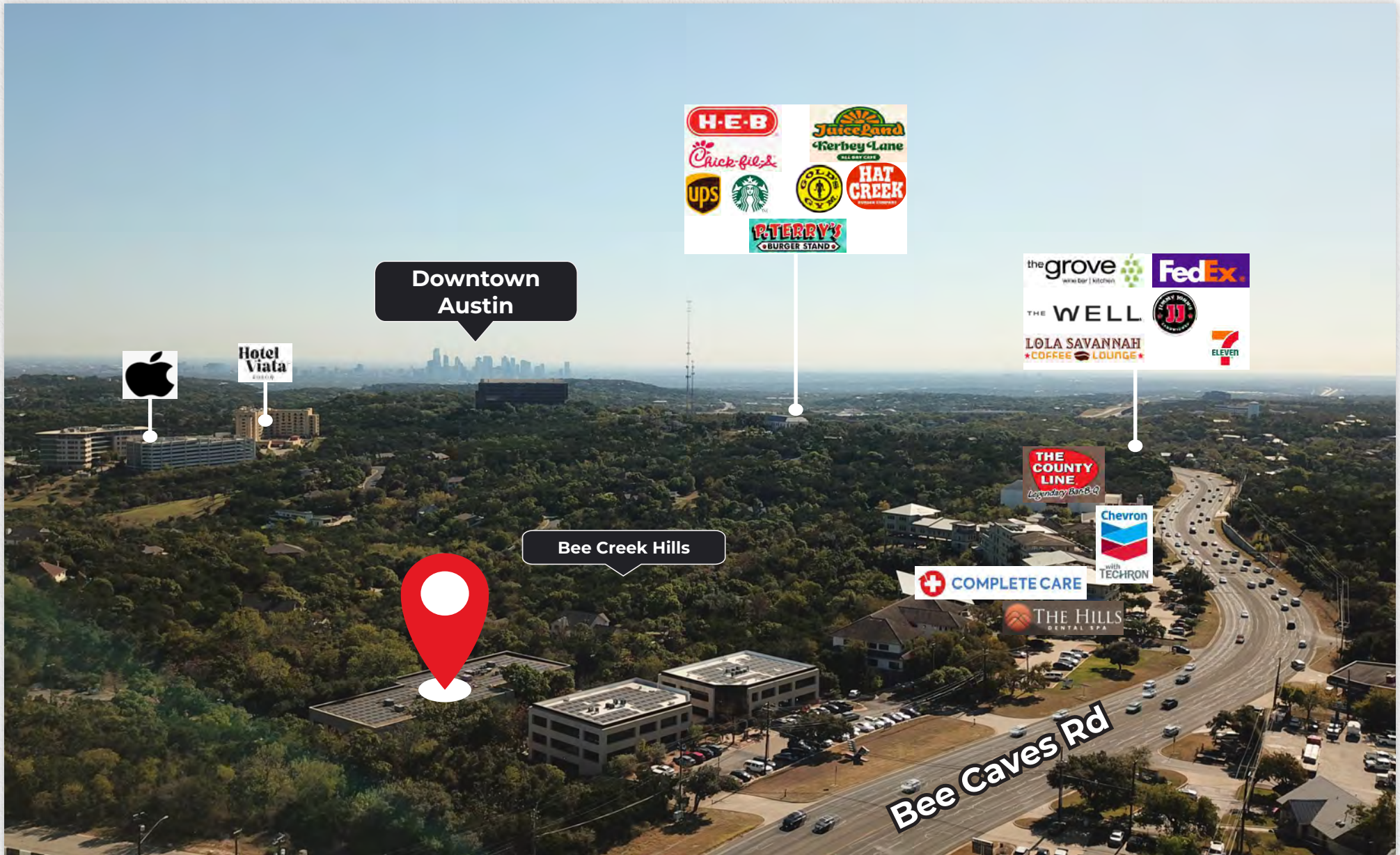


# FOR LEASE

## 4 Office Suites Available 1,633 - 3,701 RSF

7004 Bee Caves Rd  
West Lake Hills  
TX 78746



**Avery Meiten**  
Associate

469.499.6886  
AMeiten@asterra.com

**Tami Greenberg**  
Partner

512.773.3705  
TGreenberg@asterra.com





# Executive Summary

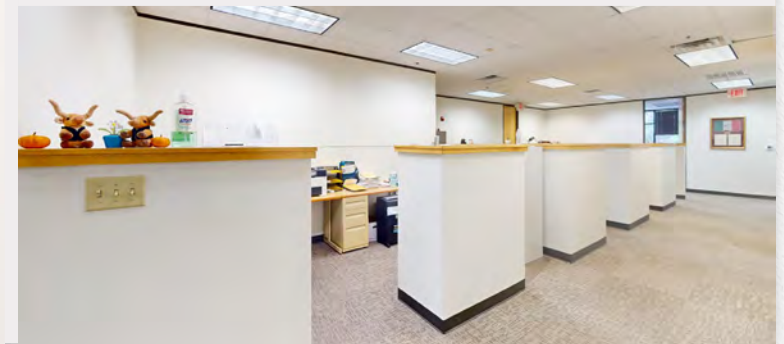
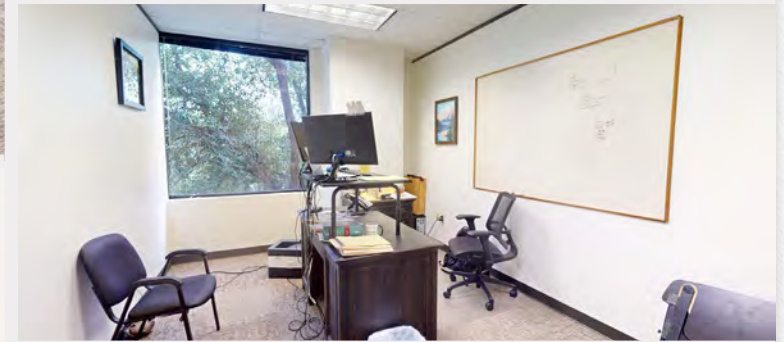
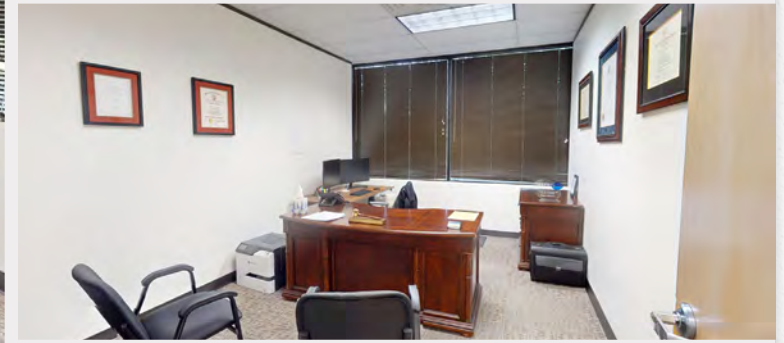
Located on Bee Caves Road in the desirable West Lake Hills area, this office building offers four premium suites for lease, ideal for a range of professional businesses. Suite 300 provides a spacious 3,701 RSF, Suite 313 offers 1,746 RSF, Suite 315 has 1,919 RSF, and Suite 320 includes 1,633 RSF. Each suite is designed with high-quality finishes, abundant natural light, and flexible layouts to suit various business needs. The building combines modern amenities with a prime location, close to downtown Austin, popular dining, and retail, with ample parking and convenient access to major highways. This property is an excellent choice for businesses looking to establish or expand in one of Austin's premier business corridors.

