



OFFERING SUMMARY

Lease Rate:	\$26.00 - 30.00 SF/yr (NNN)
Building Size:	17,319 SF
Available SF:	506 - 743 SF
Market:	West Lake Hills

PROPERTY OVERVIEW

Great visibility and accessibility with this commercial lease opportunity at corner of Bee Caves Road and Westlake Drive, Westlake's premier thoroughfares. This property offers a prime location in a high-traffic area, ideal for businesses seeking to make a strong impression.

2025 NNNs estimated to be \$7.75/SF.

PROPERTY HIGHLIGHTS

- Situated in a vibrant commercial district with a mix of retail, dining, and professional services
- Close proximity to affluent neighborhoods and high-density residential areas
- Ideal for businesses looking to capitalize on a growing and dynamic community

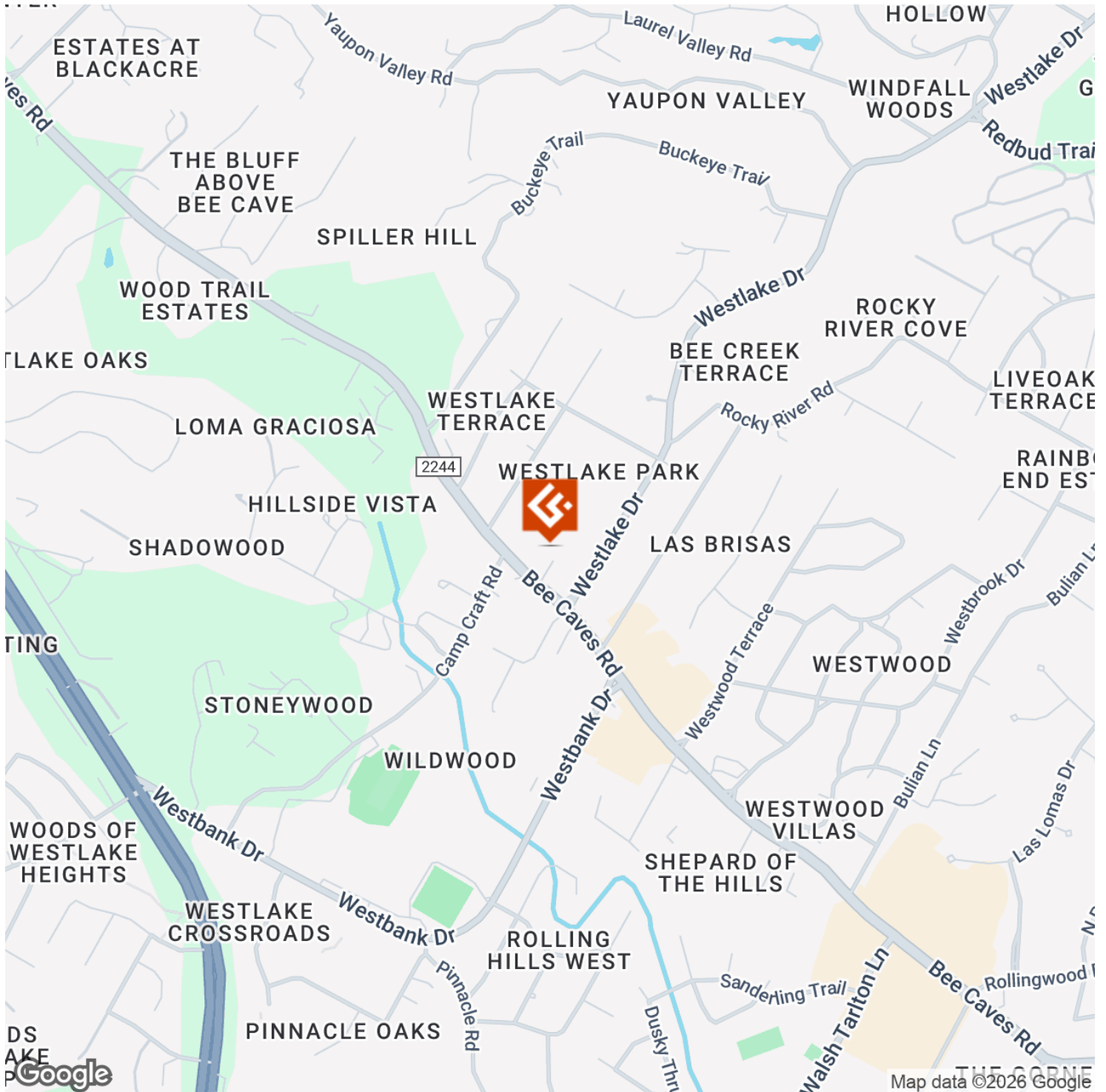
SPACES	LEASE RATE	SPACE SIZE
Suite D	\$30.00 SF/yr	743 SF
Suite H	\$26.00 SF/yr	507 SF
Suite 2	\$26.00 SF/yr	506 SF

