

6836 BEE CAVES ROAD | AUSTIN, TEXAS 78746

THE OVERLOOK

AT ROB ROY



Premier Office Space For Lease in Westlake



 CUSHMAN &
WAKEFIELD

Westlake Prestige

Set within one of the most affluent areas in the Austin region, The Overlook at Rob Roy offers companies a rare opportunity to establish a presence in a highly sought-after Westlake location. Positioned along Bee Caves Road, the property offers strong visibility with flexible, move-in-ready suites, panoramic Hill Country views and upgraded amenities to deliver a more refined workplace experience.



CLASS A
OFFICE/MEDICAL CAMPUS



RECENTLY COMPLETED
LOBBY RENOVATION &
PARKING GARAGE



CONFERENCE CENTER



UNMATCHED VIEWS OF
TEXAS HILL COUNTRY



PRIVATE BALCONIES



3.5/1,000 PARKING RATIO



Balanced Workdays

Westlake offers tenants the best of both worlds, blending the calm and beauty of a suburban setting with close proximity to Austin’s central business district and a vibrant mix of lifestyle amenities.

The Grove Wine Bar & Kitchen	2 min
Village at Westlake	4 min
Barton Creek Square	11 min
Downtown Austin	25 min
Austin Bergstrom International Airport	39 min

POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
2025 Total Daytime Population	9,533	47,436	152,240
Median Home Value 2025	\$1,159,091	\$1,285,098	\$1,141,316



Exceptional Connectivity

With direct access to Bee Caves Road and Loop 360, The Overlook at Rob Roy offers tenants seamless access across Westlake and the greater metro.



For tenants seeking flexibility, The Overlook at Rob Roy offers everything from boutique suites to expansive full-floor opportunities with private patios.

