

PARMER

BUSINESS CENTER



OFFICE SPACE FOR LEASE

5300 - 5301 RIATA PARK COURT | AUSTIN, TX 78727

Jeff Henley | 512.413.5601 | jeff@kuceraco.com

David Stojanik | 512.785.5016 | david.stojanik@kuceraco.com

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at WWW.KUCERACO.COM.

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\$22.00/RSF 2023 NNN \$7.44

DESCRIPTION Six, one-story tilt-up buildings with textured concrete tilt-wall exteriors with tinted glass windows in structural steel framing

YEAR BUILT 2001

PARKING 5.0/1,000 Parking Ratio

ZONING LI - Limited Industrial Services

EXTERIOR DOORS Steel security doors; two buildings are served by dock and semi-dock overhead doors

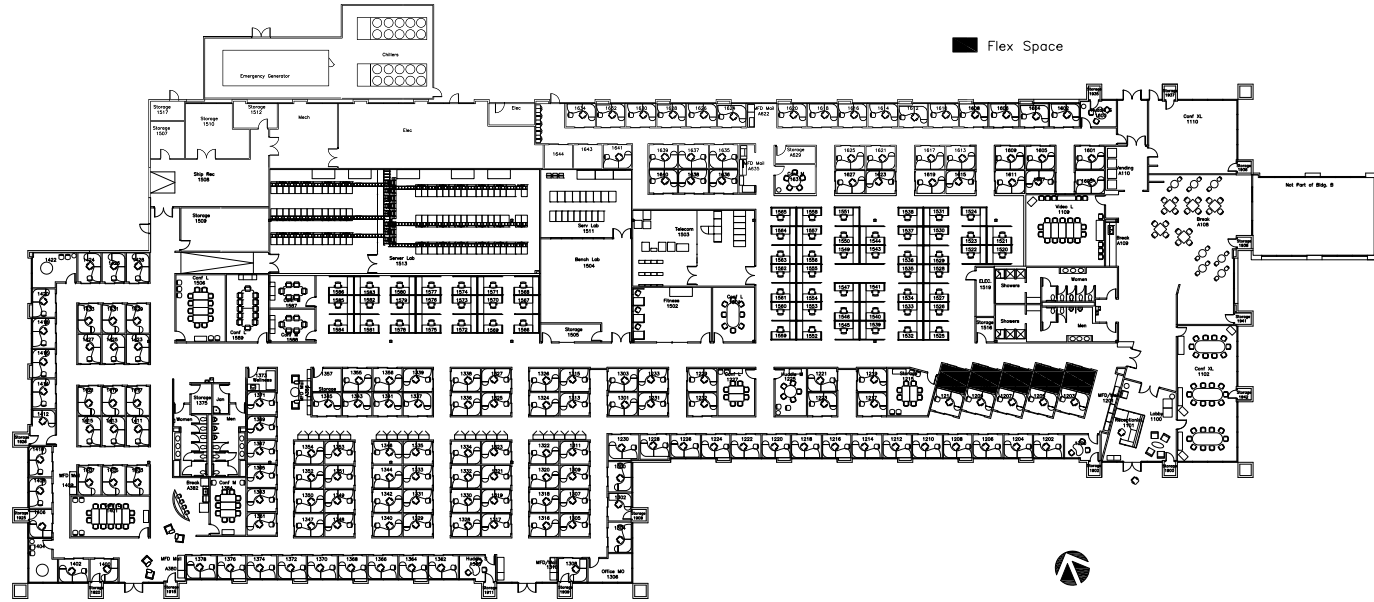
SAFETY Fully sprinklered; 24/7 security camera surveillance; card-key access

POWER 277/480 Volts/3-Phase

HVAC 100%

CLEAR HEIGHT 16'

COLUMN SPACING 40' X 40'



53,387 RSF

BLDG. B | SUITE 100

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Retail

- Ann Taylor
- Williams-Sonoma
- Milk + Honey Spa
- Santa Fe Optical
- Talbots
- Five Below
- Bed Bath & Beyond
- World Market
- Sam's Club
- Target
- Costco
- HEB
- Office Max
- Golfsmith
- HomeGoods
- Supercuts
- Edible Arrangements
- Michael's
- Sprouts Farmers Market
- Trader Joe's
- Pier 1
- Petco
- TJ Maxx
- Arbor Car Wash & Lube Center
- 24 Hour Fitness
- Sally Beauty Supply
- Orangetheory Fitness
- Office Depot
- Ross
- Lamb's Tire & Automotive

