



3423

BEE CAVES ROAD



OFFICE/MEDICAL FOR LEASE

3423 BEE CAVES RD | WEST LAKE HILLS, TX | 78746

In Partnership With:



Michael Hsu
Office Of Architecture



3423

BEE CAVES ROAD

AN ELEVATED OFFICE EXPERIENCE

Situated in the heart of Westlake, amidst a tranquil backdrop of trees and lush landscapes, 3423 Bee Caves Rd presents an exceptional boutique office and Class A medical office space that offers a desirable location with dozens of nearby amenities. Step into an environment of thoughtful design and contemporary finishes, meticulously curated by the collaborative efforts of the Topo development team, Michael Hsu Office of Architecture, and Studio ELES.

AVAILABILITY

BUILDING A, SUITE 200	3,286 RSF	<i>(Available Now)</i>
BUILDING C, SUITE 103	2,430 RSF	<i>(Spring 2024 Delivery)</i>

FEATURES

- ▶ Boutique Medical/Office Space
- ▶ Michael Hsu & Studio ELES Designed
- ▶ Class A, Contemporary Finishes
- ▶ Ample Parking - 4.5/1,000 Ratio
- ▶ Warm Shell Delivery
- ▶ Dedicated Suite Entrances



BUILDING A

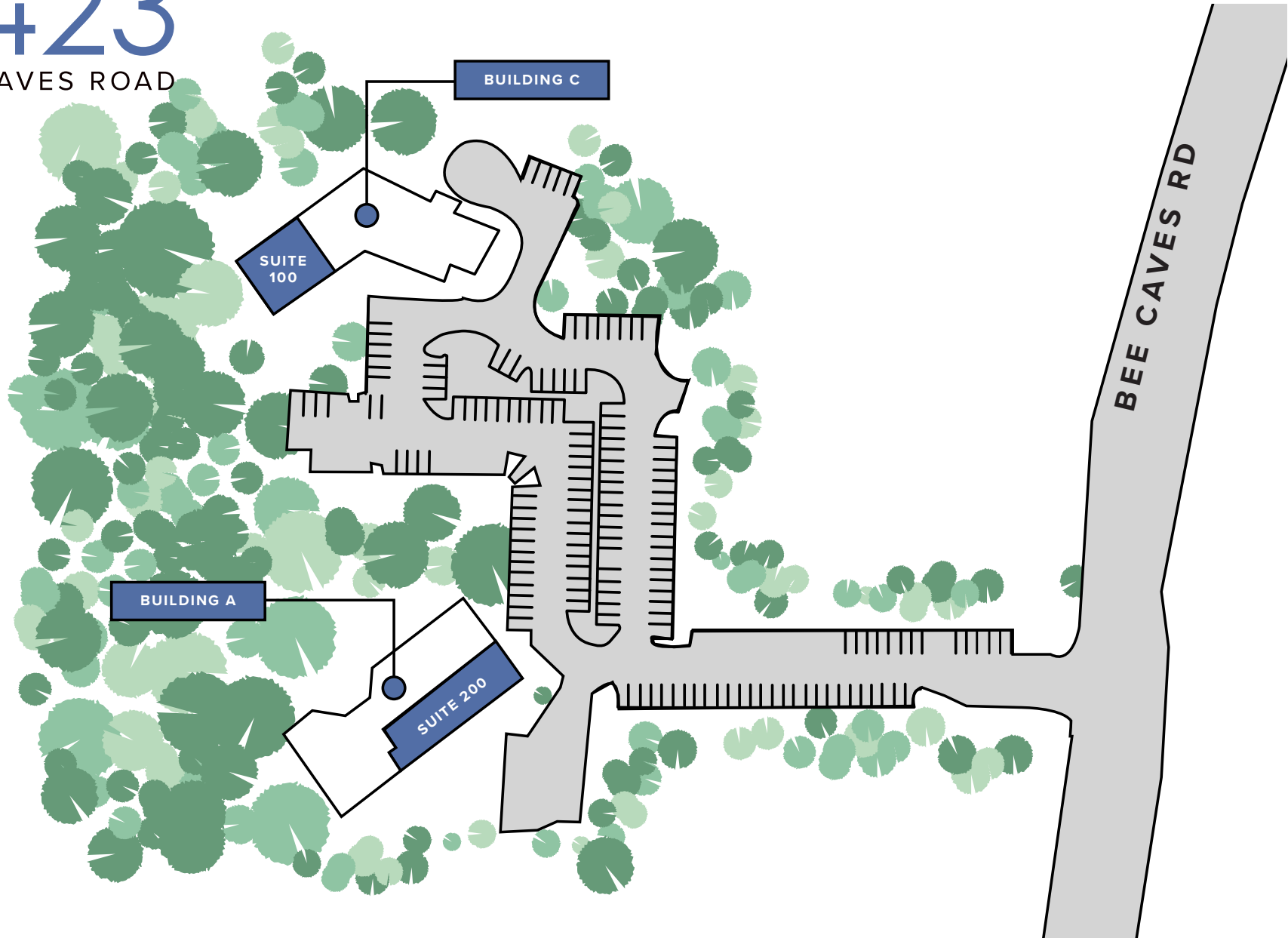


BUILDING C

3423

BEE CAVES ROAD

SITE PLAN



FOR MORE
INFORMATION
PLEASE CONTACT

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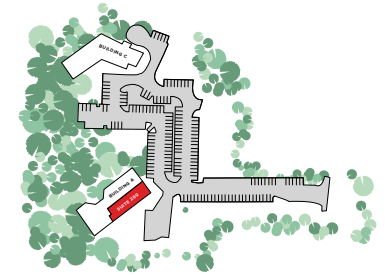
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BEE CAVES ROAD