Jeremy Avera

Senior Vice President

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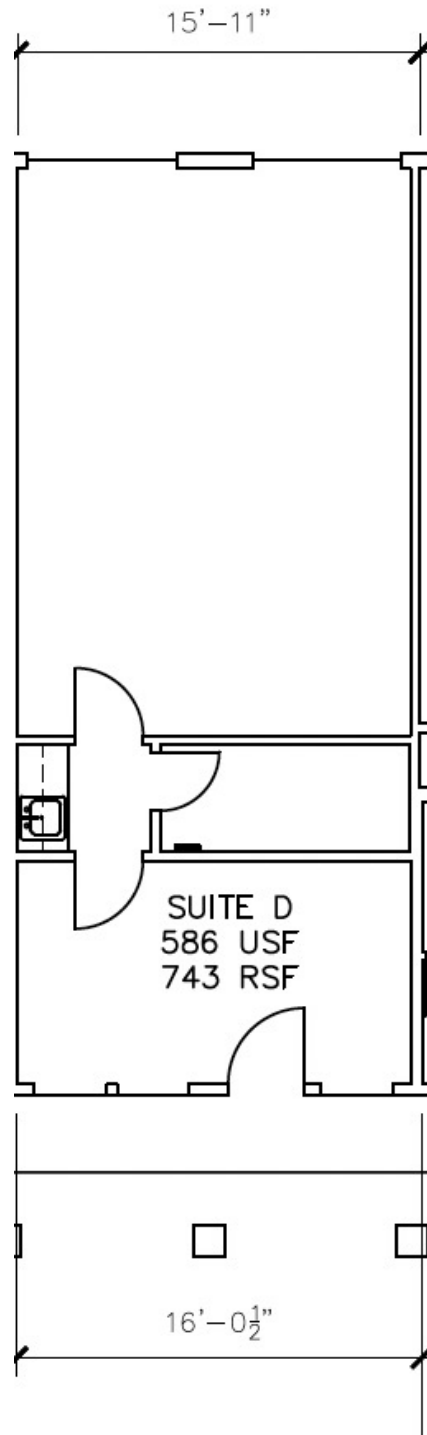


