rudy's BBQ
- Smokey J's BBQ
- Napa Flat's
- Austin's Pizza
- Starbucks

### Hotels

- Holiday Inn
- Residence Inn
- Fairfield Inn
- Renaissance Austin Hotel
- Hyatt Place
- The Westin
- Hampton Inn



## DRIVING DISTANCE

*in miles*

The Oasis	3
The Arboretum	8
The Domain	11
University of Texas	12
Downtown Austin	13
Austin Bergstorm International Airport	24



# ONE

## RIVER PLACE - BUILDING ONE

76,529 SF / 4 FLOORS

**AVAILABILITY:** SUITE 202 - 8,627 SF

SUITE 450 - 13,531 SF







# TWO

## RIVER PLACE - BUILDING TWO

76,529 SF / 4 FLOORS

**AVAILABILITY:** SUITE 102 + 104 - 9,150 SF

SUITE 203 - 3,421 SF

SUITE 300 - 13,138 SF

SUITE 301 - 13,341 SF



# THREE

## RIVER PLACE - BUILDING THREE

113,465 SF / 4 FLOORS

AVAILABILITY: 100% LEASED







# FOUR

RIVER PLACE - BUILDING FOUR

87,639 SF / 3 FLOORS

AVAILABILITY: SUITE 150 - 7,759 SF



# FIVE

## RIVER PLACE - BUILDING FIVE

67,601 SF / 3 FLOORS

AVAILABILITY: SUITE 100 - 11,818 SF







# SIX

RIVER PLACE - BUILDING SIX

62,038 SF / 3 FLOORS

AVAILABILITY: 100% LEASED



# SEVEN

RIVER PLACE - BUILDING SEVEN

69,119 SF / 3 FLOORS

AVAILABILITY: 100% LEASED





# THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



111 Congress Ave,  
Suite 3000  
Austin, TX 78701

[www.brandywinerealty.com](http://www.brandywinerealty.com)



for more information:

RALPH BISTLINE  
512.306.1283

[Blair.Nelson@bdnreit.com](mailto:Blair.Nelson@bdnreit.com)

BO BEACHAM  
512.306.1284

[Bo.Beacham@bdnreit.com](mailto:Bo.Beacham@bdnreit.com)

BLAIR NELSON  
512.872.7193

[Blair.Nelson@bdnreit.com](mailto:Blair.Nelson@bdnreit.com)





# RIVER PLACE BUILDING ONE

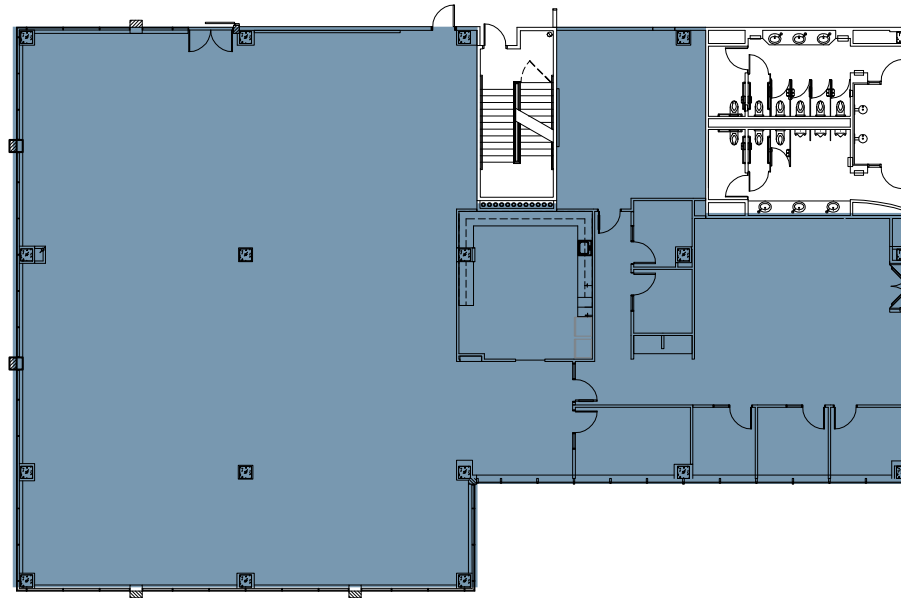
6500 River Place Blvd. | Austin, TX



## SECOND FLOOR

SUITE 202: 8,627 SF\*

\*available 9.1.2019



for more information: RALPH BISTLINE | 512.306.1283 | [ralph.bistline@bdnreit.com](mailto:ralph.bistline@bdnreit.com)  
BO BEACHAM | 512.306.1284 | [bo.beacham@bdnreit.com](mailto:bo.beacham@bdnreit.com)  
BLAIR NELSON | 512.872.7193 | [blair.nelson@bdnreit.com](mailto:blair.nelson@bdnreit.com)

111 Congress Ave. Suite 3000  
Austin, TX 78701

[www.brandywinerealty.com](http://www.brandywinerealty.com)



