



Colliers

For Lease

3939 Bee Cave Rd, West Lake Hills, TX 78746

West Lake Village

Space available for lease fronting Bee Cave Road



Table of Contents

01 Property Overview	04
Property Aerial	06
Floor Plans	08
02 Location Overview	14
Westlake Aerial	16
Demographics	18



01.

Property Overview



Small suites with existing office build-outs



Located on Bee Cave Rd. at the intersection of West Lake Drive.



Suitable for professional office, medical office

Westlake Village

Westlake Village is nestled in the heart of West Lake Hills. The property consists of three buildings and is in a heavily wooded 2.59-acre campus-style setting. This project offers a unique opportunity for businesses seeking to establish their presence in one of Austin's most affluent and vibrant communities.

Bee Cave Road and Westlake Drive is the "Main and Main" intersection of West Lake Hills. The households surrounding Westlake Village have some of the highest average incomes and net worth in the entire Austin metro area. The residential real estate prices are also some of the highest in the Austin area, commonly exceeding \$1,000 per square foot.

Boasting an enviable location just minutes away from downtown Austin and major thoroughfares, this property benefits from high visibility and accessibility.

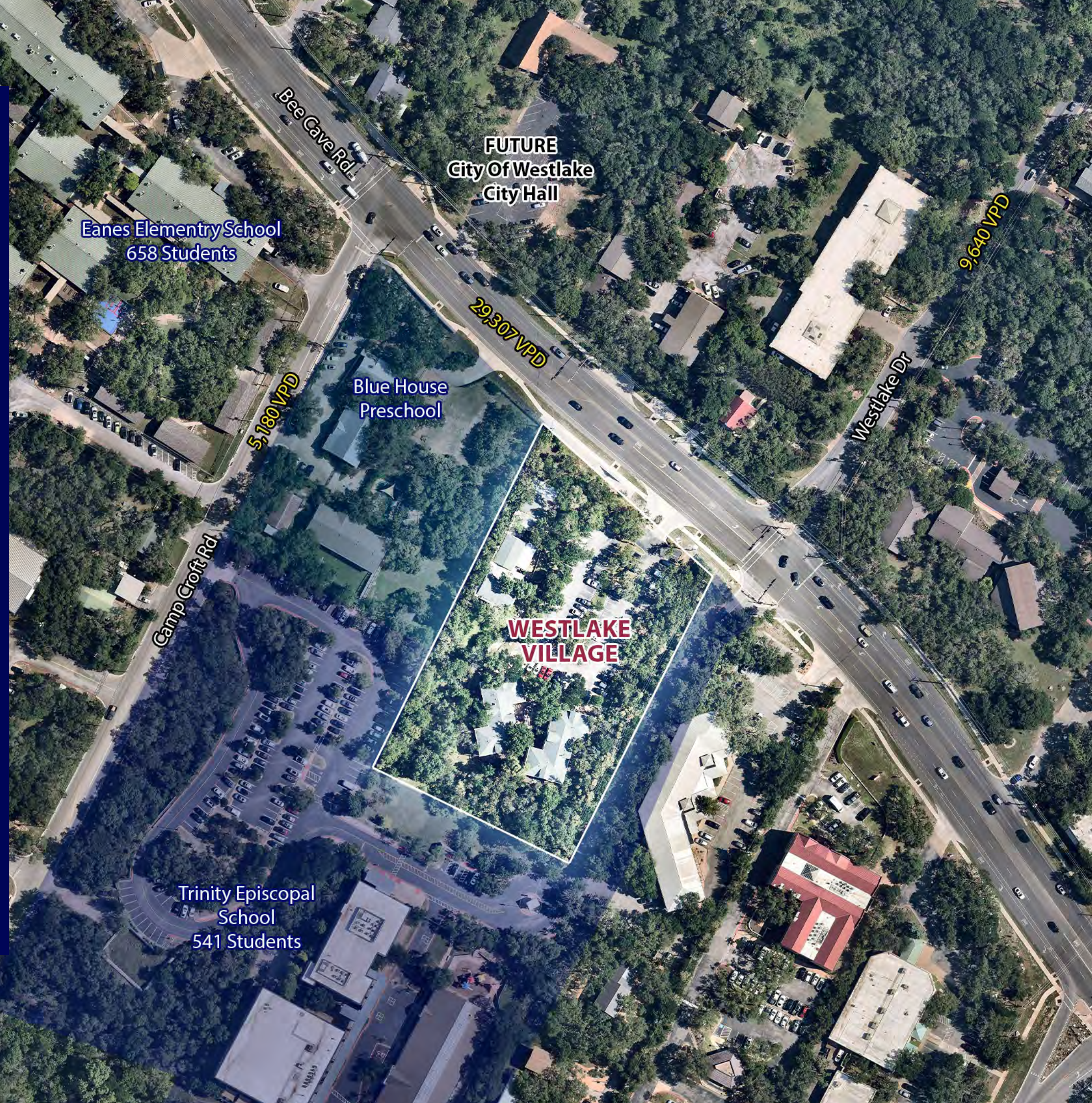
The property is situated on Bee Cave Road, surrounded by upscale residential neighborhoods and prestigious schools. With ample parking and excellent signage opportunities, it presents an attractive canvas for businesses looking to captivate and engage their target audience in a bright natural setting.

