

3010 BEE CAVES ROAD

Austin, TX 78746

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Discover a premier leasing opportunity at 3010 Bee Caves Road, offering a prestigious and customizable business environment. Boasting modern design and state-of-the-art amenities, this property presents an ideal setting for innovative companies seeking a professional edge. With flexible floor plans and sophisticated infrastructure, the space adapts to suit diverse business needs. Take advantage of ample parking, a welcoming lobby, and convenient access to major transport arteries. Whether seeking a high-traffic retail location or an impressive office space, this property sets the stage for success. Elevate your business presence in this sought-after location, strategically positioned for visibility and accessibility in the heart of Austin.

PROPERTY HIGHLIGHTS

- Convenient access to major transport and thoroughfare
- High-traffic office location opportunity
- Prime location in Austin

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	2,107 SF
Building Size:	5,096 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,643	40,946	132,151
Total Population	8,916	82,646	280,871
Average HH Income	\$223,286	\$189,114	\$141,463

GARETH KOHLHAUSEN

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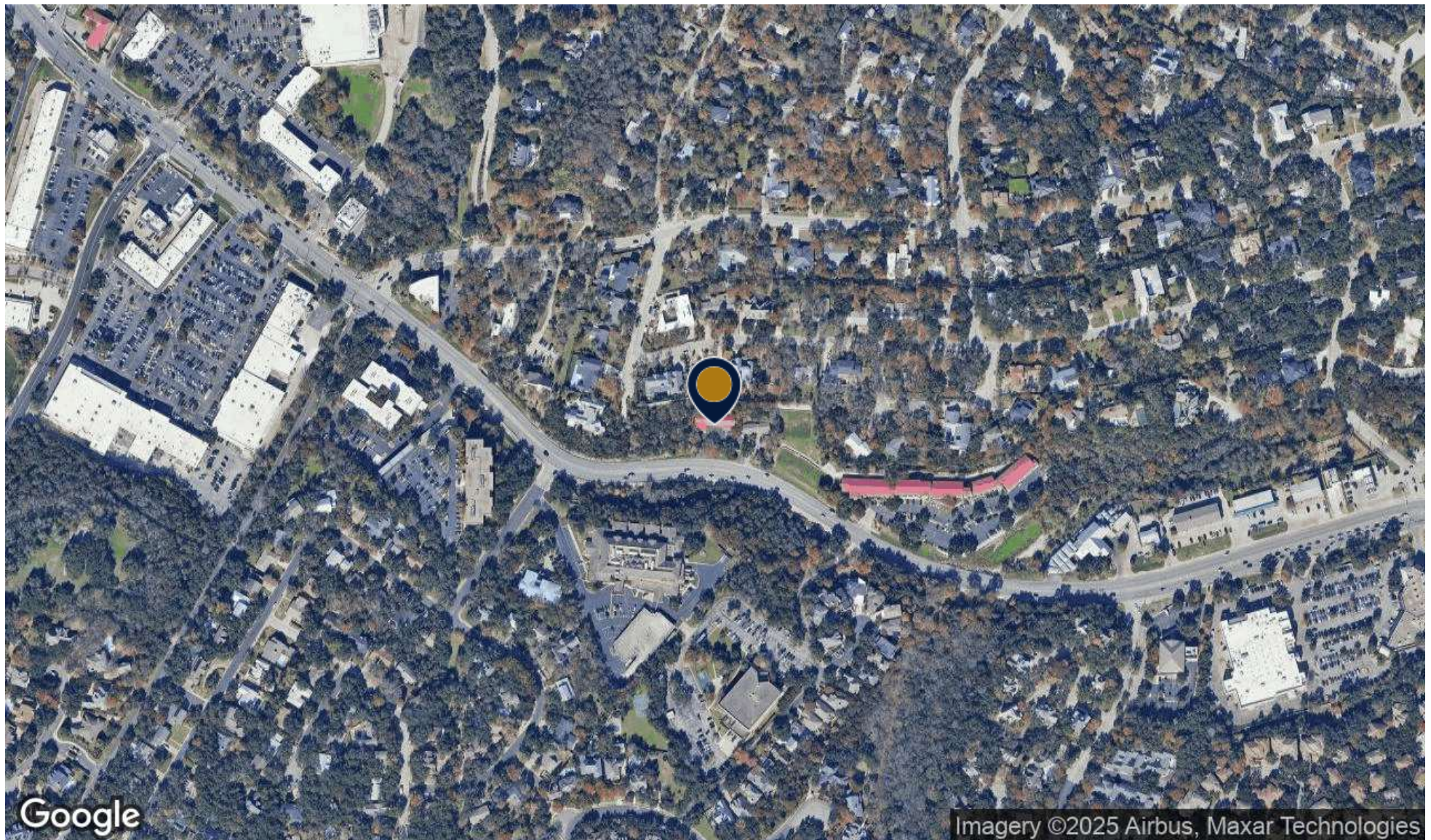
301 Camp Craft Road
Austin, TX 78746
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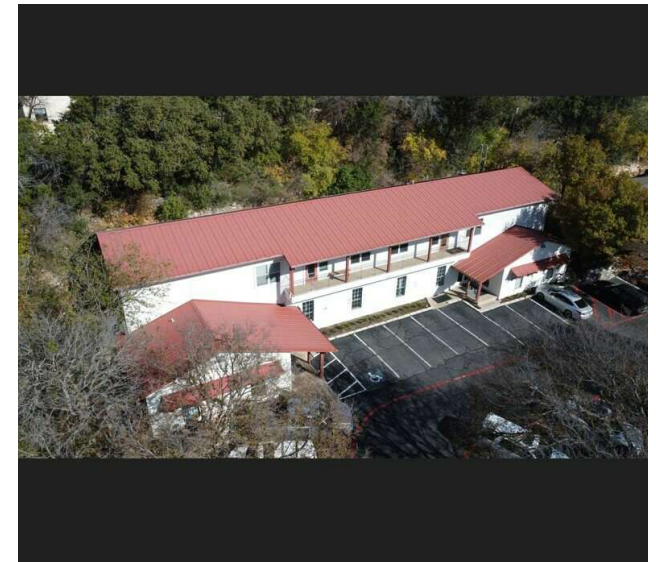
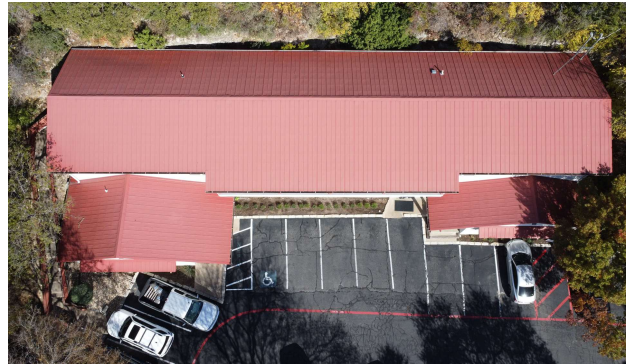
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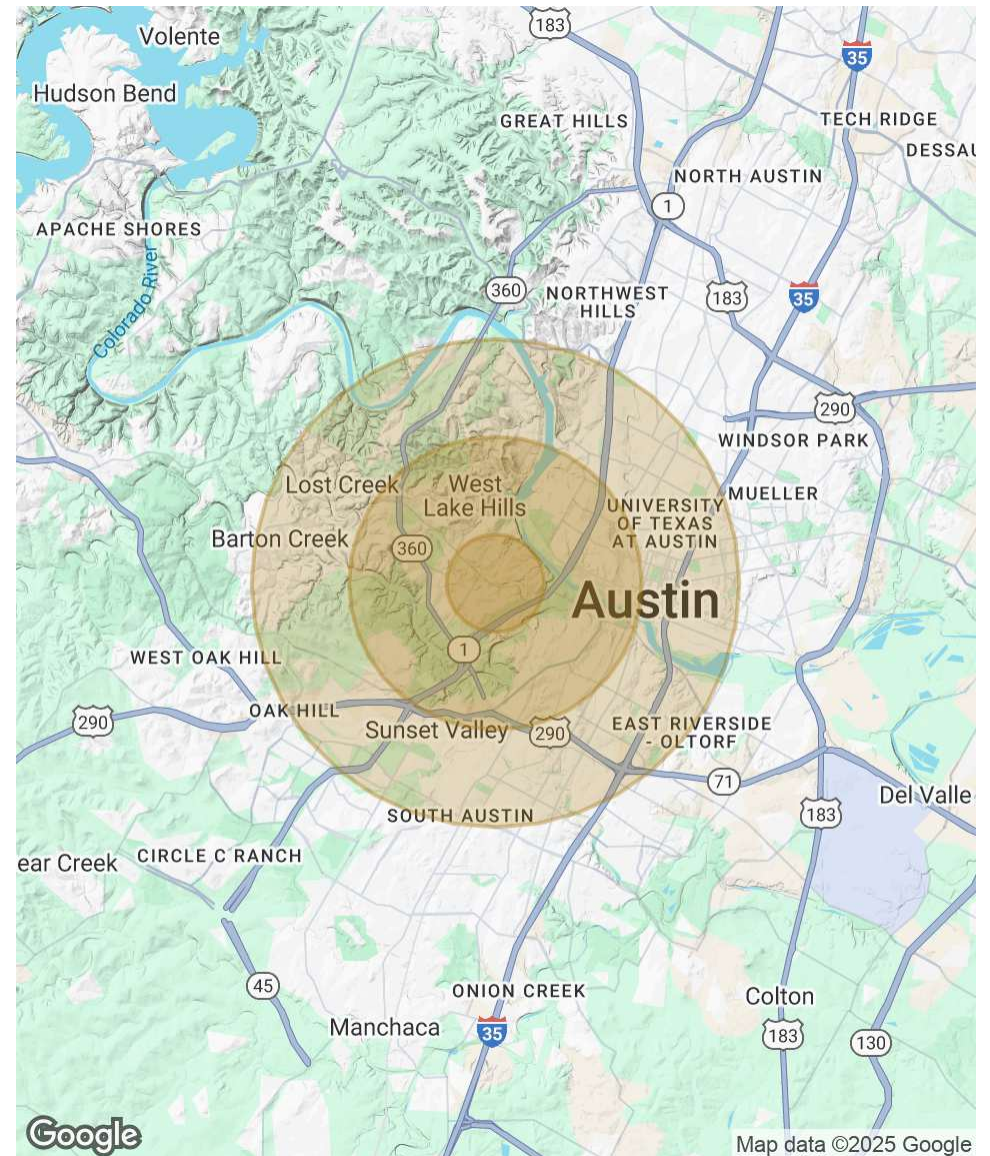
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,916	82,646	280,871
Average Age	40	39	37
Average Age (Male)	39	39	37
Average Age (Female)	42	40	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,643	40,946	132,151
# of Persons per HH	2.4	2	2.1
Average HH Income	\$223,286	\$189,114	\$141,463
Average House Value	\$1,361,722	\$1,153,291	\$888,811

Demographics data derived from AlphaMap



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