



RIVER PLACE CORPORATE PARK

Austin, Texas



welcome to *River Place*

River Place is more than a location, it's a lifestyle.
It's where morning coffees at the nearby Starbucks transform into big ideas — and scenic views of Texas Hill Country inspire your workday.

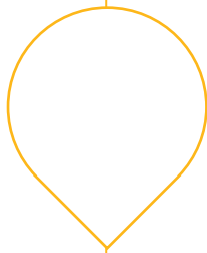
AUSTIN, TX

*With Austin's market on the cusp of an **explosive growth rate of 3.1% through 2027 within a 10-mile radius**, now is the perfect moment to anchor your business in a locale destined for prosperity.*





TOTAL SQUARE FEET IN PARK	553,000 SF
TYPICAL FLOOR PLATE	25,000-33,000 SF
AVAILABLE SPACES RANGING	2,500-32,945 SF
CONTIGUOUS SPACE AVAILABLE	82,700 SF



River Place Corporate Park is a 48-acre, seven building, Class-A office park located in Northwest Austin. The 1,440 acre master-planned community includes the River Place Country Club, residences, a new hotel, retail, and dining options.

6500 RIVER PLACE | AUSTIN, TX



DIRECT ACCESS TO FM 2222, FM 620, & RIVER PLACE BLVD.

With *significant rent savings* compared to Austin's urban core and *excellent accessibility*, River Place offers substantial value for tenants throughout Northwest Austin.

