

OFFICE FOR LEASE

7800 N. MoPac Expy. | Austin, Texas 78759

Heritage Plaza



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

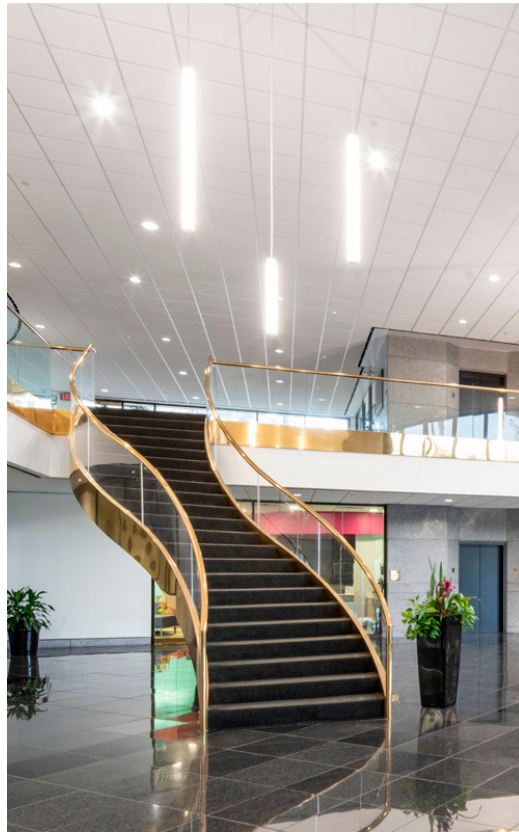
jhenley@riverside-re.com
512.413.5601

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 RIVERSIDE

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Heritage Plaza

LEVEL ONE

\$23.00/RSF | \$14.11 NNN

Suite 120 - 1,405 RSF

LEVEL TWO

\$23.00/RSF | \$14.11 NNN

Suite 205 - 1,678 RSF

LEVEL THREE

\$23.00/RSF | \$14.11 NNN

Suite 300 - 2,189 RSF

Suite 320 - 2,493 RSF

Suite 325 - 3,816 RSF

Suite 347 - 1,158 RSF

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Level 1



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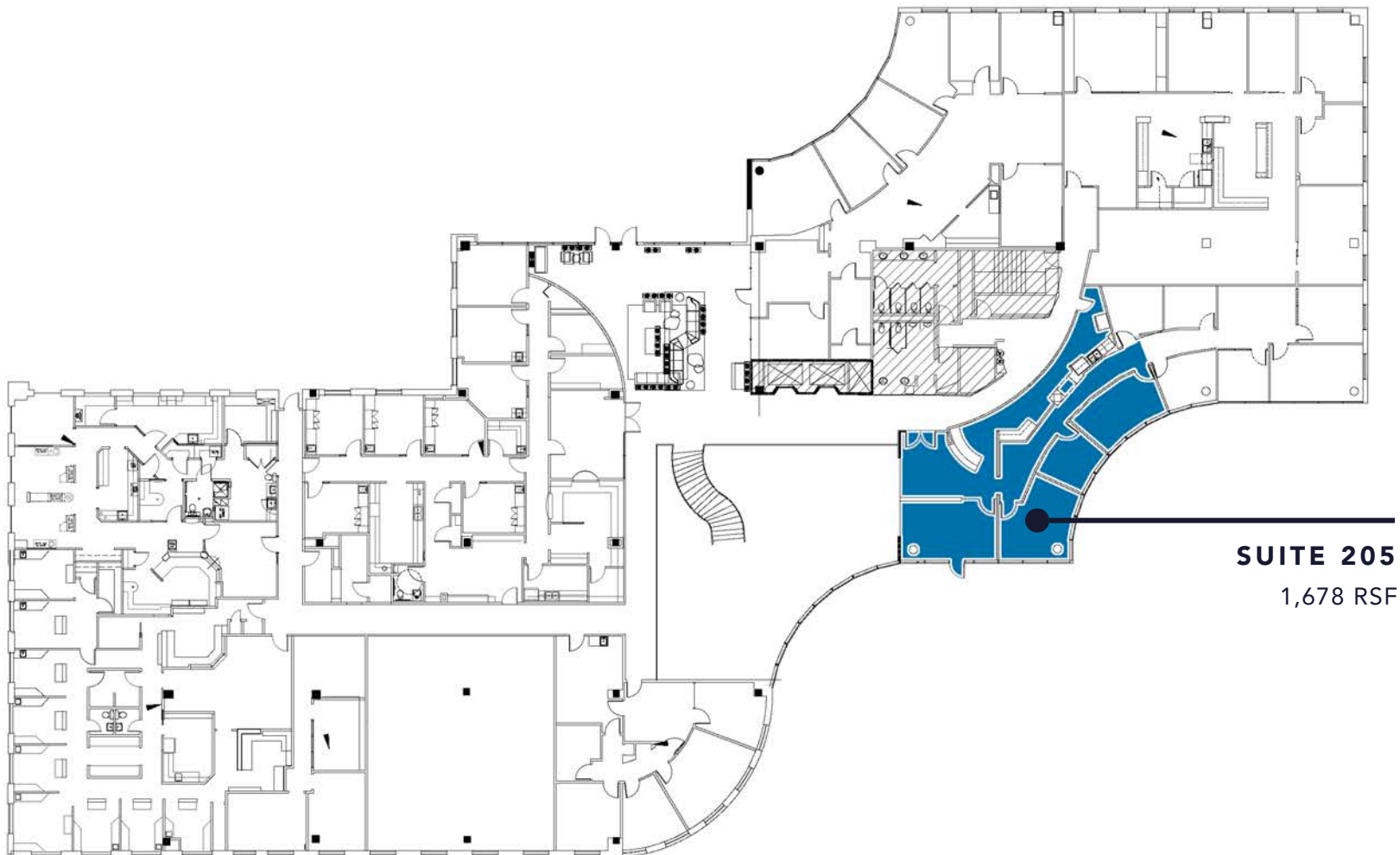
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Level 2



