



• FOR SUBLEASE •



# CIELO CENTER I

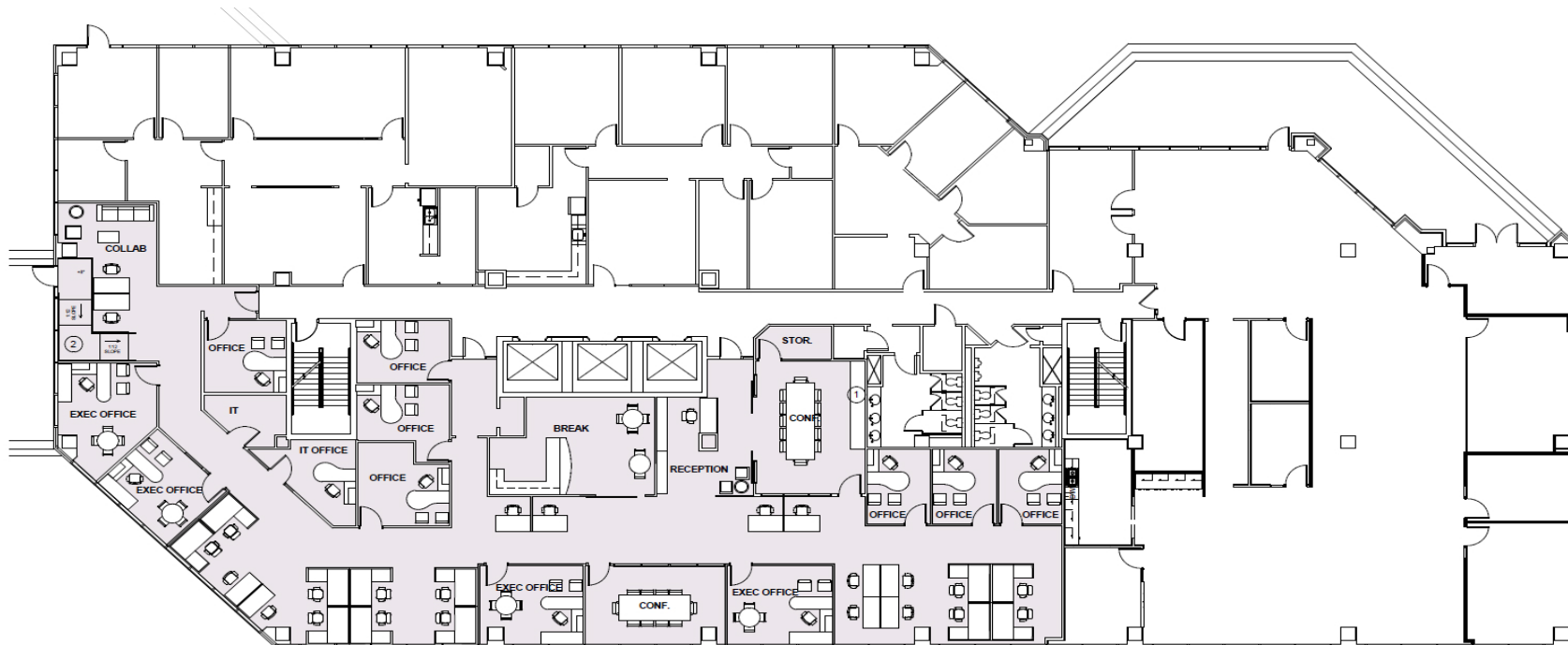
**David Stojanik** | 512.785.5016 | [david.stojanik@kucera.com](mailto:david.stojanik@kucera.com)

**Deron Stojanik** | 512.680.6457 | [deron.stojanik@brentwoodcommercialllc.com](mailto:deron.stojanik@brentwoodcommercialllc.com)

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at [WWW.KUCERACO.COM](http://WWW.KUCERACO.COM).**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

# • FOR SUBLEASE •



**CIELO CENTER I**  
**1250 S. Capital of Texas Hwy.**  
**Suite 470**  
**Westlake Hills, TX 78746**

**Rate:** \$31.00/RSF + Op. Ex. (\$18.69/RSF)

**Term:** Thru 05/30/2026

**Size:** 6,496 RSF

Exquisite, Class A, plug-and-play office space of wall-to-wall glass with abundant natural light. Space features well-appointed offices, workstations, conference rooms, break area, reception and more with high-end finishes and FF&E.

Furniture negotiable!

**David Stojanik** | 512.785.5016 | david.stojanik@kuceraco.com

**Deron Stojanik** | 512.680.6457 | deron.stojanik@brentwoodcommercialllc.com

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at [WWW.KUCERACO.COM](http://WWW.KUCERACO.COM).**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.



# • FOR SUBLEASE •



**David Stojanik** | 512.785.5016 | [david.stojanik@kuceraco.com](mailto:david.stojanik@kuceraco.com)

**Deron Stojanik** | 512.680.6457 | [deron.stojanik@brentwoodcommercialllc.com](mailto:deron.stojanik@brentwoodcommercialllc.com)

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at [WWW.KUCERACO.COM](http://WWW.KUCERACO.COM).**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.



