

FOR LEASE

# 6207 Bee Cave Road



CARR  
Development, Inc.



grant@carrdevelopment.com  
5121 Bee Cave Rd., Suite 207  
Austin, TX 78746  
Phone: (512) 306-1771

FOR LEASE | 6207 BEE CAVE ROAD, AUSTIN, TEXAS 78746



## PROPERTY INFO

- Rediscover the premier location of 6207 Bee Cave Road in the heart of West Lake Hills.
- This prime location offers exceptional visibility and accessibility, making it a topflight option for invited companies.
- The property has undergone major interior and exterior renovations including landscaping upgrades to bring the office building up to a new standard.
- Unveiled as more than just office space. It offers sophisticated interiors while displaying gallery quality fine art throughout the common areas.
- A lobby desk security guard dedicated to the needs of the building.
- Access to an on-site private health club as well as additional board room/meeting space available by reservation.
- Underground secured executive garage parking and covered surface parking.
- Tenant controlled ingress/egress to the adjacent retail and dining experiences providing direct access to the traffic light on Bee Cave Road.

## OFFICE SPACE AVAILABLE

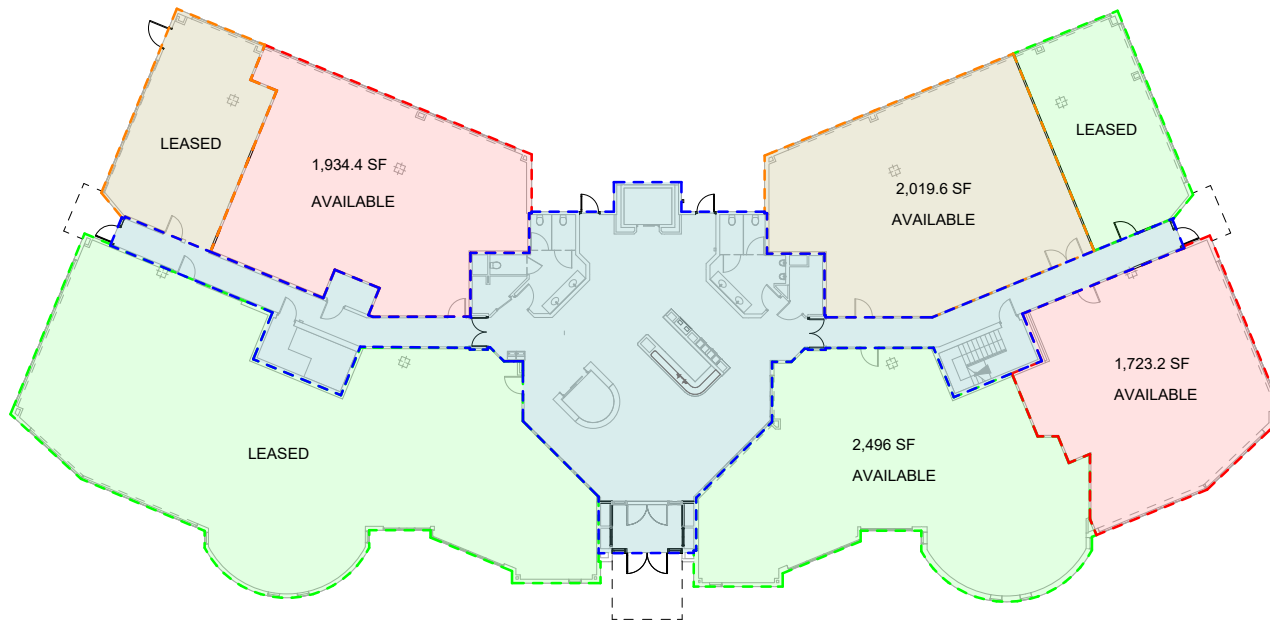
- Suite sizes available from 1,400 SF to 7,500 SF