Westlake Village offers users a tranquil environment where users can enjoy the beauty of the Texas hill country. Each building has multiple outdoor deck spaces overlooking the green-space surrounding the property.



Property Summary

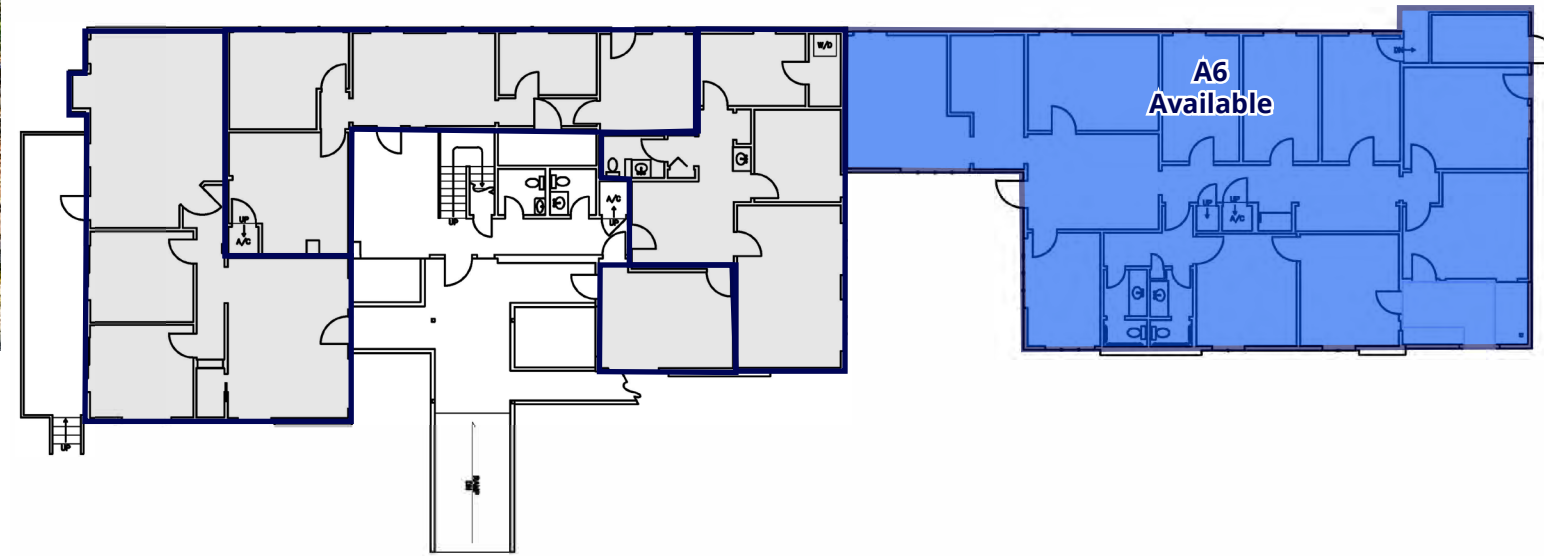
Property Address	3939 Bee Cave Road West Lake Hills, TX 78746
Rate	Contact Broker
Approx. OPEX	\$11.75
Year Built	Building A: 1974 Building B: 1985 Building C: 1986
Parcel Size	2.47 acres
Building Area	Building A: 8,351 SF Building B: 8,191 SF Building C: 8,343 SF
Gross Building Area	24,885 SF
# of Buildings	3
Parking/Ratio	3.35/1,000 SF
Zoning	Office and Medical Office Uses Allowed



