

FOR LEASE

6207 Bee Cave Road



CARR
Development, Inc.



grant@carrdevelopment.com
5121 Bee Cave Rd., Suite 207
Austin, TX 78746
Phone: (512) 306-1771

FOR LEASE | 6207 BEE CAVE ROAD, AUSTIN, TEXAS 78746



PROPERTY INFO

- Rediscover the premier location of 6207 Bee Cave Road in the heart of West Lake Hills.
- This prime location offers exceptional visibility and accessibility, making it a topflight option for invited companies.
- The property has undergone major interior and exterior renovations including landscaping upgrades to bring the office building up to a new standard.
- Unveiled as more than just office space. It offers sophisticated interiors while displaying gallery quality fine art throughout the common areas.
- A lobby desk security guard dedicated to the needs of the building.
- Underground secured executive garage parking and covered surface parking.
- Cross access to the adjacent retail and dining experiences providing direct access to the traffic light on Bee Cave Road.

OFFICE SPACE AVAILABLE

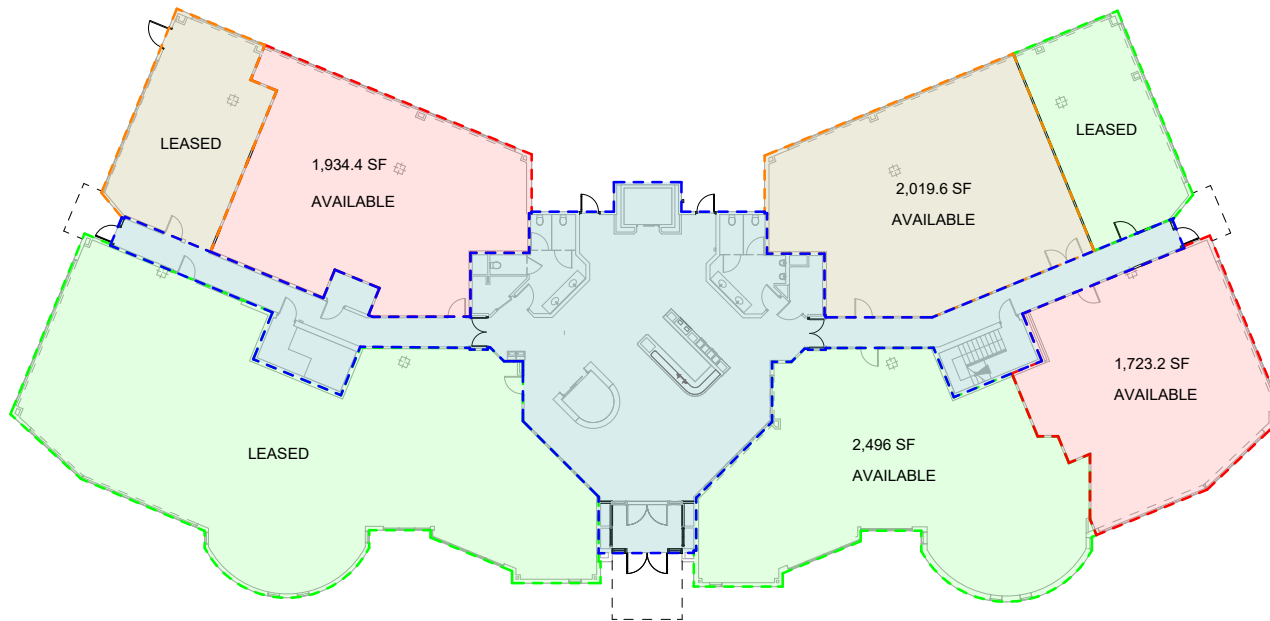
- Suite sizes available from 1,700 SF to 7,500 SF