## RATES | NNN

- Please contact for information

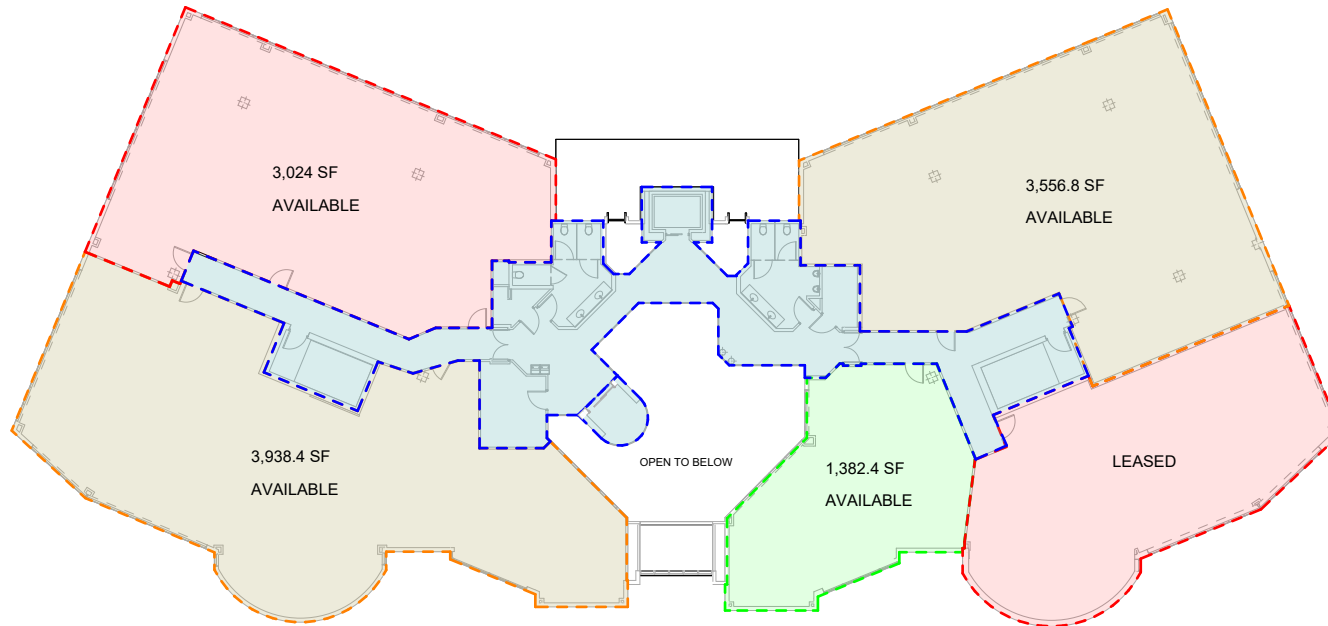


FLOOR PLAN  
FIRST FLOOR



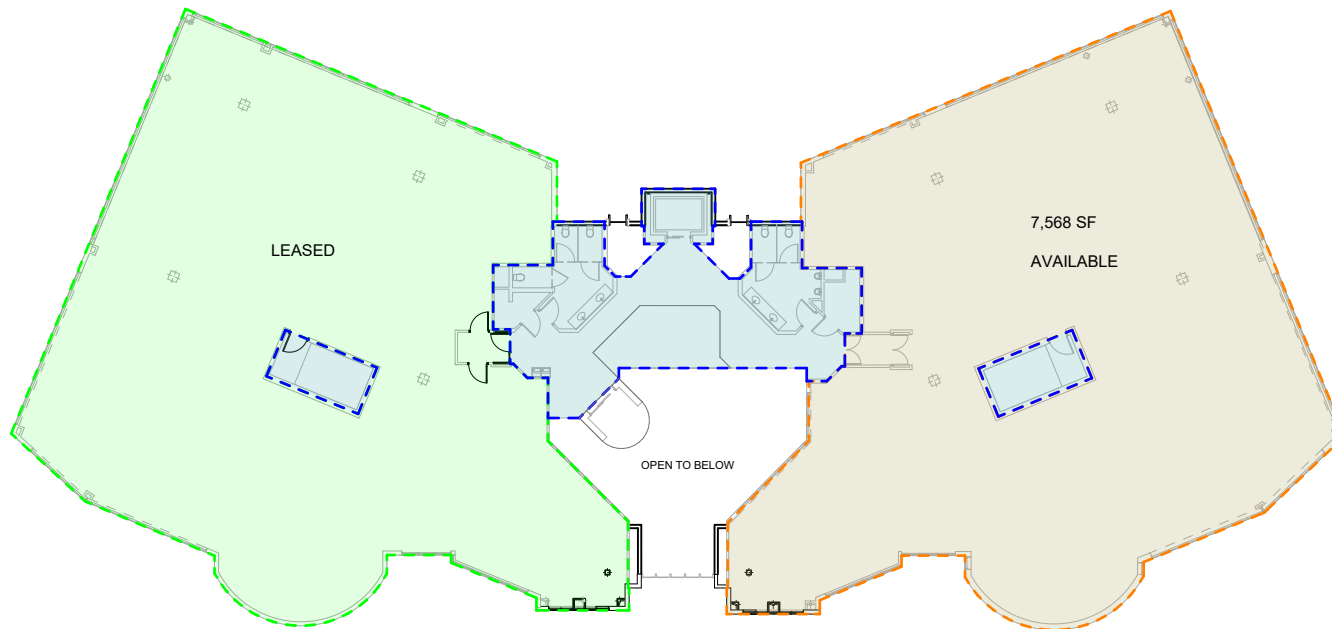
1 LEVEL 1 - USABLE/RENTABLE SF  
SCALE: 1/16" = 1'-0"