## Highlights

- Amazing Views
- Private Office Spaces
- Meeting Rooms
- Open Workspace
- Kitchen
- Solar Panels
- Covered Parking

# Listing Details

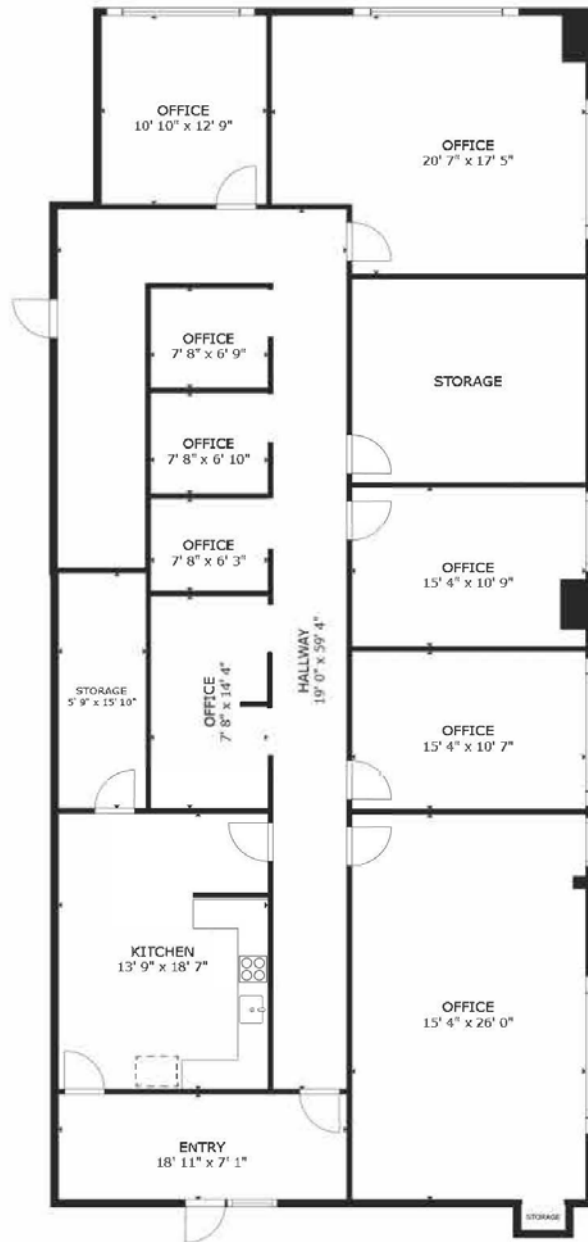
Lease Rate:	\$27.50/PSF
Estimated NNN:	\$14.47
Property Type:	Office
Total Building SF:	28,183 SF
Available SF:	Suite 300 = 3,701 RSF Suite 313 = 1,746 RSF Suite 315 = 1,919 RSF Suite 320 = 1,633 RSF
Available:	Suite 315/320 Available Now Suite 300/313 Available Feb 2025
Class:	B
Parking:	4.00/1,000 SF
Year Built:	1999
Lease Term:	Negotiable
Neighborhood:	West Lake Hills



**SUITE 300 = 3,701 SF**

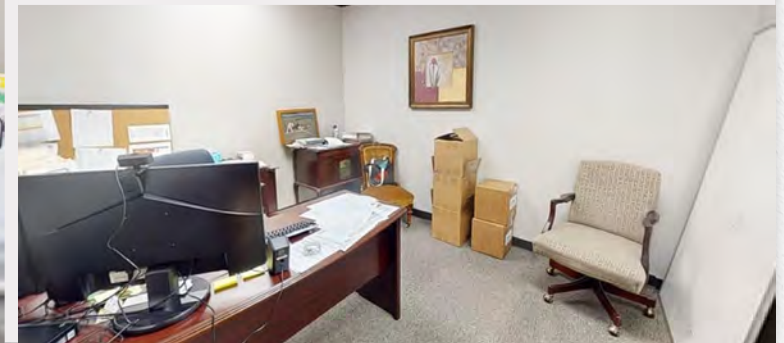
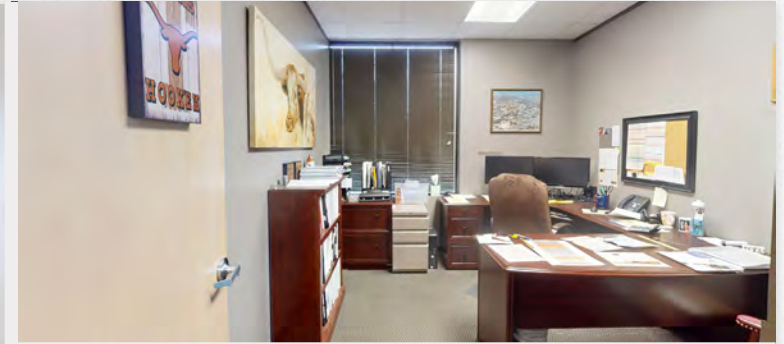