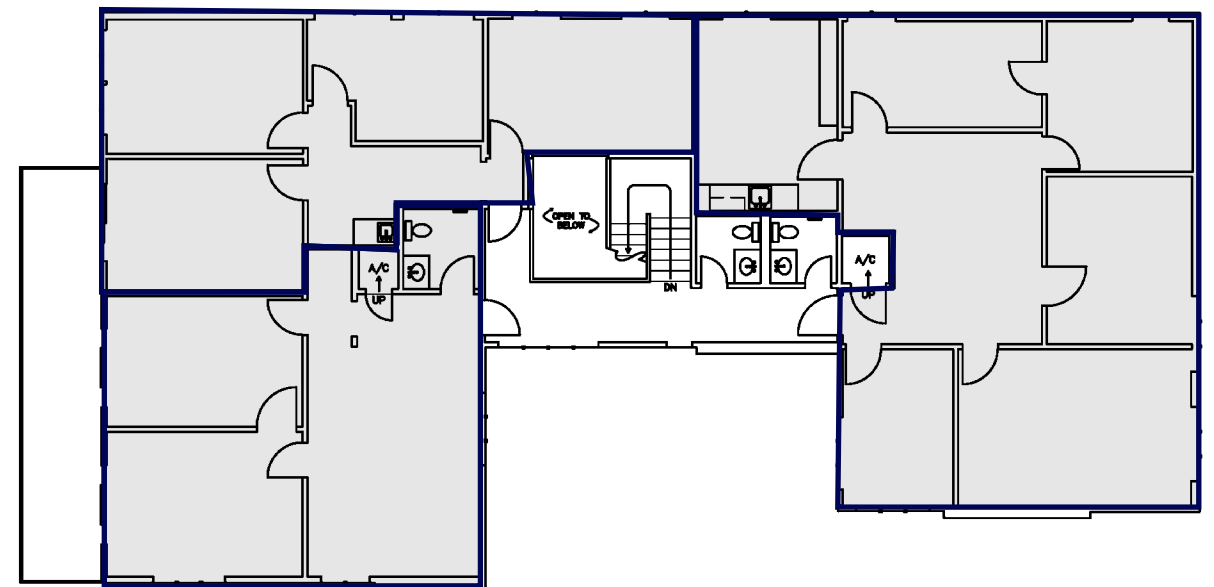


2,118 SF Available
Building A

FIRST FLOOR | 2,118 SF AVAILABLE



SECOND FLOOR | FULLY LEASED



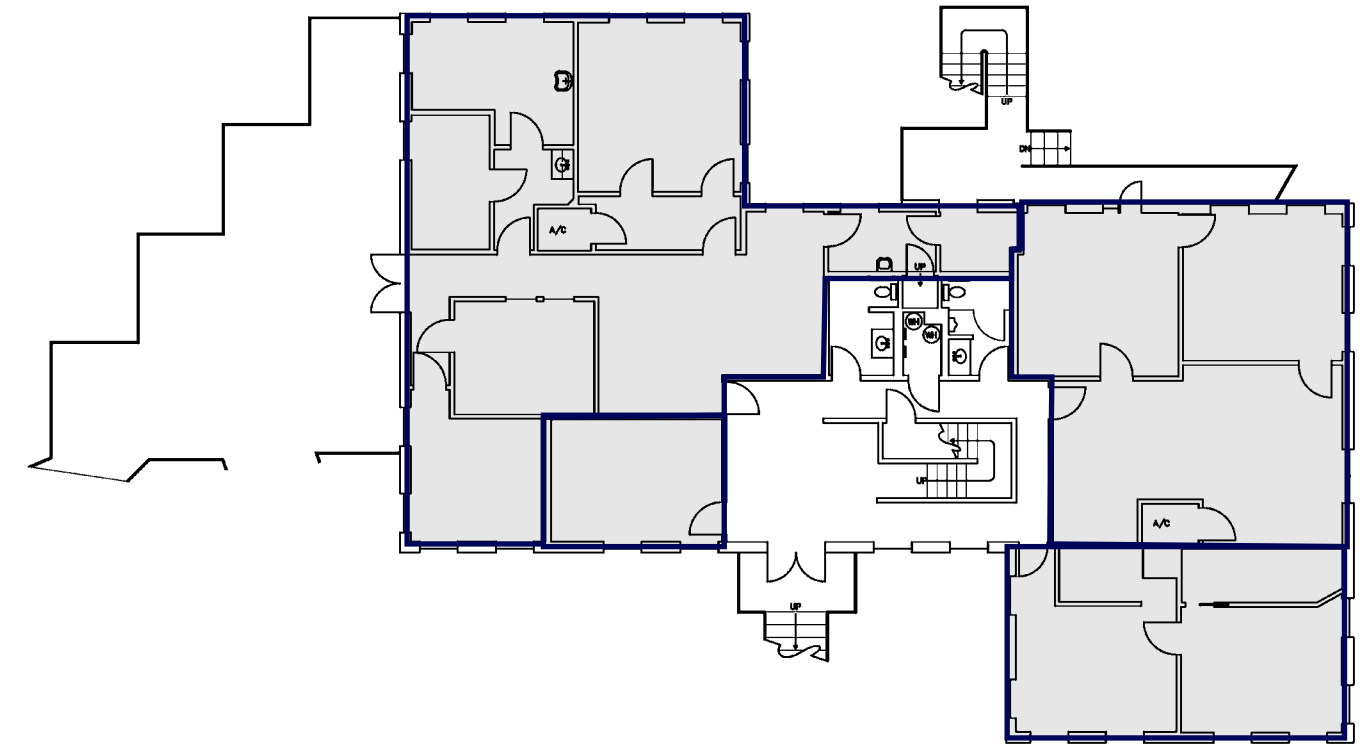
Availability	Suite	SF
Available Now	A6	2,118 SF
Totals		SF
Vacant		2,118
Leased		5,249
Total Building A		8,126

