NNN Investment Opportunity
FOR SALE

7000 BEE CAVES RD
AUSTIN, TX 78746

Multi-Tenant Medical Office

partners

Our Team

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Investment Summary

Partners Real Estate is pleased to present the exclusive offering of 7000 Bee Caves Road, a fully leased, ±20,042 square foot medical office building situated on 1.0 acre along one of Austin's most prominent and high-demand commercial corridors. The property offers investors immediate, stabilized cash flow backed by multiple tenants within the affluent Westlake submarket — home to some of the highest household incomes in the Austin MSA and a deeply established medical office ecosystem. This offering represents a rare opportunity to acquire a purpose-built medical asset with a strong in-place income profile in an infill location with meaningful barriers to new supply.

Price	$7,400,000
Price Per SF	$369.22
Cap Rate	7.53%
Net Operating Income	$556,976
Lot Size	1.00 AC
Building Size	20,042 SF
Year Built	1999
Parking Spaces	73

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Property Highlights

Strong, Multi-Tenant Occupancy

The property is occupied by multiple established tenants, delivering diversified and reliable in-place cash flow with a market-competitive return profile from day one.

Clean Room & Lab Ready

Beyond standard medical office buildout, the building features specialized infrastructure including clean room and lab capabilities — a significant capital investment that broadens tenant appeal and meaningfully raises the barrier to competing supply.

Prime Westlake / Bee Caves Corridor

The surrounding Westlake submarket ranks among the highest household income concentrations in the entire Austin MSA, generating consistent patient volume and sustained demand for quality medical office space.

Affluent, High-Demand Trade Area

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Proven Medical Office Destination

Situated within a dense cluster of healthcare providers and medical facilities, the property benefits from strong co-tenancy and an established reputation as a go-to medical corridor for the Westlake community.

Irreplaceable Infill Land Position

The 1.0-acre site sits within one of Austin's most supply-constrained submarkets, providing a compelling acquisition basis relative to replacement cost and strong long-term asset value fundamentals.

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Tenant Overview

Austin Studio Architects
austinstudioarchitects.com

Industry:
Architecture

Business Description:
Austin Studio Architects is a Texas-based residential and commercial architecture firm specializing in high-end custom home design. The firm has an active portfolio spanning luxury communities including Travis Club, The Reserve at Lake Travis, Cordillera Ranch, Cinnamon Shore, and Boot Ranch. Known for a refined modern design aesthetic and site-sensitive architecture.

Butter Lutz Interiors
butterlutz.com

Industry:
Interior Design

Business Description:
Butter Lutz Interiors is a full-service Austin interior design studio positioning itself at the intersection of thoughtful design and smart luxury. The firm serves high-end residential clients and has completed projects for notable brands including Kendra Scott. A strong social presence and press coverage underscore its positioning as a premium Austin design studio.

PanTher Therapeutics
panthertx.com

Industry:
Biotechnology

Business Description:
PanTher Therapeutics is a clinical-stage oncology company pioneering localized, high-dose chemotherapy delivery through its proprietary Sagittari™ polymer platform. Its lead product, PTM-101, is in active Phase 1b clinical trials for pancreatic cancer. PanTher operates dual offices in Austin, TX and Watertown, MA, with institutional research partnerships and AACR conference presentations.

