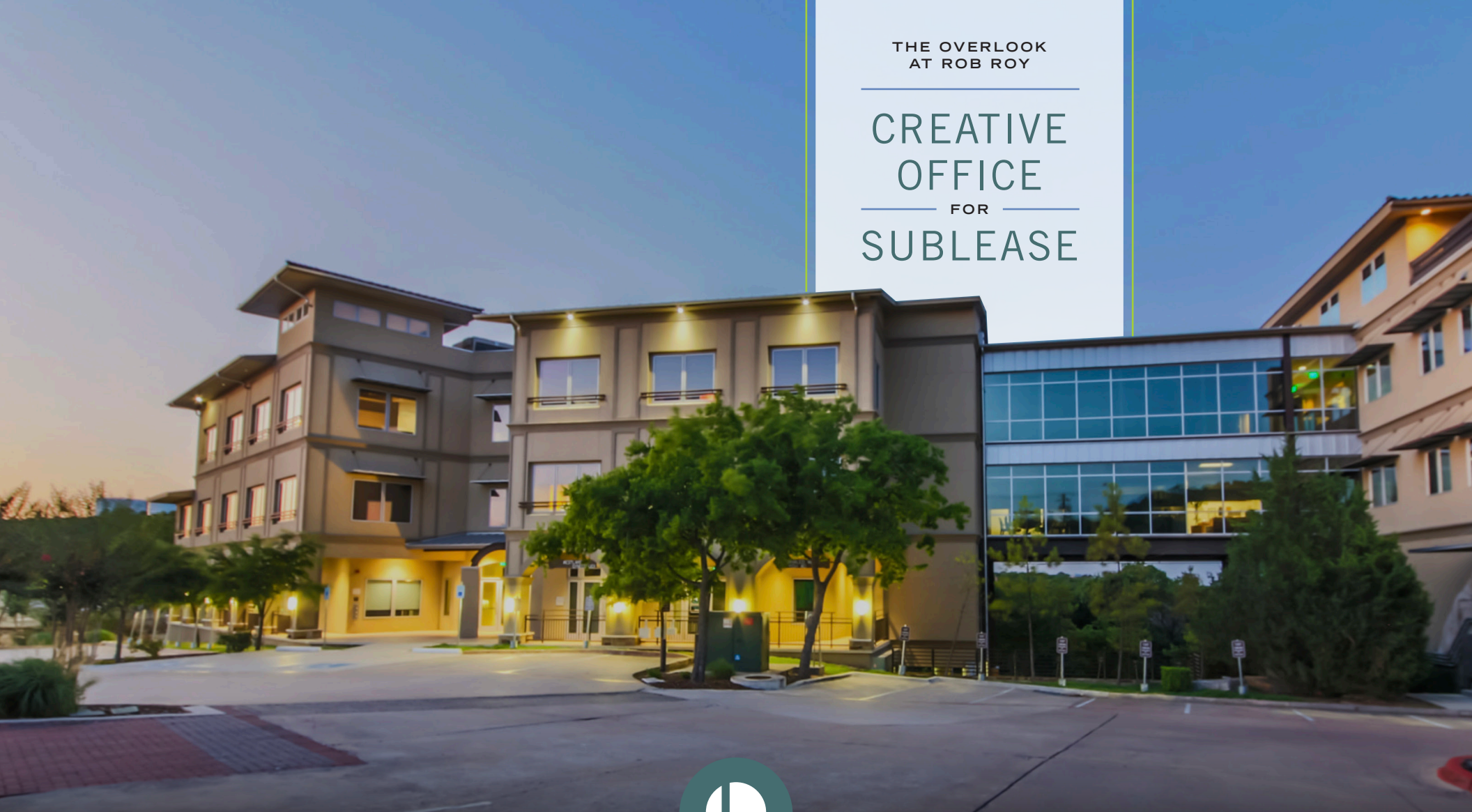


THE OVERLOOK  
AT ROB ROY

CREATIVE  
OFFICE  
FOR  
SUBLEASE



LEADCOMMERCIAL

**6836 BEE CAVES RD.**

BUILDING I | SUITE 201 | AUSTIN, TX 78746

6836 BEE CAVES RD.

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perry@leadcommercial.com



LeadCommercial.com

# PROPERTY HIGHLIGHTS

## PROPERTY OVERVIEW

Located at The Overlook at Rob Roy, Suite I-201 is a two-story creative office space available for sublease. This is a unique Class A opportunity located in scenic Southwest Austin with easy access to Bee Caves Road and Loop 360.