SCAN OR CLICK  
FOR VIRTUAL TOUR



**SUITE 300 = 3,701 SF**

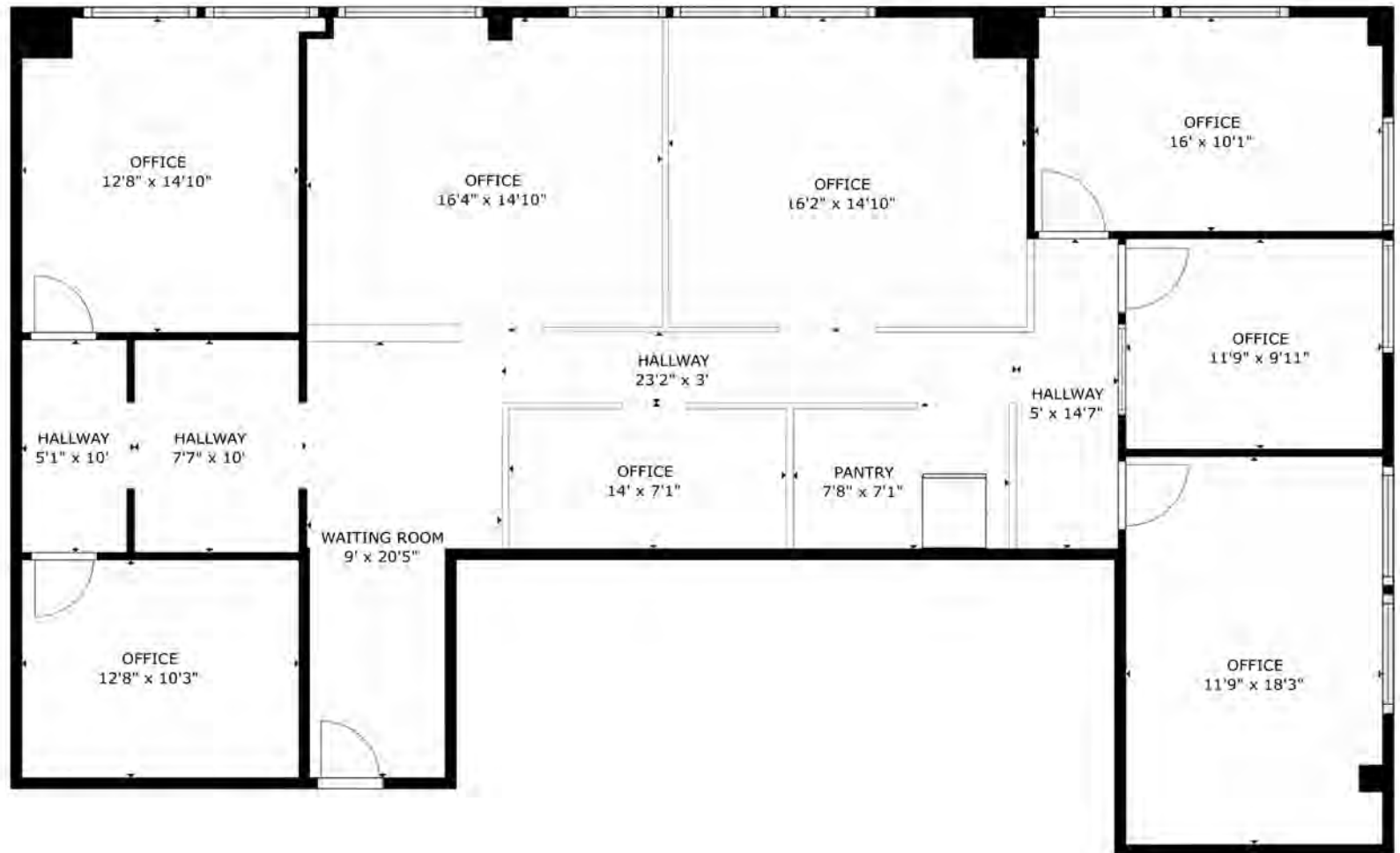




