

FOR LEASE

TRITON CENTER BLDG III



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KEY FEATURES

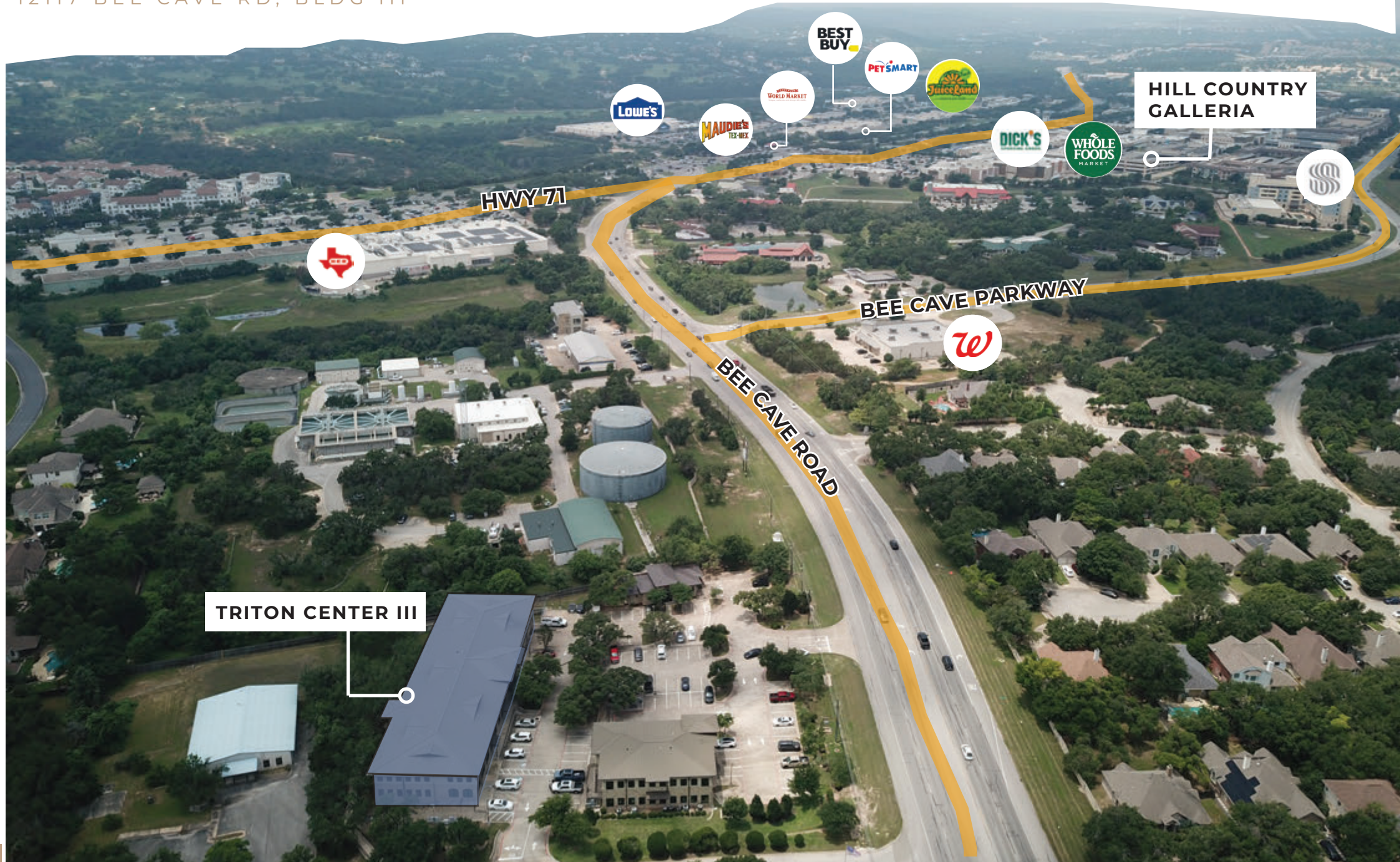
12117 BEE CAVE RD, BLDG III

- Quality Interior Finishes Throughout
- Easy Access From Bee Caves Rd (FM 2244)
- Fitness Showers Onsite
- Close Proximity to Restaurants, Retail + Entertainment at the Hill Country Galleria
- Covered Reserved Parking Available
- Monument signage opportunity along Bee Cave Rd.
- Building Ownership is Debt Free



