FOR LEASE

High design medical office
in the heart of Westlake.

3423 Bee Caves Road
Austin, TX 78746

CONTACT

COURTNEY LANDERS
512.626.2752
CLANDERS@TOPO-DG.COM

TOPO

Michael Hsu
Office Of Architecture

STUDIO ELES

PROJECT HIGHLIGHTS

High design medical office in the heart of Westlake.

Tucked among an abundance of trees, lush landscape, and only 6 minutes to downtown, this multi-building property offers a serene office setting.

Designed by Michael Hsu Office of Architecture and Studio Eles, 3423 Bee Caves Road boasts thoughtful Class A design, modern finishes, ample parking, and is just a stroll across the parking lot to award-winning Sway thai restaurant.

BUILDING C, Ste 100

Size	2,431 RSF
$/RSF/YR	$46 w/ $100/sf TI

BUILDING A, Ste 200

Size	3,286 RSF
$/RSF/YR	$38 w/ $75/sf TI

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THE TEAM

3423 BEE CAVES ROAD is brought to you by **TOPO**, the same development team behind the East Austin creative meccas, Springdale General and Canopy and designed by the award-winning **Michael Hsu Office of Architecture** and **Studio Eles.**

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3423 Bee Caves Road
Austin, TX 78746

SITE PLAN

010323

BUILDING A, Ste 200

Size	3,286 RSF
$/RSF/YR	$38 w/ $75/sf TI

- White Box Delivery
- Summer 2023 Delivery
- Dedicated Entry
- Signage Along Bee Caves Road
- Childrens Services Occupy the Remainder of the Building

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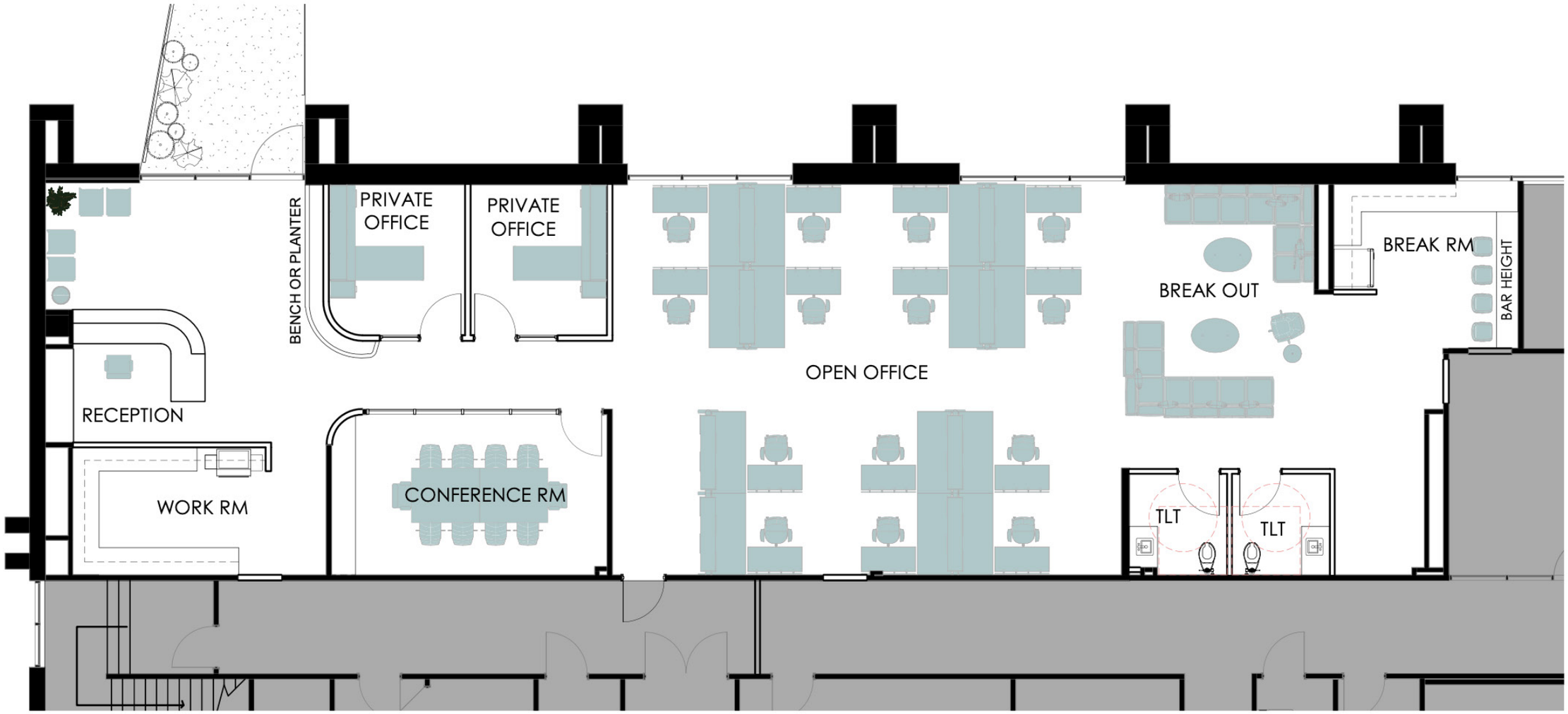
Austin, TX 78746