SUITE 205

1,678 RSF

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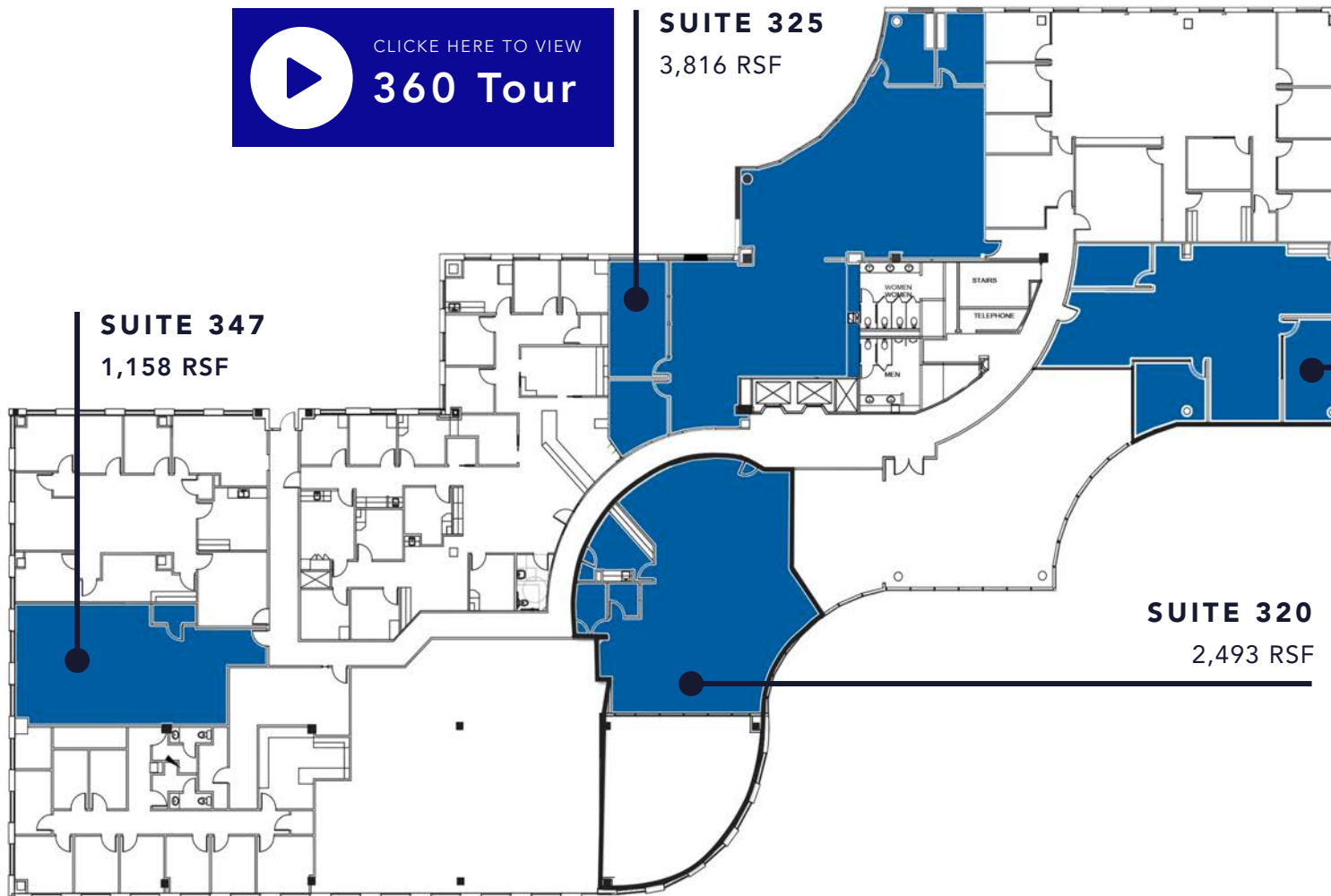
Level 3