AERIAL VIEW

12117 BEE CAVE RD, BLDG III



HWY 71



HILL COUNTRY GALLERIA



BEE CAVE PARKWAY



BEE CAVE ROAD

TRITON CENTER III





AVAILABILITY

TRITON CENTER BLDG III

AVAILABILITY

Suite 120 - 3,907 SF (Contiguous with Suite 140) **

Suite 140 - 1,600 SF

Suite 180 - 2,957 SF (Available 1/1/25)

Suite 200 - 5,122 SF (Contiguous with Suite 220) **

Suite 220 - 1,112 SF

Suite 270 - 954 SF

TERMS

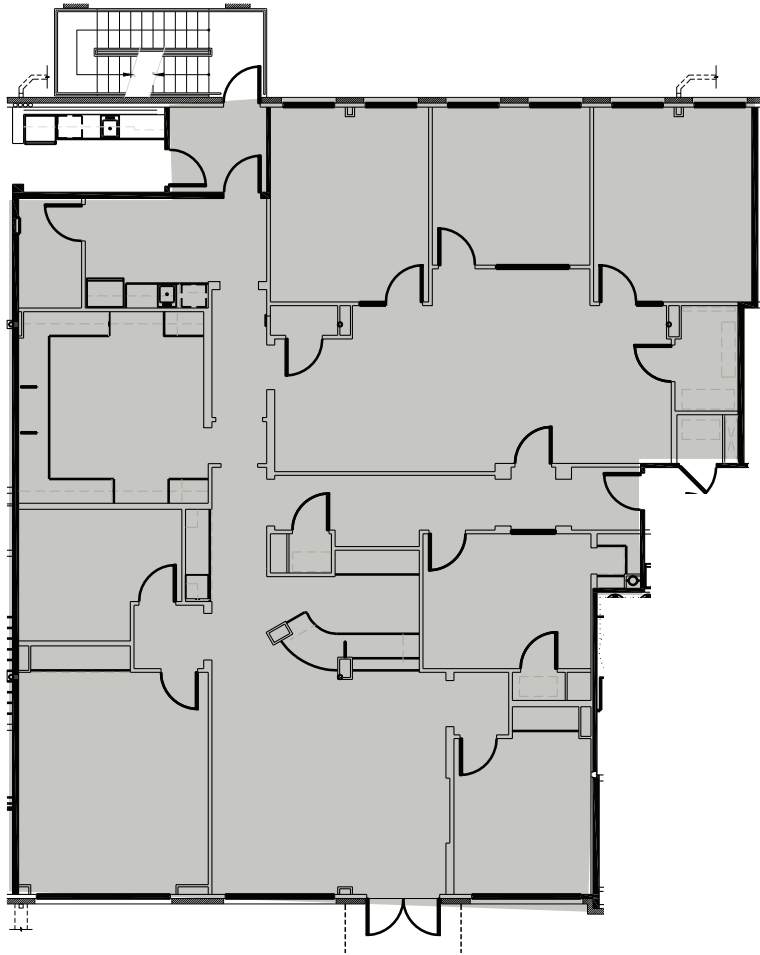
