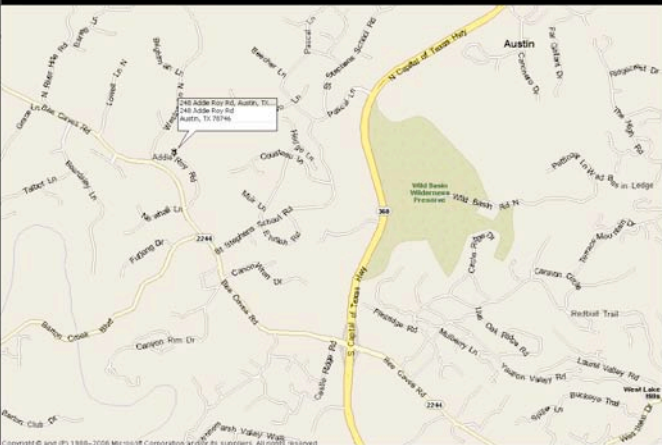


For Lease/Sale

Barton Creek Vista

200 SF -
4,300 SF

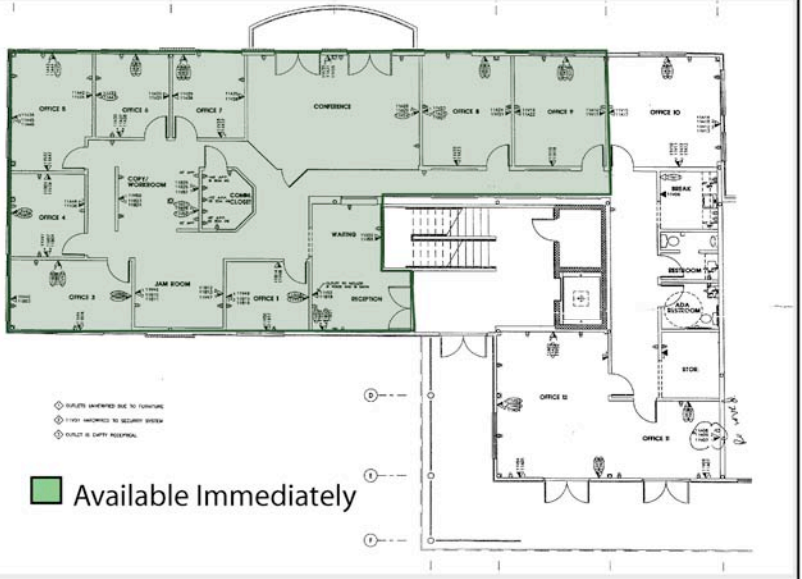
Bee Caves Road @ 248 Addie Roy Road, Bldg. B, Suite 200, Austin, Texas



Location: Barton Creek Vista is located on the north side of Bee Caves Road, just west of Loop 360 in Austin, Texas. The three building complex has great views of Lake Austin to the North and Barton Creek Resort to the South. Great location with close proximity to Westlake and Loop 360. Access via Weston Lane at Rob Roy on the Lake. Across the street from One World Theatre, only 8 miles to Downtown.

Description: Suite B-200 provides 200 to 4,300 SF of Rentable Area which includes 12 offices and two bathrooms, 2 open areas, reception, kitchen, large balcony, large conference room with floor-to-ceiling glass and quality tenant finish out. Professional office space featuring top local law firms, investment companies, and architecture firm. Retail development along Bee Caves Road provides convenient dining and shopping. Nearby restaurants include - Barton Creek Club, Maudie's, La Salsa, Thai Spice, HEB/Central Market, Hangtown, La Madeleine, Thistle Cafe, The Grove, Berryhill, ZuZu, and Jimmy John's. Brand New Exterior, Class A

Terms: Available for immediate occupancy, short term available, negotiable. High speed Internet, electricity, and all other expenses are included except janitorial. Furnishings available at no extra cost. Entire 4,300 SF suite for sale at \$260 PSF, rents \$25.50 PSF modified gross. Short term tenants rental rate - \$2.50 PSF/month



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