



The Grove

SUBLEASE | 2ND FLOOR | 34,334 RSF

4301 Bull Creek Rd, Suite 200
Austin, TX 78731

 Transwestern

The Grove

Building 1

The Grove Building 1 is a 134,152 SF Class A office building located within The Grove, a 75-acre master-planned community.

SUITE 200

- Size: 34,334 RSF
- Rate: \$42.00 NNN
- NNN (2026): \$20.15
- Floor: 2nd Floor
- Availability: Now
- Term: 9/30/2032
- Parking: 4.00/1,000 (137 spaces)
- Furniture: Available



Stayton Wright

Senior Vice President
(512) 314-5205
stayton.wright@transwestern.com

Connor Atchley

Senior Vice President
(512) 314-3557
connor.atchley@transwestern.com

Jordan Wade

Managing Director
(214) 886-9337
jordan.wade@transwestern.com



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Floor Plan

SUITE 200 • 34,334 RSF AVAILABLE

4 offices

216 workstations

1 large conference room

4 small conference rooms

7 huddle rooms

3 phone booths

**Attached floor plan is representative. All FF&E to be further verified.*



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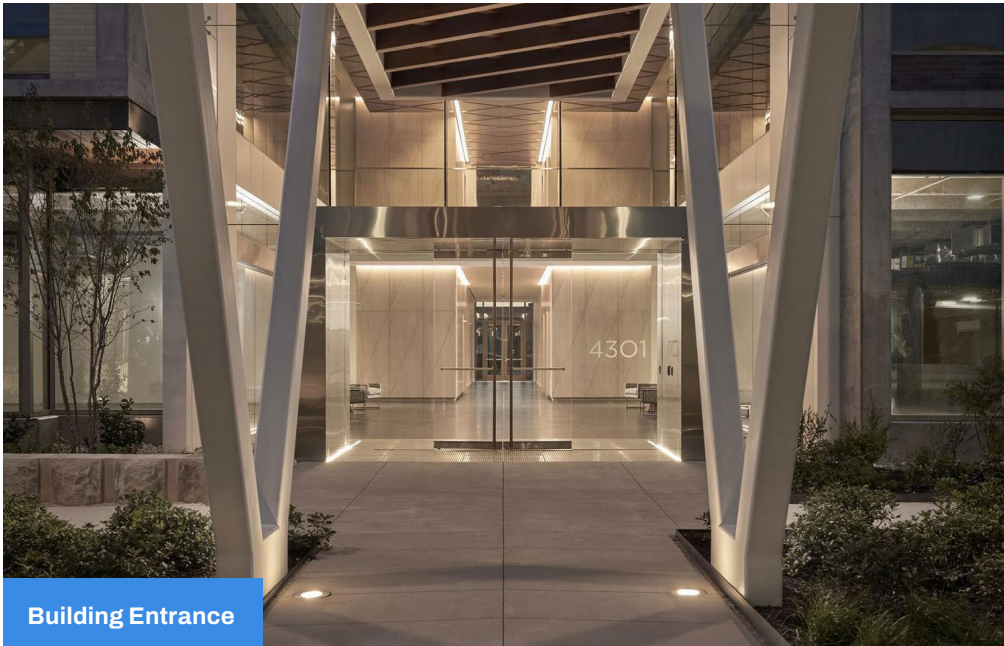
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 Transwestern