# RIVER PLACE BUILDING ONE

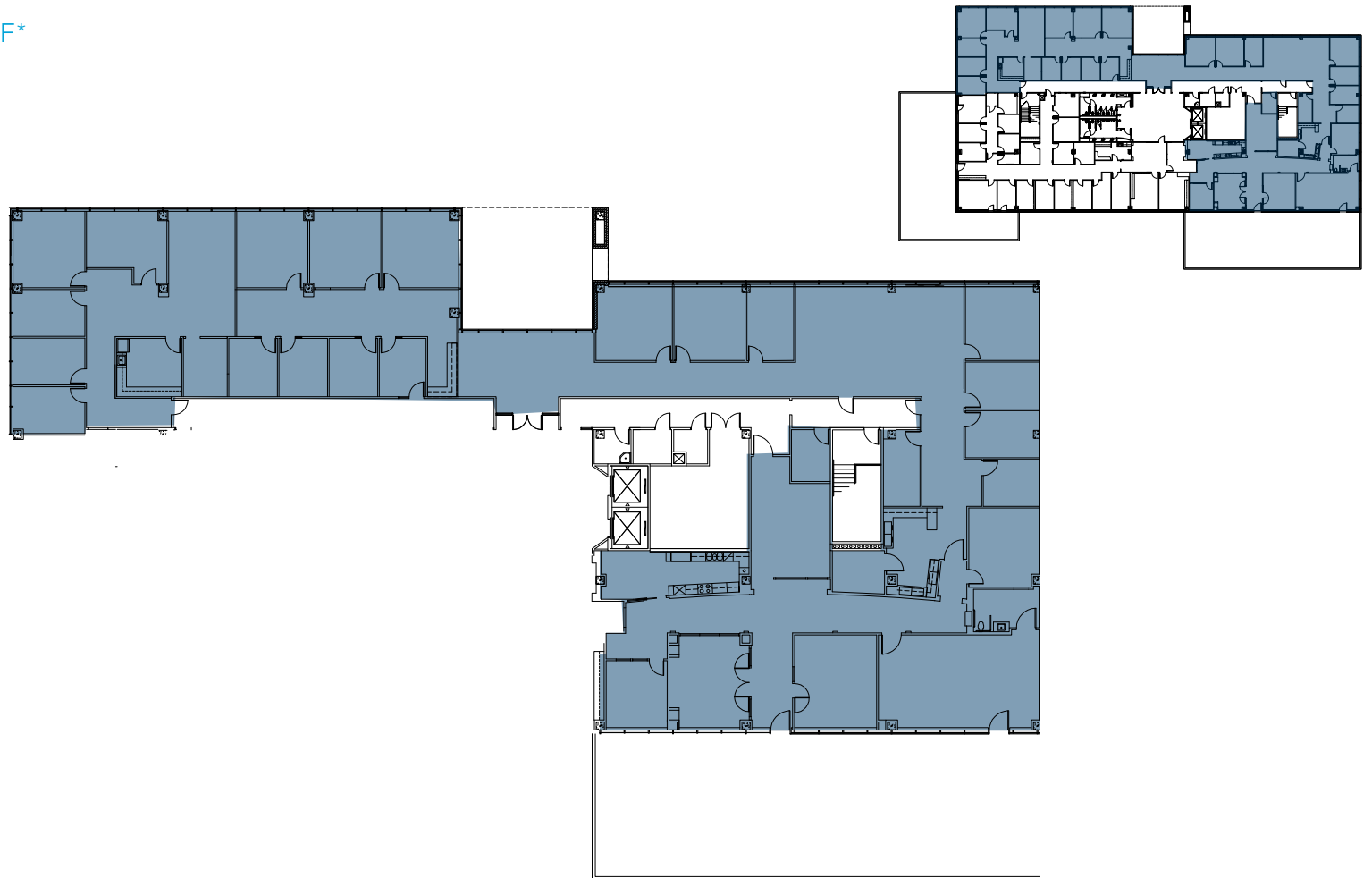
6500 River Place Blvd. | Austin, TX



## FOURTH FLOOR

SUITE 450: 13,531 SF\*

\*available 3.1.2019



for more information: RALPH BISTLINE | 512.306.1283 | [ralph.bistline@bdnreit.com](mailto:ralph.bistline@bdnreit.com)  
BO BEACHAM | 512.306.1284 | [bo.beacham@bdnreit.com](mailto:bo.beacham@bdnreit.com)  
BLAIR NELSON | 512.872.7193 | [blair.nelson@bdnreit.com](mailto:blair.nelson@bdnreit.com)

111 Congress Ave. Suite 3000  
Austin, TX 78701

[www.brandywinerealty.com](http://www.brandywinerealty.com)