FLOOR PLAN  
SECOND FLOOR



1 LEVEL 2 - USABLE/RENTABLE SF  
SCALE: 1/16" = 1'-0"

FLOOR PLAN  
THIRD FLOOR



1 LEVEL 3 - USABLE/RENTABLE SF  
SCALE: 1/16" = 1'-0"

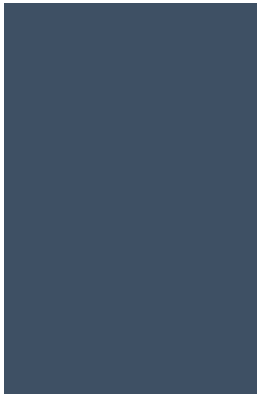
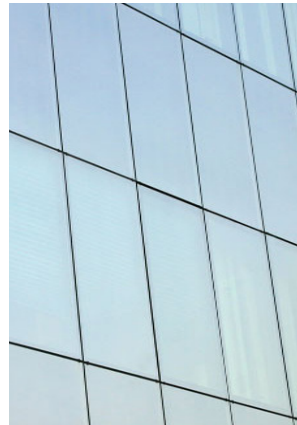
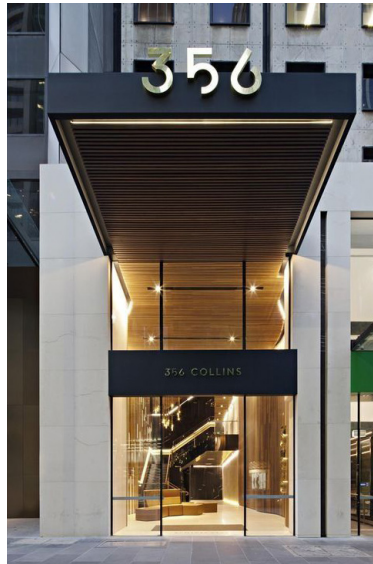
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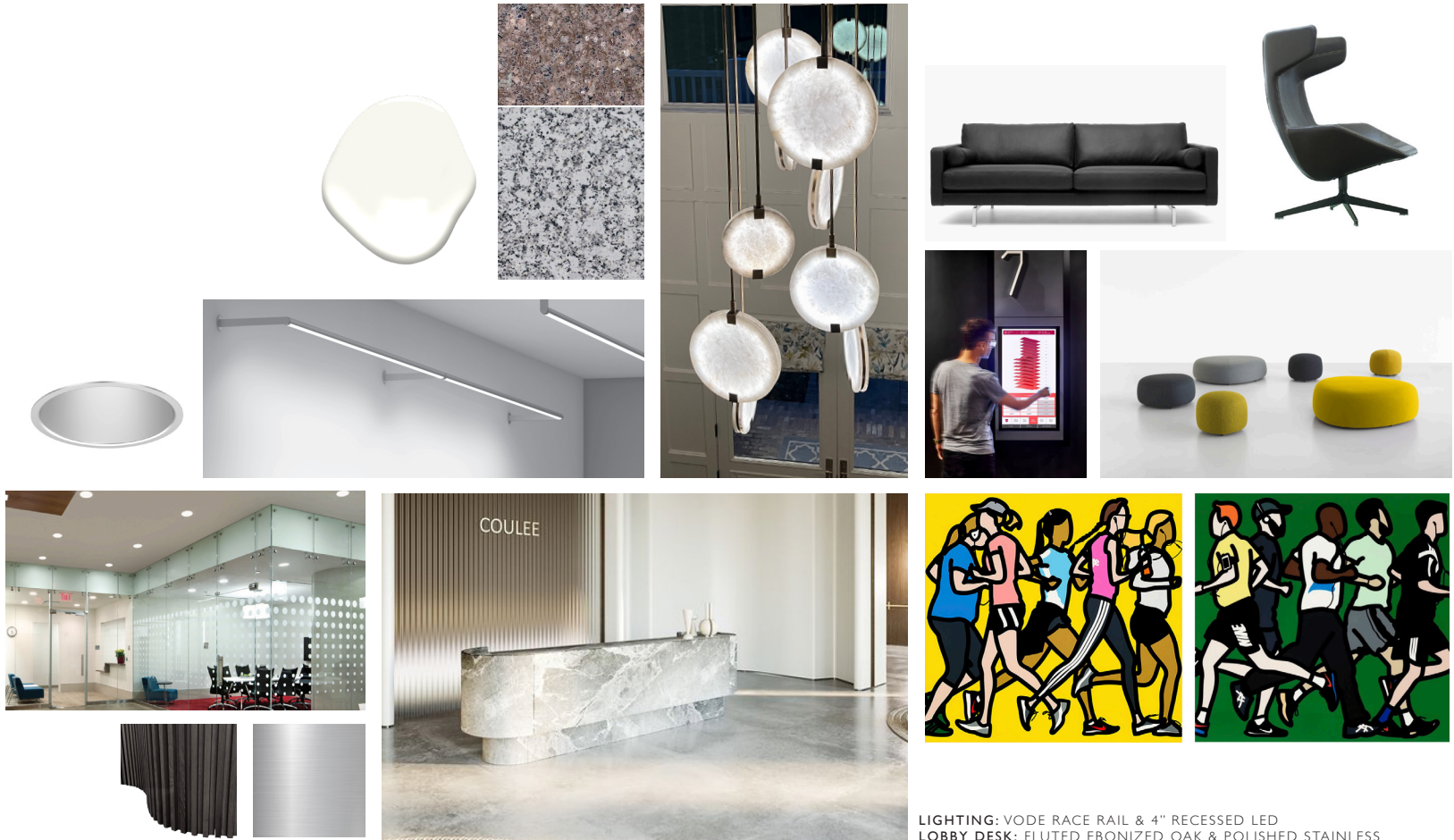
[www.carrdevelopment.com](http://www.carrdevelopment.com)