Building Exterior



Building Entrance



Outdoor Lawn

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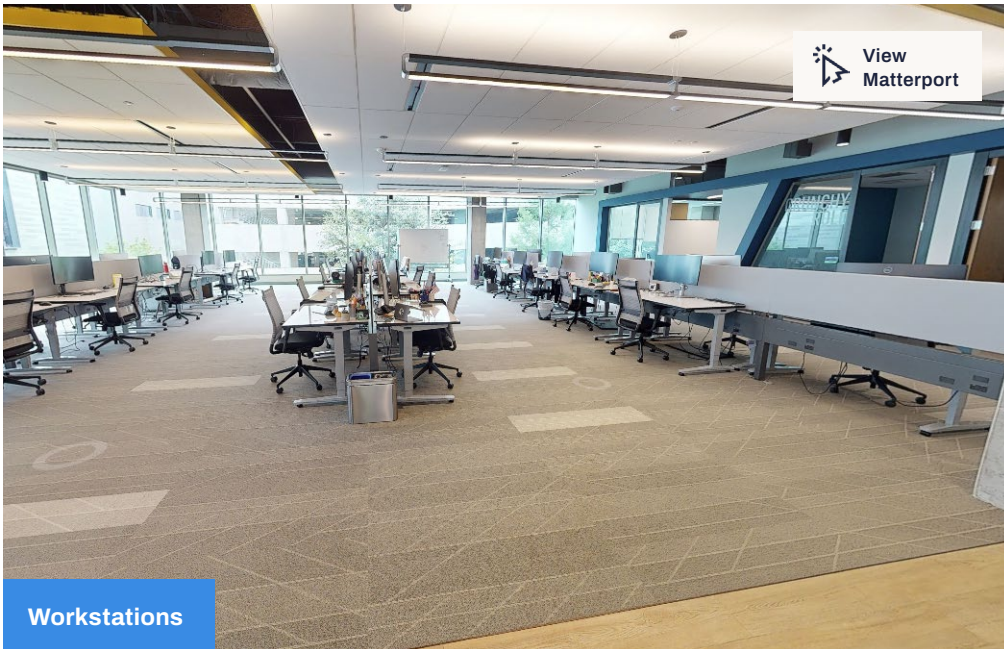
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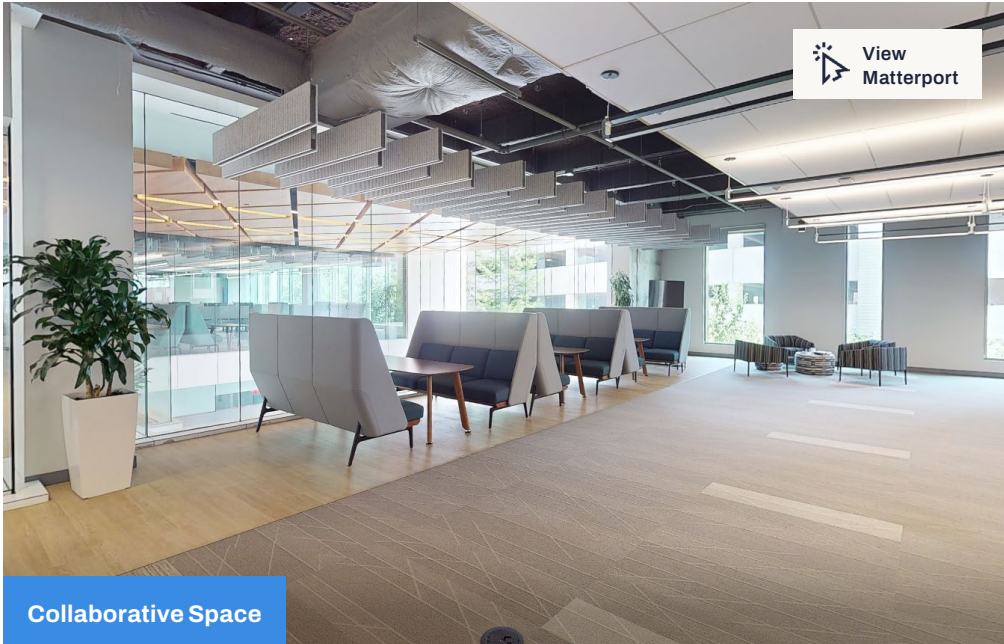
View
Matterport