# RIVER PLACE BUILDING TWO

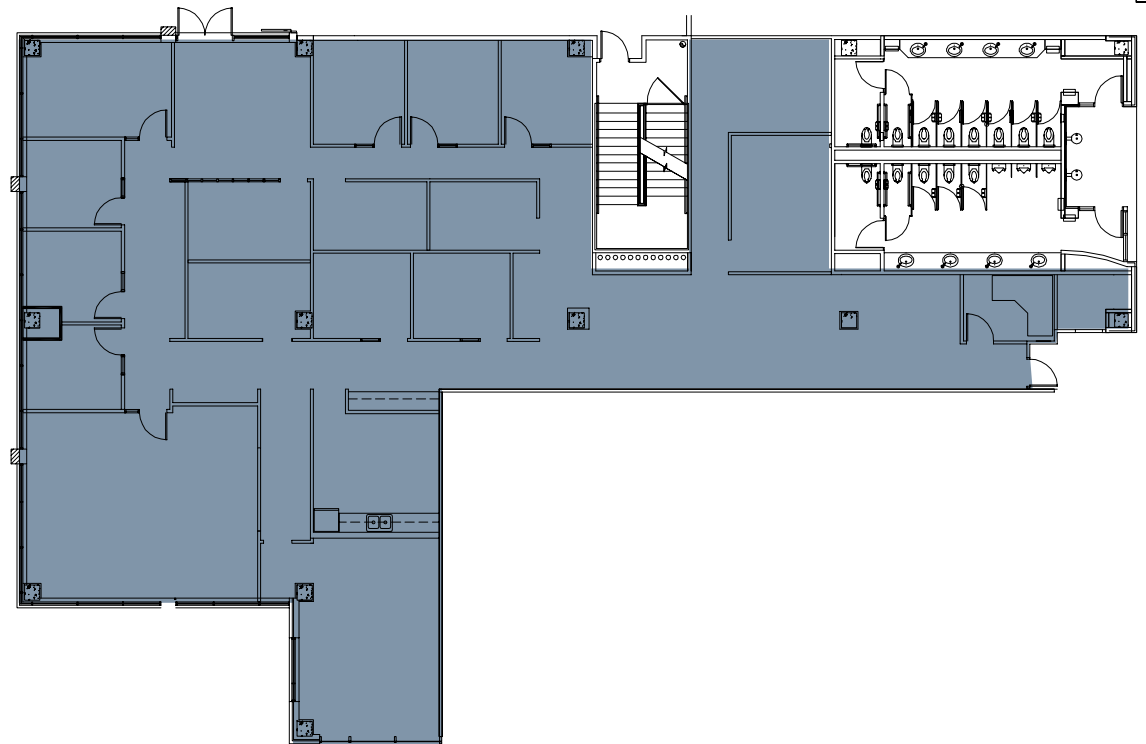
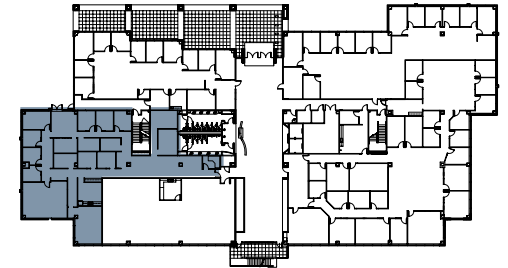
6500 River Place Blvd | Austin, TX



## FIRST FLOOR

SUITE 102 - 5,686 SF\*

\*available 4.1.2019



for more information: RALPH BISTLINE | 512.306.1283 | [ralph.bistline@bdnreit.com](mailto:ralph.bistline@bdnreit.com)  
BO BEACHAM | 512.306.1284 | [bo.beacham@bdnreit.com](mailto:bo.beacham@bdnreit.com)  
BLAIR NELSON | 512.872.7193 | [blair.nelson@bdnreit.com](mailto:blair.nelson@bdnreit.com)

111 Congress Ave. Suite 3000  
Austin, TX 78701

[www.brandywinerealty.com](http://www.brandywinerealty.com)



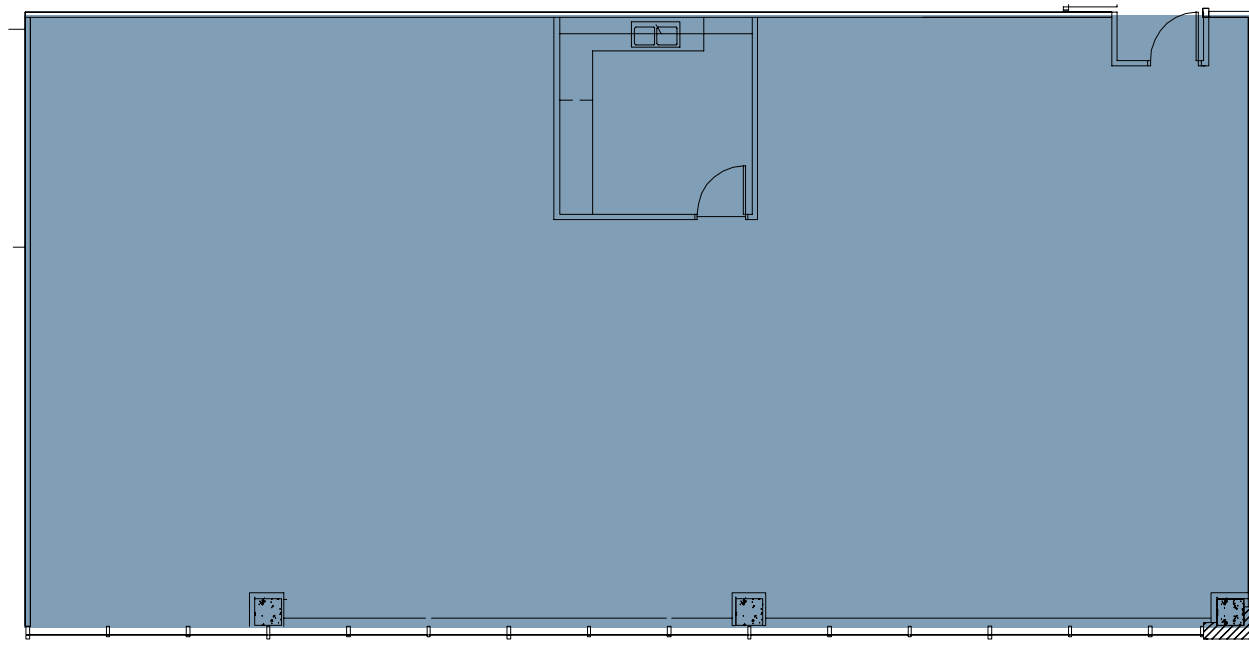
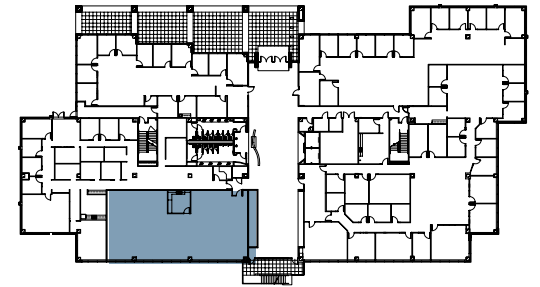
# RIVER PLACE BUILDING TWO