SUITE 200

3,286 RSF

BUILDING A FLOOR TWO

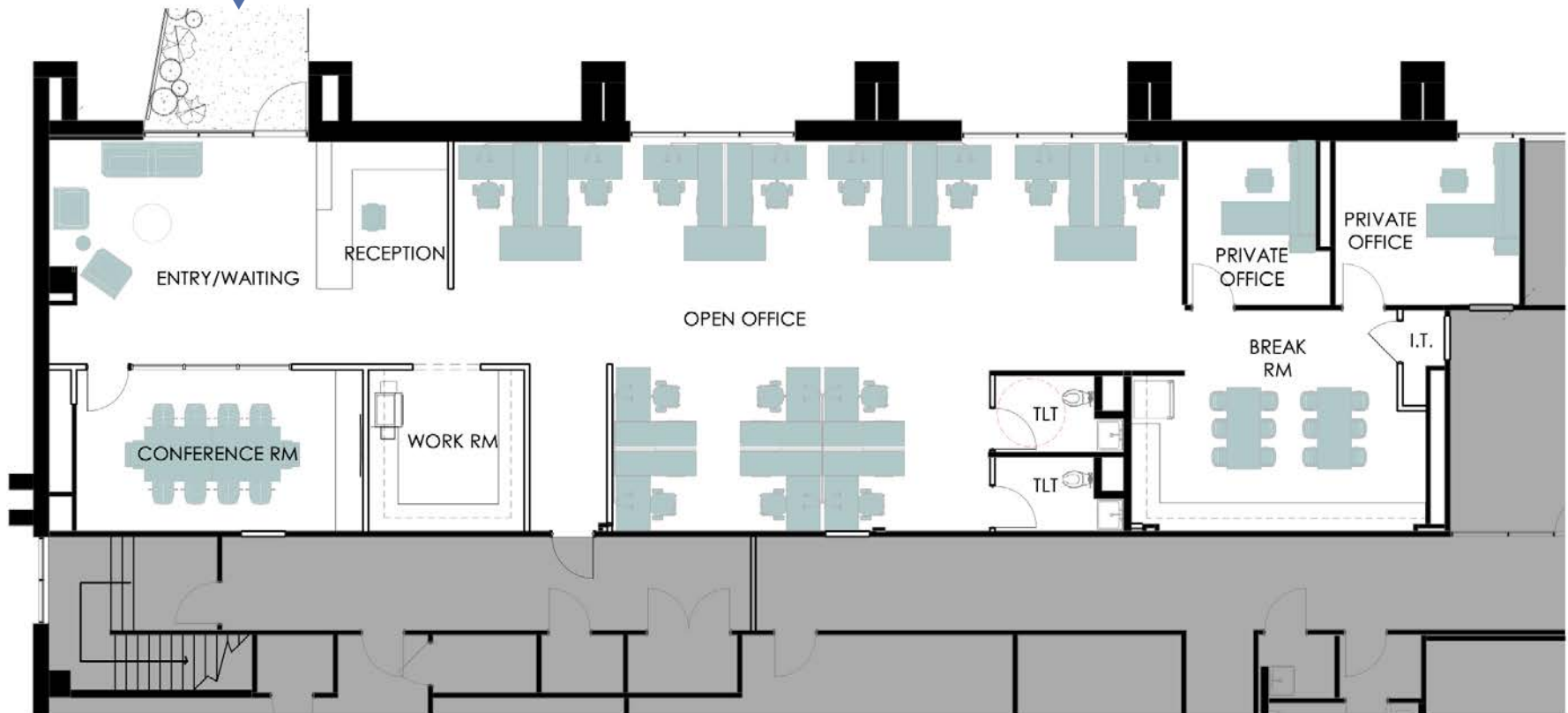


COUNTS

RECEPTION:	1	BREAK ROOMS:	1
WORK STATIONS:	14	HUDDLE AREAS:	1
OFFICES:	2	RESTROOMS:	2
WORK ROOMS:	1		
CONFERENCE ROOMS:	1		

DEDICATED BRIDGE
ENTRANCE

SAMPLE OFFICE TEST FIT



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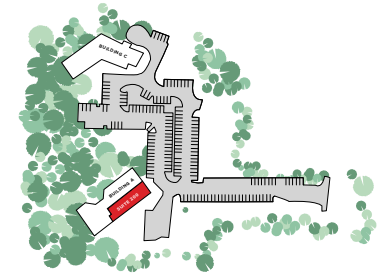
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BEE CAVES ROAD