Rental Rate - \$26.00 NNN

Est. 2024 OpEx - \$13.07 + Electric

KEY **

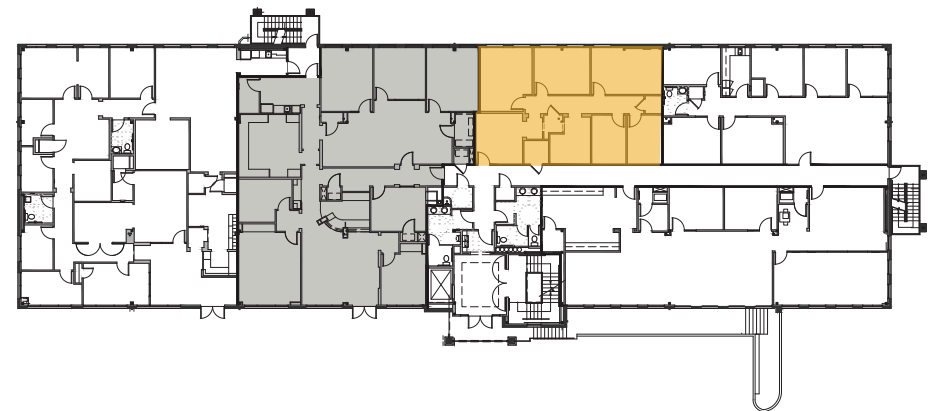
Suite 120 Can Be Combined W/ Suite 140 For A Total of 5,507 SF

Suite 200 Can Be Combined W/ Suite 220 For A Total of 6,234 SF



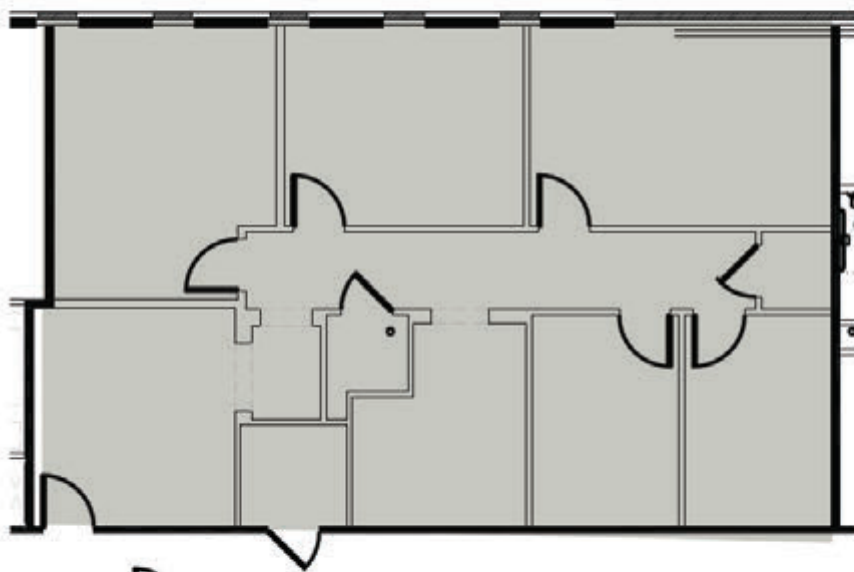
SUITE 120: 3,907 SF

- Direct Access from Exterior and Lobby
- Mix of private office and open area
- Large Conference
- Break Room
- Can Be Combined With Suite 140