6500 River Place Blvd | Austin, TX



## FIRST FLOOR

SUITE 104: 3,464 SF  
\*available 4.1.2019



for more information: RALPH BISTLINE | 512.306.1283 | [ralph.bistline@bdnreit.com](mailto:ralph.bistline@bdnreit.com)  
BO BEACHAM | 512.306.1284 | [bo.beacham@bdnreit.com](mailto:bo.beacham@bdnreit.com)  
BLAIR NELSON | 512.872.7193 | [blair.nelson@bdnreit.com](mailto:blair.nelson@bdnreit.com)

111 Congress Ave. Suite 3000  
Austin, TX 78701

[www.brandywinerealty.com](http://www.brandywinerealty.com)

# RIVER PLACE BUILDING TWO

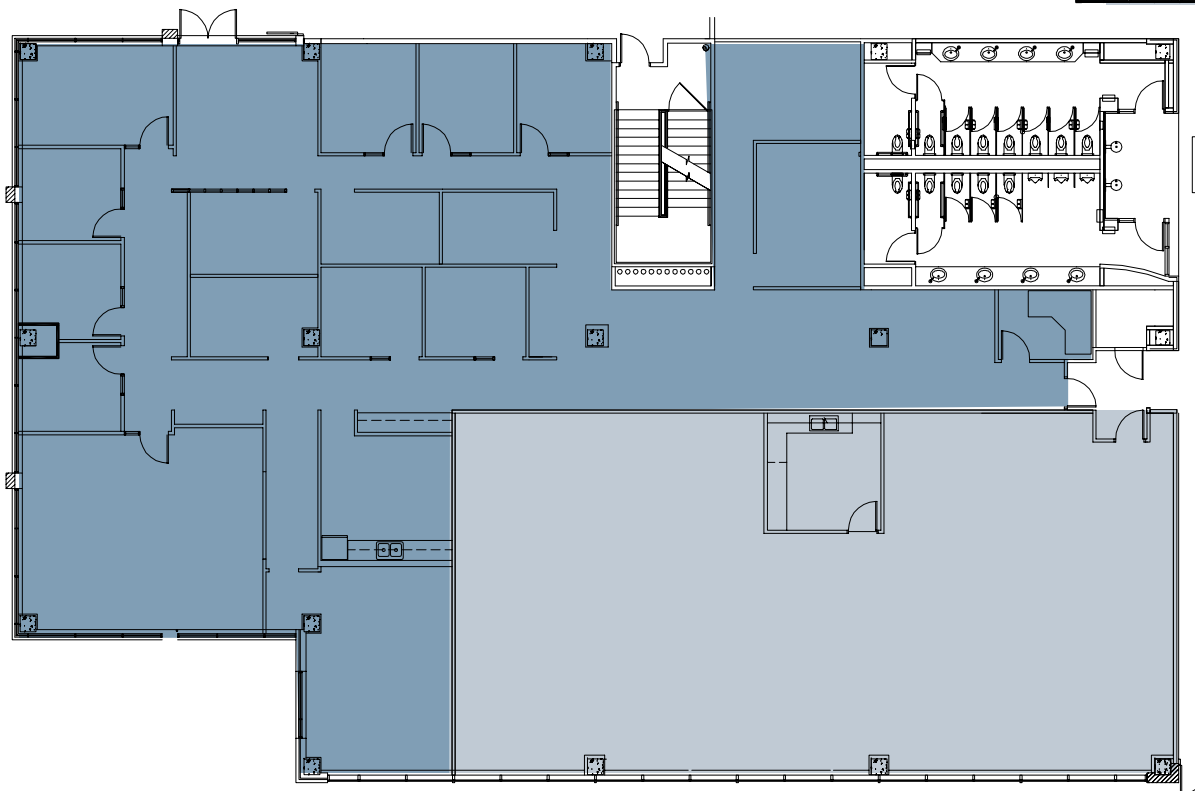
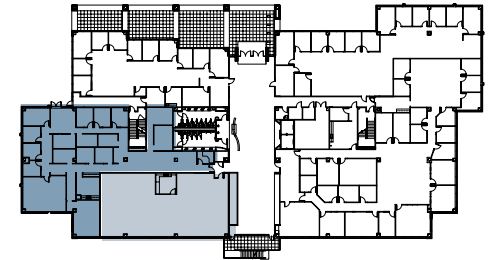
6500 River Place Blvd | Austin, TX