## HIGHLIGHTS

- Newly Remodeled
- Private Patio
- Two-Story Creative Loft/Office
- Bee Caves Road Access & Visibility
- Ingress/Egress Through Lighted Intersection

## SUMMARY

|               |                     |
|---------------|---------------------|
| SIZE          | 3,665 SF            |
| PARKING RATIO | 3.1/1,000           |
| TYPE          | Class A Office/Loft |
| AVAILABLE     | Immediately         |
| RENTAL RATE   | \$39.50/SF FS       |



6836 BEE  
CAVES RD.

# PHOTOS

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6836 BEE  
CAVES RD.

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6836 BEE  
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# PHOTOS

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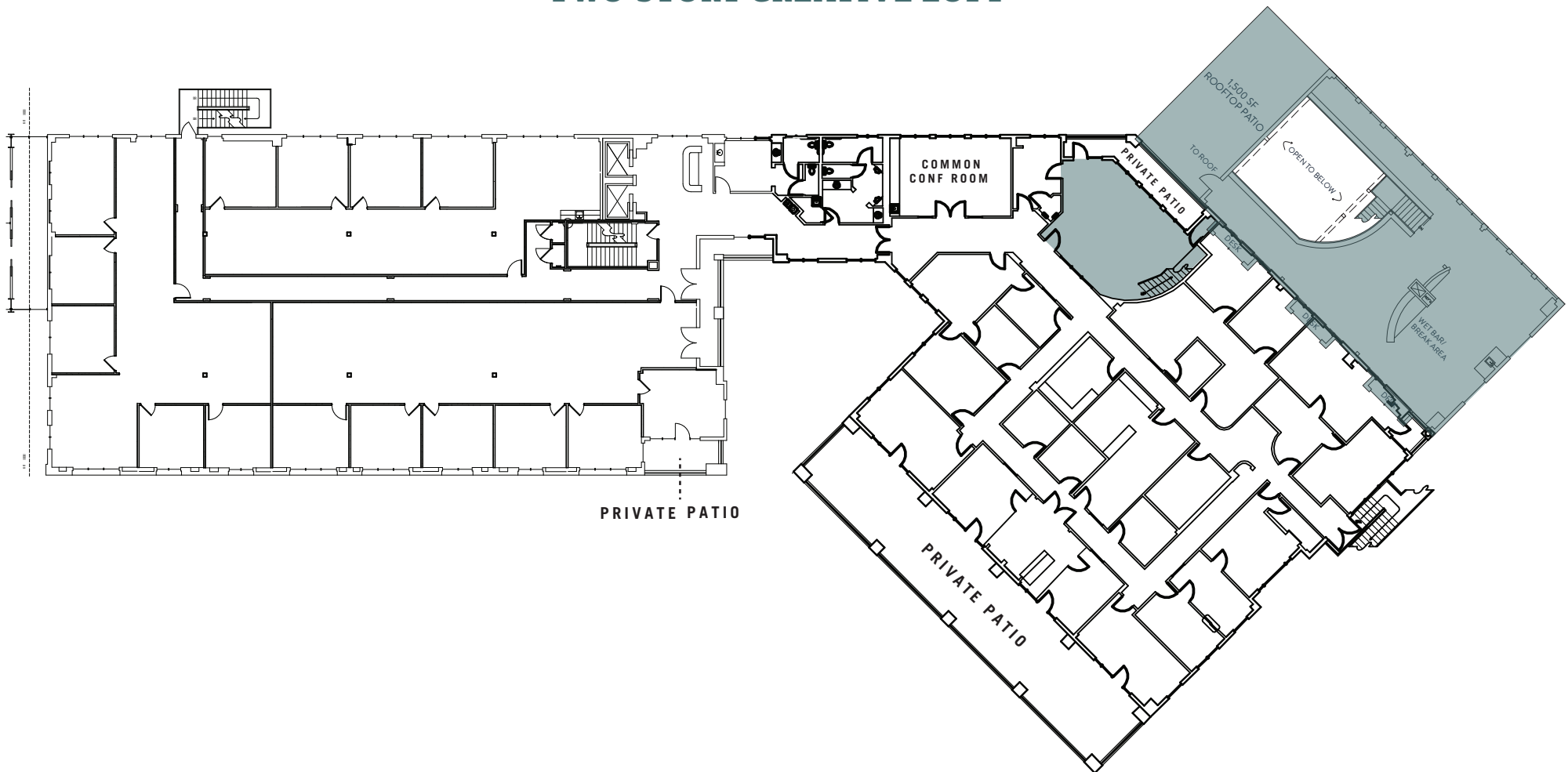