SUITE 200

3,286 RSF

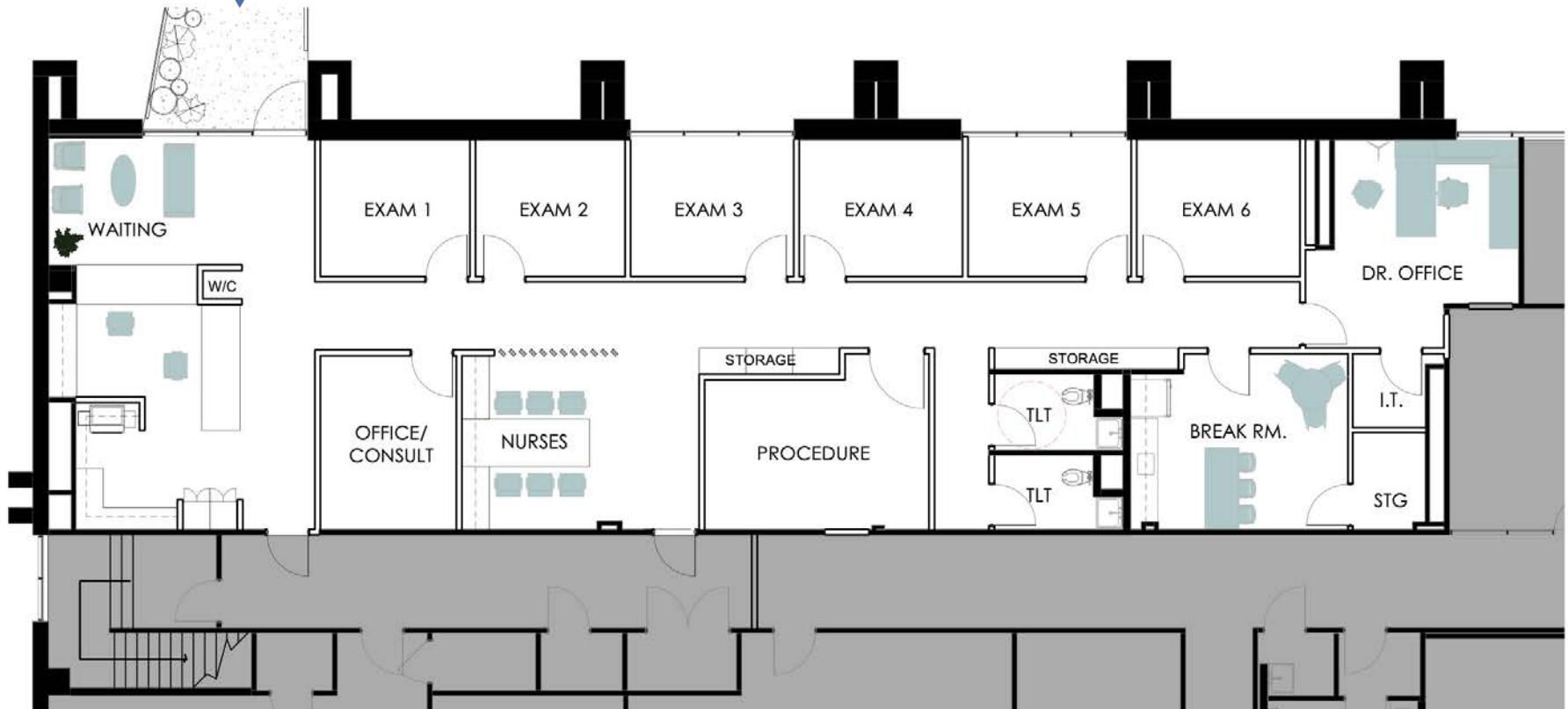
BUILDING A FLOOR TWO



COUNTS			
RECEPTION/WAITING:	1	BREAK ROOMS:	1
OFFICES:	2	STORAGE:	1
NURSES STATIONS:	1	IT ROOMS:	1
EXAM ROOMS:	6	RESTROOMS:	2
PROCEDURE ROOMS:	1		

DEDICATED BRIDGE
ENTRANCE

SAMPLE HEALTHCARE OFFICE TEST FIT



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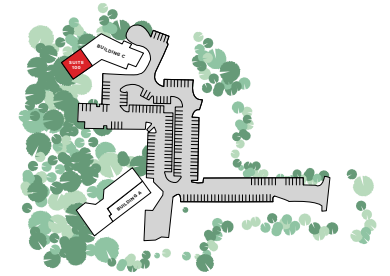
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BEE CAVES ROAD