RATES | NNN

- Please contact for information

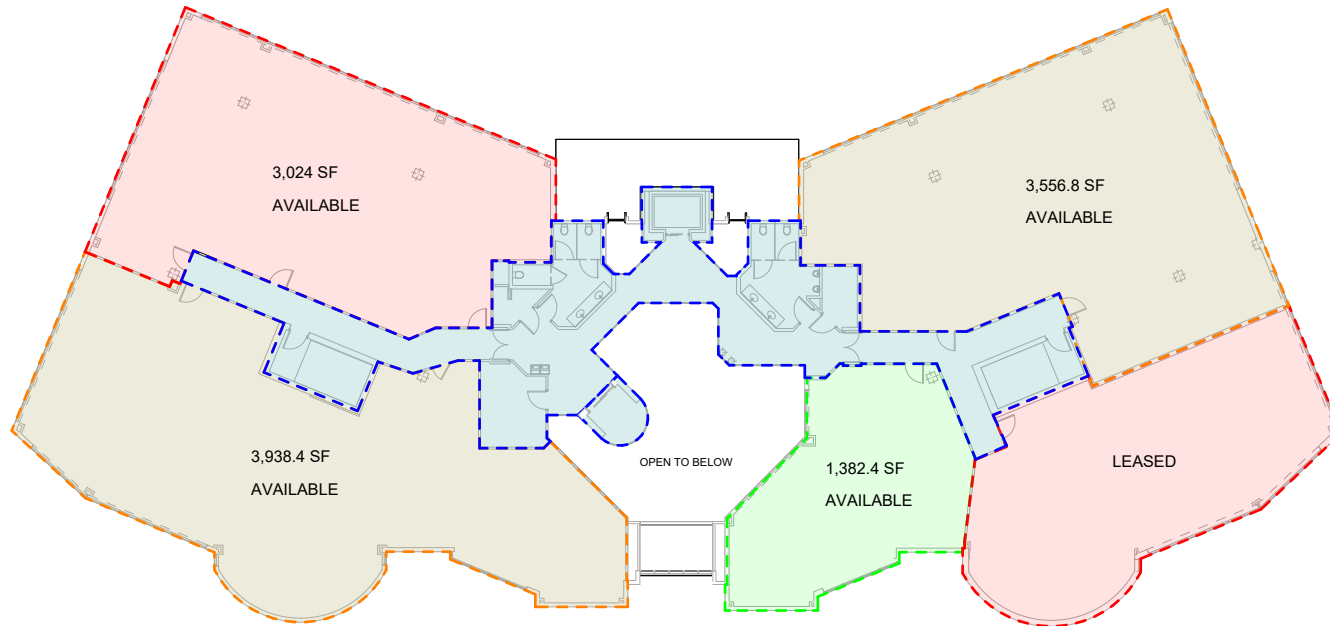


FLOOR PLAN
FIRST FLOOR



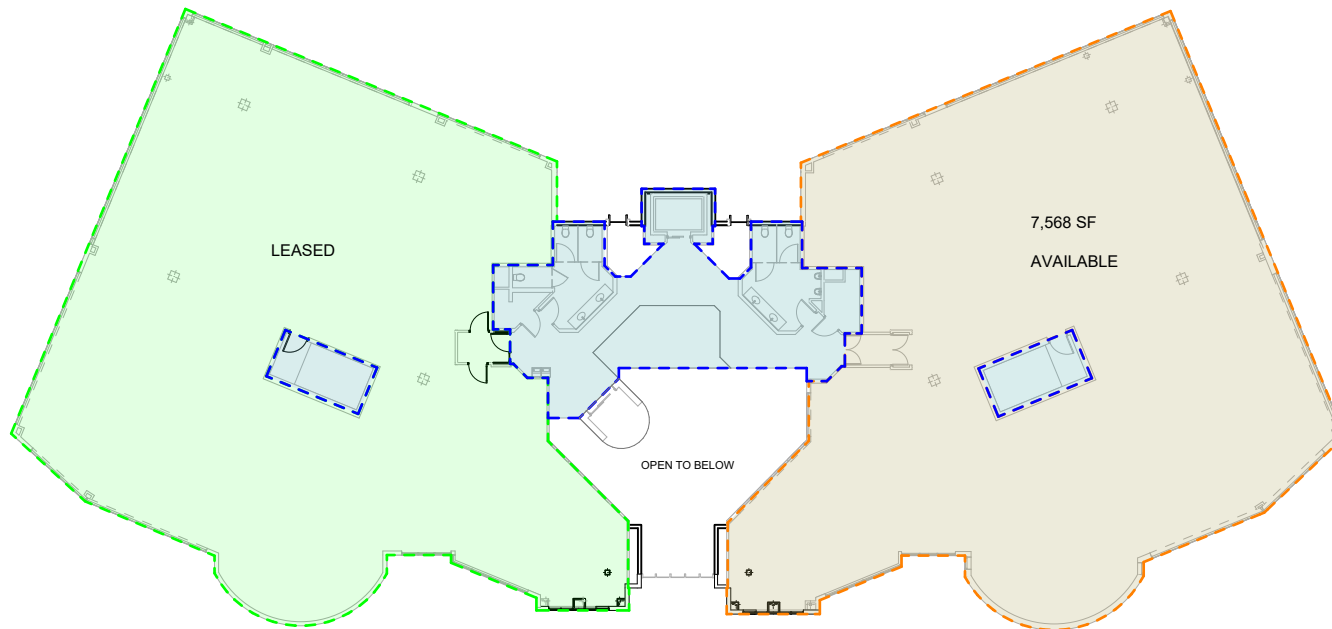
1 LEVEL 1 - USABLE/RENTABLE SF
SCALE: 1/16" = 1'-0"