## BUILDING I - SECOND FLOOR

**SUITE 201 | 3,665 RSF**

## TWO-STORY CREATIVE LOFT

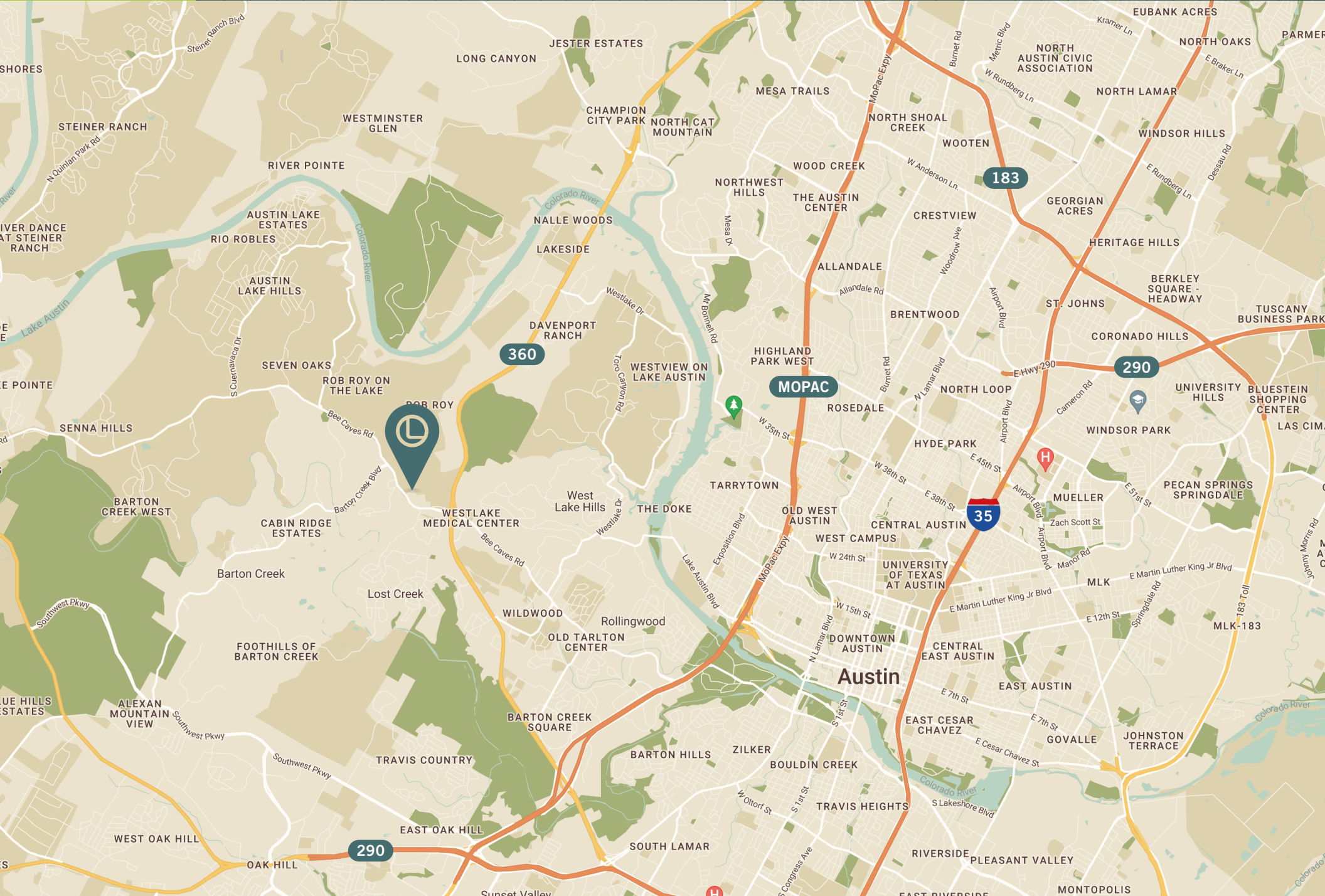




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CAVES RD.