**BUILDING A, STE. 200
AND FUTURE TENANT BRIDGE**



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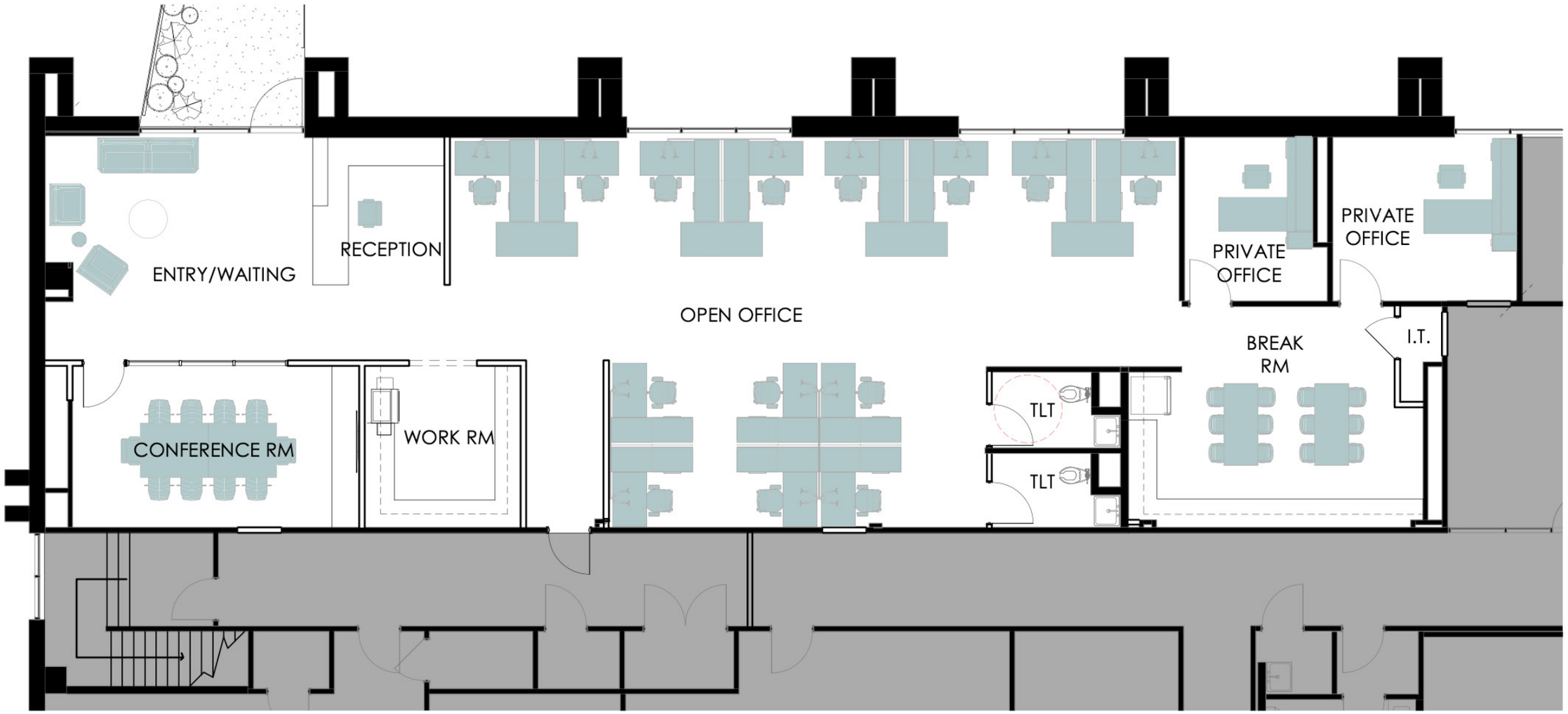
3423 Bee Caves Road
Austin, TX 78746