620

BUILDING 7

BUILDING 6

BUILDING 5

BUILDING 4

2222

BUILDING 1

BUILDING 3

BUILDING 2

TENANT AMENITIES

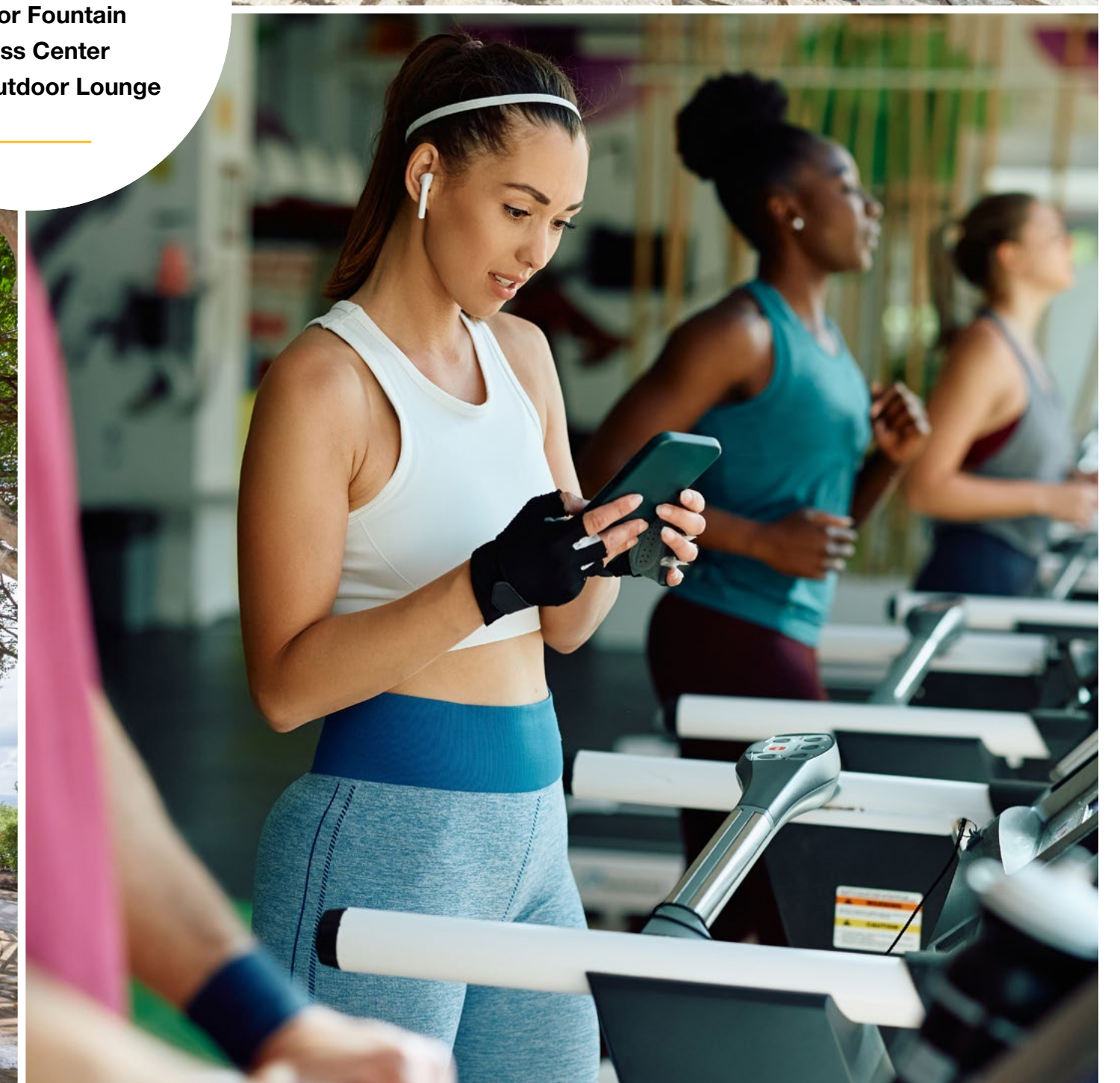
Elevate your 9-to-5

- + Tangent Cafe serves breakfast & lunch
- + On-site fitness center with showers and lockers
- + Direct access to the 6-mile River Place Nature Trail
- + Panoramic views of rolling Texas Hill Country
- + Outdoor Terraces overlooking Panther Hollow Preserve
- + Pond and fountain with plentiful outdoor seating
- + A mix of structured and surface parking with 4:1,000 ratio
- + Access to EV car charging stations
- + On-site Property Management & Engineering team



Clockwise from top left:

**Tangent Cafe
Outdoor Fountain
Fitness Center
Tenant Outdoor Lounge**





authentically *austin*

Immerse yourself in the vibe of Austin without straying too far from the office. Replace the traditional board meeting with a round of golf at the River Place Country Club or take in the landscapes surrounding Lake Travis; every convenience is just moments away.

