



BEE CAVES RD

For Lease
7000 Bee Caves
Austin, TX 78746

Property Highlights

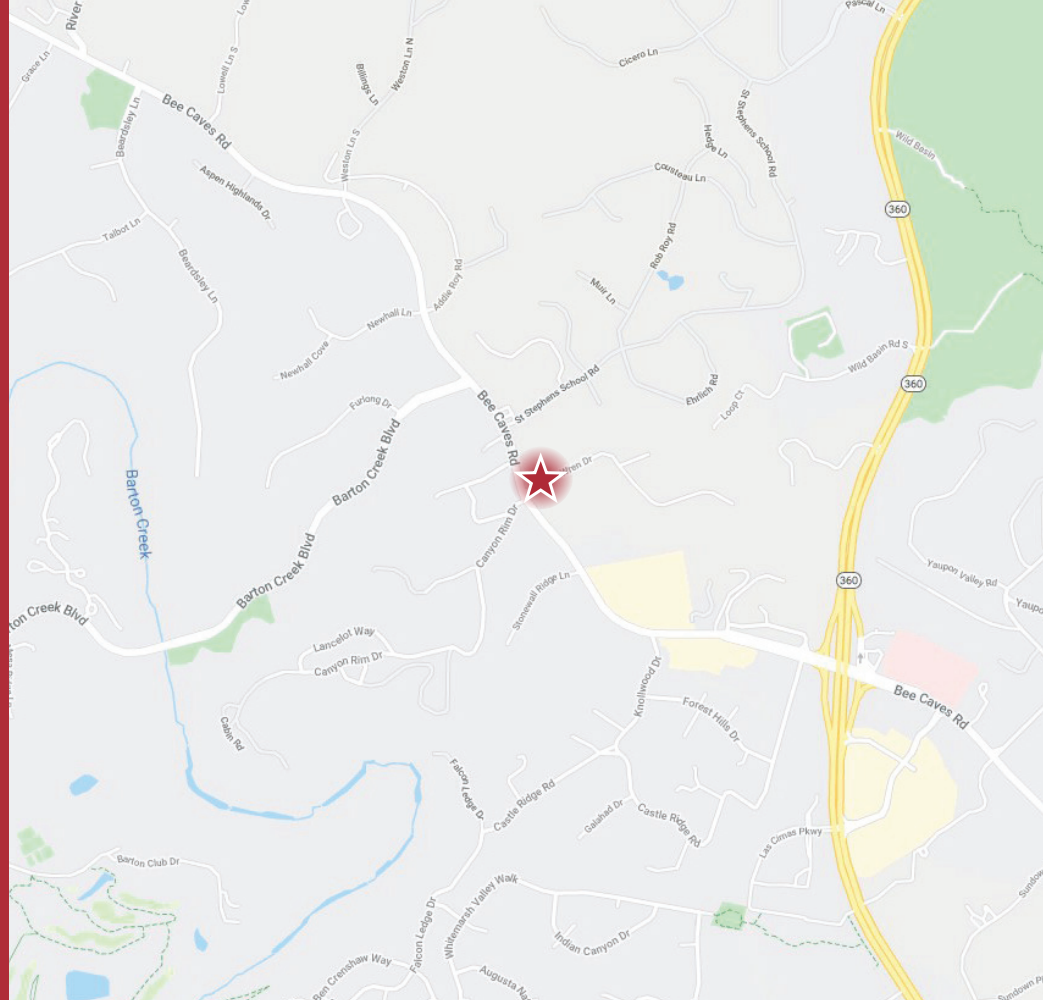
- Desirable area of Westlake
- Plenty of local amenities
- Easy access off Capital of Tx Hwy and Westbank Drive