FLOOR PLAN
SECOND FLOOR



1 LEVEL 2 - USABLE/RENTABLE SF
SCALE: 1/16" = 1'-0"

FLOOR PLAN
THIRD FLOOR



1 LEVEL 3 - USABLE/RENTABLE SF
SCALE: 1/16" = 1'-0"

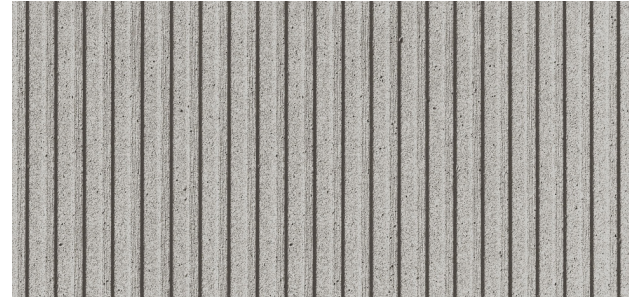
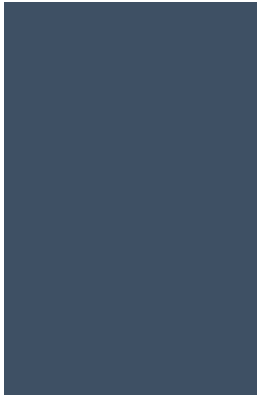
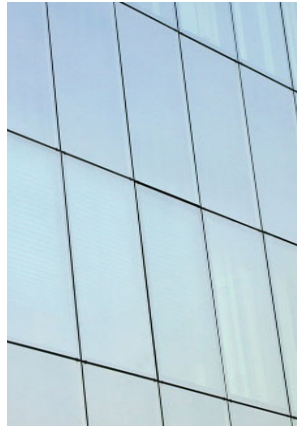
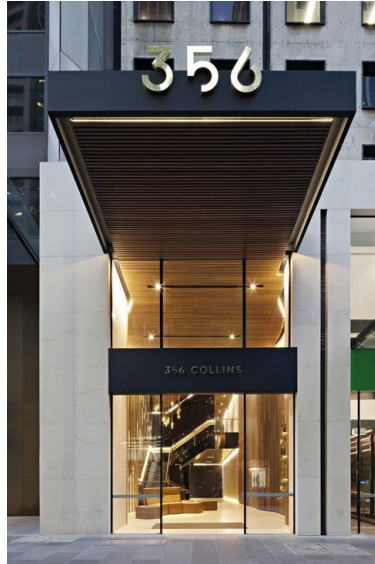
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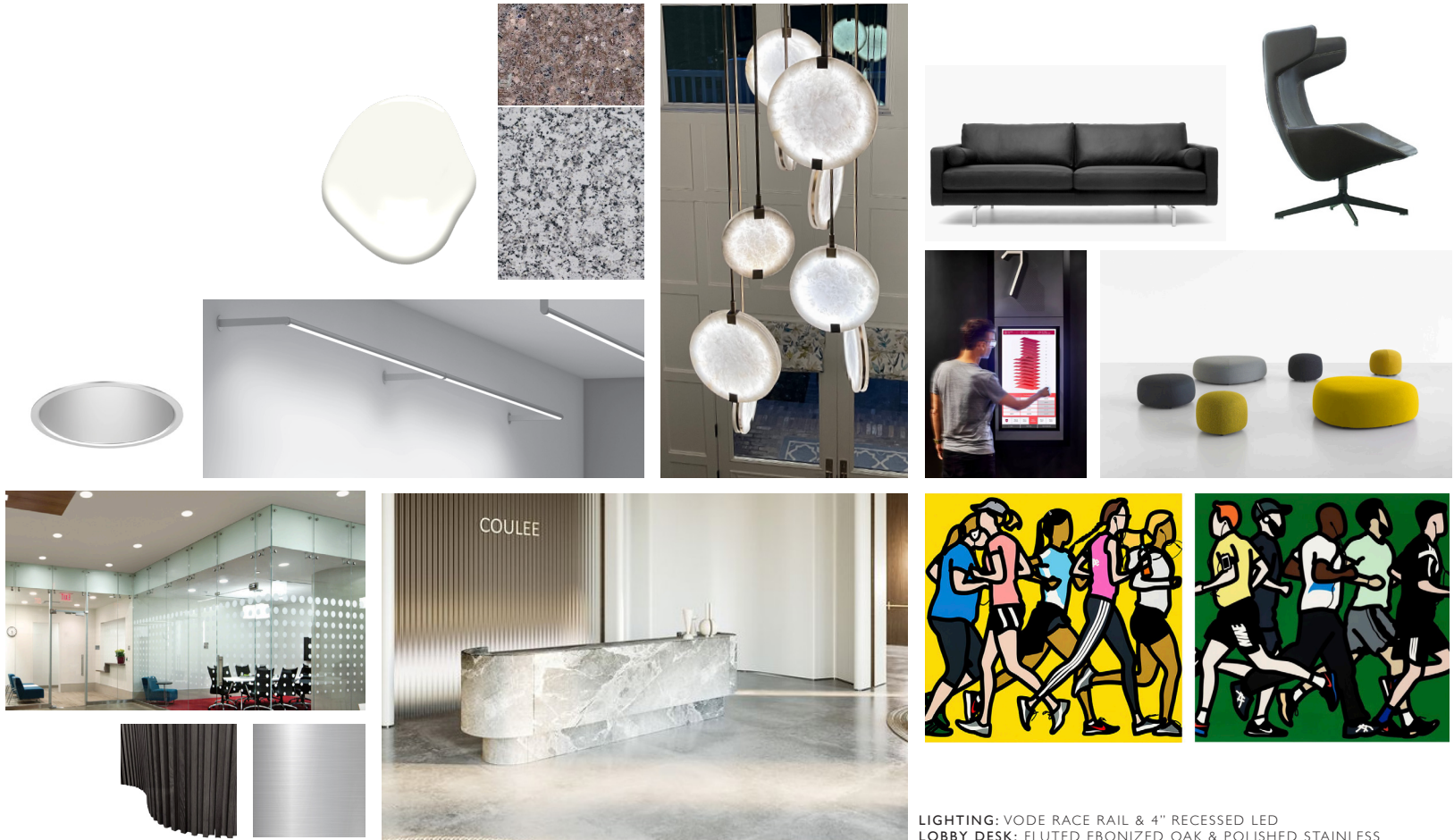
www.carrdevelopment.com

