



OFFICE FOR LEASE

BUILDINGS I / II / III

THE OVERLOOK AT ROB ROY

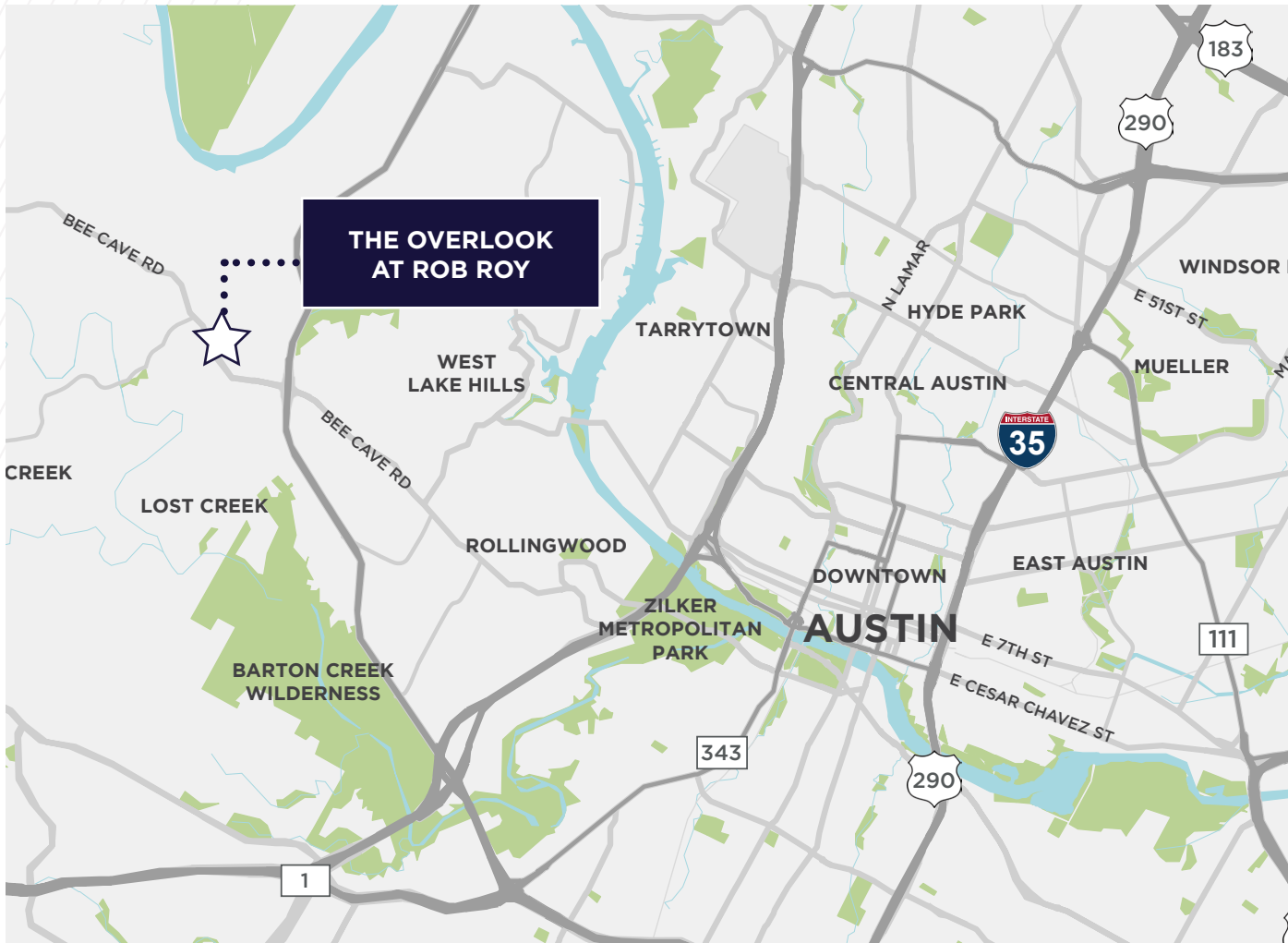
6836 BEE CAVES ROAD / AUSTIN, TEXAS 78746



NEW LOBBY RENOVATION COMPLETE

Office in one of the most sought-after and prestigious office/medical projects on Bee Caves Road. The Overlook at Rob Roy offers a unique Class A office opportunity within a 106,000 SF project. Located in scenic Southwest Austin, the property boasts easy access to Bee Caves Road and Loop 360. Plentiful nearby amenities, sweeping hill country views, and strong local ownership makes The Overlook at Rob Roy a tremendous office opportunity.