Pricing

Asking: \$24.00 NNN

Availability

- Suite 250 – 5,540 SF
- Suite 300 – 2,089 SF
- Suite 310 – 2,385 SF



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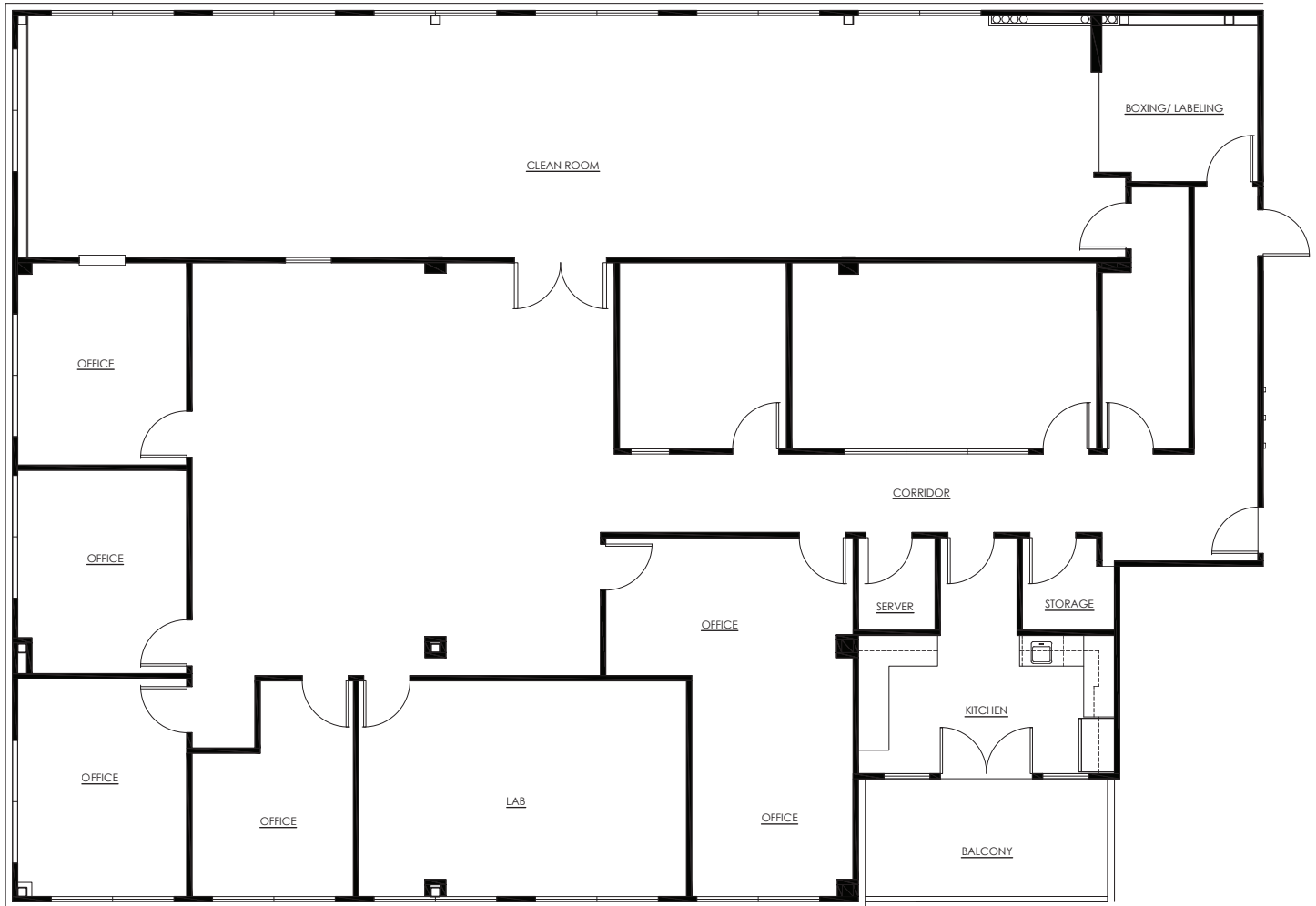