## FIRST FLOOR

SUITE 102 + 104: 9,150 SF\*

\*available 4.1.2019



for more information: RALPH BISTLINE | 512.306.1283 | [ralph.bistline@bdnreit.com](mailto:ralph.bistline@bdnreit.com)  
BO BEACHAM | 512.306.1284 | [bo.beacham@bdnreit.com](mailto:bo.beacham@bdnreit.com)  
BLAIR NELSON | 512.872.7193 | [blair.nelson@bdnreit.com](mailto:blair.nelson@bdnreit.com)

111 Congress Ave. Suite 3000  
Austin, TX 78701

[www.brandywinerealty.com](http://www.brandywinerealty.com)

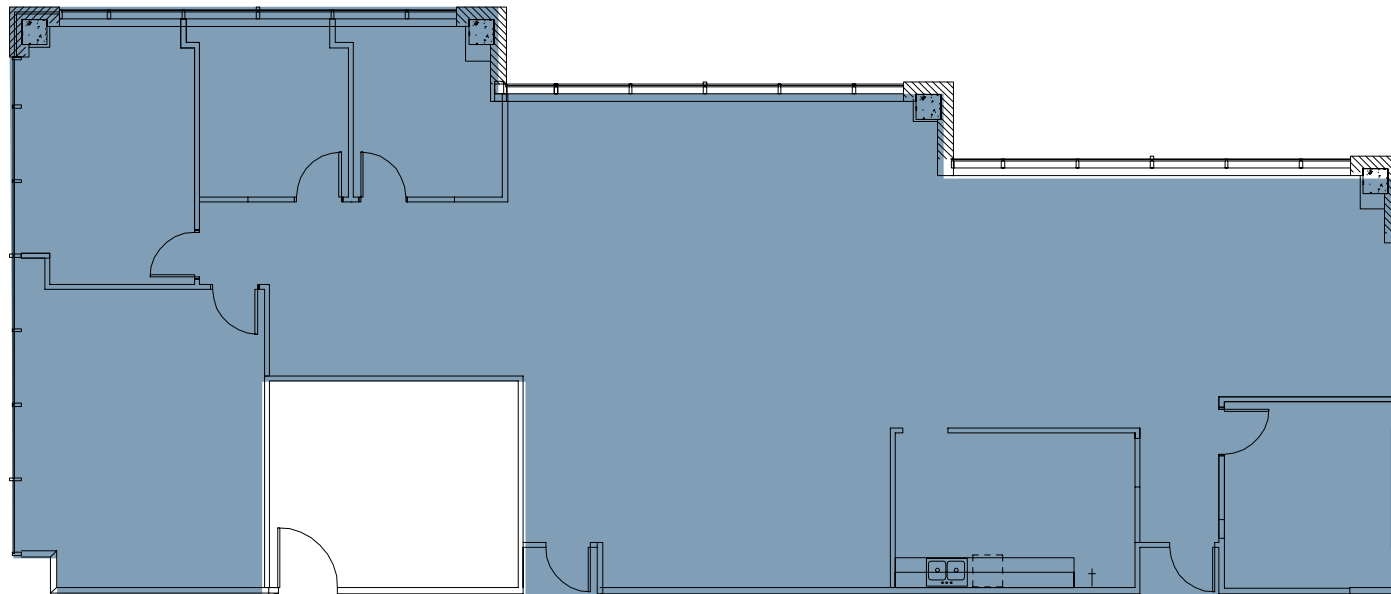
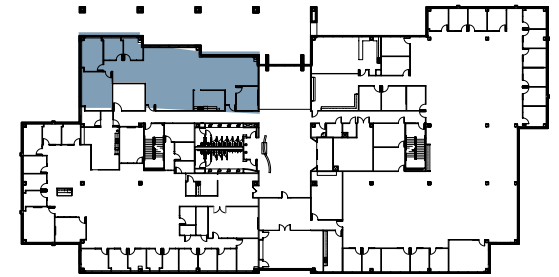


# RIVER PLACE BUILDING TWO

6500 River Place Blvd | Austin, TX



## SECOND FLOOR SUITE 203 - 3,421 SF



for more information: RALPH BISTLINE | 512.306.1283 | [ralph.bistline@bdnreit.com](mailto:ralph.bistline@bdnreit.com)  
BO BEACHAM | 512.306.1284 | [bo.beacham@bdnreit.com](mailto:bo.beacham@bdnreit.com)  
BLAIR NELSON | 512.872.7193 | [blair.nelson@bdnreit.com](mailto:blair.nelson@bdnreit.com)

111 Congress Ave. Suite 3000  
Austin, TX 78701

[www.brandywinerealty.com](http://www.brandywinerealty.com)