BUILDING A, STE. 200
OFFICE TEST FIT 1



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3423 Bee Caves Road
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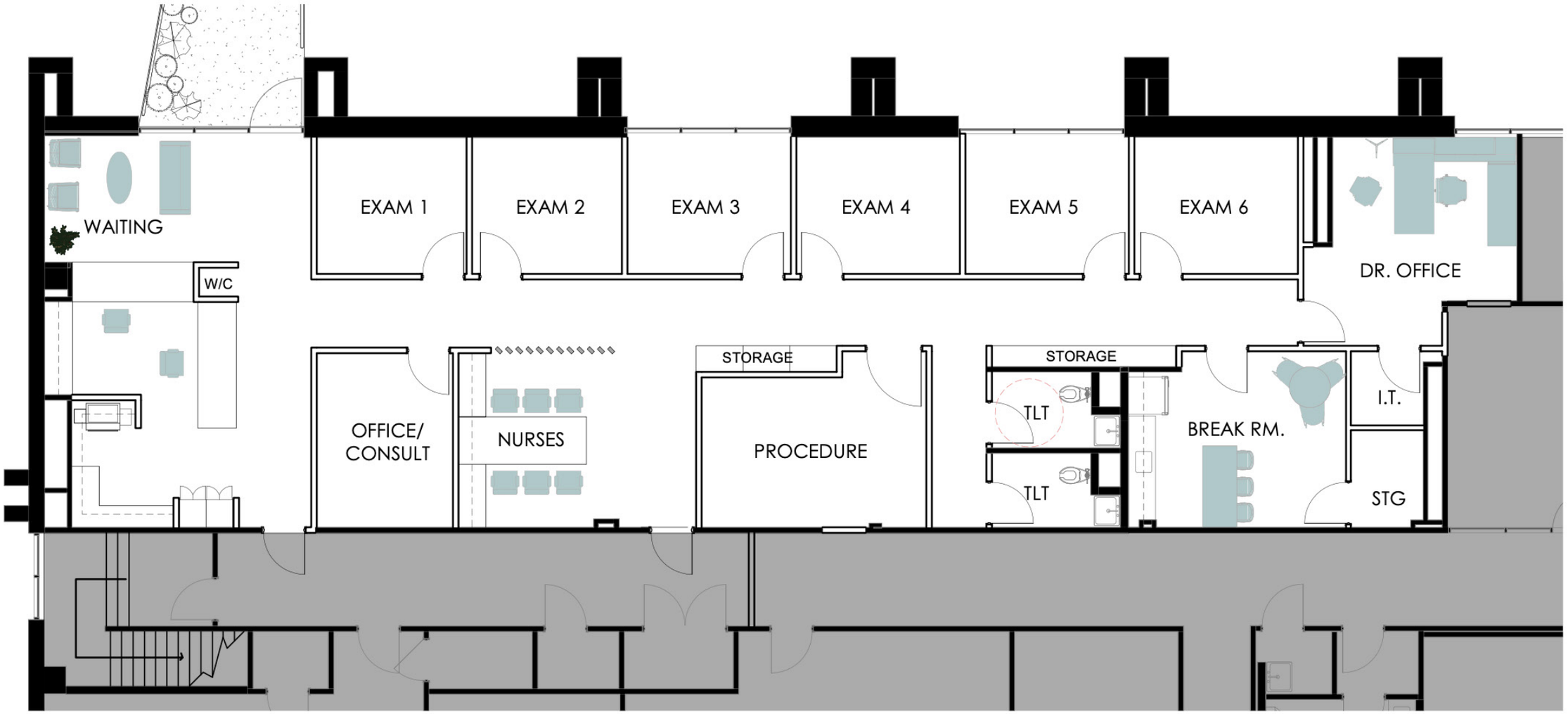
BUILDING A, STE. 200
OFFICE TEST FIT 2