SUITE 325
3,816 RSF



SUITE 300
2,189 RSF



SUITE 347
1,158 RSF

SUITE 320
2,493 RSF

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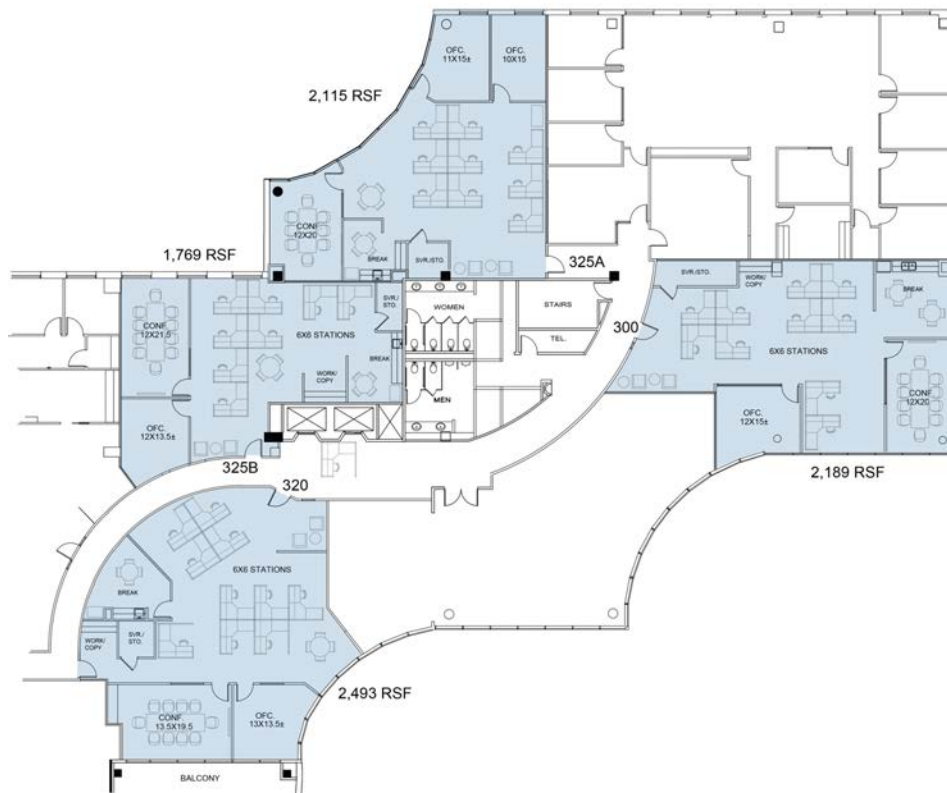
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Conceptual Office Plans

*Turnkey Delivery for 3 Year Term

CONFIGURATION A



CONFIGURATION B



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RIVERSIDE

Nearby Amenities

1 Greystone & Far West Blvd.

Austin's Pizza
Chinatown North
HEB
Saffron Austin
USPS
Wendy's
Starbucks
Wells Fargo Bank
Kapatad Kitchen & Café
Gatti's Pizza
The UPS Store
Boulevard Bar & Grill
The Soup Peddler
Wholey Bagel
Bert's BBQ
Daily Juice Café
Epoch Coffee
CVS Pharmacy
5280 Burger & Taphouse