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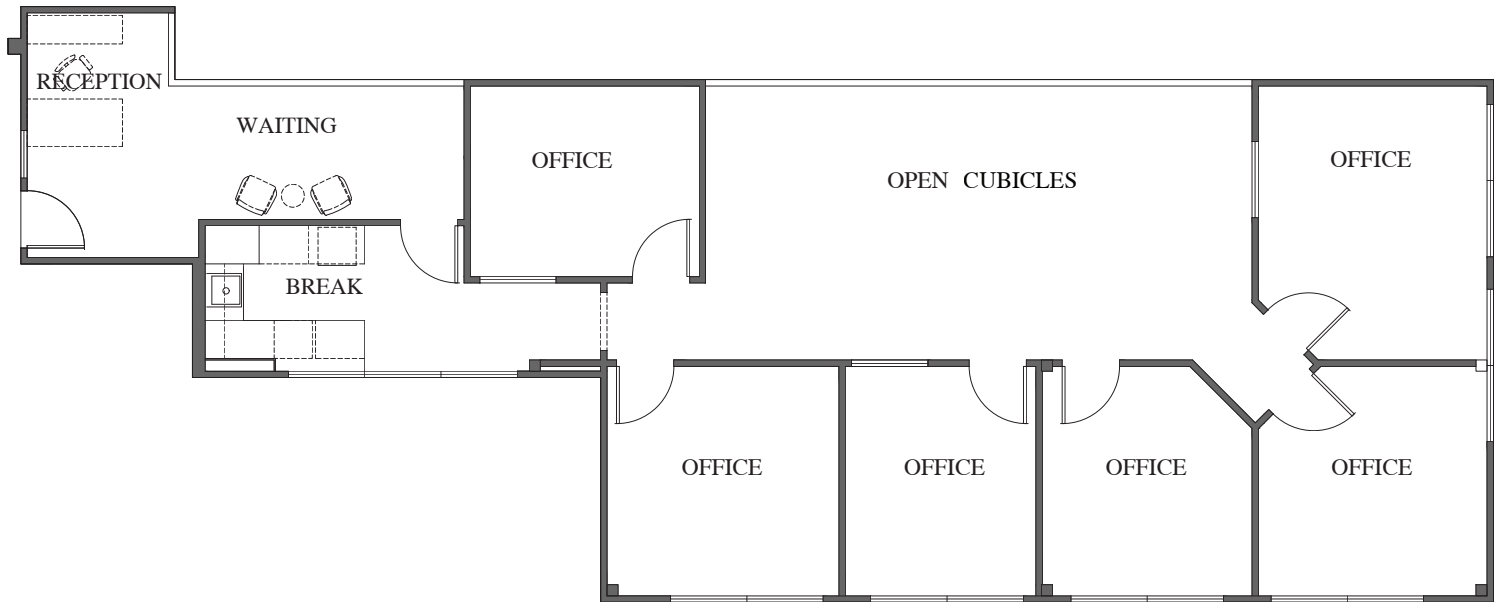
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Suite 250 Floor Plan