Tenant Overview

Finenti Corporation
finenti.cpa

Industry:
Accounting / CPA

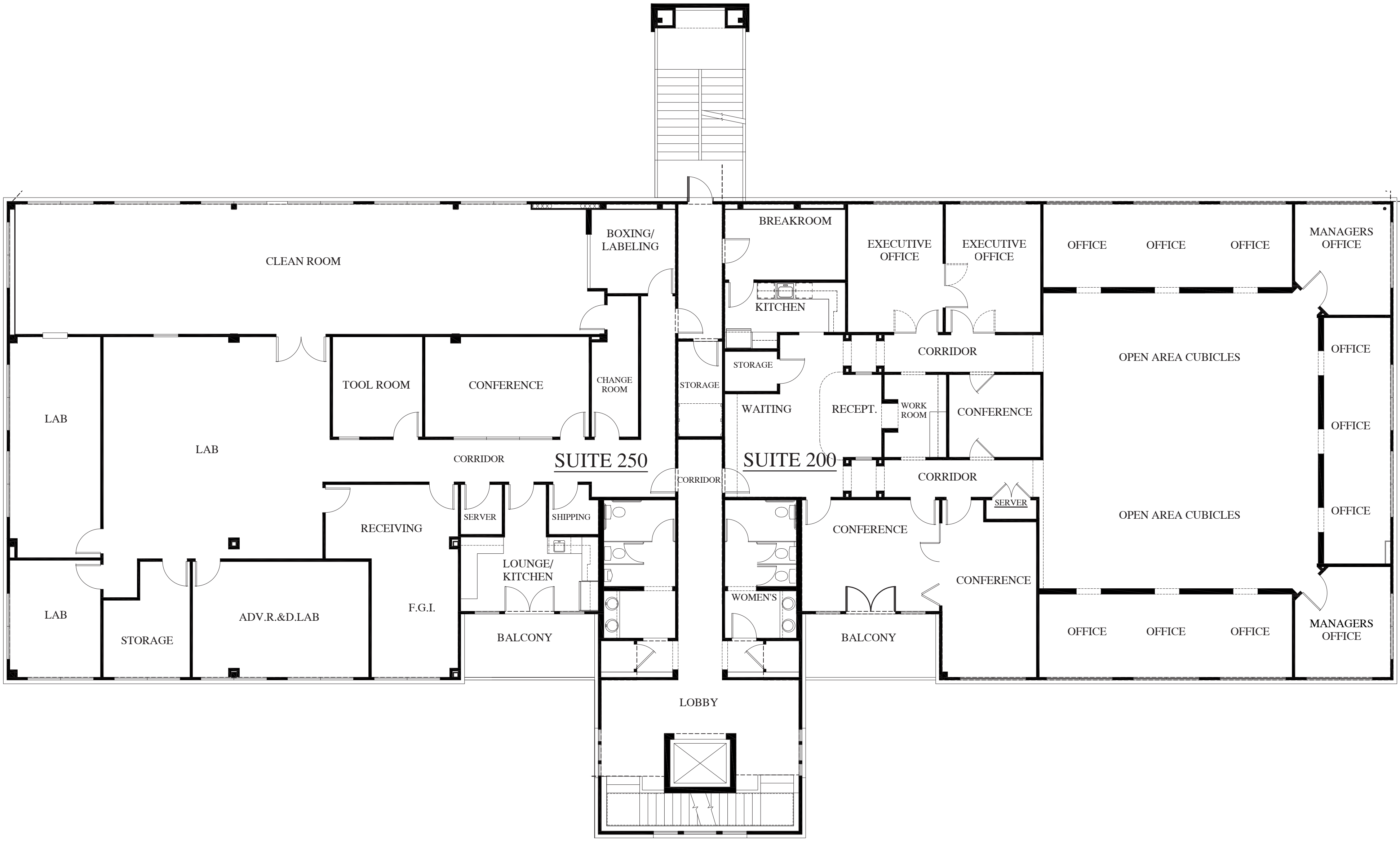
Business Description:
Finenti Corporation is an Austin-based CPA firm serving small to mid-size businesses and startups with outsourced accounting, fractional CFO services, and tax compliance. Led by a former ExxonMobil executive with 23 years in the Controllers organization, the firm delivers real-time bookkeeping via best-in-class technology.

Geode Health
geodehealth.com

Industry:
Mental Health

Business Description:
Geode Health is a multi-location mental healthcare provider operating in partnership with Baylor Scott & White Health at this location. Geode delivers psychiatry, therapy, and advanced treatments (TMS, Spravato) to adults, children, adolescents, couples, and families. The practice combines in-person and virtual care, typically offering appointments within days.