Workstations



View
Matterport

Reception



View
Matterport

Collaborative Space



View
Matterport

Collaborative Space

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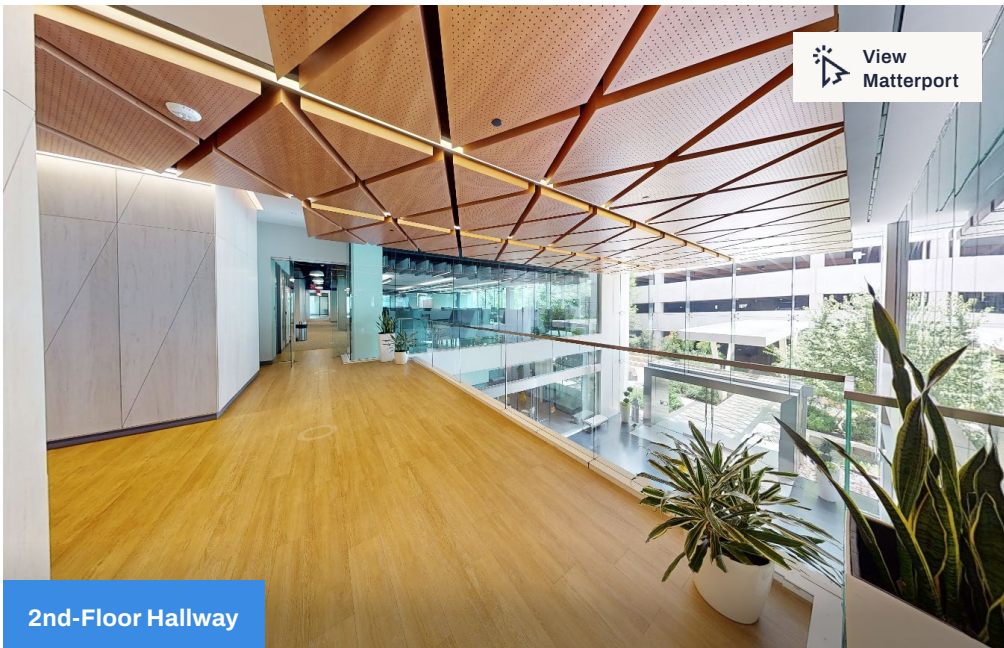