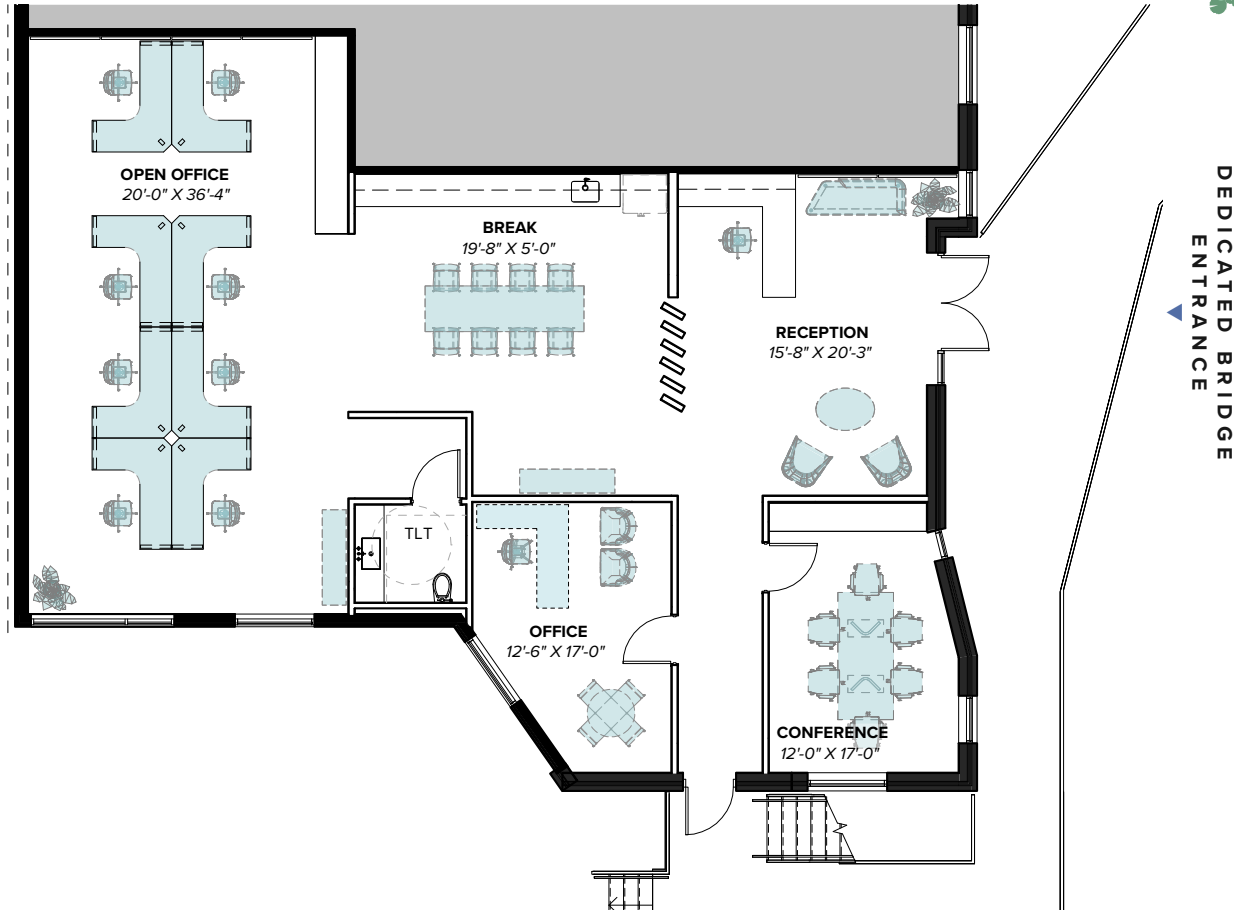
SUITE 103

2,430 RSF

BUILDING C FLOOR ONE



SAMPLE OFFICE TEST FIT



COUNTS

WORK STATIONS:	8
OFFICES:	1
CONFERENCE ROOMS:	1
RECEPTION:	1
BREAK ROOMS:	1
RESTROOMS:	1

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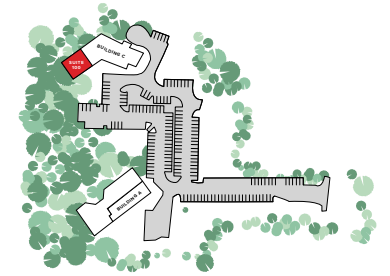
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BEE CAVES ROAD

