

FULL BUILDING FOR SUBLEASE

4,455 SF IN INCREDIBLE LOCATION



12101 BEE CAVES RD

AUSTIN, TX 78738

CORTLAND LOWE III | (561) 281-4304 | lowe@hpitx.com

COLE MARTINEZ | (972) 215-6996 | cmartinez@hpitx.com

HPI
TENANT ADVISORS

FULL BUILDING OVERVIEW



Size: 4,455 SF



Rate: \$37.00/SF
Est. OPEX: \$3.65/SF



Available Now



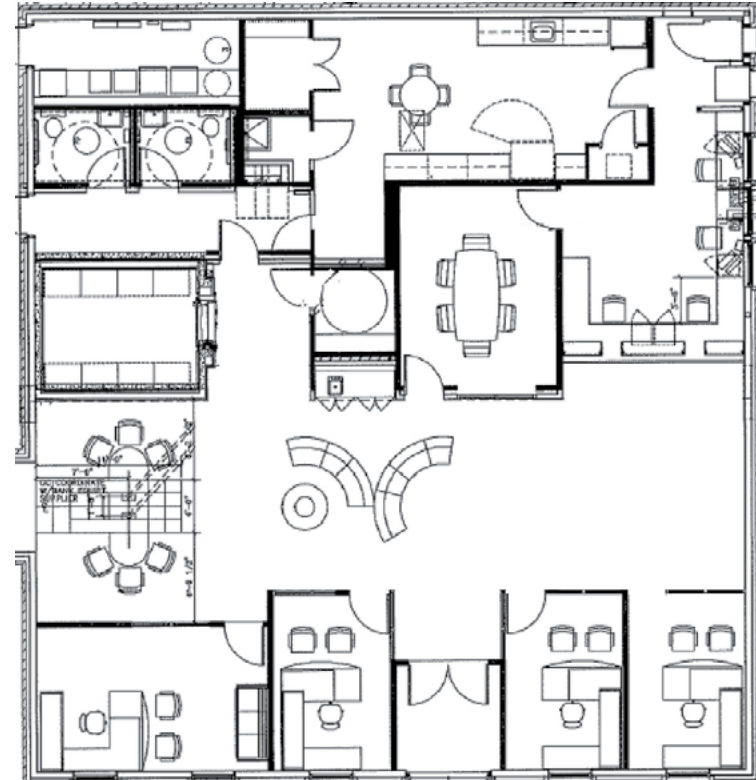
Expiration: February 28, 2029



Parking: 22 Spaces



TAKE A VIRTUAL TOUR



RETAIL BANK/OFFICE OPPORTUNITY

FEATURES:

- 2 workstations
- 4 private offices
- 1 phone room
- 1 conference room
- Break room



TENANT BREAK ROOM



WORKSTATIONS



RETAIL BANK/OFFICE OPPORTUNITY



BUILDING LOCATION

EST. DRIVE TIMES

DOWNTOWN: 25 Minutes

THE DOMAIN: 30 Minutes

AUSTIN AIRPORT: 30 Minutes

HWY 71: 3 Minutes

AMENITY-RICH AREA



TRADER JOE'S



ALLSTARBURGER

MANDOLA'S
ITALIAN ASSOCIATES

Madam's
Mama's
THAI CUISINE

CINEMARK

TOSS
PIZZERIA & PUB

& Much More...

HILL COUNTRY GALLERIA

UPLANDS VILLAGE

12101 BEE CAVES RD

SHOPS AT THE GALLERIA

HPI

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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■

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