EXTERIOR IMPROVEMENTS



DOORS: ELLISON NARROW STILE BALANCED DOOR  
GLASS: VIRACON VREI-59 & VEI3-2M  
CURTAIN WALL SYSTEM: KAWNEER, STRUCTURALLY GLAZED  
CANOPY: VMZINC METAL PANEL, ANTHRACITE FINISH  
SOFFIT: LINEAR METAL PANEL  
PAINT: SHERWIN WILLIAMS INDIGO BATIK (SW 7602)

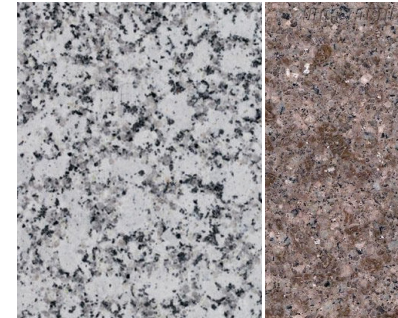
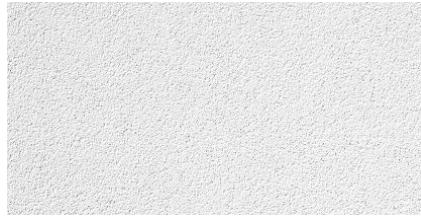
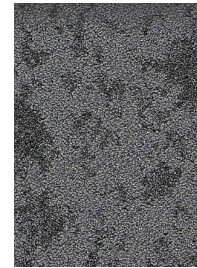
LOBBY IMPROVEMENTS



LIGHTING: VODE RACE RAIL & 4" RECESSED LED  
LOBBY DESK: FLUTED EBONIZED OAK & POLISHED STAINLESS  
PENDANT: CUSTOM LED LIT ALABASTER CIRCLES, CHROME FINISH  
FURNITURE: BENSEN SOFA, MOROSO SWIVLE CHAIR, KIPU OTTOMANS  
PAINT: SHERWIN WILLIAMS, PURE WHITE, SW7005  
FLOORING: REFRESH EXISTING FLOORING



## CORRIDOR AND OFFICE IMPROVEMENTS



CEILING TILES: OPTIMA TEGULAR, SIZES TBD  
LIGHTING: ALIGHT ALIGN 5 RECESSED TRACK AND 2X4 TROFFERS  
STOREFRONT: KAWNEER INFRAME, DARK BRONZE FINISH  
DOOR PULLS: ASSA ABLOY ROCKWOOD PULLS  
PAINT: SHERWIN WILLIAMS, PURE WHITE, SW7005  
FLOORING: REFRESH EXISTING FLOORING & CARPET