Second Floor



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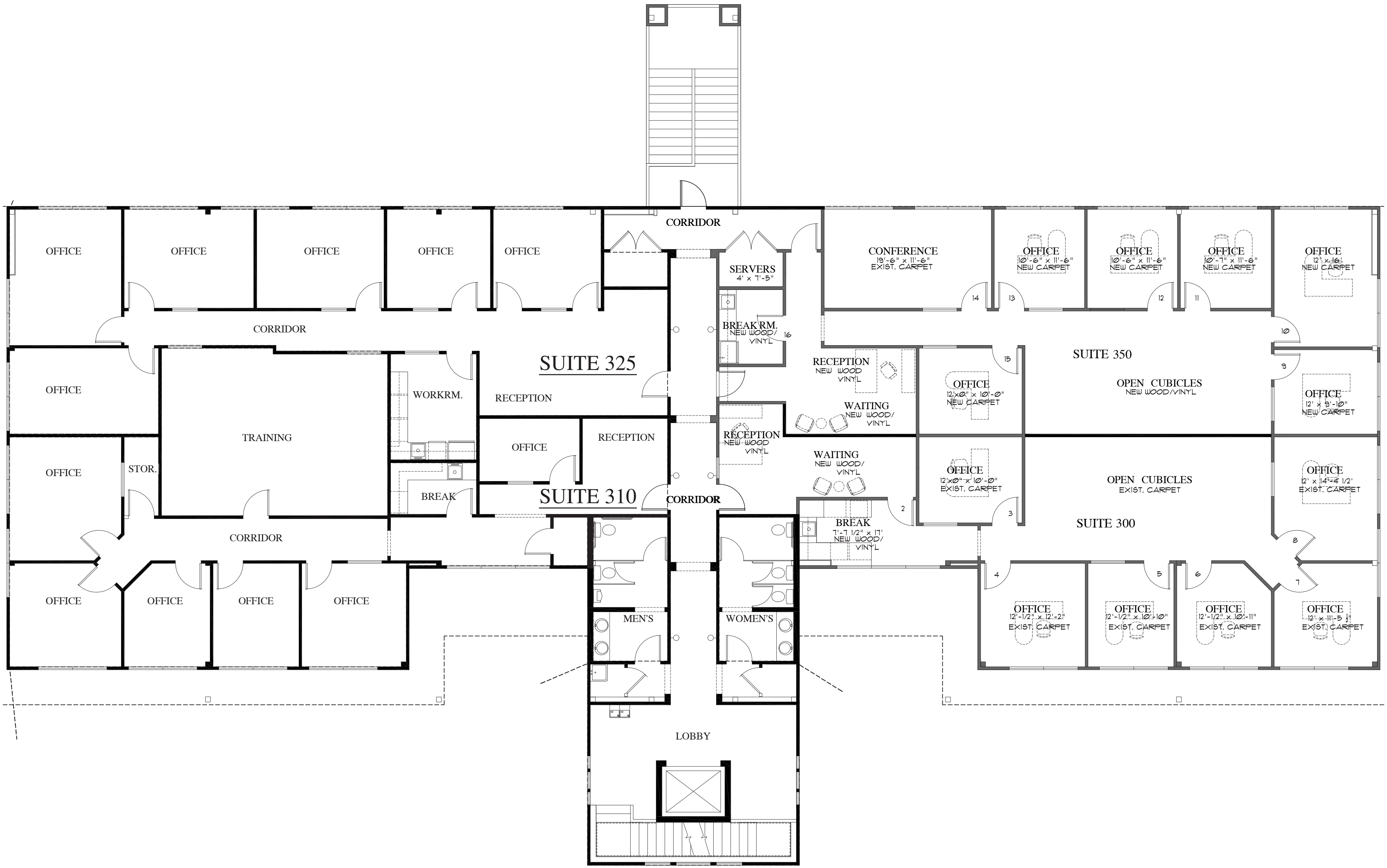
Third Floor