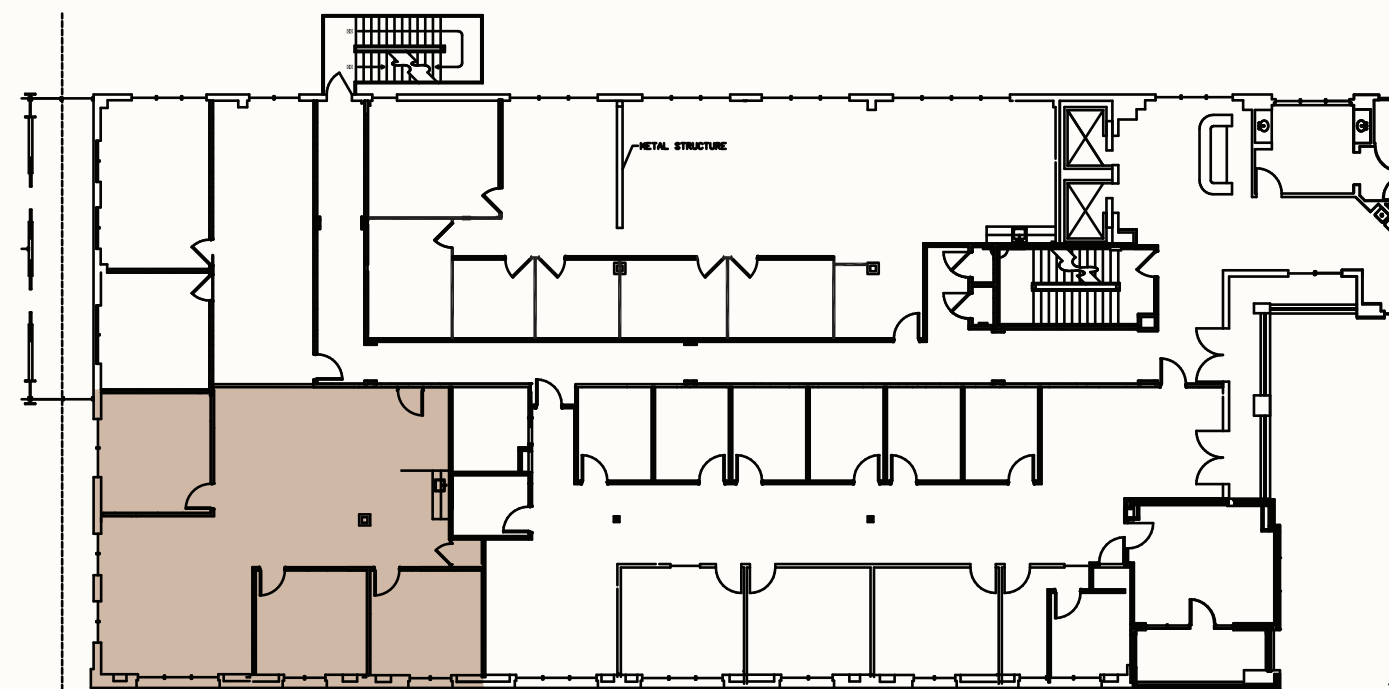
Suite 201

3,665 RSF



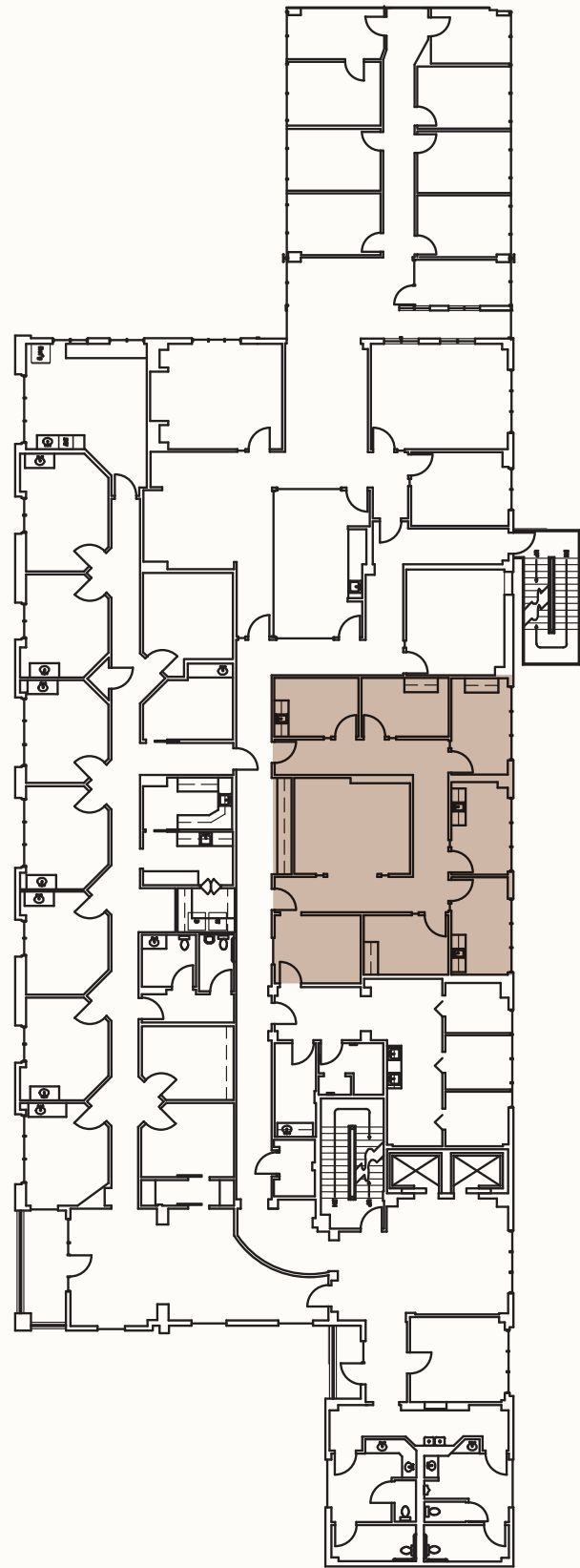
Suite 215

1,776 RSF



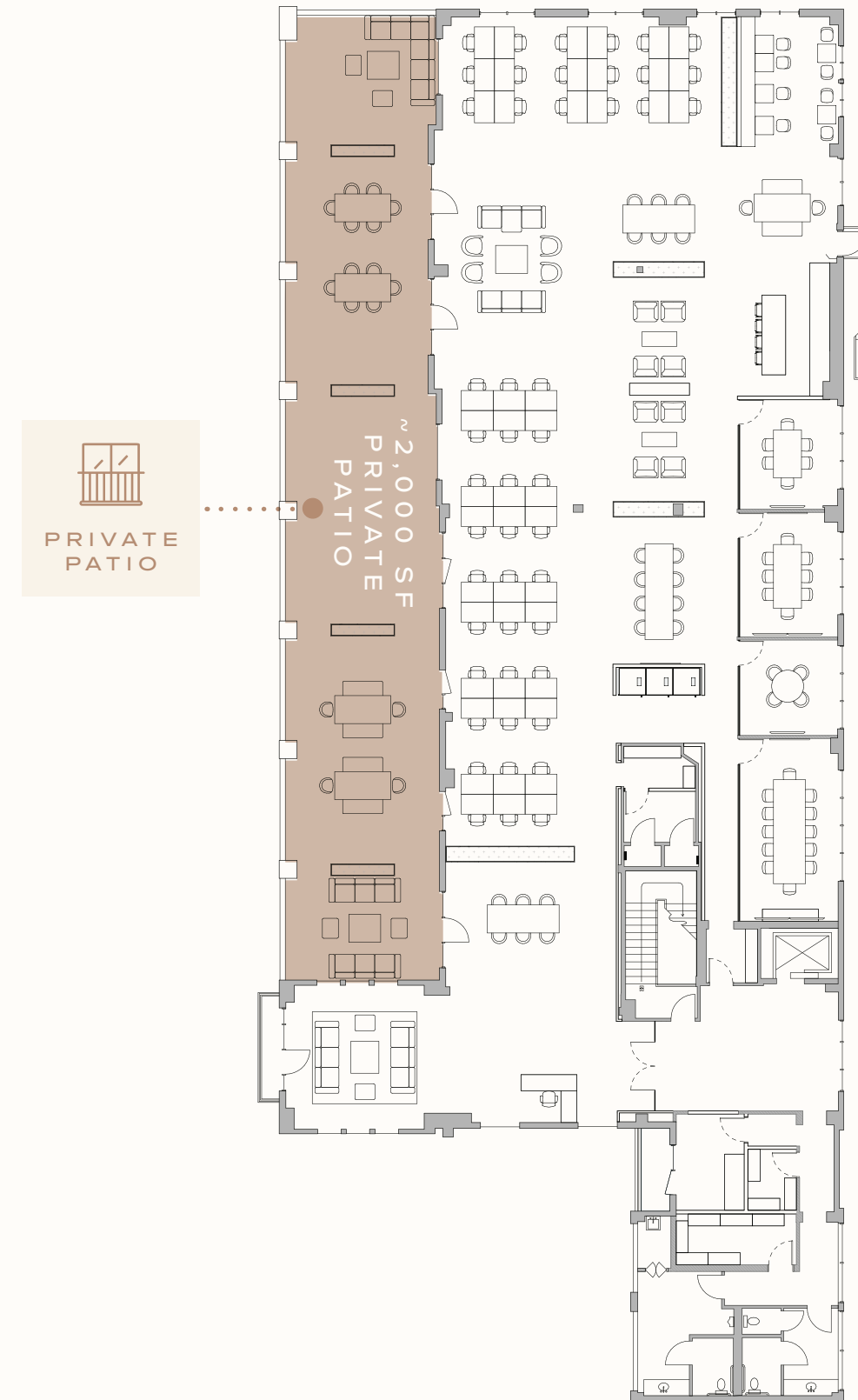
Suite 320

1,885 RSF



Suite 400

8,712 RSF - SPEC SUITE
FULLY FURNISHED WITH PRIVATE PATIO



For More Information, Please Contact

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