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3423 Bee Caves Road
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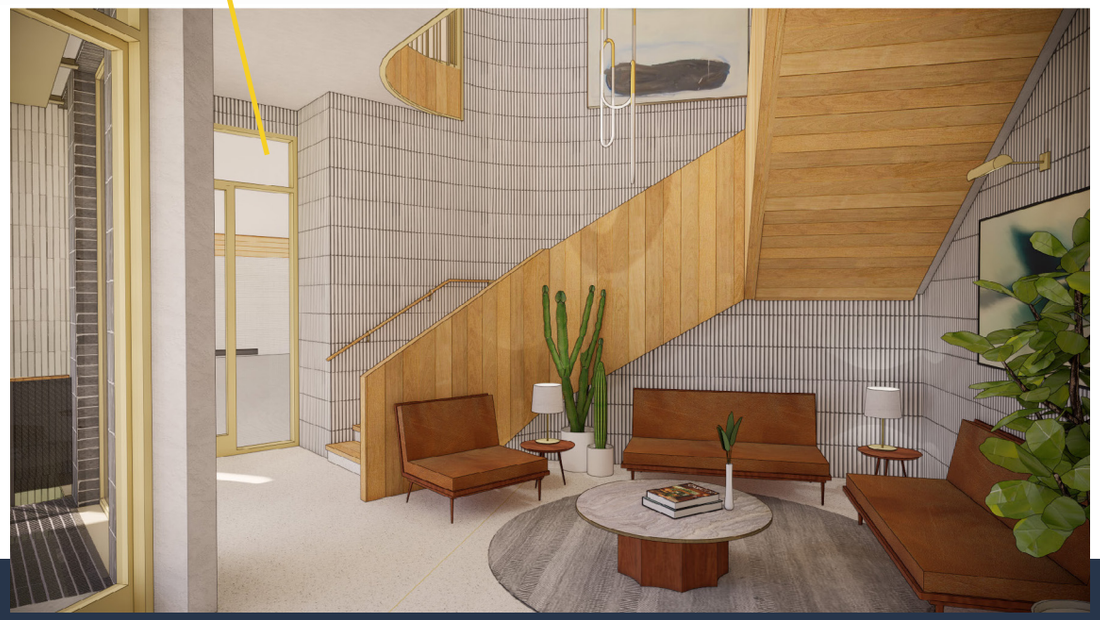
BUILDING A, STE. 200
HEALTHCARE TEST FIT

BUILDING C, Ste 100

Size	2,431 RSF
$/RSF/YR	$46 w/ $100/sf TI

- Warm Dark Shell Delivery
- Base Building Complete Spring 2024
- Class A Office
- Private Entrance with Patio Access
- 3-Sided Windows
- 15’ FF with Potential for 10’ Ceilings
- 1st Generation Space
- Building Water Softener
- Building Reverse Osmosis Filtration
- Solar - Planned



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BUILDING C, STE. 100
LEVEL 1 - GROUND FLOOR
AND SHARED LOBBY

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