CORRIDOR
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
SERVERS
CONFERENCE
EXIST. CARPET
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NEW CARPET
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NEW CARPET
OFFICE
NEW CARPET
OFFICE
NEW CARPET
CORRIDOR
BREAK RM.
SUITE 325
SUITE 350
OFFICE
RECEPTION
WORKRM.
RECEPTION
OFFICE
NEW CARPET
OPEN CUBICLES
NEW WOOD/VINYL
OFFICE
NEW CARPET
TRAINING
WAITING
OFFICE
RECEPTION
RECEPTION
OFFICE
STOR.
WAITING
OFFICE
EXIST. CARPET
OPEN CUBICLES
EXIST. CARPET
OFFICE
EXIST. CARPET
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SUITE 310
CORRIDOR
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MEN'S
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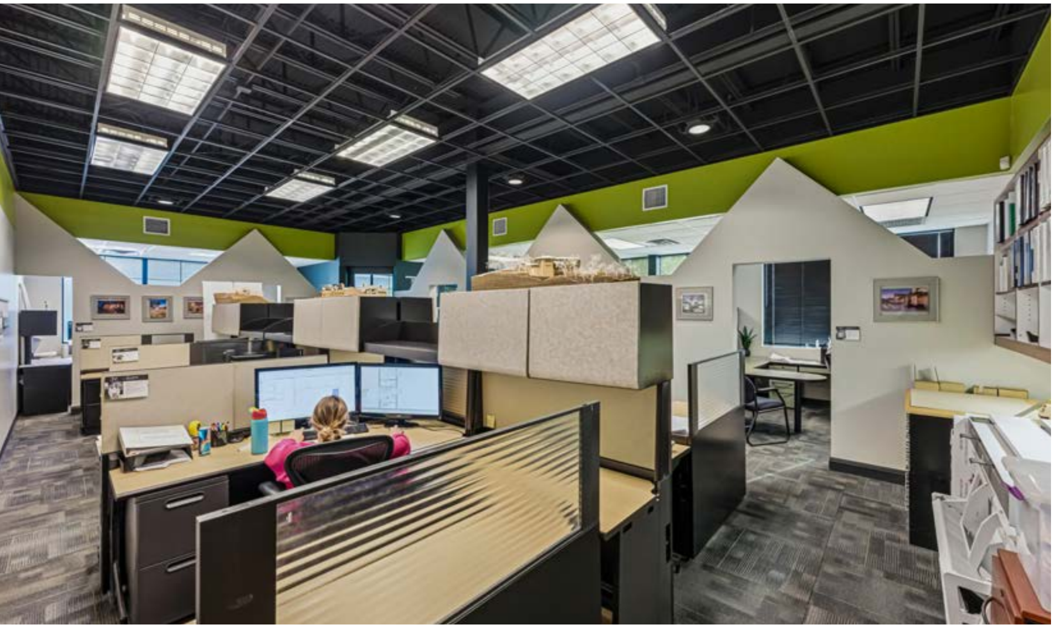
LOBBY