**SUITE 313 = 1,746 SF**



SCAN OR CLICK  
FOR VIRTUAL TOUR



**SUITE 313 = 1,746 SF**



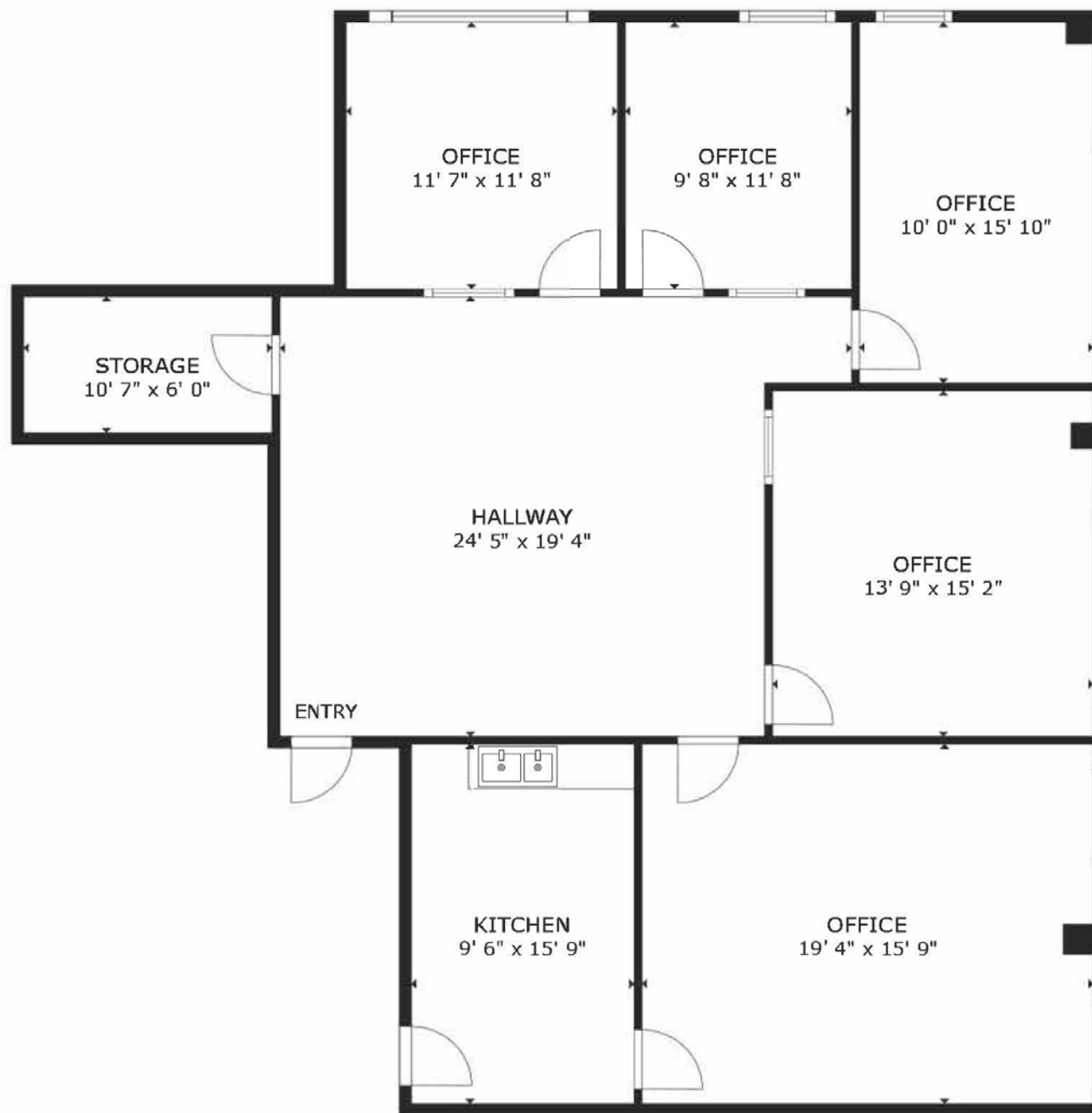
**SUITE 315 = 1,919 SF**





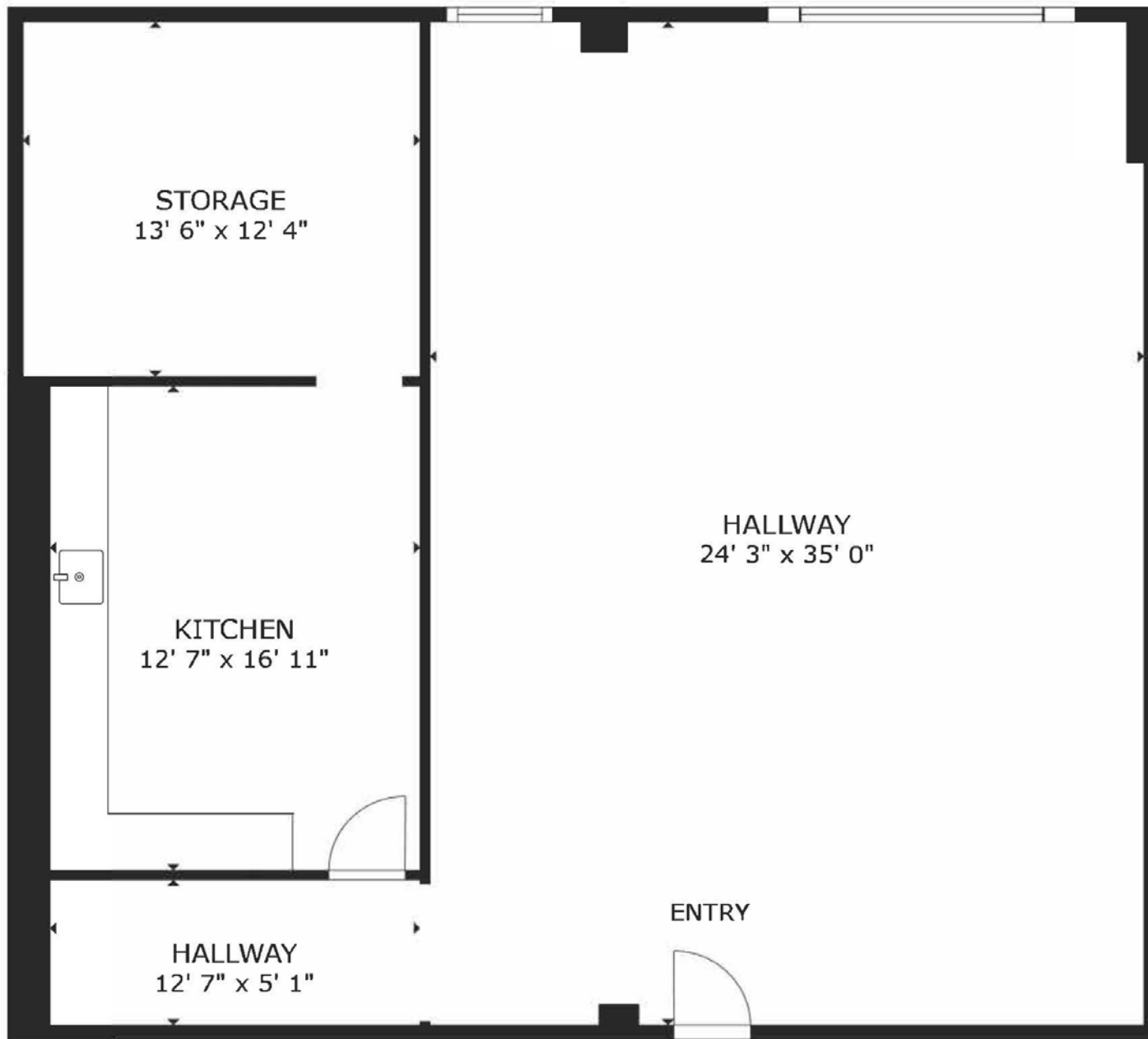