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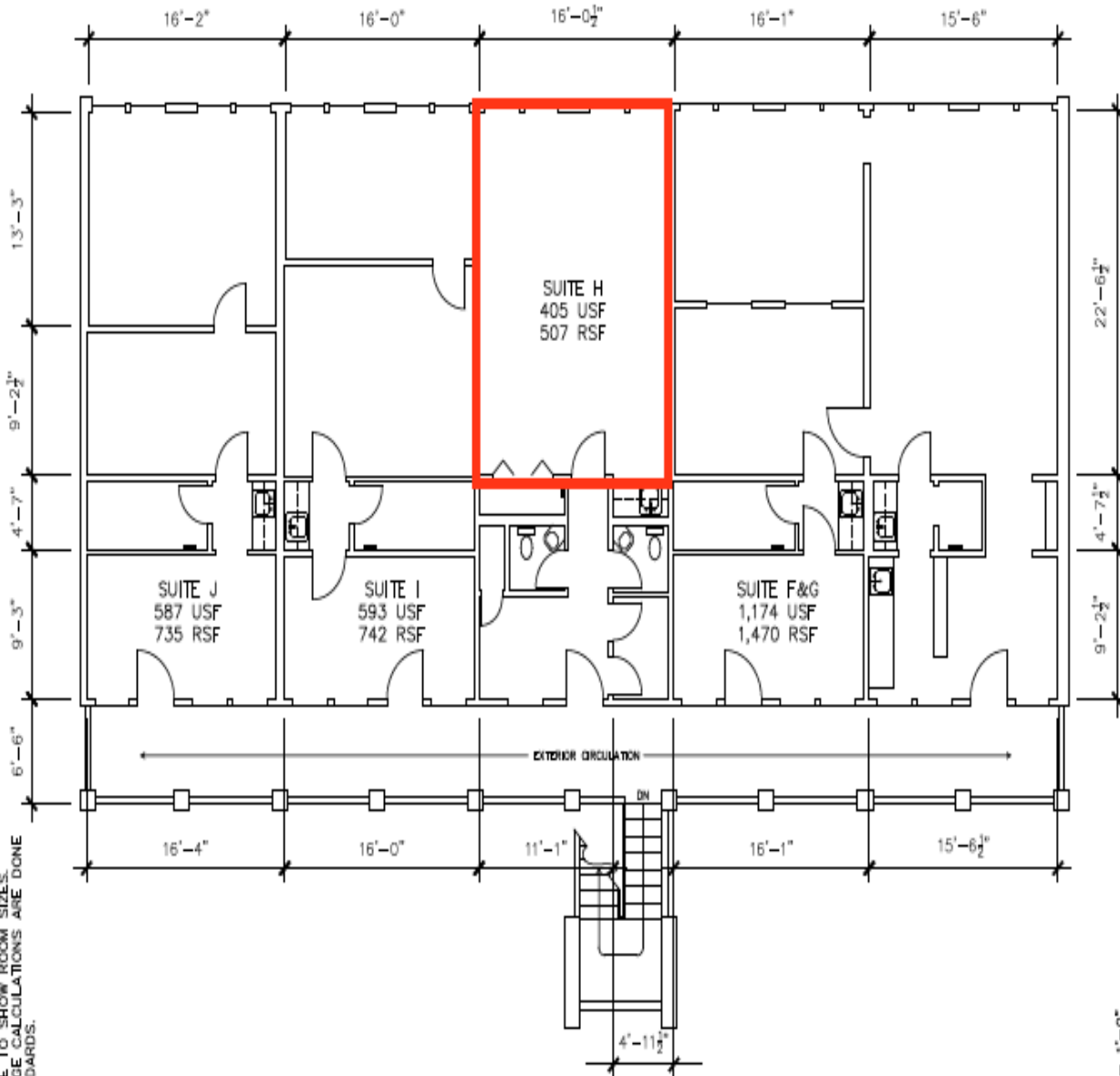
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NOTE:
DIMENSIONS ARE TO SHOW ROOM SIZES.
SQUARE FOOTAGE CALCULATIONS ARE DONE
TO BOMA STANDARDS.