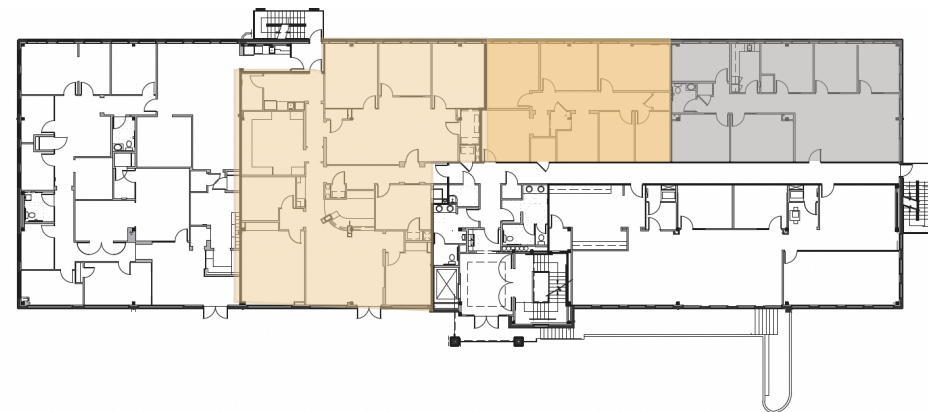
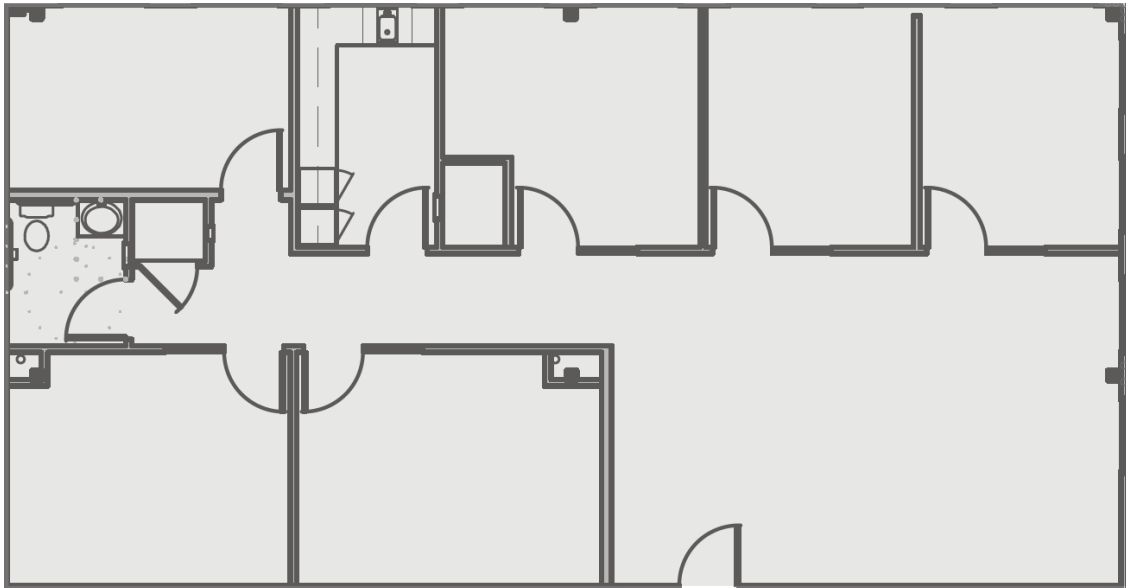
SUITE 140: 1,600 SF

- Conference Room
- Four private offices
- Break room
- Can Be Combined With Suite 120

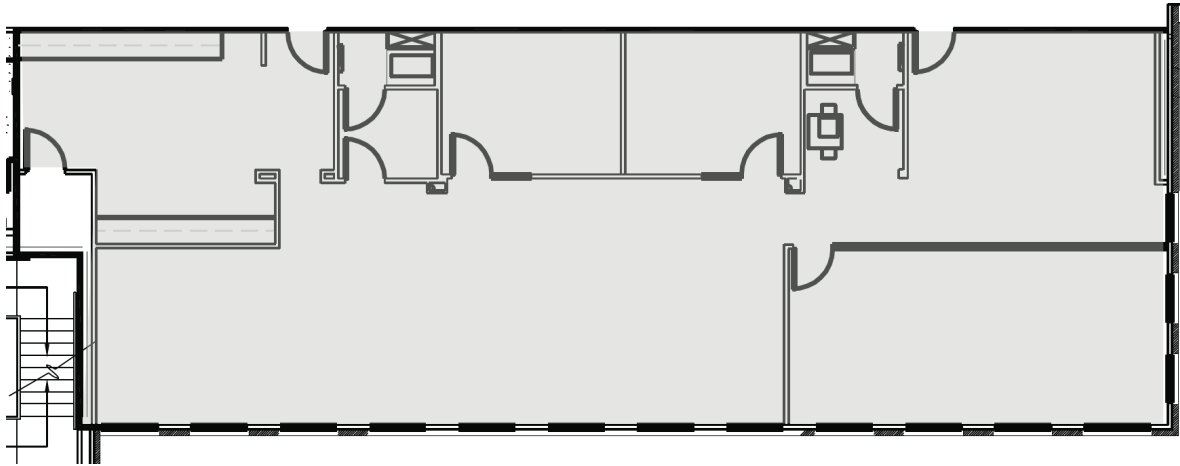


SUITE 160: 1,600 SF

- Second Gen Medical Space
- Contiguous with Suite 120/140 for a total of 7,466 SF