EXTERIOR IMPROVEMENTS



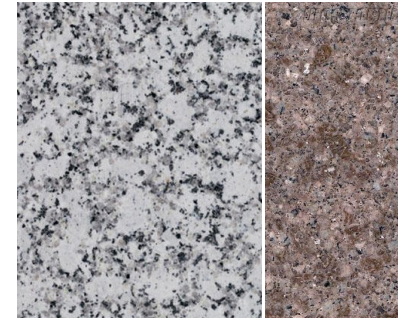
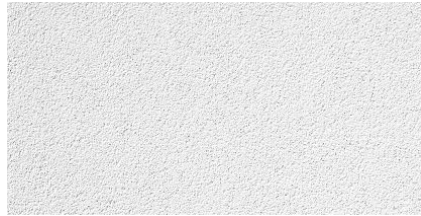
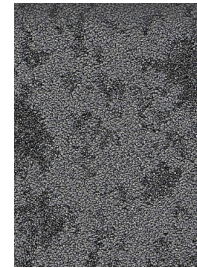
DOORS: ELLISON NARROW STILE BALANCED DOOR
GLASS: VIRACON VREI-59 & VEI3-2M
CURTAIN WALL SYSTEM: KAWNEER, STRUCTURALLY GLAZED
CANOPY: VMZINC METAL PANEL, ANTHRACITE FINISH
SOFFIT: LINEAR METAL PANEL
PAINT: SHERWIN WILLIAMS INDIGO BATIK (SW 7602)

LOBBY IMPROVEMENTS



LIGHTING: VODE RACE RAIL & 4" RECESSED LED
LOBBY DESK: FLUTED EBONIZED OAK & POLISHED STAINLESS
PENDANT: CUSTOM LED LIT ALABASTER CIRCLES, CHROME FINISH
FURNITURE: BENSEN SOFA, MOROSO SWIVLE CHAIR, KIPU OTTOMANS
PAINT: SHERWIN WILLIAMS, PURE WHITE, SW7005
FLOORING: REFRESH EXISTING FLOORING

CORRIDOR AND OFFICE IMPROVEMENTS



CEILING TILES: OPTIMA TEGULAR, SIZES TBD
LIGHTING: ALIGHT ALIGN 5 RECESSED TRACK AND 2X4 TROFFERS
STOREFRONT: KAWNEER INFRAME, DARK BRONZE FINISH
DOOR PULLS: ASSA ABLOY ROCKWOOD PULLS
PAINT: SHERWIN WILLIAMS, PURE WHITE, SW7005
FLOORING: REFRESH EXISTING FLOORING & CARPET