AVAILABILITY

BUILDING ONE

SUITE 201
3,665 RSF

SUITE 250
2,670 RSF*

SUITE 320
1,885 RSF

SUITE 400
8,712 RSF
Spec Suite Fully Furnished

BUILDINGS

- Class A office/medical
- New Building Lobby!
- Lighted Intersection
- 3.5/1,000 parking ratio (**Recently completed parking garage!**)
- Bee Caves Road visibility
- Covered parking available

LOCATION

- Southwest Austin
- Easy access to Bee Caves Road and Loop 360
- **Ingress/egress through lighted intersection**
- Plentiful nearby restaurants and retail
- Downtown in 15 minutes

SUITES

- Building eyebrow signage
- Second generation office and medical space
- Private patios available



HOTEL
GRANDUCA

DOWNTOWN AUSTIN

Dimensional

THE OVERLOOK
AT ROB ROY

NEW PARKING
GARAGE COMPLETED
(62 ADDITIONAL
COVERED SPACES)

LIGHTED INTERSECTION

CANYON WREN DRIVE

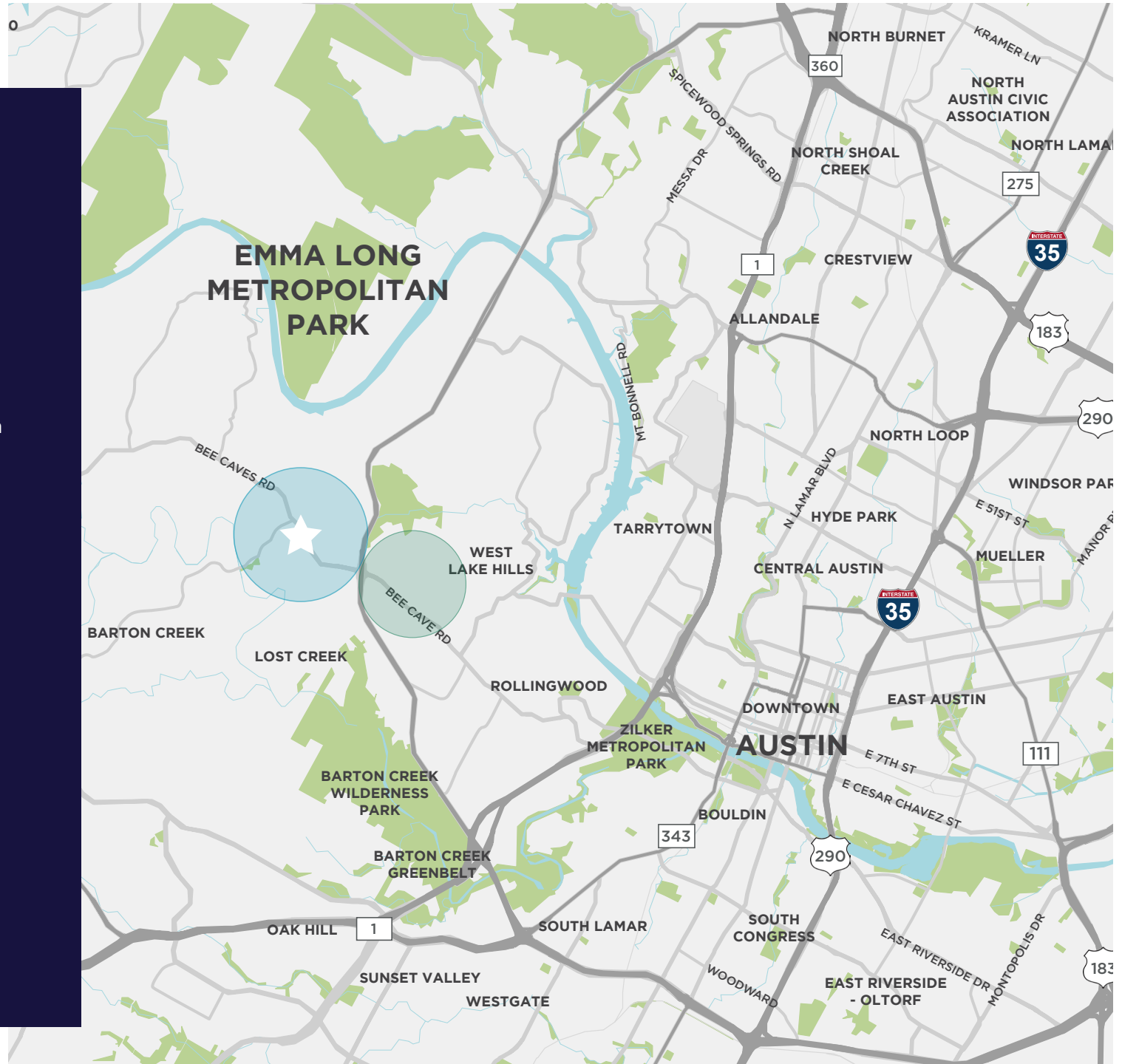
BEE CAVES ROAD



AMENITIES

County Line BBQ
FedEx Office
Hotel Granduca
Jimmy John's
Lola Savannah Coffee Lounge
Lone Star Kolaches
Office Depot
Reid's Cleaners
Snap Kitchen
The Grove Wine Bar & Kitchen
Visconti Ristorante

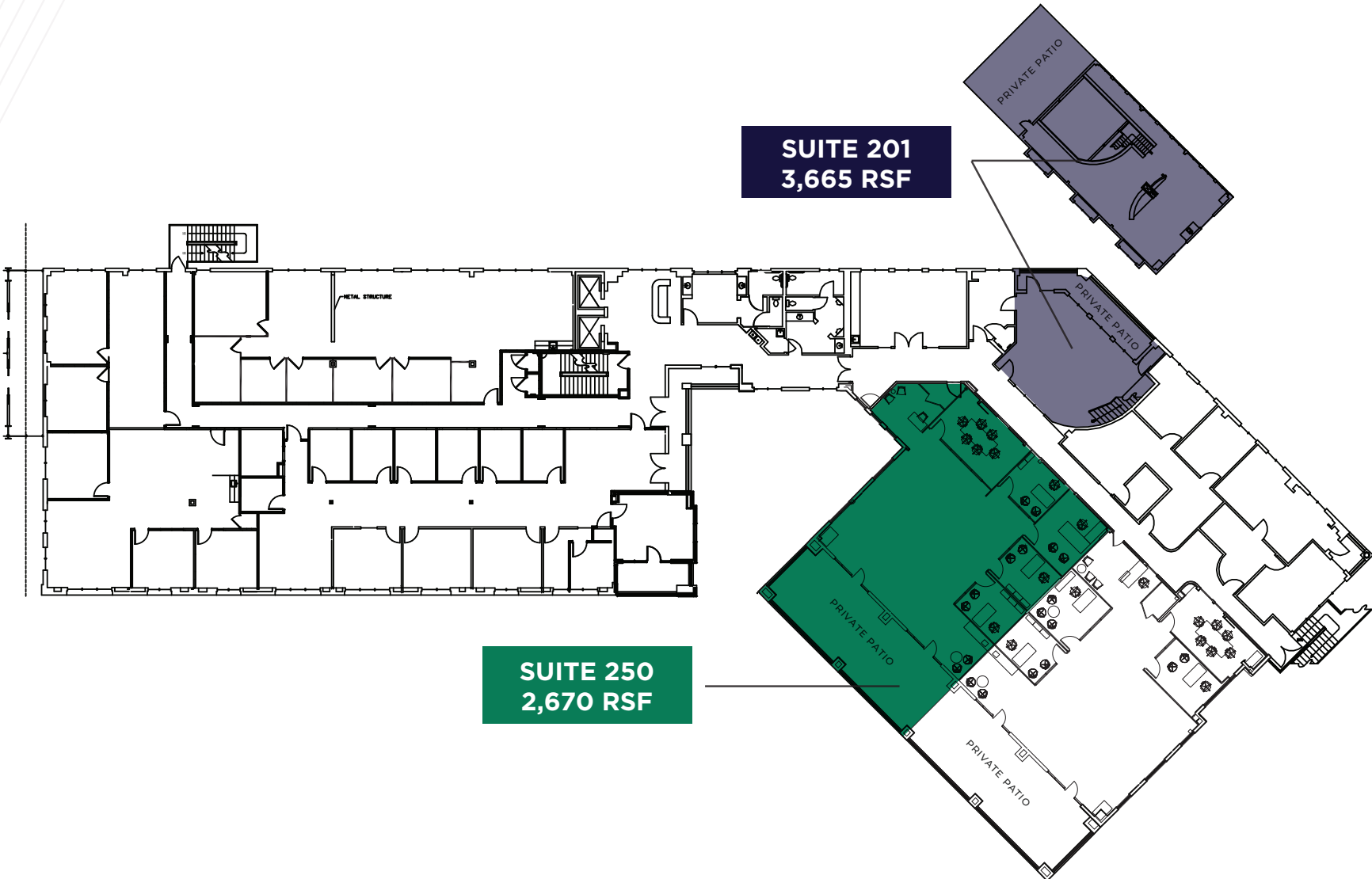
Chick-fil-A
Gold's Gym
Hat Creek Burger Company
HEB
Izumi Sushi
Kerbey Lane Cafe
Lupe Tortilla
MOD Pizza
P. Terry's Burger Stand
Pilates Bodies & Barre
Snappy Salads
Starbucks
Strange Land Brewery
Tacodeli
Zoës Kitchen