DIMENSIONS+ FLOOR PLANS Austin, Texas dimensionsfloorplans.com Phone: (817)342-0114	<small>THE MEASURED FLOOR PLANS AND DIMENSIONS ARE ACCURATE USING BOMA REQUIREMENT STANDARDS FOR OFFICE BUILDINGS MEASURED 2011 - 2017 Project No.: 2350.03 Date: August 8, 2023 ©2023</small>	SECOND FLOOR BUILDING 2 3930 BEE CAVE RD. RENTABLE AREA: 6,926 S.F.	Drawing for: CSA Realty Group 9011 Mountain Ridge Dr. Ste. 200 Austin, TX 78759
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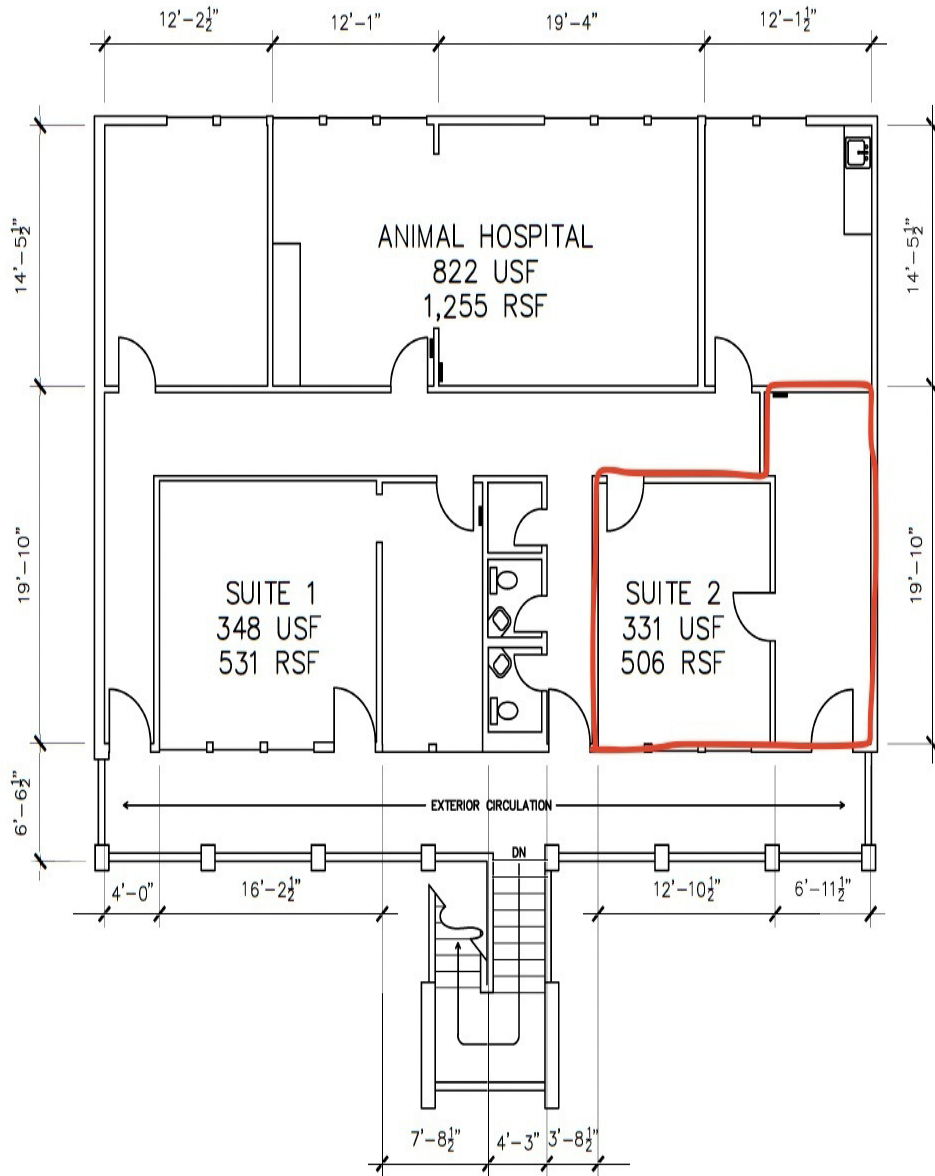
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SCALE: 1/10" = 1'-0"

