

6836 BEE CAVES ROAD | AUSTIN, TEXAS 78746

THE OVERLOOK AT ROB ROY



Premier Office Space For Lease in Westlake



 CUSHMAN &
WAKEFIELD

Westlake Prestige

Set within one of the most affluent areas in the Austin region, The Overlook at Rob Roy offers companies a rare opportunity to establish a presence in a highly sought-after Westlake location. Positioned along Bee Caves Road, the property offers strong visibility with flexible, move-in-ready suites, panoramic Hill Country views and upgraded amenities to deliver a more refined workplace experience.



CLASS A
OFFICE/MEDICAL CAMPUS



RECENTLY COMPLETED
LOBBY RENOVATION &
PARKING GARAGE



CONFERENCE CENTER



UNMATCHED VIEWS OF
TEXAS HILL COUNTRY



PRIVATE BALCONIES



3.5/1,000 PARKING RATIO



Balanced Workdays

Westlake offers tenants the best of both worlds, blending the calm and beauty of a suburban setting with close proximity to Austin’s central business district and a vibrant mix of lifestyle amenities.

The Grove Wine Bar & Kitchen	2 min
Village at Westlake	4 min
Barton Creek Square	11 min
Downtown Austin	25 min
Austin Bergstrom International Airport	39 min

POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
2025 Total Daytime Population	9,533	47,436	152,240
Median Home Value 2025	\$1,159,091	\$1,285,098	\$1,141,316



Exceptional Connectivity

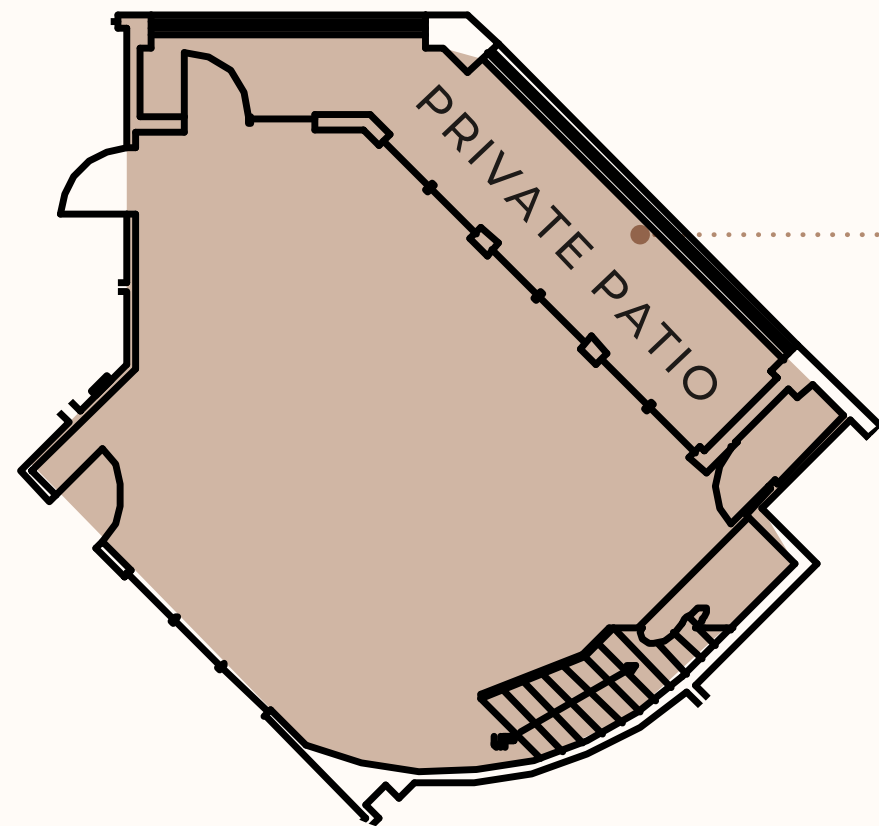
With direct access to Bee Caves Road and Loop 360, The Overlook at Rob Roy offers tenants seamless access across Westlake and the greater metro.