BUILDING I

SECOND FLOOR

OFFICE FOR LEASE



SUITE 201
3,665 RSF

SUITE 250
2,670 RSF

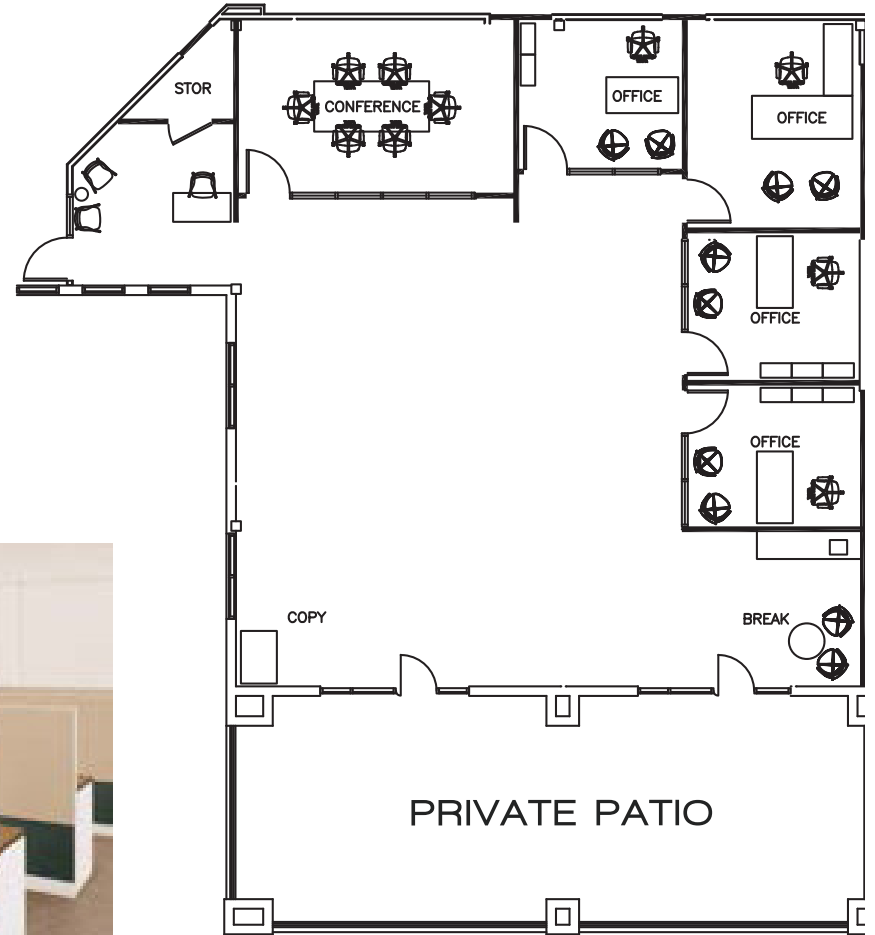
BUILDING I

SUITE 250 SAMPLE PLAN