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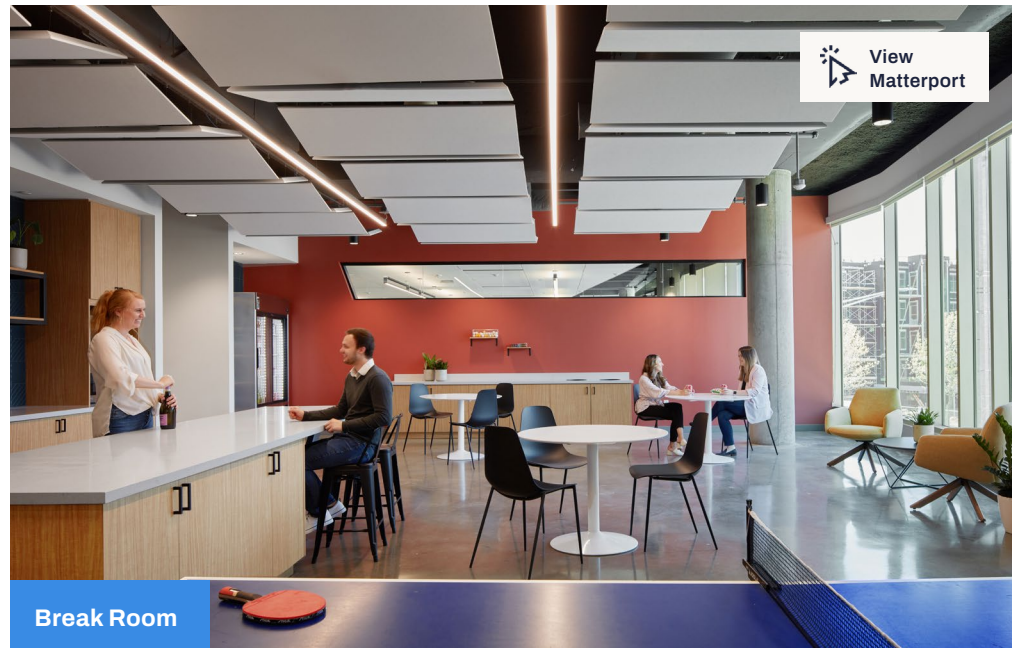
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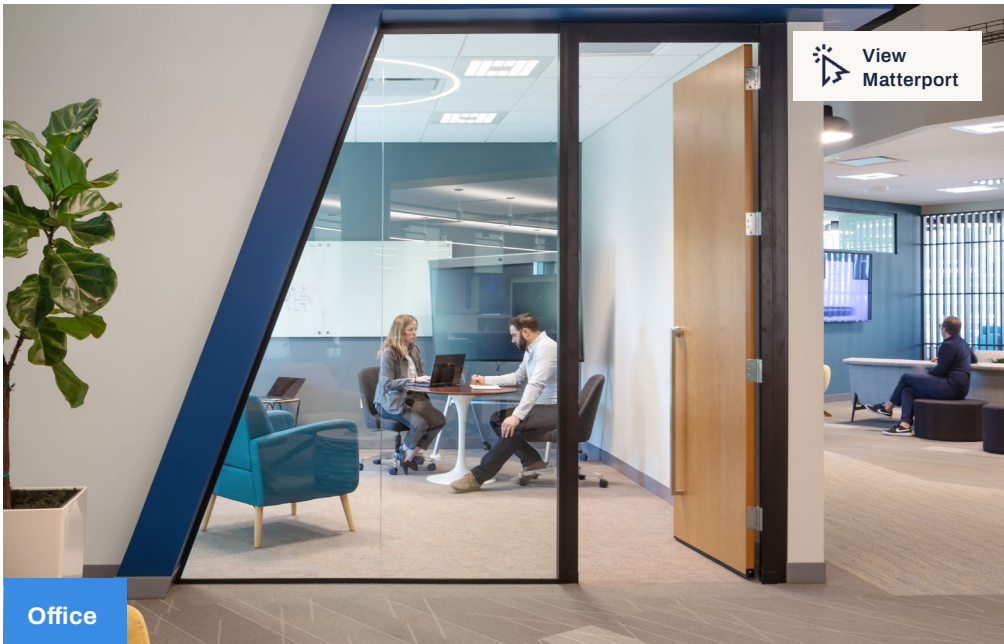
View
Matterport