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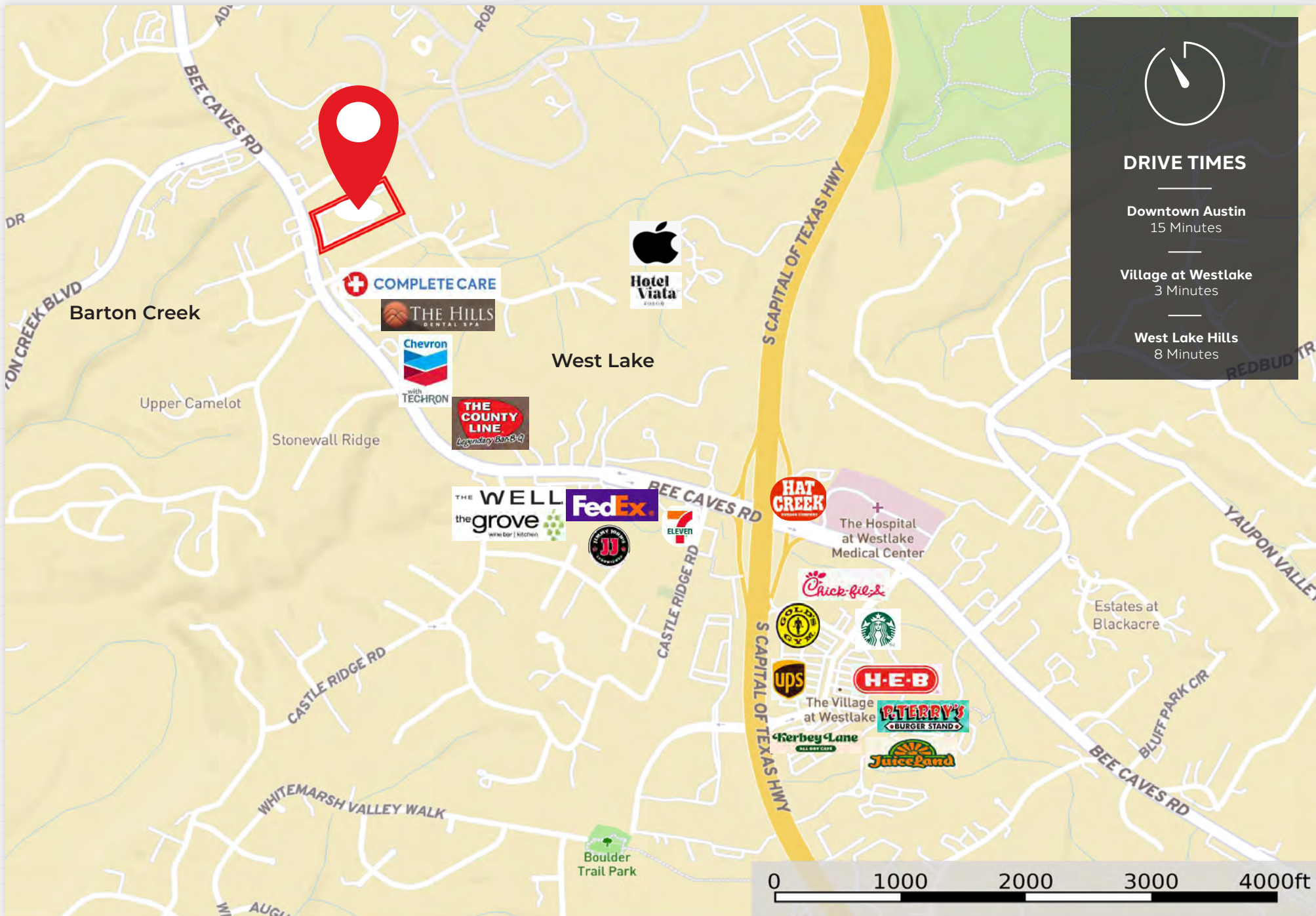