# • FOR SUBLEASE •



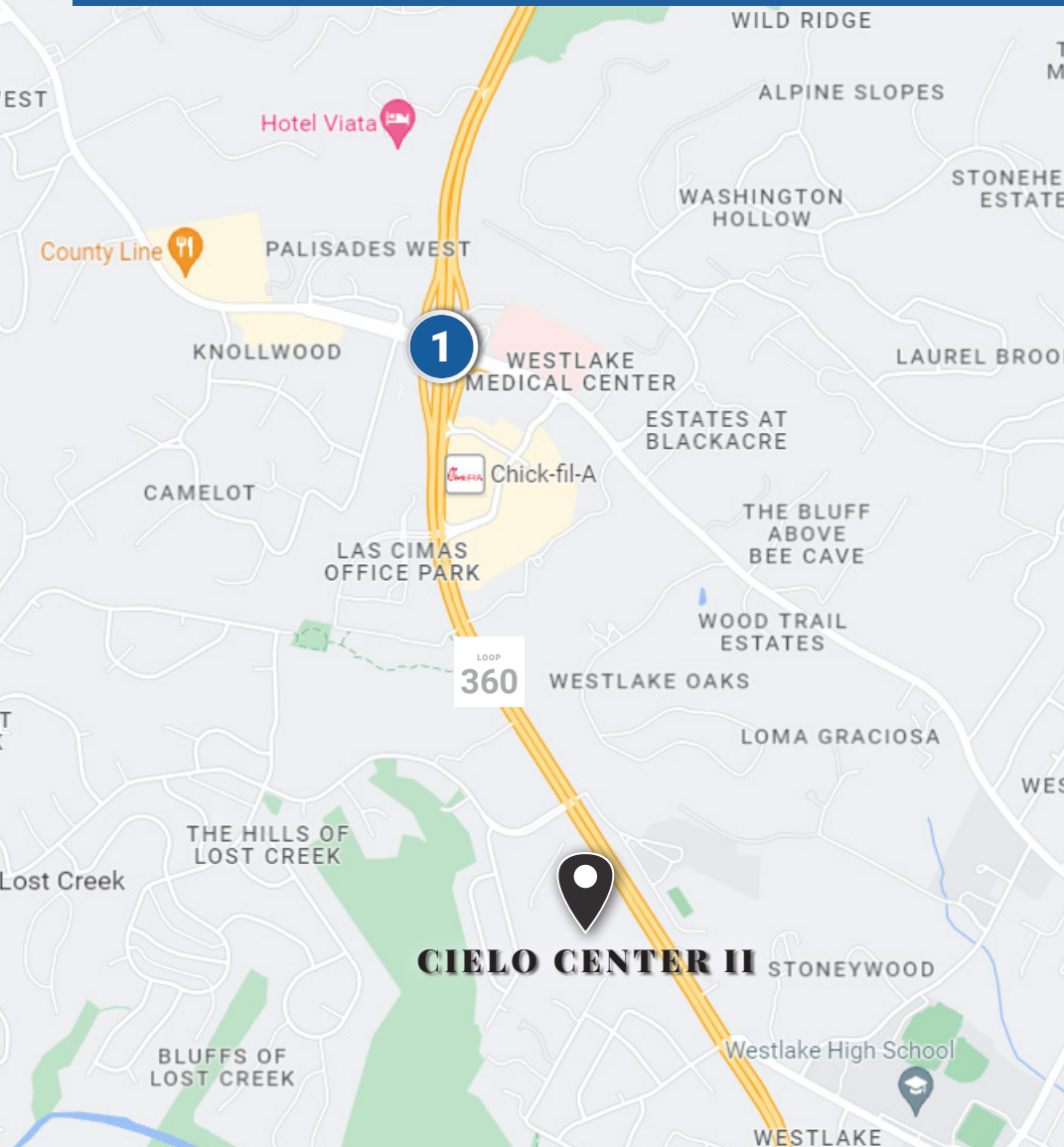
**David Stojanik** | 512.785.5016 | [david.stojanik@kuceraco.com](mailto:david.stojanik@kuceraco.com)

**Deron Stojanik** | 512.680.6457 | [deron.stojanik@brentwoodcommercialllc.com](mailto:deron.stojanik@brentwoodcommercialllc.com)

**7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at [WWW.KUCERACO.COM](http://WWW.KUCERACO.COM).**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

• FOR SUBLEASE •



## AREA AMENITIES

### 1 LOOP 360 & BEE CAVES ROAD

- Chik-Fil-A
- Hat Creek Burger Company
- P. Terry's Burger Stand
- Kerbey Lane Cafe
- Tacodeli
- MOD Pizza
- Cava Mediterranean Food
- The Grove Wine Bar & Kitchen - Westlake
- County Line Barbeque
- Izumo Sushi
- Lupe Tortilla Mexican Food
- The Hospital at Westlake Medical Center
- Arboretum & Westlake Orthodontics
- Wild Heart Yoga
- Gold's Gym Westlake
- HEB
- Twin Liquors
- Bluemercury Cosmetics Store
- Hotel Viata
- Chase Bank
- First Citizen's Bank
- Chevron
- 7-Eleven

David Stojanik | 512.785.5016 | [david.stojanik@kuceraco.com](mailto:david.stojanik@kuceraco.com)

Deron Stojanik | 512.680.6457 | [deron.stojanik@brentwoodcommercialllc.com](mailto:deron.stojanik@brentwoodcommercialllc.com)

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at [WWW.KUCERACO.COM](http://WWW.KUCERACO.COM).**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.