**BOMA Rentable SF is 8,351 SF. Individual suite square footages will be converted to BOMA as leases expire.

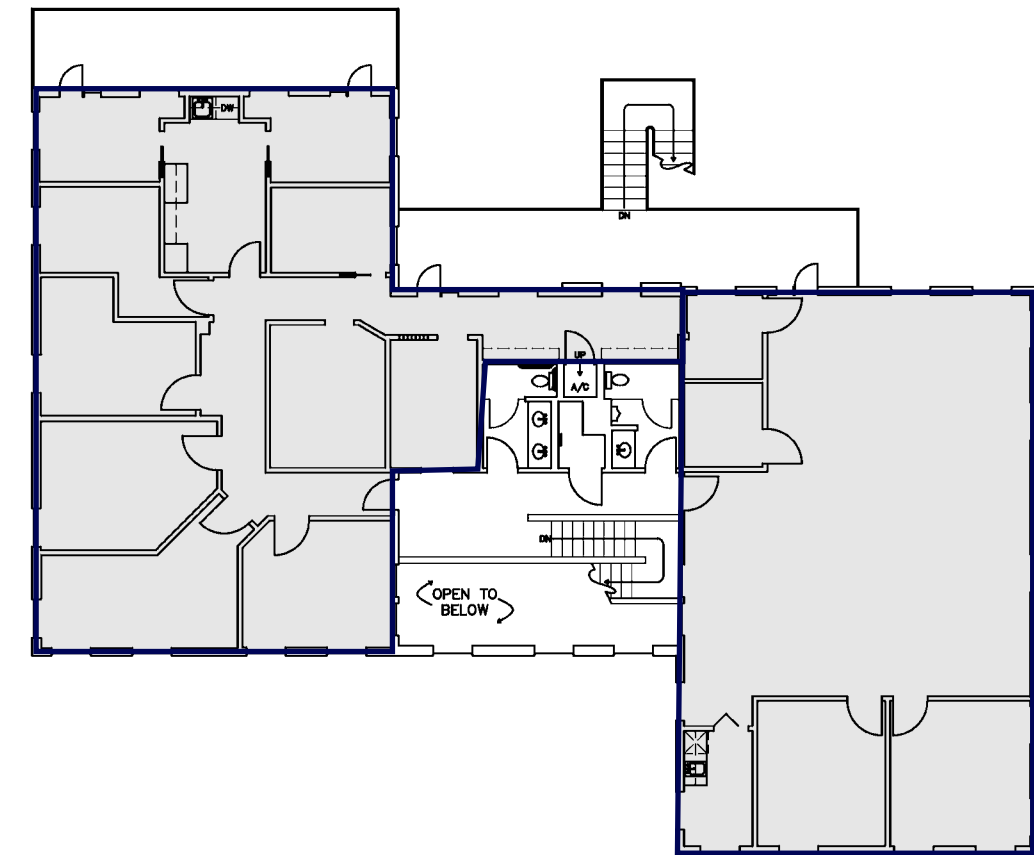


Fully Leased
Building B

FIRST FLOOR | FULLY LEASED



SECOND FLOOR | FULLY LEASED



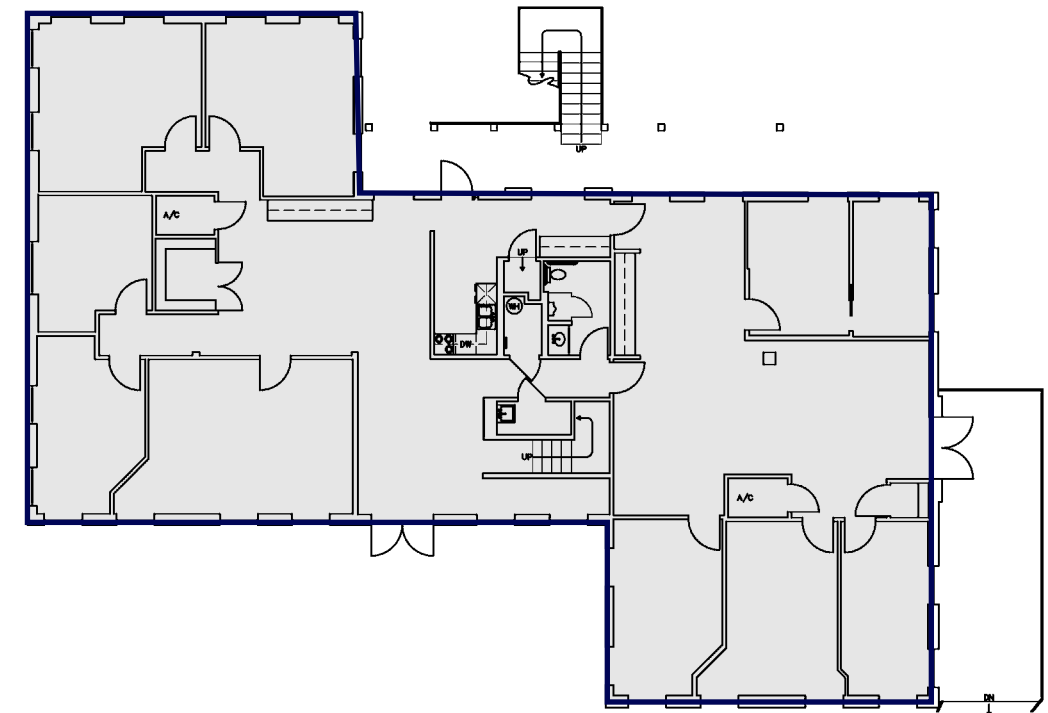
Building B Summary	SF
Vacant	-
Leased	7,129
Total Building B	7,173