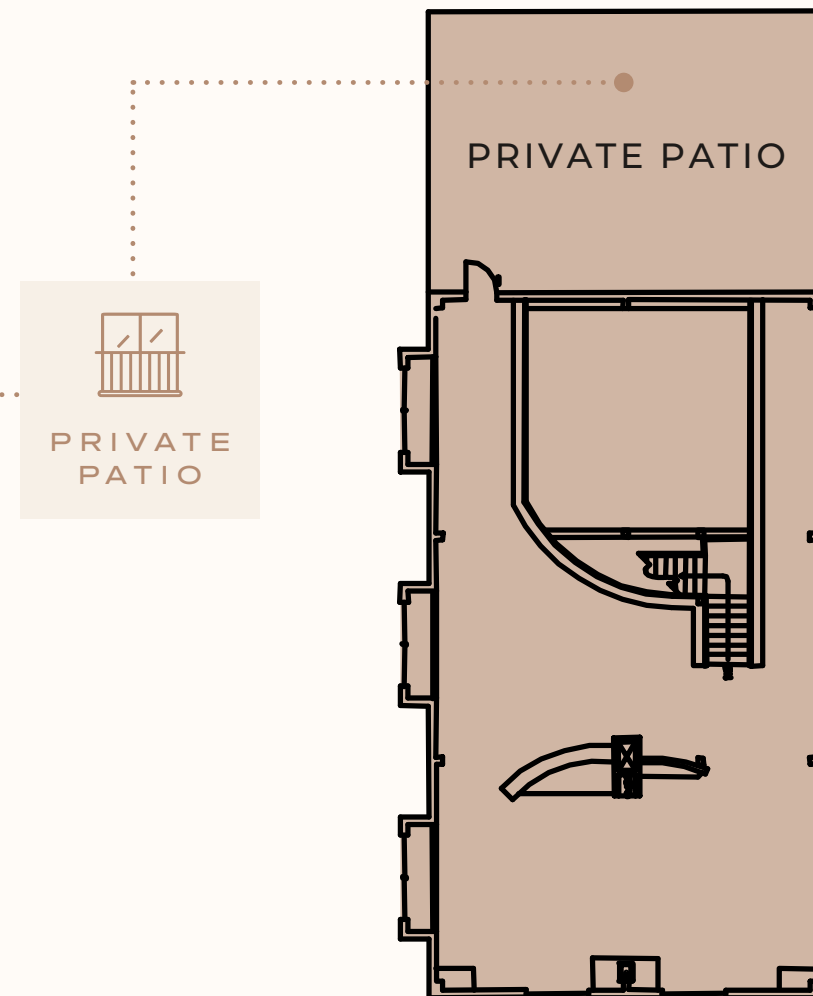
Suite 201 - 1st Floor

3,665 RSF

Two story boutique style suite with private patio

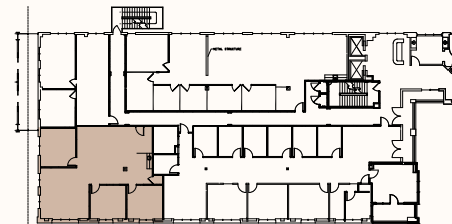
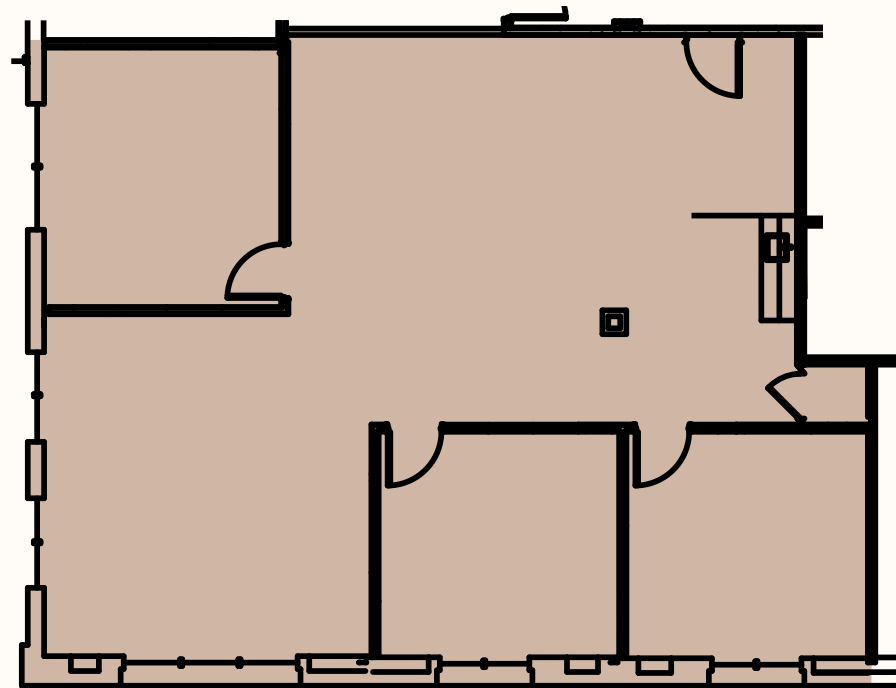