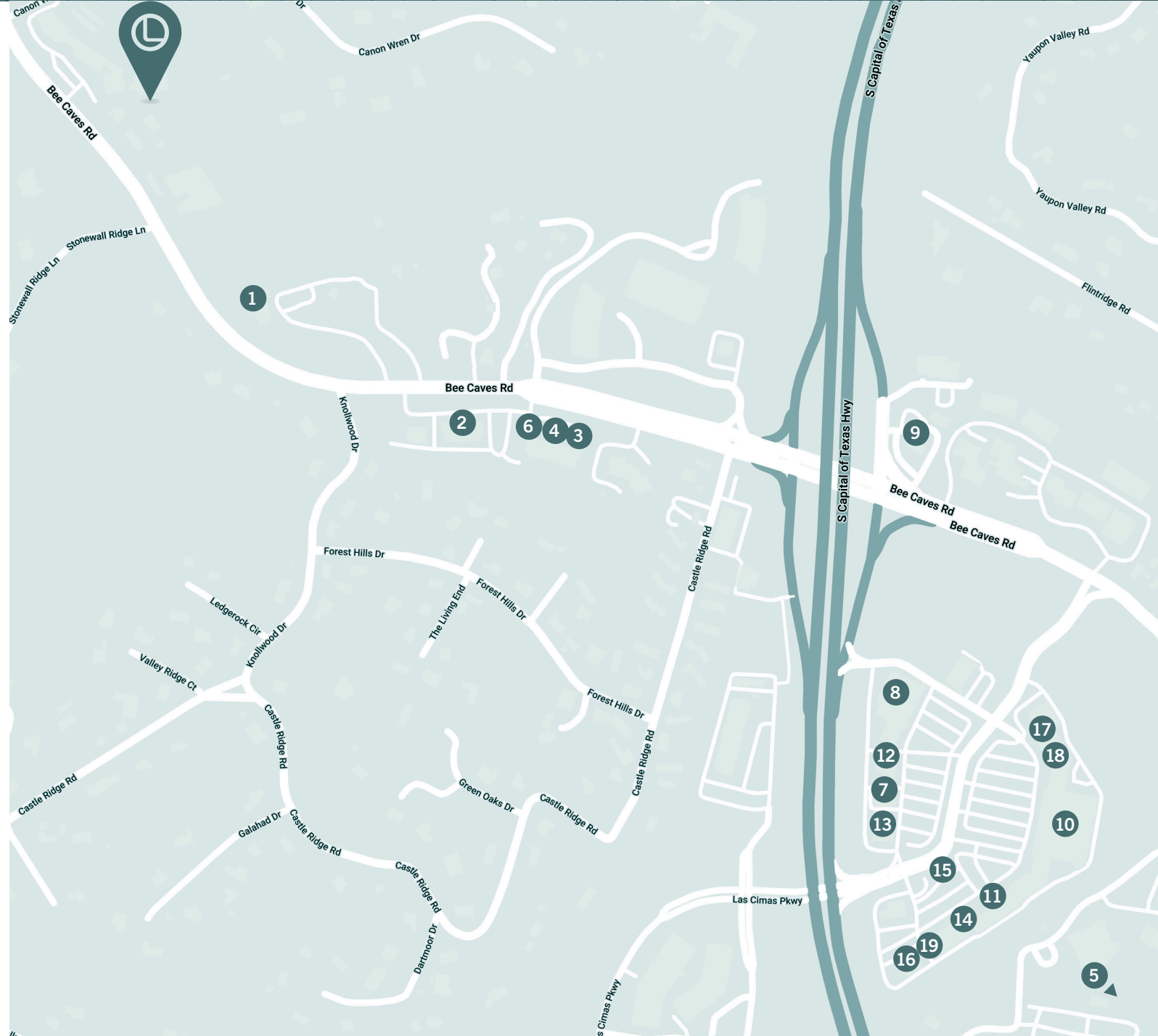
# LOCATION MAP

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1. County Line
2. FedEx Office Print & Ship Center
3. Jimmy John's
4. Lola Savannah Coffee Lounge
5. Sway
6. The Grove Wine Bar & Kitchen
7. Chick-fil-A
8. Gold's Gym
9. Hat Creek Burger Company
10. H-E-B
11. Izumi Sushi
12. Kerbey Lane Cafe
13. Lupe Tortilla Mexican Restaurant
14. MOD Pizza
15. P. Terry's Burger Stand
16. Snappy Salads
17. Starbucks
18. Tacodeli
19. Zoës Kitchen







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