**BOMA Rentable SF is 8,229 SF. Individual suite square footages will be converted to BOMA as leases expire.

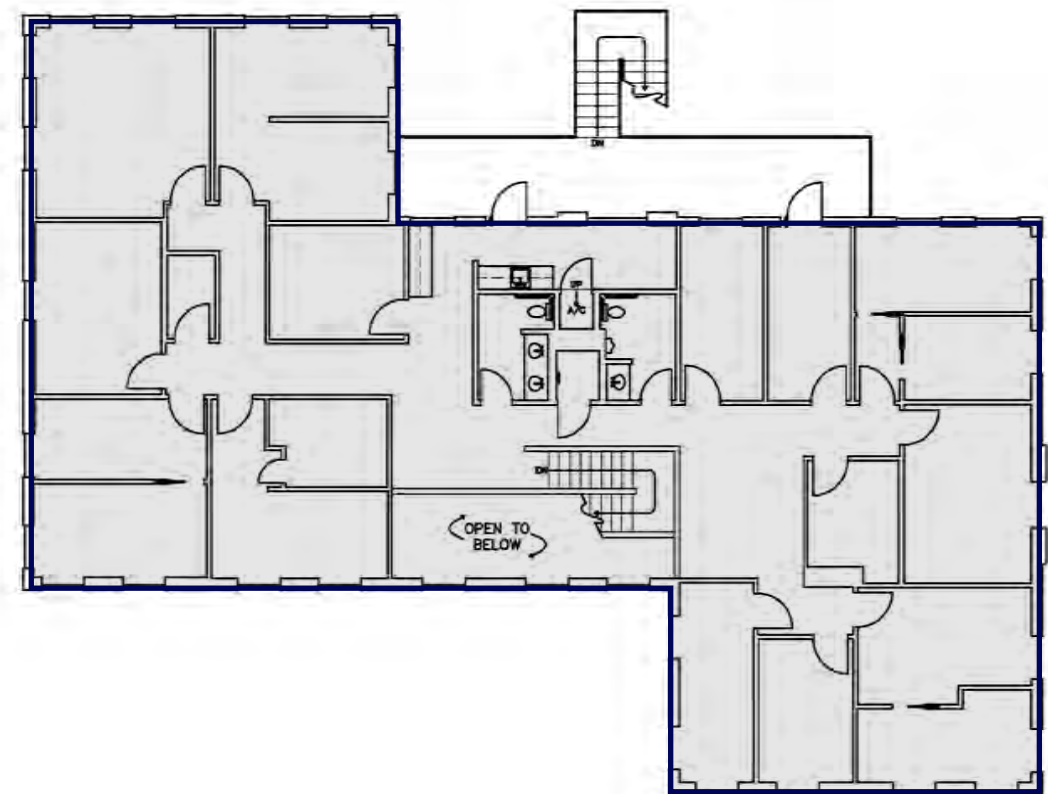


Fully Leased
Building C

FIRST FLOOR | FULLY LEASED



SECOND FLOOR | FULLY LEASED



Building C Summary		SF
Vacant		-
Leased		7,094
Total Building C		7,094

**BOMA Rentable SF is 7,094 SF. Individual suite square footages will be converted to BOMA as leases expire.

Nearby Amenities

Restaurants	Service	Retail
Modern Market Eatery	Pure Barre	Tomlinson's
CAVA	Orange Theory Fitness	Randall's
Jersey Mikes	UPS	Petco
Starbucks	Wells Fargo	Michaels
Austin's Pizza	Chase Bank	Walgreens
Hat Creek Burger		CVS