Restaurants

- Starbucks
- Newk's
- Corner Bakery
- Dave & Busters
- Snap Kitchen
- Jason's Deli
- Truluck's
- Romano's Macaroni Grill
- Texadelphia
- Fire Bowl Café
- PF Chang's
- Manuel's
- Pok-E-Jo's BBQ
- La Madeline
- Saltgrass Steak House
- Mama Fu's
- Brick Oven
- Jamba Juice
- Bombay Bistro
- My Fit Foods
- Twin Lion
- Firehouse Subs
- Buca di Beppo
- Baby Acapulco
- North By Northwest Restaurant and Brewery
- Iron Cactus
- Z Tejas
- Eddie V's

Lodging

- Holiday Inn Express
- Residence Inn by Marriott
- Embassy Suites
- Hyatt Place
- Candlewood Suites
- TownPlace Suites
- Staybridge Suites
- Hyatt House
- Extended Stay

**ARBORETUM/
GATEWAY**

ARBOR WALK

**THE
DOMAIN**

**BURNET RD/
ANDERSON LN**

Retail

- Alex and Ani
- Birds Barbershop
- Corepower Yoga
- Design Within Reach
- Eliza Page
- Francesca's
- Nordstrom
- Orangetheory Fitness
- Restoration Hardware
- Viva Day Spa
- Warby Parker

Lodging

- ALoft
- Hotel Archer
- Lone Star Court
- Westin

Restaurants

- 24 Diner
- The Dogwood
- Hat Creek Burger Company
- Jack & Ginger's Irish Pub
- Kung Fu Saloon
- Lavaca St. Bar
- Salvation Pizza
- Second Bar + Kitchen
- Sprinkles
- Sway
- Tarka
- Taverna
- Turf & Surf Po-Boy
- Velvet Taco
- Yard House
- Whole Foods

Retail

- Spec's
- Natural Grocers
- Jo-Ann Fabrics and Crafts
- Skechers Outlet
- Dressbarn
- DXL Destination XL
- DSW
- Marshalls
- Sam Moon
- Home Depot
- Floyd's 99 Barbershop

Restaurants

- Mimi's Café
- Lupe Tortilla
- Chipotle
- Salata
- Masala Wok
- Mighty Fine Burgers, Fries & Shakes
- Potbelly Sandwich Works
- BJ's Restaurant & Brew-house

Retail

- Skandinavia Contemporary Interiors
- Four Hands
- Nadeau
- Louis Shanks
- John William Interiors
- Steinmart
- Wal-mart
- Guitar Center
- Precision Camera
- Lowe's
- James Avery
- Ross
- Office Depot

Restaurants

- Bartlett's
- Cover 3
- Hopdoddy
- The Goodnight
- Rebel's Pizza
- Einstein Brothers
- Starbucks
- Chipotle
- Jersey Mike's
- San Francisco Bakery & Café
- Mighty Bird
- The Egg and I
- Thundercloud Subs
- Verts

Restaurants

- Dos Batos
- Alamo Drafthouse
- Madam Mam's
- Jimmy John's
- Pluckers
- Chili's
- Sherlock's Baker St. Pub & Grill
- Slab BBQ
- Olive Garden
- DANG Banh Mi
- Trudy's
- P. Terry's
- Waterloo Ice House