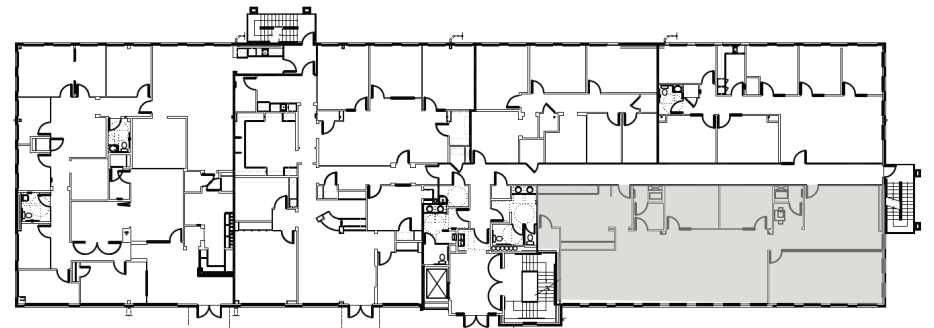


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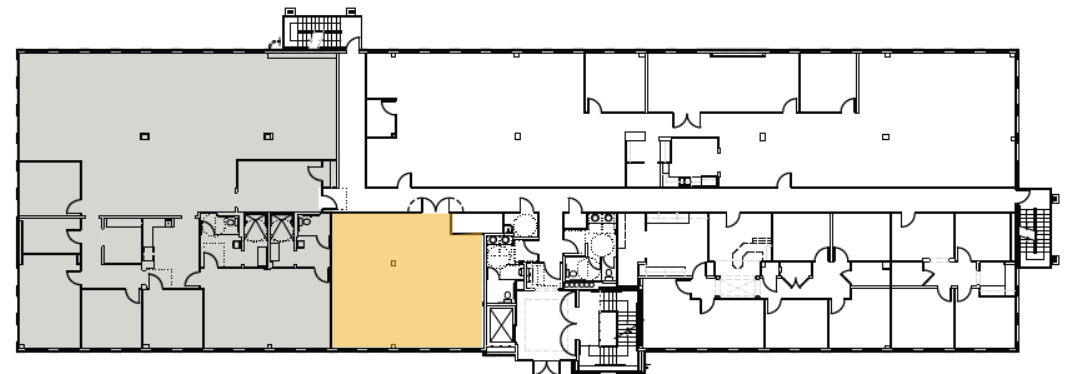
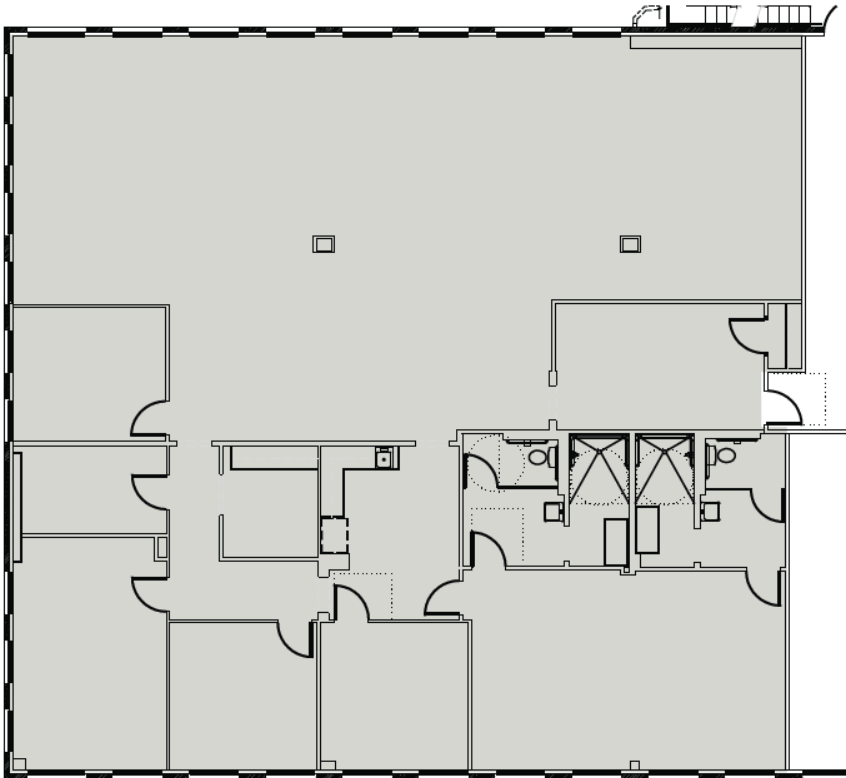
SUITE 180: 2,957 SF