\$200,001
Median HH Income



12,518
Daytime Population



43 Restaurants
1 mile radius

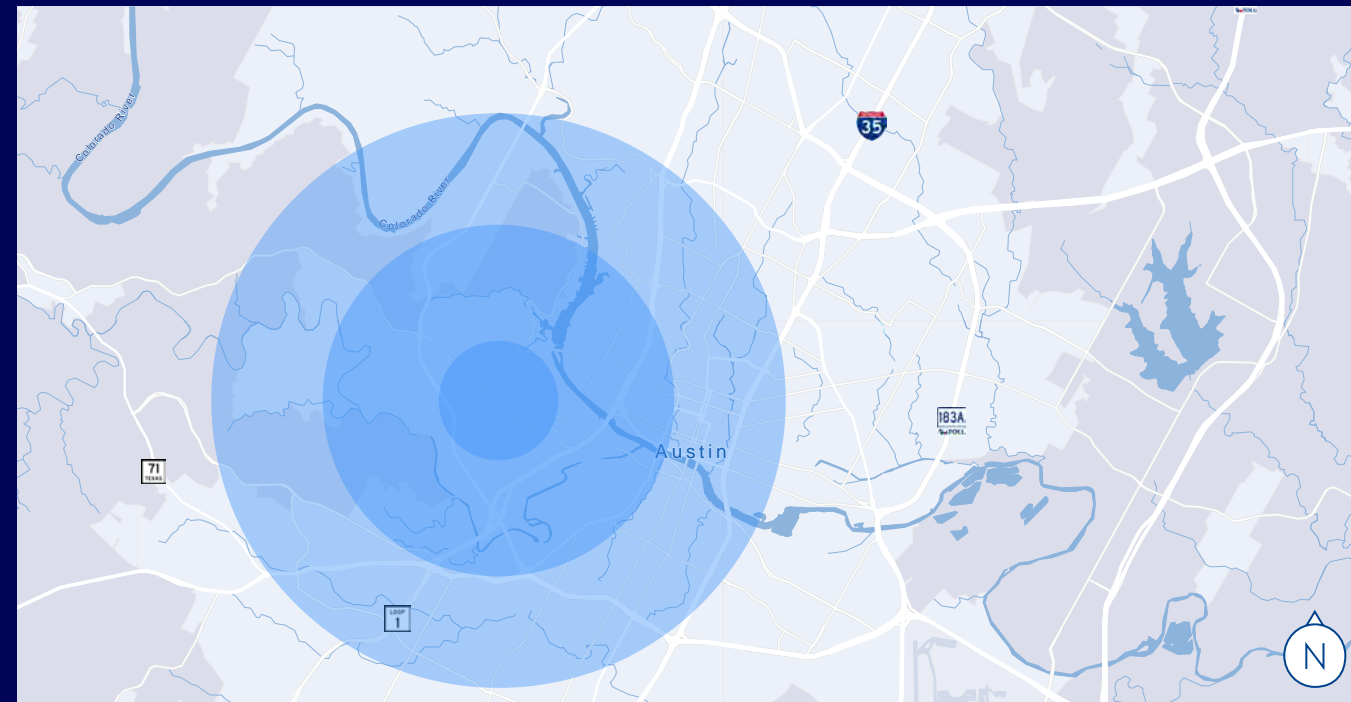


02.

Location Overview



Demographics



Population

1 mile	3,920
3 mile	48,771
5 mile	215,133

Daytime Population

1 mile	12,518
3 mile	80,341
5 mile	429,393

Total Employees

1 mile	9,077
3 mile	50,971
5 mile	287,064

Median Household Income

1 mile	\$200,001
3 mile	\$146,911
5 mile	\$98,973

Total Businesses

1 mile	1,186
3 mile	4,783
5 mile	20,393

Unemployment Rate

1 mile	2.4%
3 mile	2.6%
5 mile	3.0%

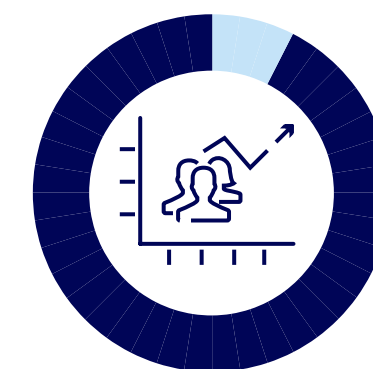
Market Profile (1 mile)

AFFLUENT ESTATES | TOP TIER - 91.9%

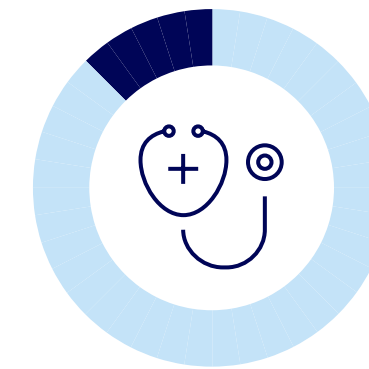
The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. Typical attributes:



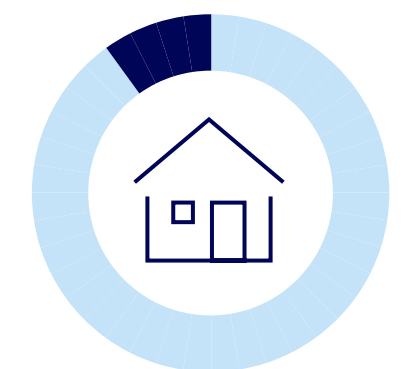
- Top Tier is a highly educated, successful consumer market: more than one in three residents has a post graduate degree.
- Annually, they earn more than three times the US MHHI, primarily from wages and salary but also self-employment income (Index 177) and investments (Index 251).
- These are the nation's wealthiest consumers. They hire financial advisers to manage their diverse investment portfolios but stay abreast of current financial trends and products.
- They take an interest in the fine arts; read to expand their knowledge; and consider the internet, radio, and newspapers as key media sources.



POPULATION GROWTH
3%



DEGREE OR HIGHER
90%



HOME-OWNERSHIP
90.2%



For Lease

Westlake Village

3939 Bee Cave Rd, Austin, TX

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