Suite 201 - 2nd Floor



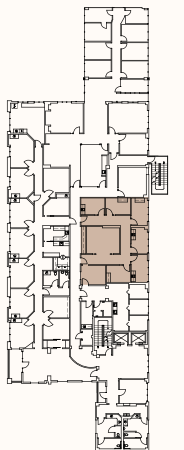
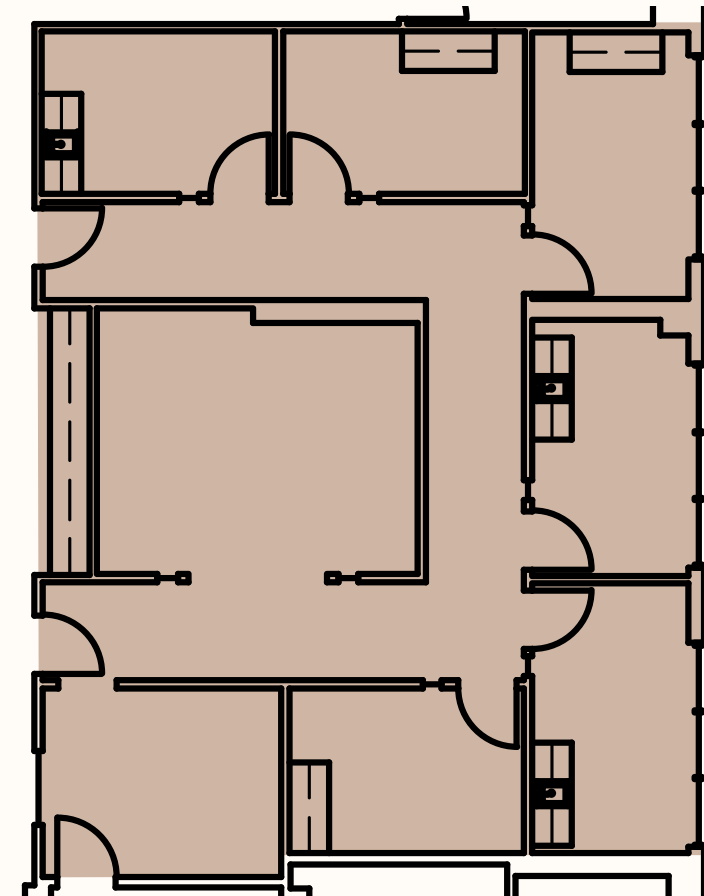
Suite 215

1,776 RSF



Suite 320

1,885 RSF



For More Information, Please Contact

MATTHEW FRIZZELL

Executive Director

Direct: +1 512 814 3404

Mobile: +1 512 925 5001

matt.frizzell@cushwake.com

HOLMES ONWUKAIFE

Senior Associate

Direct: +1 512 439 6717

Mobile: +1 512 940 7125

holmes.onwukaife@cushwake.com

PAIGE LIVERMAN

Associate

Mobile: +1 512 581 5167

Direct: +1 512 222 0941

paige.liverman@cushwake.com