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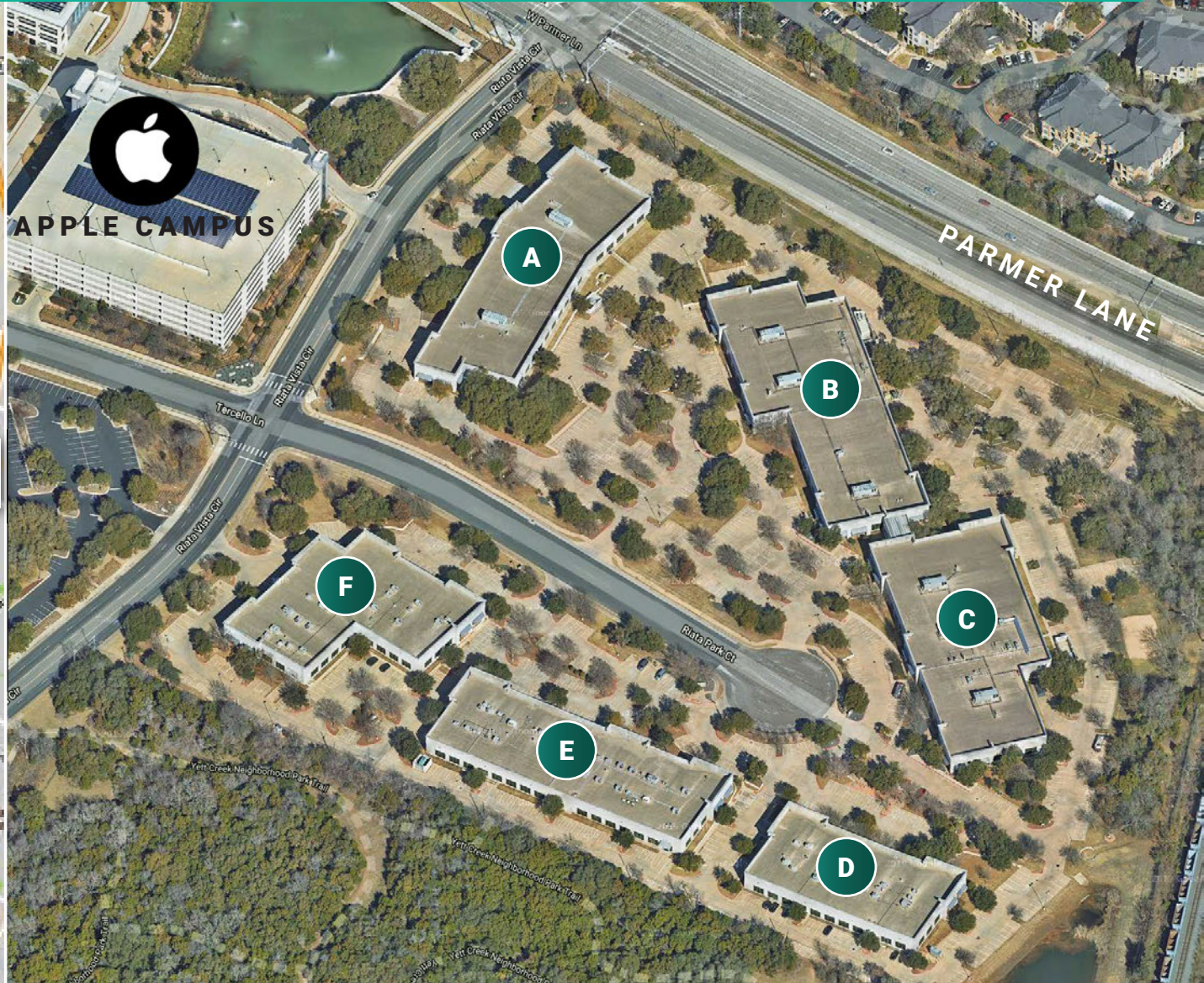
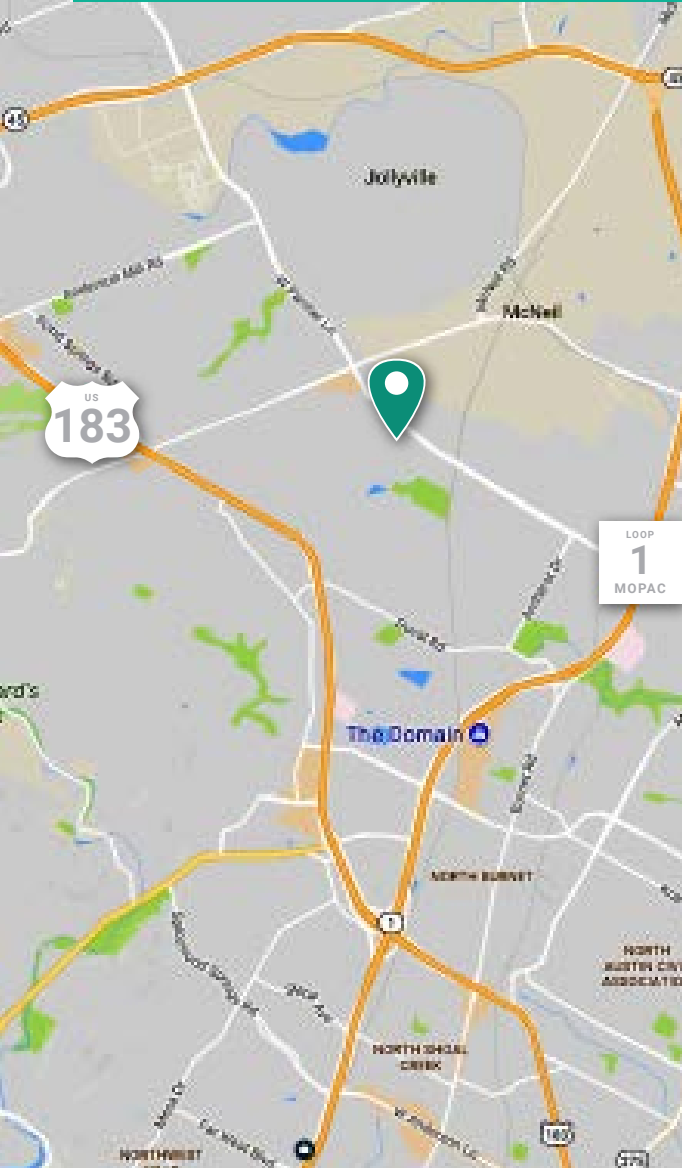
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