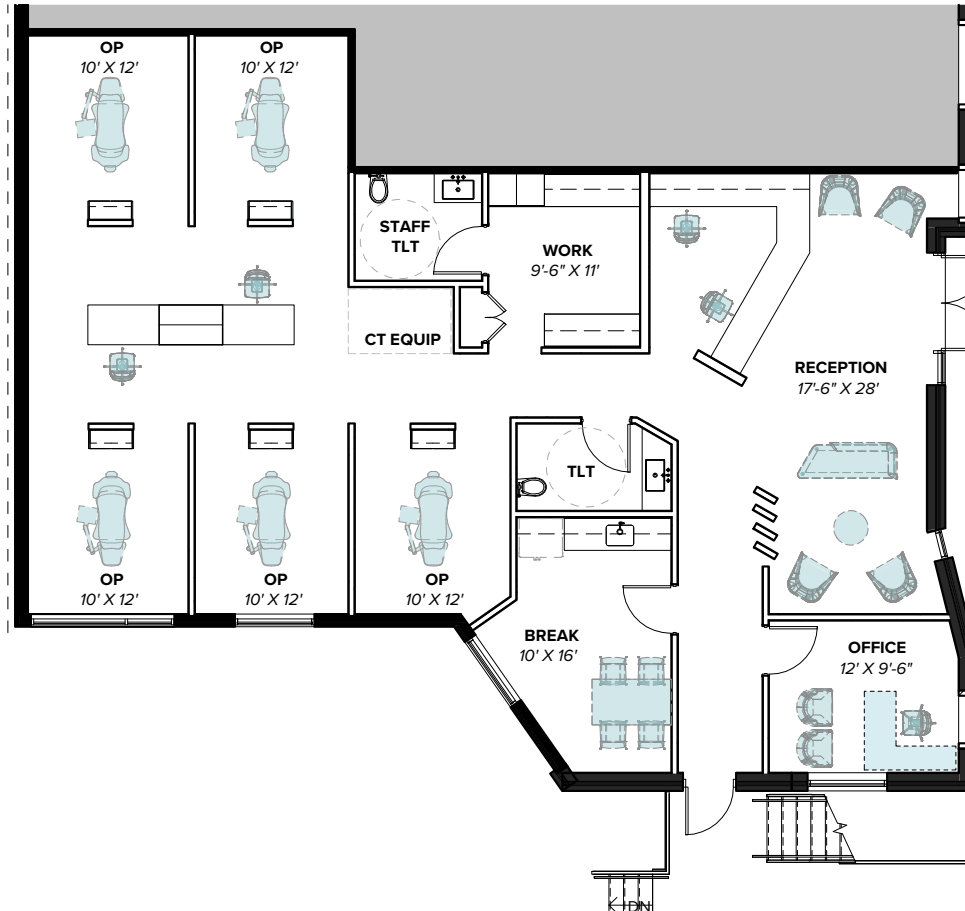
SUITE 103

2,430 RSF

BUILDING C FLOOR ONE



SAMPLE DENTAL OFFICE TEST FIT



COUNTS

RECEPTION:	1
OFFICES:	1
OPERATING ROOMS:	5
BREAK ROOMS:	1
WORK ROOMS:	1
RESTROOMS:	2

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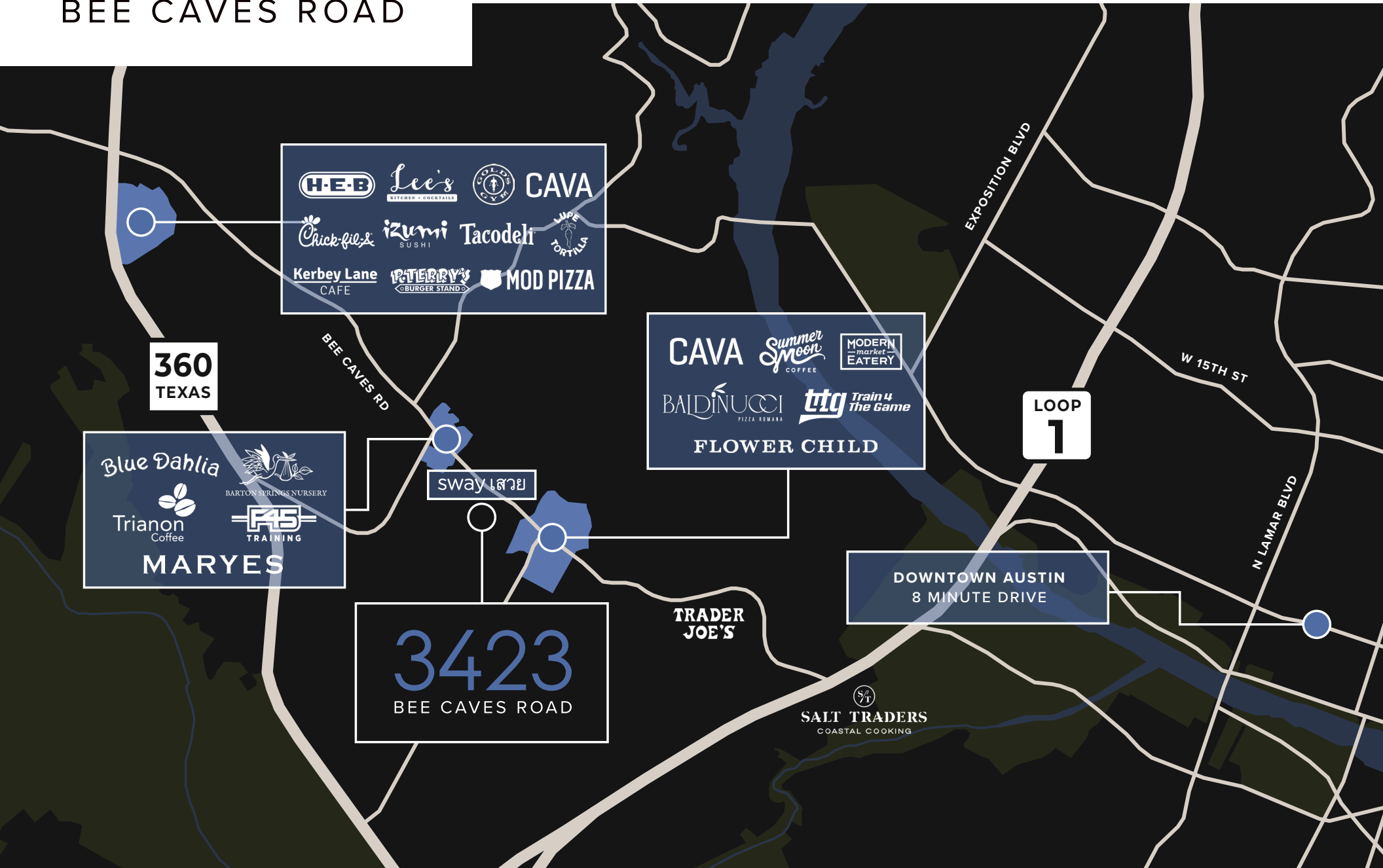


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BEE CAVES ROAD

PROPERTY LOCATION + AMENITIES

OFFICE/MEDICAL FOR LEASE



H-E-B Lee's CAVA
Chick-fil'd izumi Tacodelt
Kerbey Lane CAFE MOD PIZZA

CAVA Summer Moon COFFEE MODERN market EATERY
BALDINUCCI PIZZA ROMANA tttg Train u The Game
FLOWER CHILD