2nd-Floor Hallway



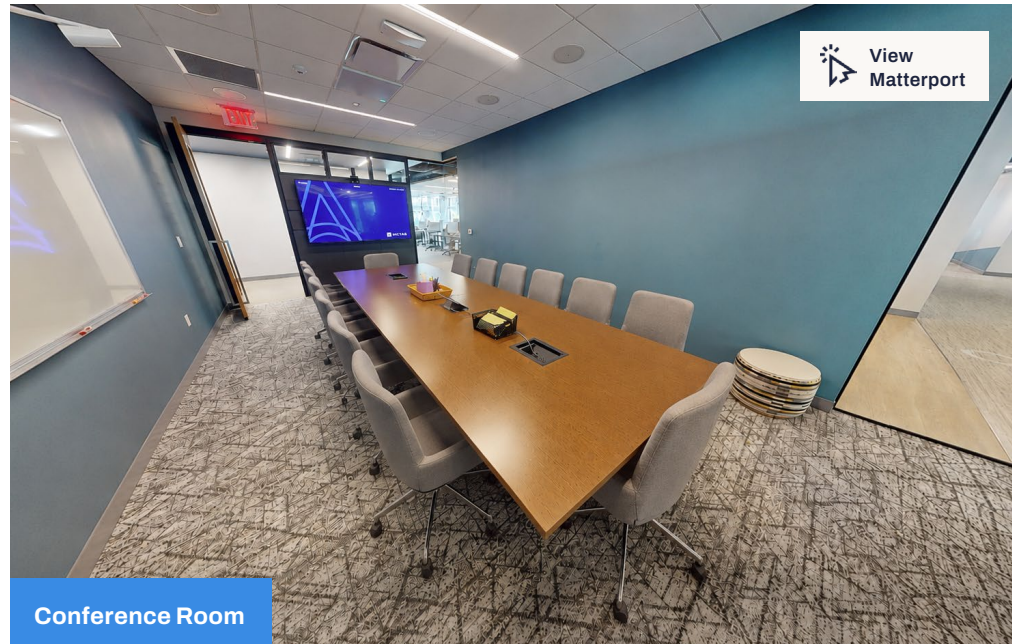
View
Matterport

Break Room



View
Matterport

Office



View
Matterport

Conference Room

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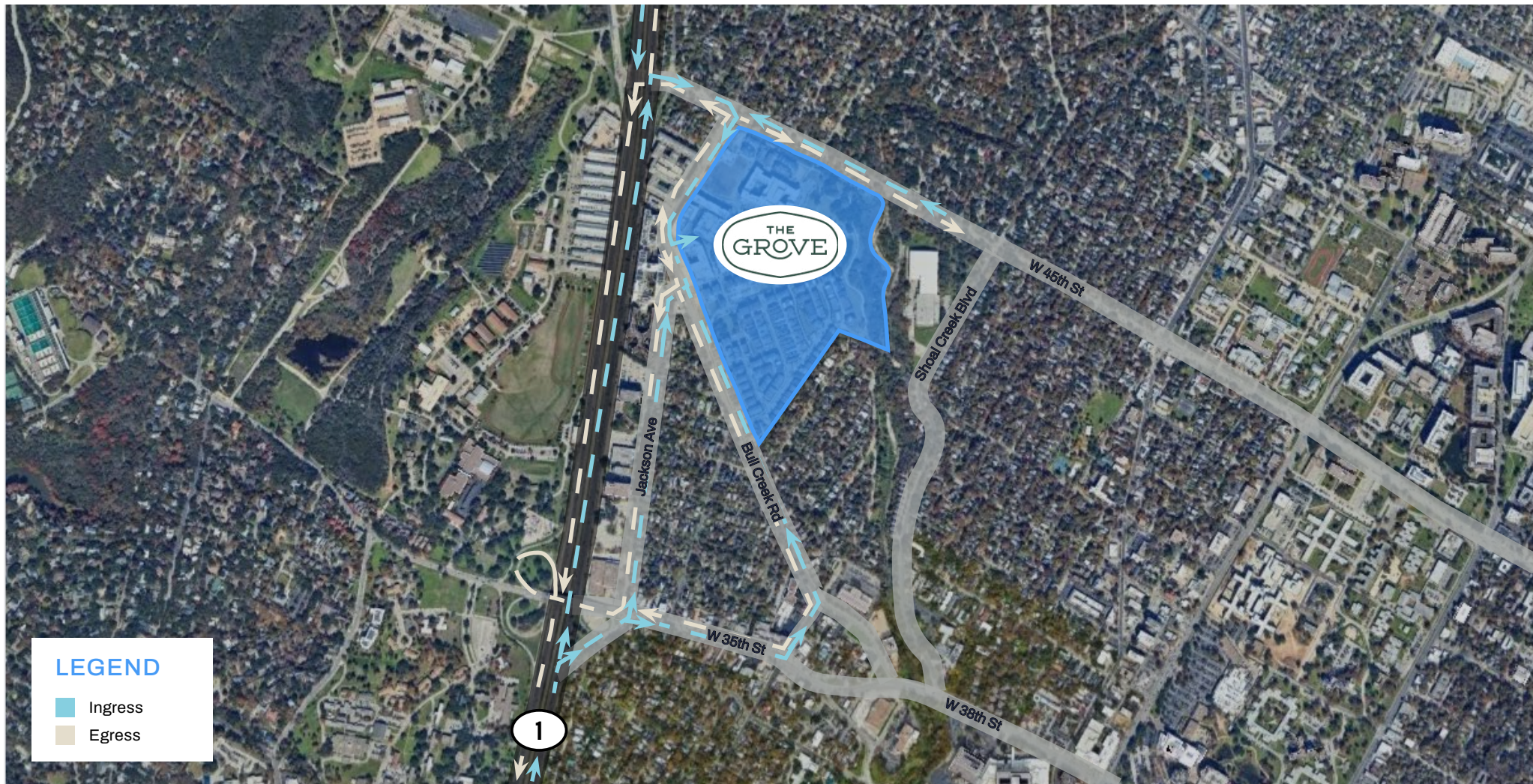
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Prime Access