# RIVER PLACE BUILDING TWO

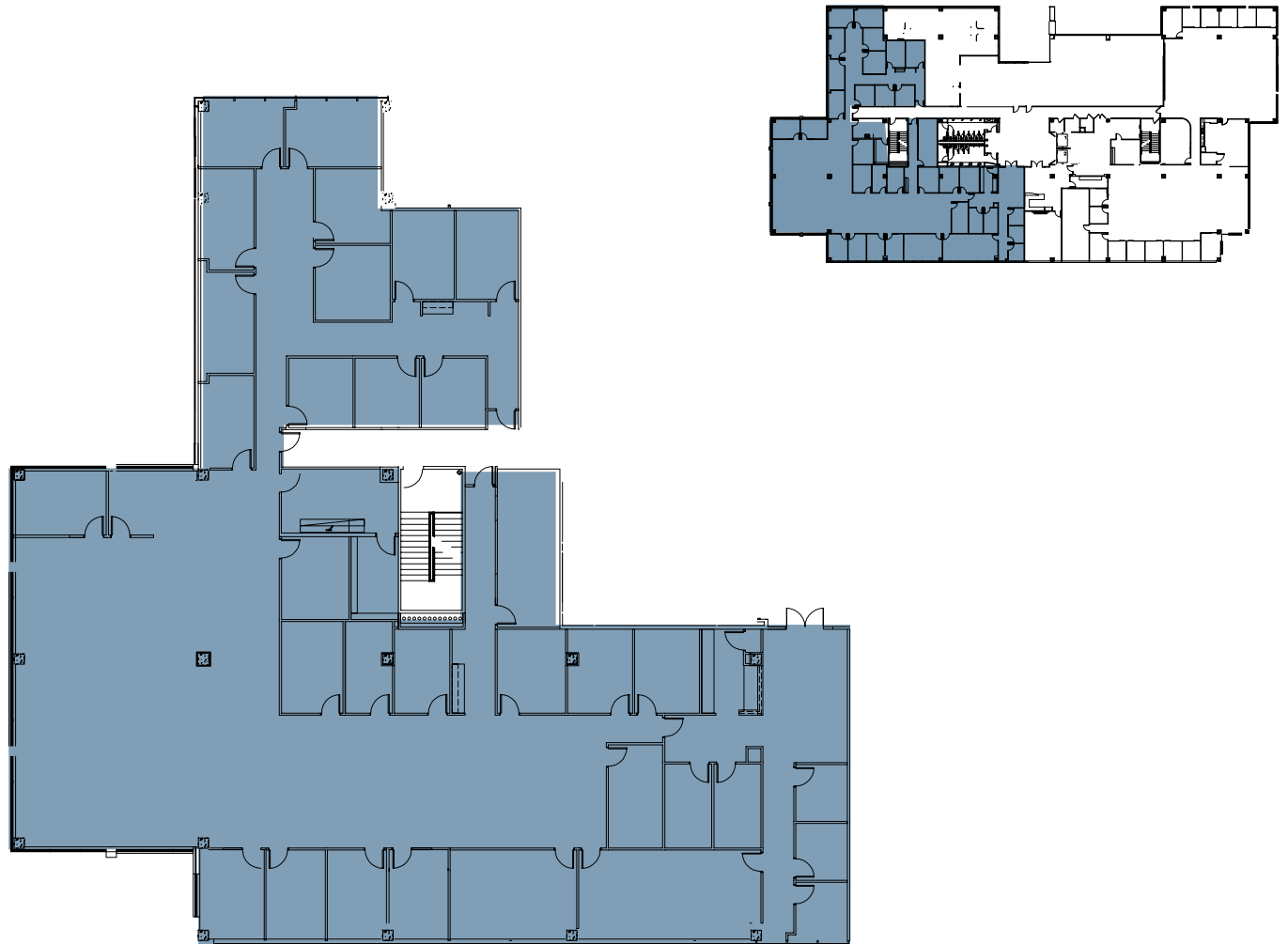
6500 River Place Blvd | Austin, TX



## THIRD FLOOR

SUITE 300: 13,138 SF\*

\*available 5.1.2019



for more information: RALPH BISTLINE | 512.306.1283 | [ralph.bistline@bdnreit.com](mailto:ralph.bistline@bdnreit.com)

BO BEACHAM | 512.306.1284 | [bo.beacham@bdnreit.com](mailto:bo.beacham@bdnreit.com)

BLAIR NELSON | 512.872.7193 | [blair.nelson@bdnreit.com](mailto:blair.nelson@bdnreit.com)

111 Congress Ave. Suite 3000  
Austin, TX 78701

[www.brandywinerealty.com](http://www.brandywinerealty.com)