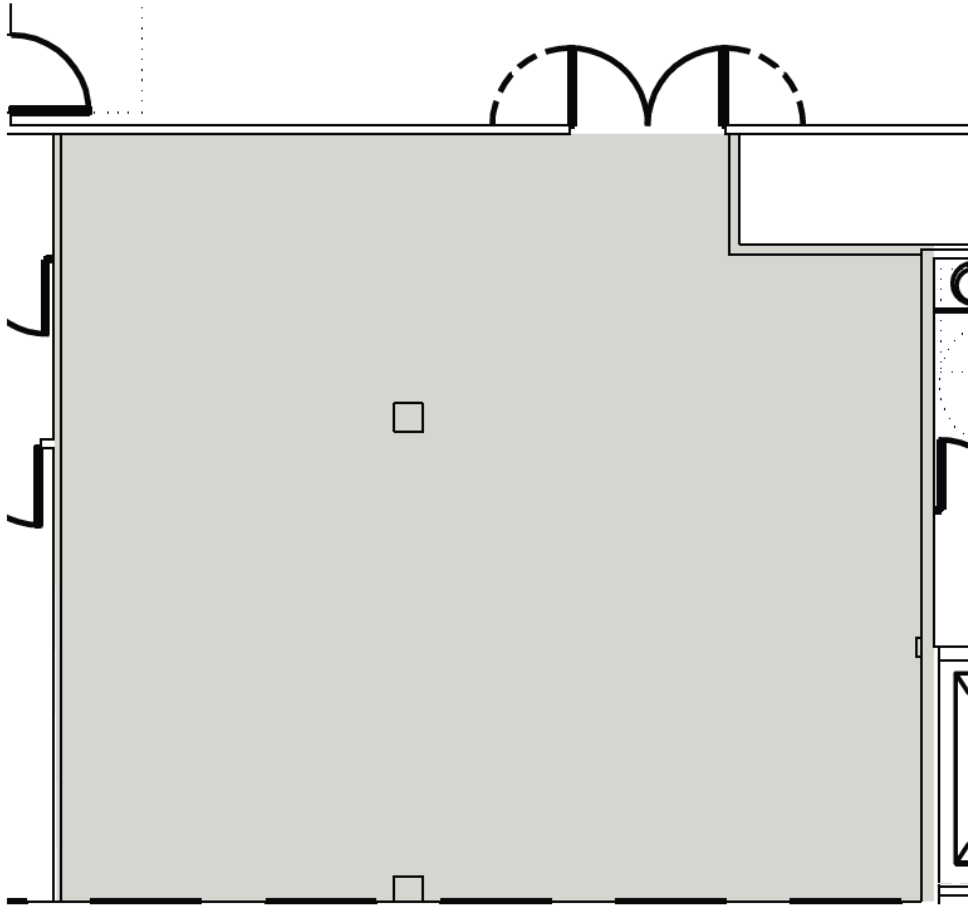
- Available 1/1/2025
- High End Finishes
- Conference Room
- Four private offices
- Break room