2 Anderson Lane

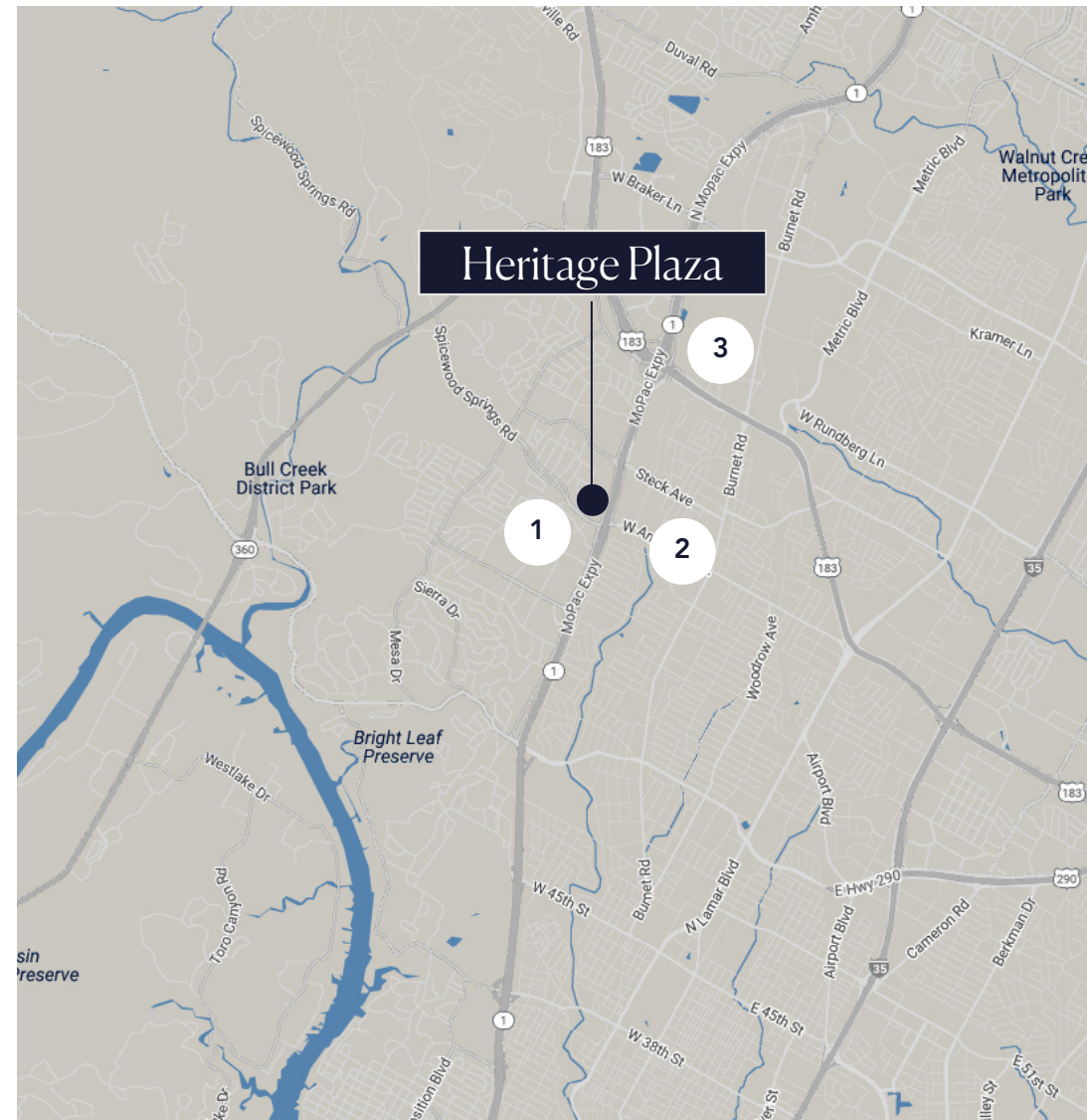
The Grove Wine Bar
El Dorado Café
Jack Allen's Kitchen
Tarka Indian Kitchen
Dos Batos Tacos
Sonic Drive-in
District Kitchen + Cocktails
Wal-Mart Supercenter
Anytime Fitness
Zen Japanese
Cover 3
Hopdoddy Burger Bar
Bartlett's

2 Anderson Lane cont'd

Starbucks
Whataburger
Madam Mam's
Epoch Coffee
Office Depot
Alamo Drafthouse Cinema
CVS
Bank of America
Einstein Bros Bagels
Sorrento's Coffee

3 The Shops at Arbor Walk

The Home Depot
BJ's Restaurant
Marshall's
DSW Designer Shoe Warehouse
Chipotle Mexican Grill
Mighty Fine Burgers
Skechers Factory Outlet
Masala Wok Indian + Asian Fare
Salata
Spec's
Lupe Tortilla Mexican Restaurant
Firestone Tires
Potbelly Sandwich Shop
Casa Do Brasil
EJ's Hot Pot & Sushi
Southside Market & BBQ
Bella Vita Ice Cream
Purple Rice Korean Grab & Go
Whole Foods Market
Crate & Barrel
Regal Gateway Cinema
IchiUmi Sushi
Best Buy
Nordstrom Rack



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