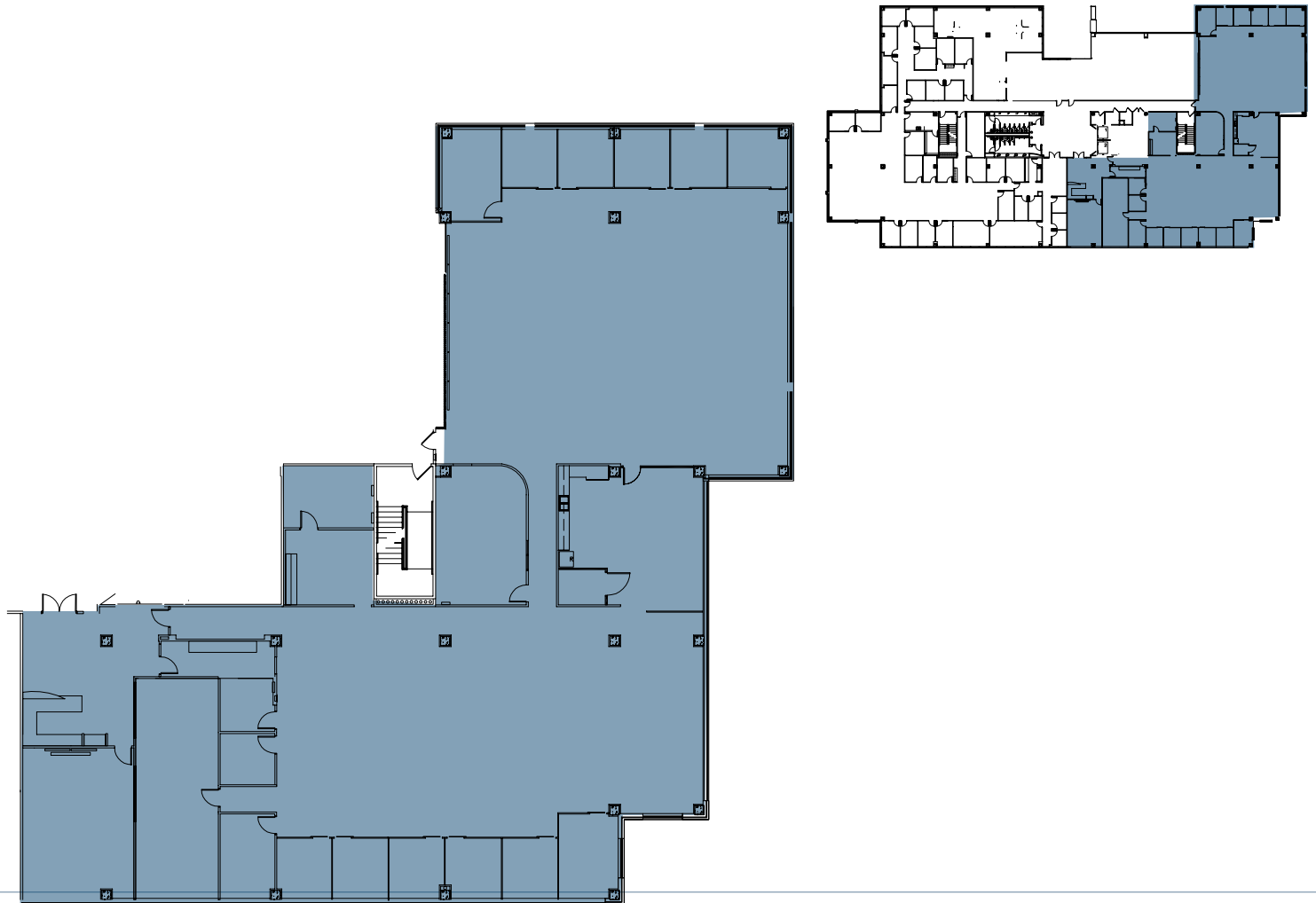


# RIVER PLACE BUILDING TWO

6500 River Place Blvd | Austin, TX



THIRD FLOOR  
SUITE 301  
\*available 5.1.2019



for more information: RALPH BISTLINE | 512.306.1283 | [ralph.bistline@bdnreit.com](mailto:ralph.bistline@bdnreit.com)  
BO BEACHAM | 512.306.1284 | [bo.beacham@bdnreit.com](mailto:bo.beacham@bdnreit.com)  
BLAIR NELSON | 512.872.7193 | [blair.nelson@bdnreit.com](mailto:blair.nelson@bdnreit.com)

111 Congress Ave. Suite 3000  
Austin, TX 78701

[www.brandywinerealty.com](http://www.brandywinerealty.com)

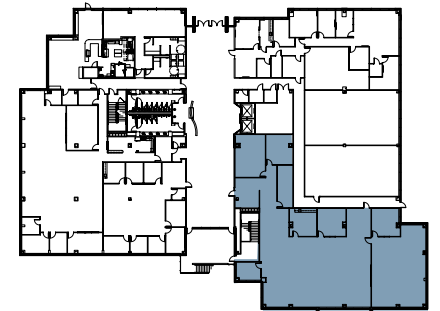
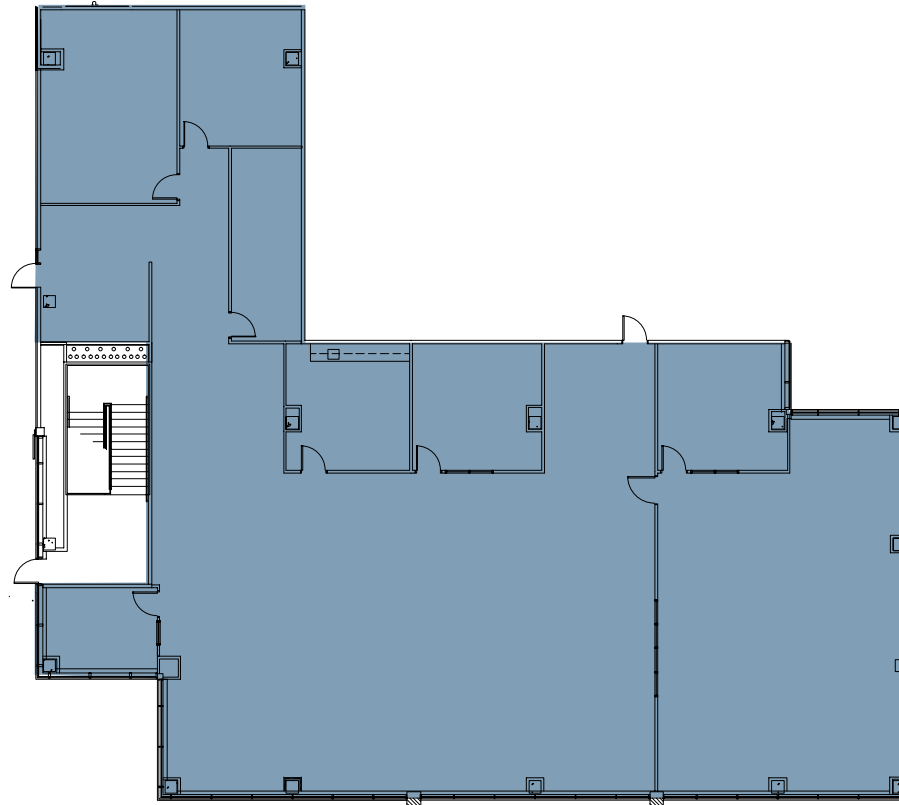
# RIVER PLACE BUILDING FOUR