SPEC SUITE UNDER CONSTRUCTION

SUITE 250
2,670 RSF

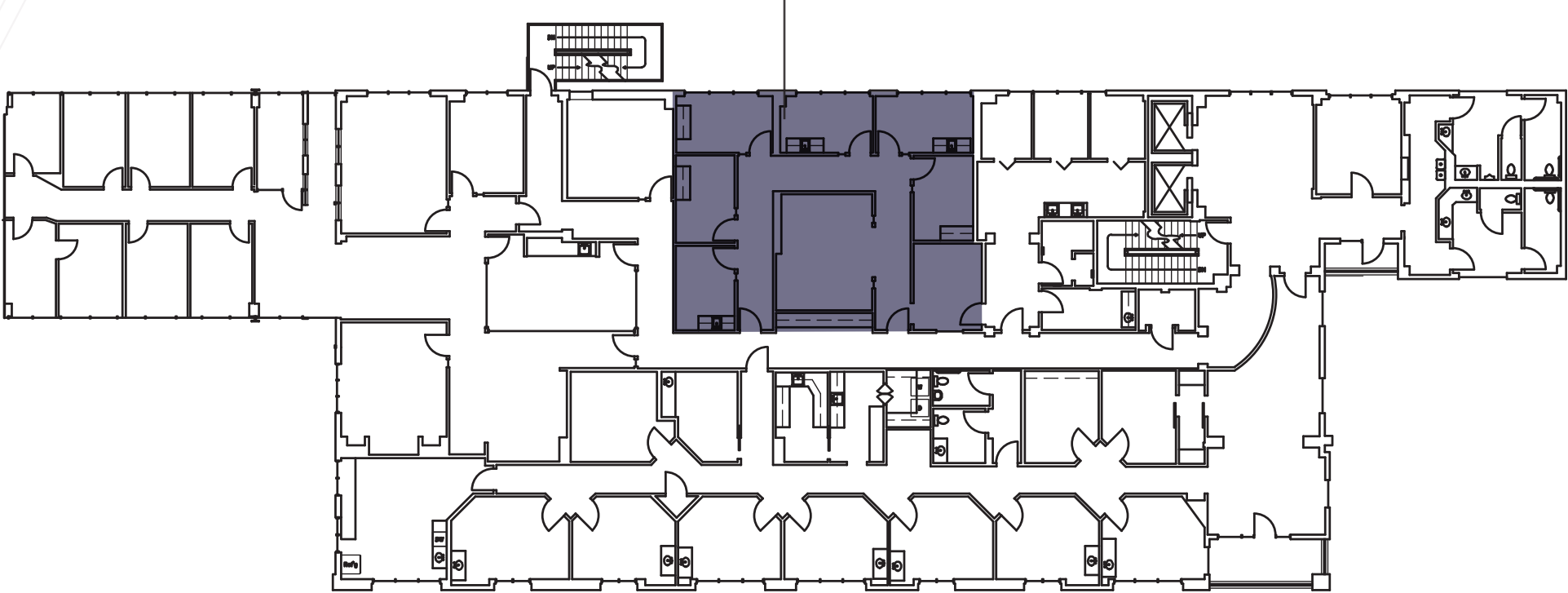
- 4 Private Offices
- 1 Conf Rooms
- 1 Break Area
- 1 Storage
- 1 Reception
- 1 Outdoor Patio