Blue Dahlia
BARTON SPRINGS NURSERY
Trianon Coffee FAS TRAINING
MARYES

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BEE CAVES ROAD

DOWNTOWN AUSTIN
8 MINUTE DRIVE

TRADER
JOE'S

SALT TRADERS
COASTAL COOKING

360
TEXAS

LOOP
1

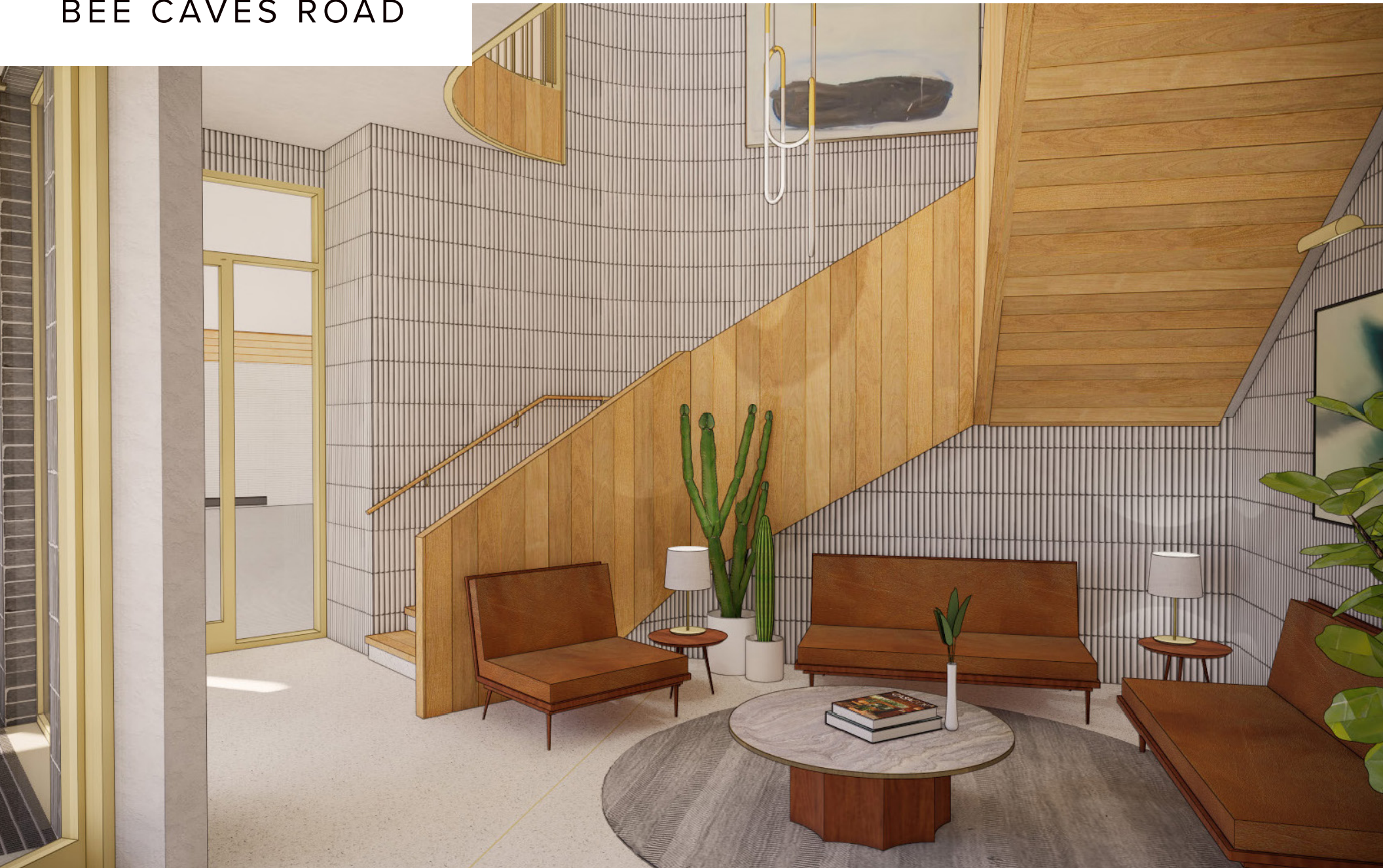
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BEE CAVES ROAD

BUILDING C INTERIOR LOBBY

OFFICE/MEDICAL FOR LEASE



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AUSTIN, TX 78746

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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 interest 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.

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 or subagent by the buyer or buyer's agent.

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.

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 say 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 that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sean Couey	744757	scouey@ecrtx.com	512.505.0027
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date