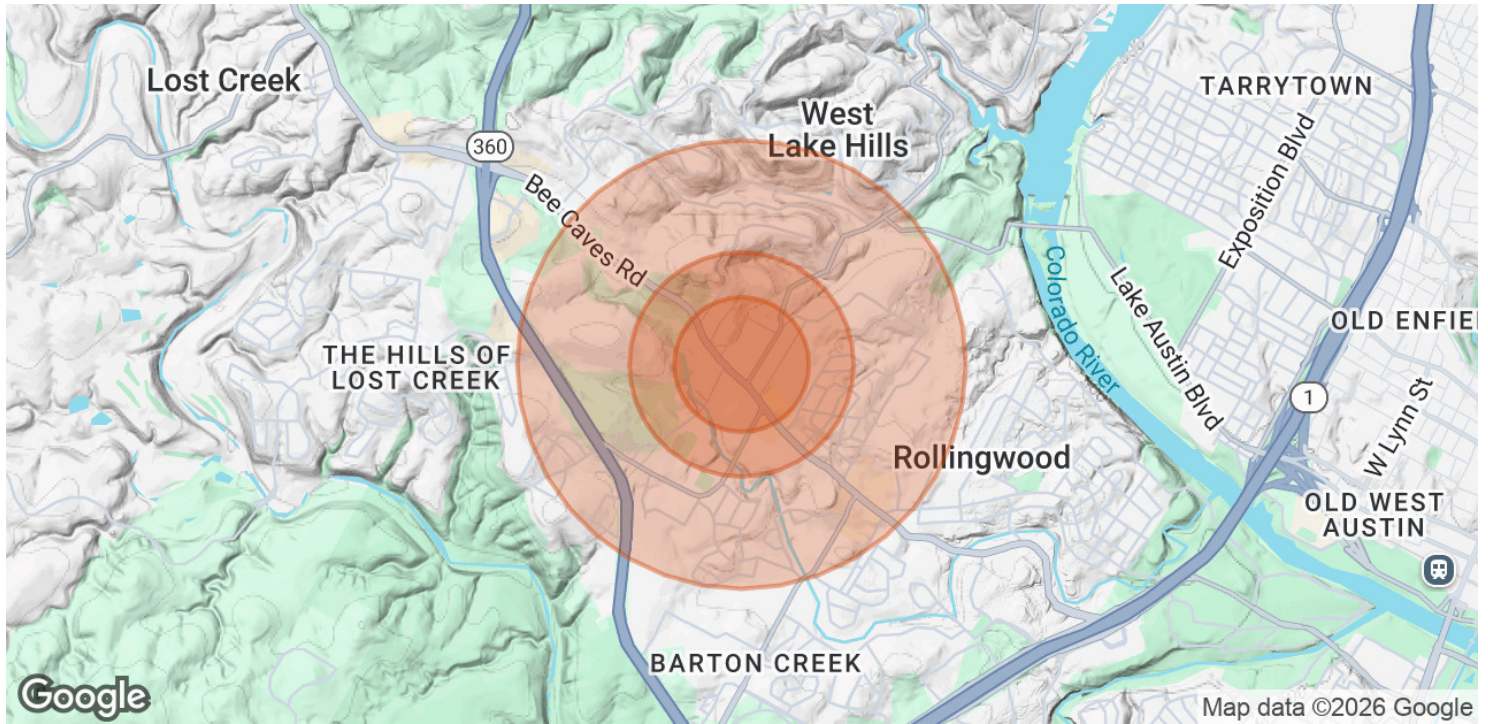
<p>↑ DIMENSIONS ↑ FLOOR PLANS</p> <p>Austin, Texas dimensionsfloorplans.com Phone: (512) 342-0114</p>	<p>THE MEASUREMENTS, FLOOR PLANS, AND CALCULATIONS ARE ACCURATE USING BOMA STANDARDS FOR MEASUREMENT OF OFFICE BUILDINGS ANSI/BOMA 255.1 - 2017 METHOD B Project No: 2350.03 Date: August 8, 2023 #2023</p>	<p>SECOND FLOOR BUILDING 1 3930 BEE CAVE RD. RENTABLE AREA: 7,663 S.F.</p>	<p>Drawing for: CSA Realty Group 9011 Mountain Ridge Dr. Ste. 200 Austin, TX 78759</p>
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	276	993	4,445
Average Age	43	44	43
Average Age (Male)	43	43	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	93	343	1,572
# of Persons per HH	3	2.9	2.8
Average HH Income	\$268,940	\$258,237	\$265,393
Average House Value	\$1,521,608	\$1,532,661	\$1,483,204

Demographics data derived from AlphaMap

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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' 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.

CSA Realty Group	410837	juan@csarealtygroup.com	(512)447-2222
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Andrew Creixell	475342	andrew@csarealtygroup.com	(512)447-2222)-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeremy B Avera	618637	jeremy@csarealtygroup.com	(512)447-2222)-
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

CSA Realty Group, 8305 Shoal Creek Blvd Austin TX 78757
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Information available at www.trec.texas.gov

IABS 1-0 Date

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