SUITE 200: 5,122 SF

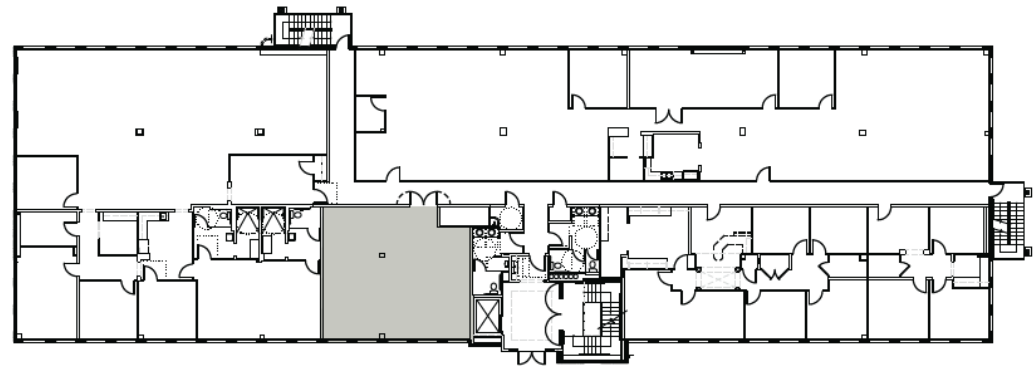
- Mix of private office and open space
- In suite private gym
- Two private restrooms with showers
- Break room
- Can be combined with Suite 220



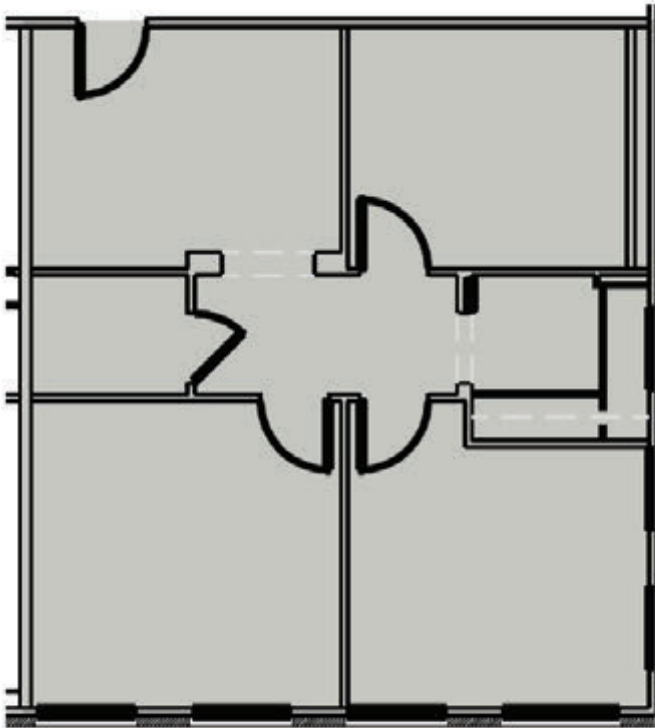


SUITE 220: 1,112 SF

- Open Floor plan With Scenic Views
- Contiguous with Suite 200 for 6,234 RSF

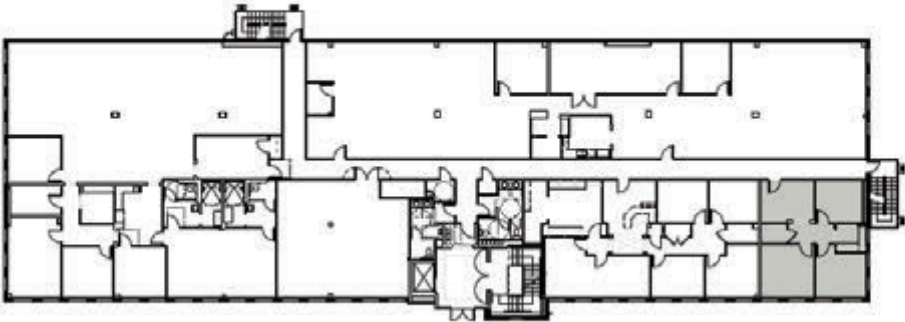


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SUITE 270: 954 SF

- Spec Suite
- 3 private offices
- Small Receptionist





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FOR MORE INFORMATION- TIGUSA.COM

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