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The Grove Amenities

Outdoor Living Room Event Plaza

16-acre community park

Amphitheatre

Over 2 miles of hike and bike trails

Dedicated bike lanes

Shoal Creek Trail extension to downtown

Up to 140,000 SF retail

Natural ponds and water features



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Nearby Amenities

Restaurants

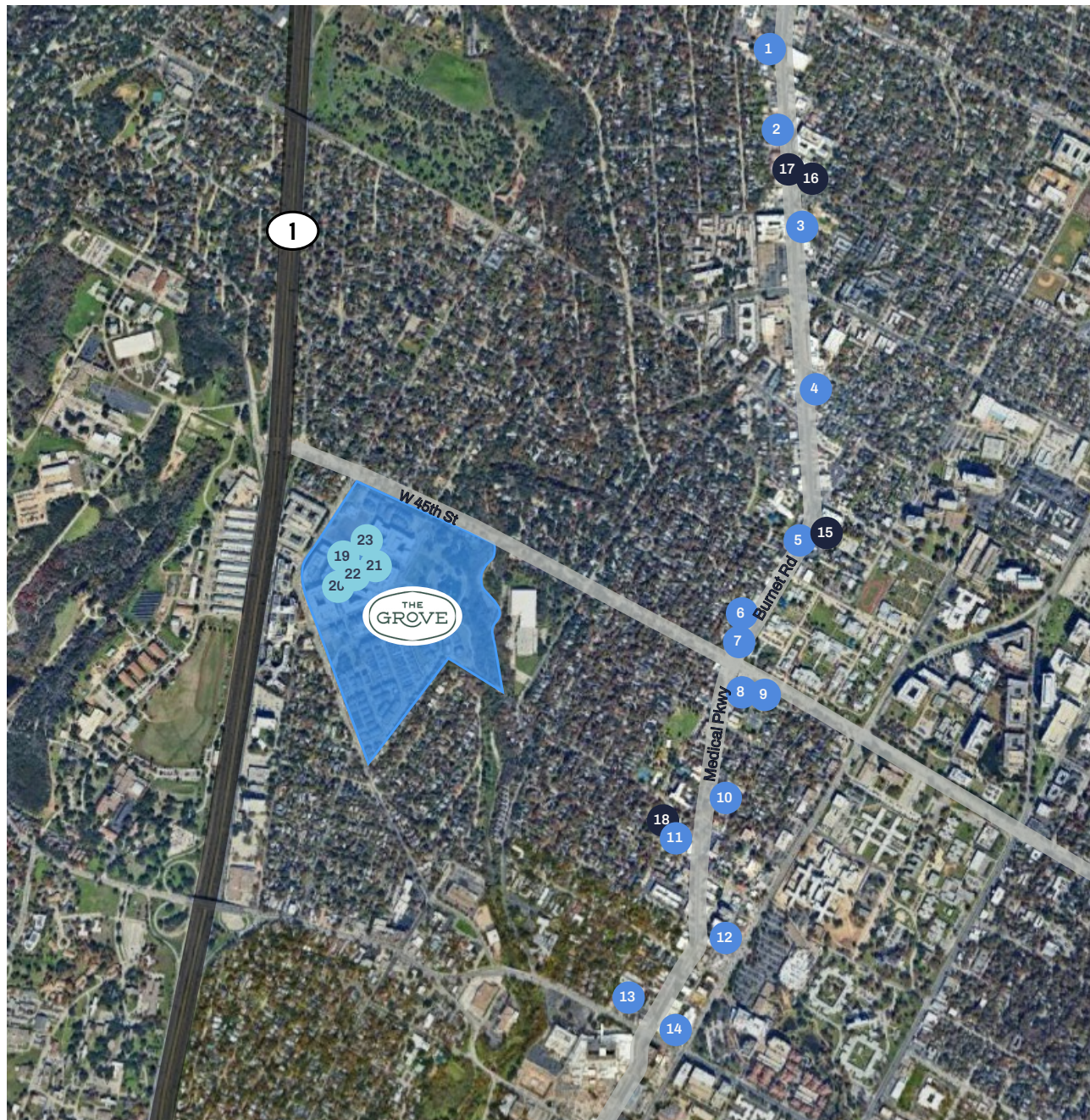
- 1 Jewboy Sub Shop
- 2 Taco Flats
- 3 Monkey Nest
- 4 Torch's Tacos
- 5 Honest Mary's
- 6 La Cocina de Consuelo
- 7 Upper Crust Bakery
- 8 Kuway's Banh Mi
- 9 Gyro Center
- 10 Mazur Coffee
- 11 Little House
- 12 Rudy's Country Store & BBQ
- 13 Baretto Bistro
- 14 Snooze

Bars & Entertainment

- 15 Pinthouse Pizza
- 16 Little Woodrow's
- 17 The Little Longhorn Saloon
- 18 Draught House

The Grove

- 19 Verdad True Modern Mexican
- 20 Ling Wu
- 21 Carve American Grille
- 22 Tancho Sushi
- 23 Lana's Cafe



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The Grove

The Grove is a vibrant, centrally located community in Austin offering a rare mix of new residential, retail and office space.

Large-scale new construction of this kind is limited in Central Austin, with few comparable developments beyond major mixed-use hubs such as The Domain. Designed for connectivity and convenience, The Grove brings together living, working and daily amenities in one place.



Designed for a seamless live-work-play lifestyle with walkability at its core.



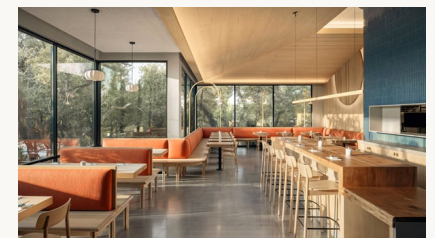
Live

Thoughtfully designed modern residences, from apartments to homes and senior living.



Work

Prime commercial spaces that foster collaboration, productivity and long-term business success.



Play

Abundant restaurants, parks and retail create a vibrant lifestyle.

Just Steps from the Office

The Grove blends dining, retail, green space and workplaces into a pedestrian-friendly environment, making it easy to dine, shop and unwind within a short walk of your office.

COMMUNITY FEATURES

- Over 2 miles of hike and bike trails
- Natural ponds and water features
- Outdoor Living Room Event Plaza

140K

Maximum Retail SF

180K

Office Space SF

1,098

Multifamily Units

500+

Townhomes/Condos



Get in Touch

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