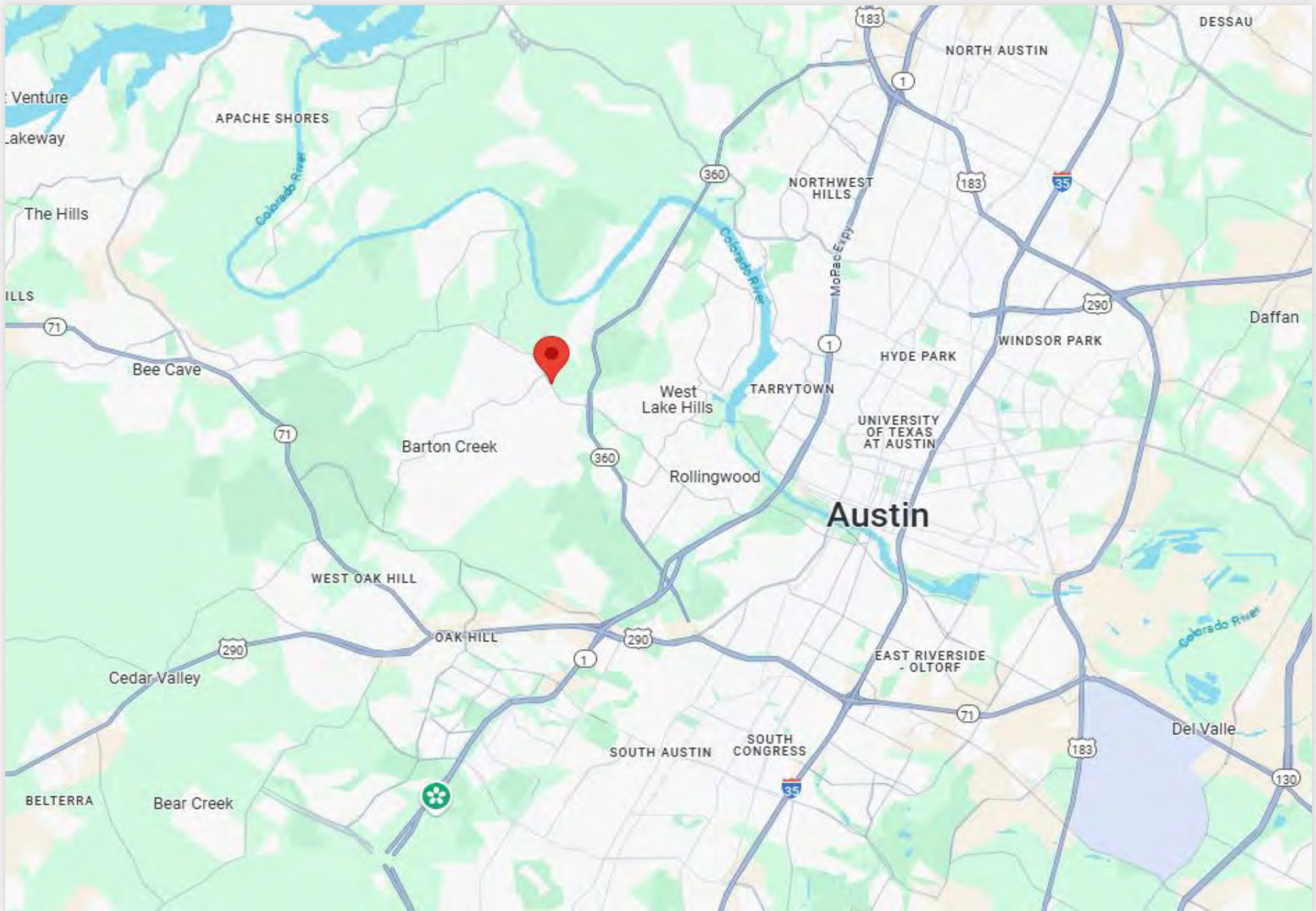
**SUITE 315 = 1,919 SF**





**SUITE 320 = 1,633 SF**





# Contact



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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.



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## Information About Brokerage Services

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

### 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' 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.

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Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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