Interior Photos



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Interior Photos

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Interior Photos

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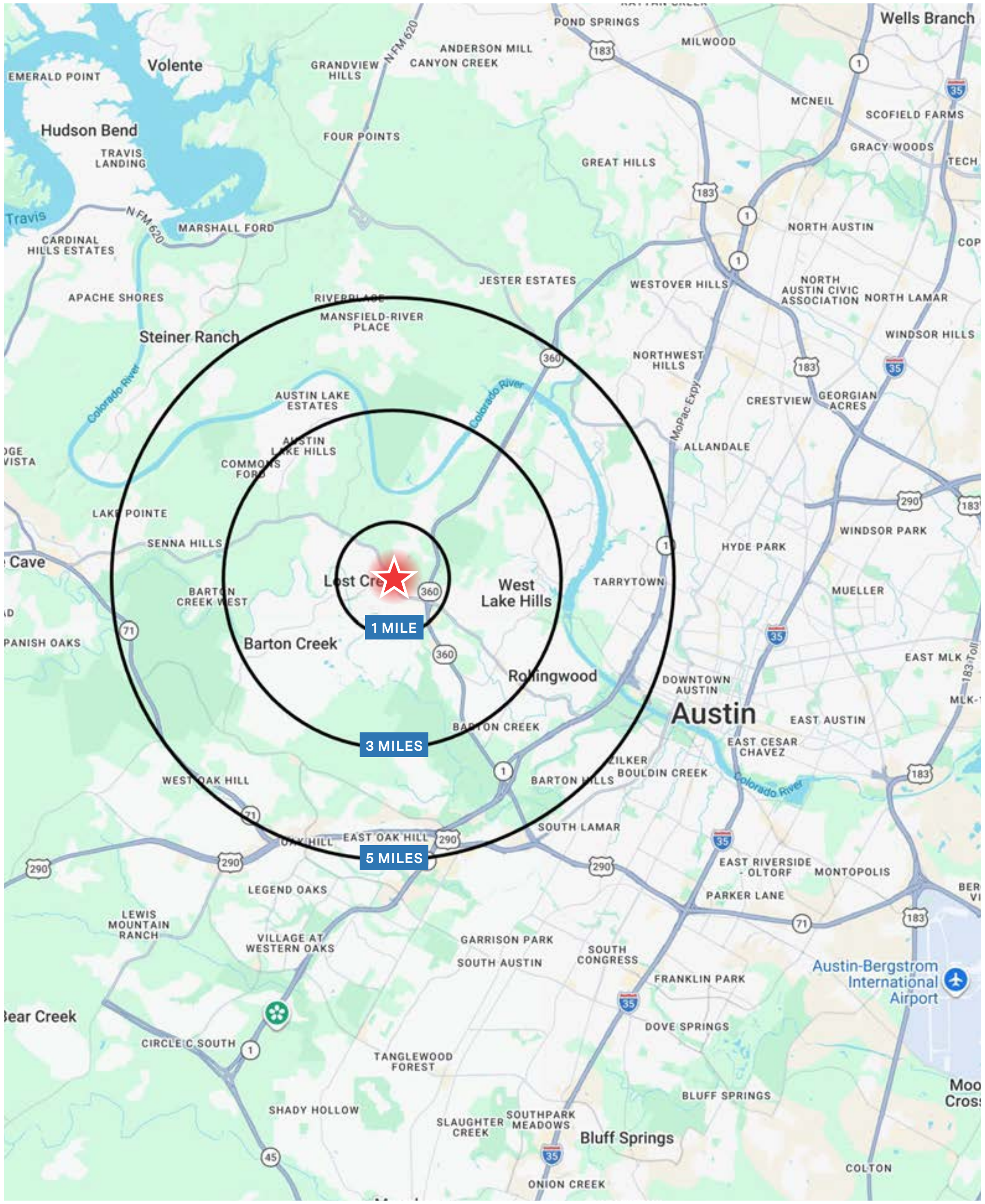
Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	2,171	23,465	98,530
2030 Population Projection	2,256	24,420	102,457
Median Age	47.7	47.4	42

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	804	8,548	40,451
2030 Household Projection	841	8,962	42,371
Avg Household Income	$208,558	$220,207	$183,189
Median Household Income	$204,612	$222,771	$159,399

EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	9,210	29,199	76,752
Businesses	879	3,812	9,035



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Nearby Businesses

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Medical in Westlake, TX

The Westlake/Bee Caves corridor is widely regarded as one of the most desirable and high-performing submarkets in the entire Austin MSA — and for good reason. The area is home to prestigious residential communities, top-ranked schools within Westlake ISD, and a thriving retail and professional services environment that attracts an exceptionally affluent and educated resident base. With median household incomes exceeding $200,000 within a three-mile radius, the surrounding population represents some of the strongest consumer and patient demographics in Texas.

Demand for quality commercial space in this corridor is perennial. The submarket draws best-in-class tenants across medical, professional, and financial services — all competing for a very limited inventory of well-located, functional buildings. Traffic counts along Bee Caves Road exceed 49,000 vehicles per day, underscoring the corridor's role as a primary artery connecting Austin's urban core to the rapidly growing communities of Bee Cave, Lakeway, and the Texas Hill Country.

What makes Westlake truly compelling for investors is what you cannot build here. The submarket is governed by some of the most restrictive entitlement and development regulations in the Austin metro. Strict zoning, limited developable land, ETJ constraints, and an engaged local community that actively resists overdevelopment have created a nearly impenetrable barrier to new supply. The result is a submarket where existing, well-positioned assets hold their value exceptionally well and new competing product is rarely — if ever — delivered.

For a medical office investor, this dynamic is particularly powerful. Tenants who establish themselves in Westlake stay. The combination of wealthy, loyal patient bases, limited relocation alternatives, and the high cost of specialized buildout creates deep tenant stickiness that is difficult to replicate anywhere else in Austin.

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11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	713-620-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-275-9608
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials | Date