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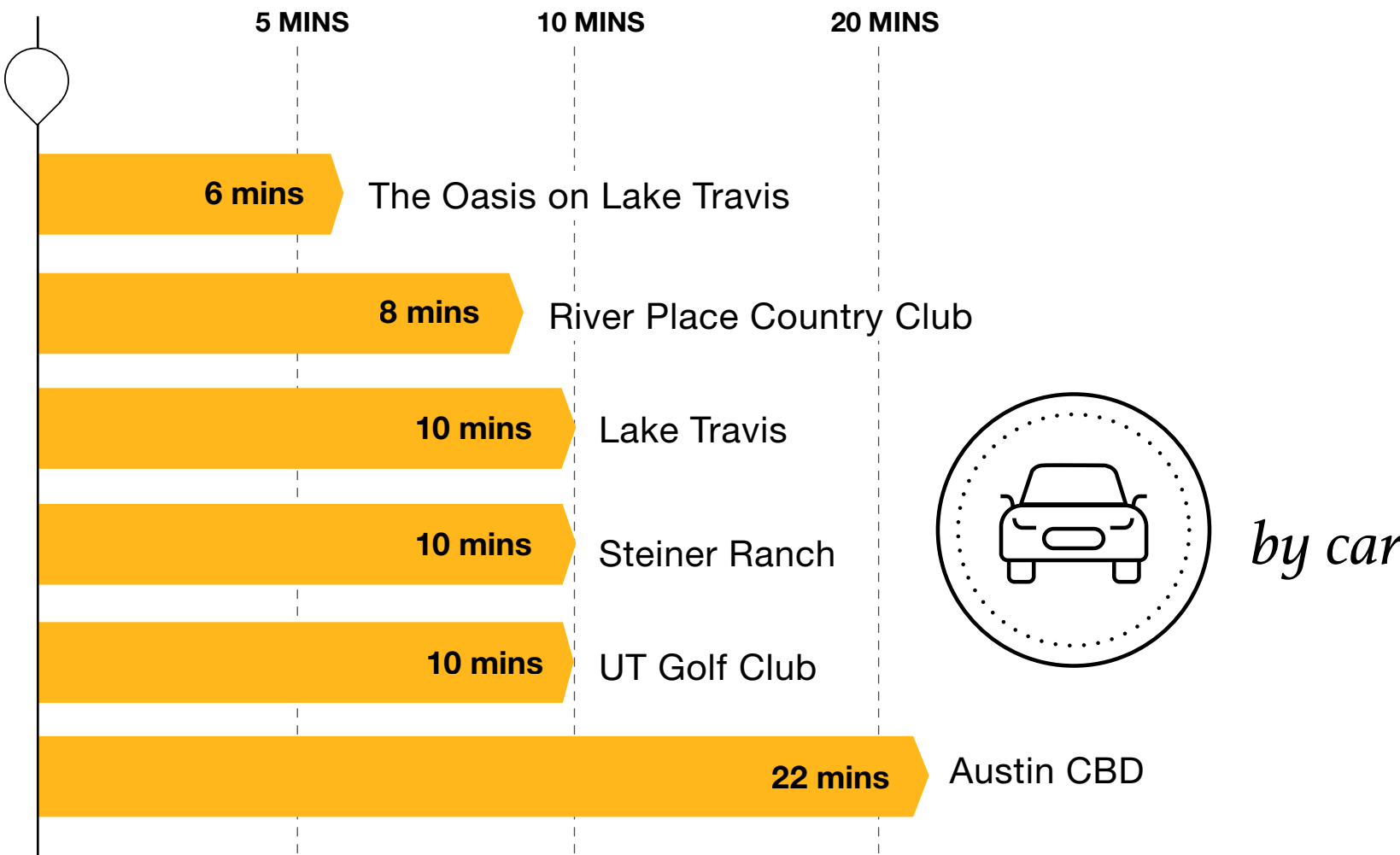
MILES OF HIKE AND BIKE TRAILS

55+

RESTAURANTS & BARS

Getting here is easy

Positioned with direct access to major roadways like Mopac Expressway and Capital of Texas Highway, along with its proximity to sought-after districts, River Place places you perfectly within Austin’s vibrant ecosystem. *Here, the connectivity isn’t just about roads, it’s about bridging your business to the area’s talent.*





URBAN BY NATURE

With a compelling blend of nature and urban accessibility, River Place is more than a place to do business — it's where success intertwines with Austin's spirit, charm, and culture.

A BRANDYWINE WORKSPACE

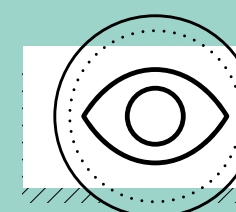
Where you work matters

At Brandywine, we understand that the right workspace can significantly enhance creativity, productivity, and overall well-being. That's why our buildings offer:

- + Functional footprints
- + Surplus of natural light
- + Uncompromising building systems
- + Superior indoor air quality



Choosing Brandywine means investing in a relationship with a stable, reliable landlord and a strong workplace partner. With the ability to fund Tenant Improvements (TI) and the support of our in-house design & construction experts, we're prepared and eager to manage the process of bringing your vision to life.



AVAILABILITIES



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.



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