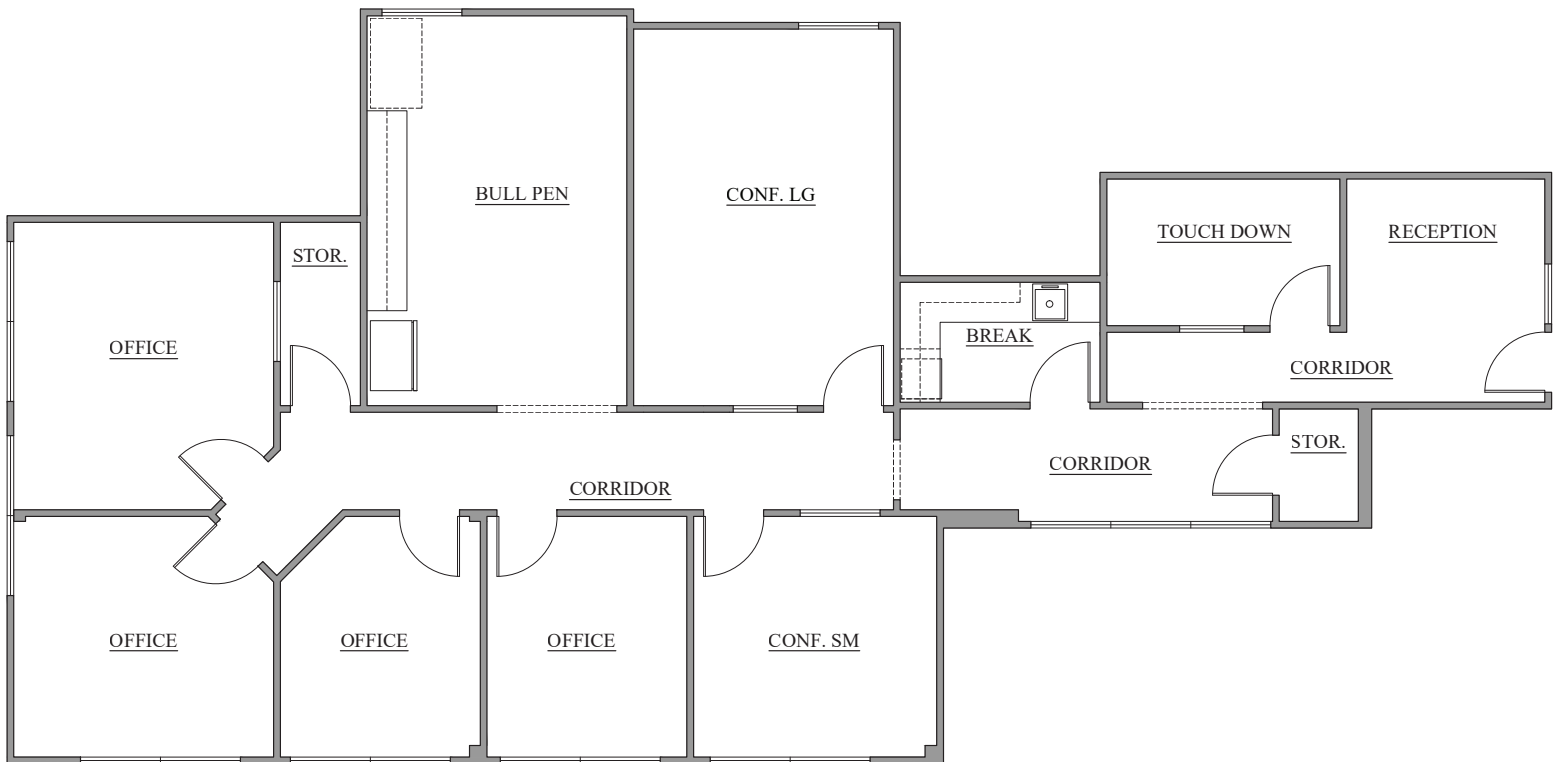
SUITE 250 FLOOR PLAN 5,540 SQFT

Suite 300 Floor Plan

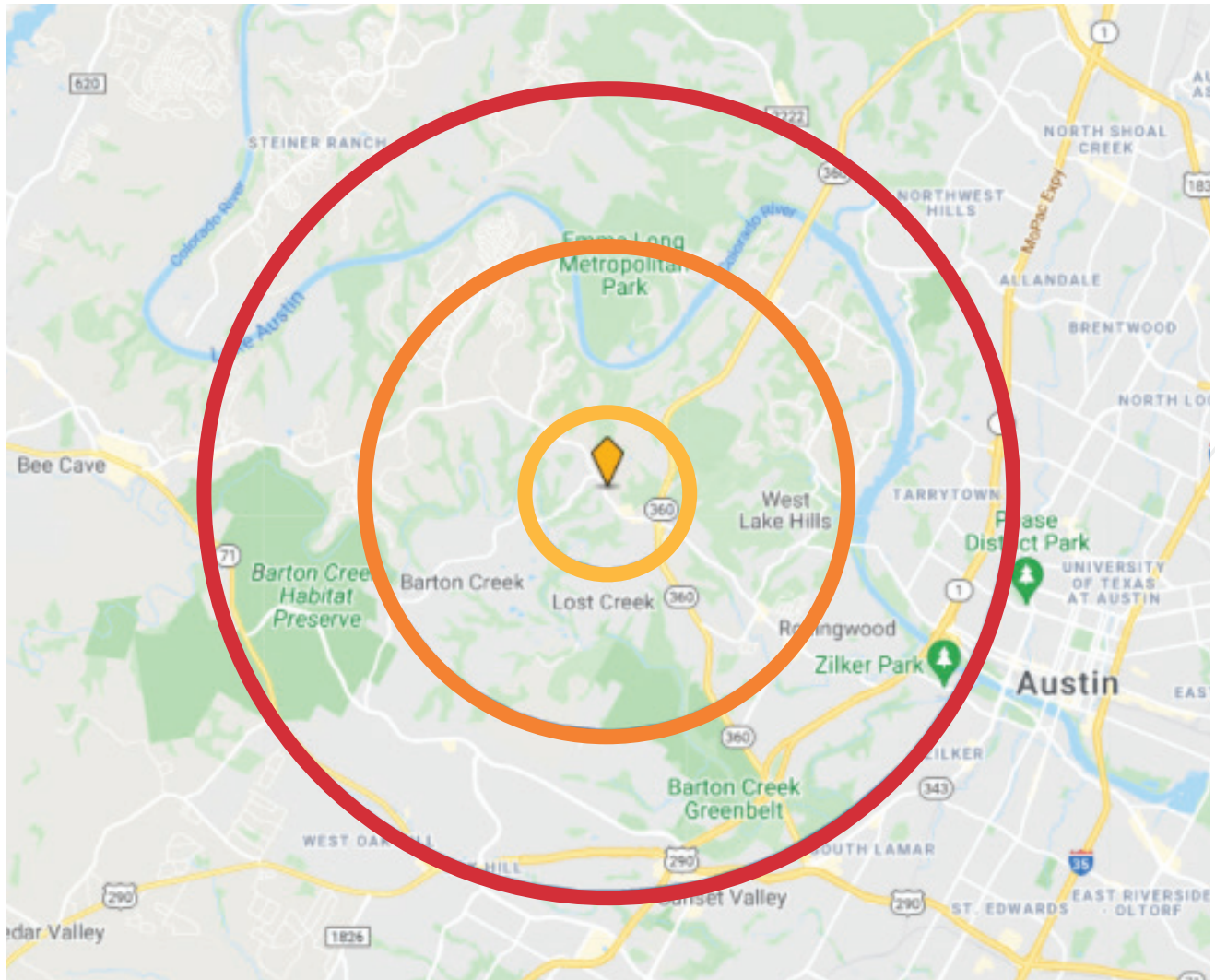


SUITE 300 FLOOR PLAN 2,089 FT

Suite 310 Floor Plan



SUITE 310 FLOOR PLAN 2,392 SQFT



7000 Bee Caves Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2021 Population - Current Year Estimate	1,801	20,305	93,024
2026 Population - Five Year Projection	1,844	21,072	98,285
HOUSEHOLDS			
2021 Households - Current Year Estimate	667	7,576	39,429
2021-2026 Household Growth	0.6%	0.8%	1.1%
INCOME			
Avg Household Income	\$210,407	205,949	\$169,624
DAYTIME EMPLOYMENT			
2021 Businesses	619	2,731	7,004
2021 Employees	5,346	23,807	\$169,624

About Austin

WHY AUSTIN IS THE #1 CITY OF THE FUTURE



POPULATION GROWTH OF 2.5% ANNUALLY

- Austin has been #1 in population growth for 8 years in a row, according to CBS Austin.
- The City of Austin is home to nearly 965,000 residents with almost 2.2 million residing in the Austin-Round Rock metropolitan area.
- Population in Austin increased by 32.7% between 2009 and 2018.
- Austin remains one of the top destinations for migrating talent, with 6.7% of Austin residents having lived somewhere elsewhere just one year earlier.
- The Austin metropolitan area is predicted to experience a population growth rate of 31.6% between 2020 and 2030.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Austin, LLC dba NAI Partners	9003950	licensing@naipartners.com	713-629-0500
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Paine	525423	robert.paine@naipartners.com	512-647-1542
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date