BUILDING I
THIRD FLOOR

OFFICE
FOR LEASE

SUITE 320
1,885 RSF



BUILDING I FOURTH FLOOR

OFFICE FOR LEASE

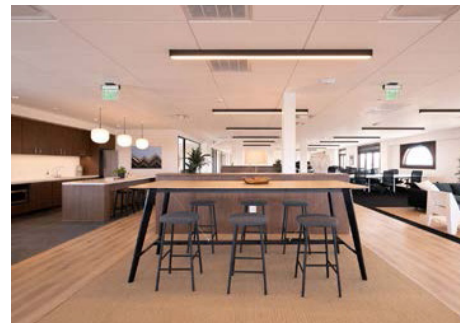
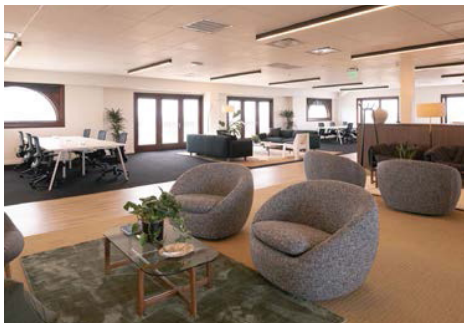
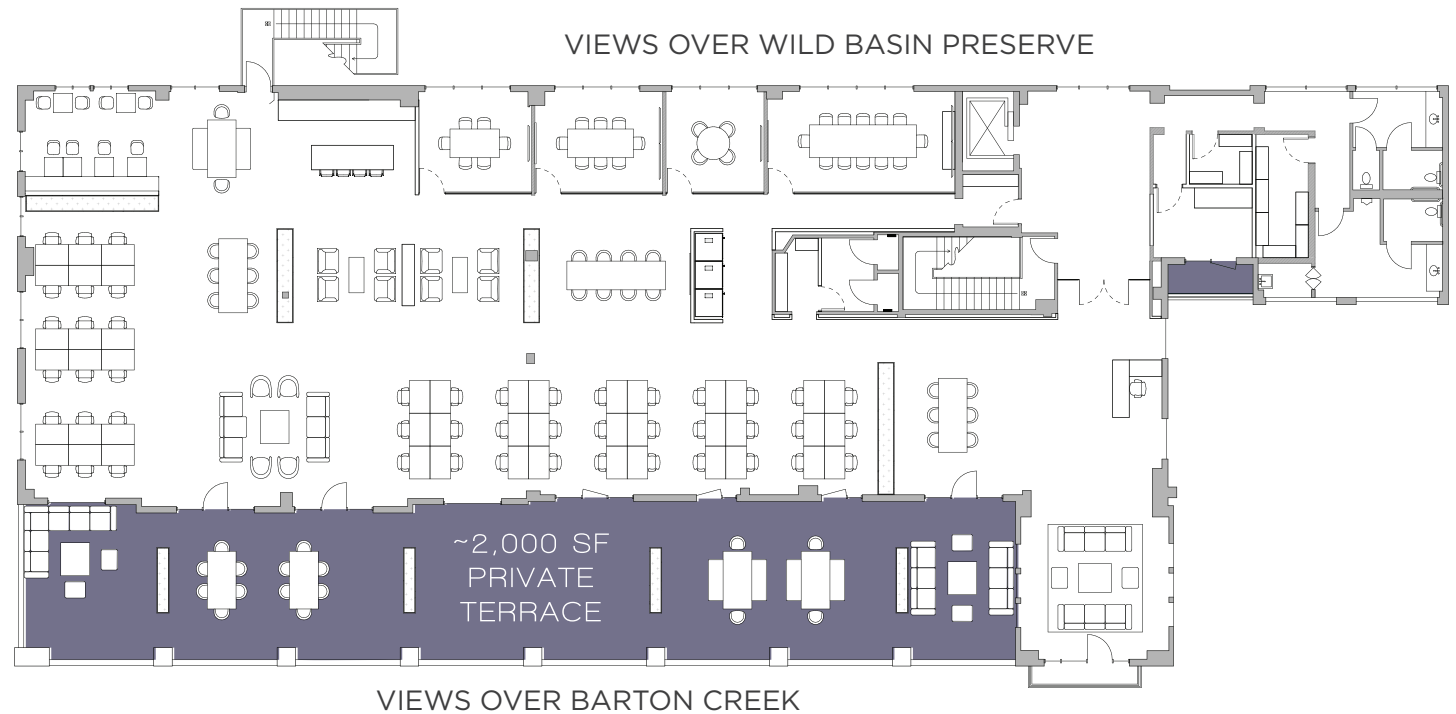
Suite Features

SUITE 400 - 8,712 RSF

- 48 Workstations
- 4 Conf Rooms
- 3 Call Rooms
- 5 Lounge Areas
- 1 Wellness Room
- 1 Break Room
- 1 Tenant Storage
- 1 Outdoor Patio

SUITE FEATURES

- Exclusive, Full Floor
- 360° Glass & Views
- High-End, Custom Finishes
- ~2,000 SF Private Terrace
- Fully Furnished, Move-In Ready
- Secured Elevator





OFFICE FOR LEASE

BUILDINGS I / II / III

THE OVERLOOK AT ROB ROY

6836 BEE CAVES ROAD / AUSTIN, TEXAS 78746

MATTHEW FRIZZELL

Executive Director
Direct: +1 512 814 3404
Mobile: +1 512 925 5001
matt.frizzell@cushwake.com

HOLMES ONWUKAIFE

Senior Associate
Direct: +1 512 439 6717
Mobile: +1 512 940 7125
holmes.onwukaife@cushwake.com

PAIGE LIVERMAN

Associate
Mobile: +1 512 581 5167
Direct: +1 512 222 0941
paige.liverman@cushwake.com



**CUSHMAN &
WAKEFIELD**

