



**ROLLINGWOOD CENTER
BUILDING ONE
SUITE 350**

**2500 BEE CAVES ROAD
AUSTIN, TX 78746**

13,309 SF SUBLEASE AVAILABLE

PLUG & PLAY SUBLEASE IN ONE OF SOUTHWEST AUSTIN'S MOST PRESTIGIOUS BUILDINGS



R\W

13,309 SF SUBLEASE AVAILABLE



TAKING CREATIVE OFFICE TO THE NEXT LEVEL

Efficient Floor Plan
Immediate Occupancy
Fully Furnished
Large Breakroom
Glass Fronted Offices
Downtown Views
Covered Parking
Onsite Gym

13,309

CLASS A SUBLEASE

SUITE 350

\$36.00 NNN

\$18.34 OPEX

EXP. 01/26



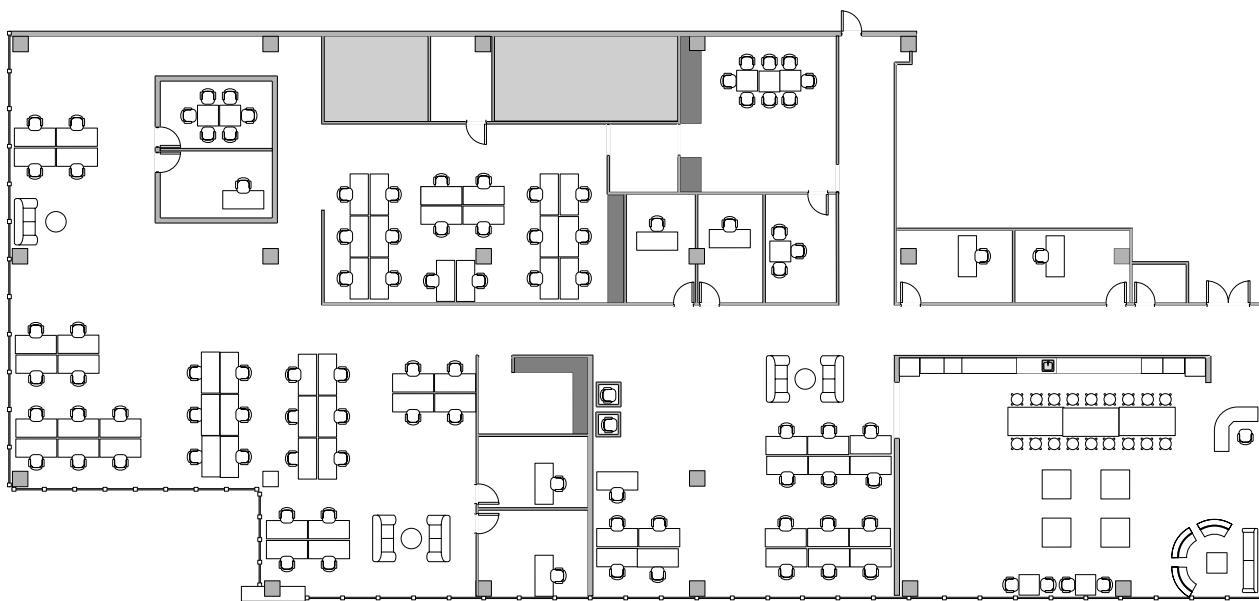
13,309 SF SUBLEASE AVAILABLE

R\W



SUITE 350

13,309 SF



Click here for a
virtual tour of Rollingwood
Center Building One.

LARGE AMENITY BASE

Close proximity to downtown, Zilker Park, and Westlake amenity base.



STREAM REALTY PARTNERS



RW

SURROUNDING AMENITIES

78746

WESTLAKE

Sway
Marye's Pizza
Kerby Lane Cafe
Taco Deli
Panera Bread
Chipotle
Brugger's Bagels
Summer Moon Coffee
Pink Berry
P. Terry's
Chick-fil-A
Nothing Bundt Cakes
Chinatown
Bee Caves Barber Shop
Abercrombie Jewelry
Randall's
Massage Envy
Jack Brown Cleaners
Supercuts
Barton Springs Nursery
Twin Liquors
Breed's & Company
Walgreens
TYLER'S
The Village at Westlake
Barton Creek Mall

78704

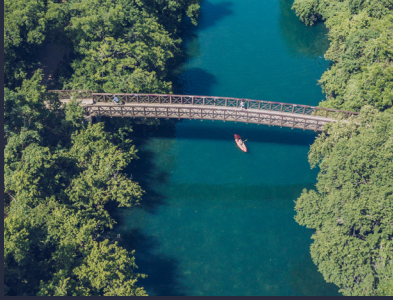
BARTON SPRINGS

Chuy's
Juiceland
Sno-Beach
Juliet Italian Kitchen
El Alma
Terry Blacks Barbecue
Eberly
Uchi
Starbucks
The Picnic
Starbucks
Maudie's Tex - Mex
Barton Springs
Lady Bird Lake
ZACH Theatre
Viva Day Spa
Alamo Drafthouse
Motiv Fitness
Gibson Street Bar
Golden Goose
Bouldin Acres
Pavement
MOSS



R\W

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RAW



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