6500 River Place Blvd. | Austin, TX



## FIRST FLOOR

SUITE 150: 7,759 SF



for more information: RALPH BISTLINE | 512.306.1283 | [ralph.bistline@bdnreit.com](mailto:ralph.bistline@bdnreit.com)  
BO BEACHAM | 512.306.1284 | [bo.beacham@bdnreit.com](mailto:bo.beacham@bdnreit.com)  
BLAIR NELSON | 512.872.7193 | [blair.nelson@bdnreit.com](mailto:blair.nelson@bdnreit.com)

111 Congress Ave. Suite 3000  
Austin, TX 78701

[www.brandywinerealty.com](http://www.brandywinerealty.com)



# RIVER PLACE BUILDING FIVE

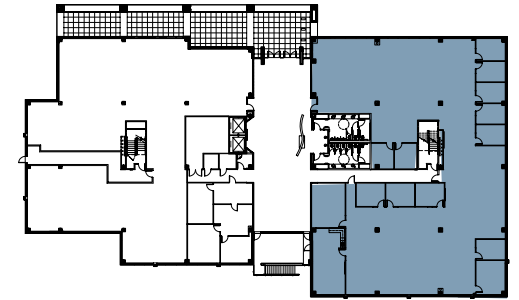
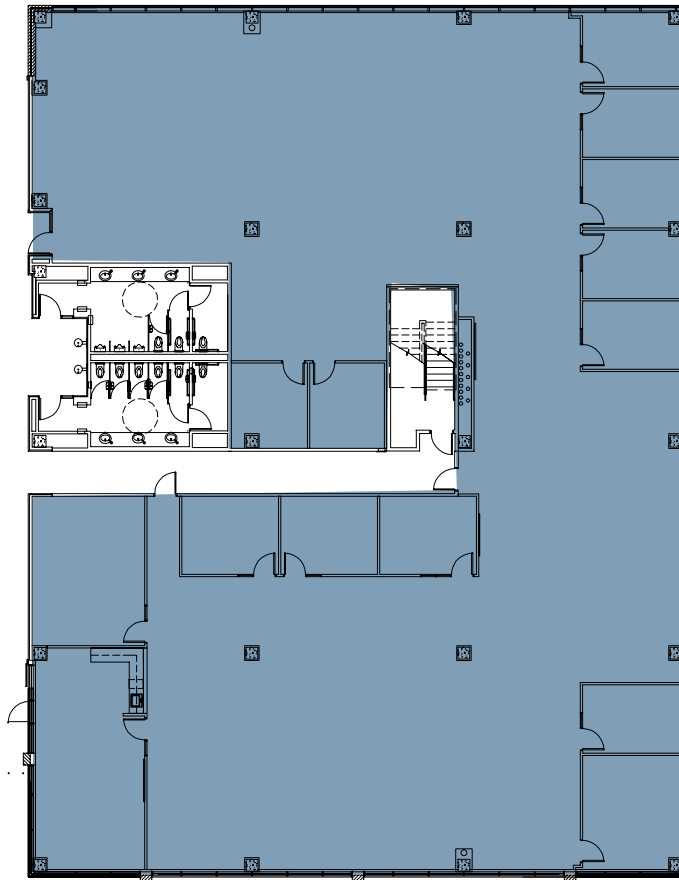
6500 River Place Blvd. | Austin, TX



## FIRST FLOOR

SUITE 100: 11,818 SF\*

\*available 8.1.2019



for more information: RALPH BISTLINE | 512.306.1283 | [ralph.bistline@bdnreit.com](mailto:ralph.bistline@bdnreit.com)  
BO BEACHAM | 512.306.1284 | [bo.beacham@bdnreit.com](mailto:bo.beacham@bdnreit.com)  
BLAIR NELSON | 512.872.7193 | [blair.nelson@bdnreit.com](mailto:blair.nelson@bdnreit.com)

111 Congress Ave. Suite 3000  
Austin, TX 78701

[www.brandywinerealty.com](http://www.brandywinerealty.com)