

# 2,175 SF AVAILABLE FOR SUBLEASE

SHORT TERM, CREATIVE OFFICE SUBLEASE OPPORTUNITY



## CENTRE I

3103 BEE CAVES RD, ROLLINGWOOD, TX 78746

CORTLAND LOWE III | (561) 281-4304 | lowe@hpitx.com

COLE MARTINEZ | (972) 215-6996 | cmartinez@hpitx.com



# SUITE 201 HIGHLIGHTS



Size: 2,175 SF



Base Rent: \$24.25/SF NNN  
Operating Expenses: \$18.69/SF



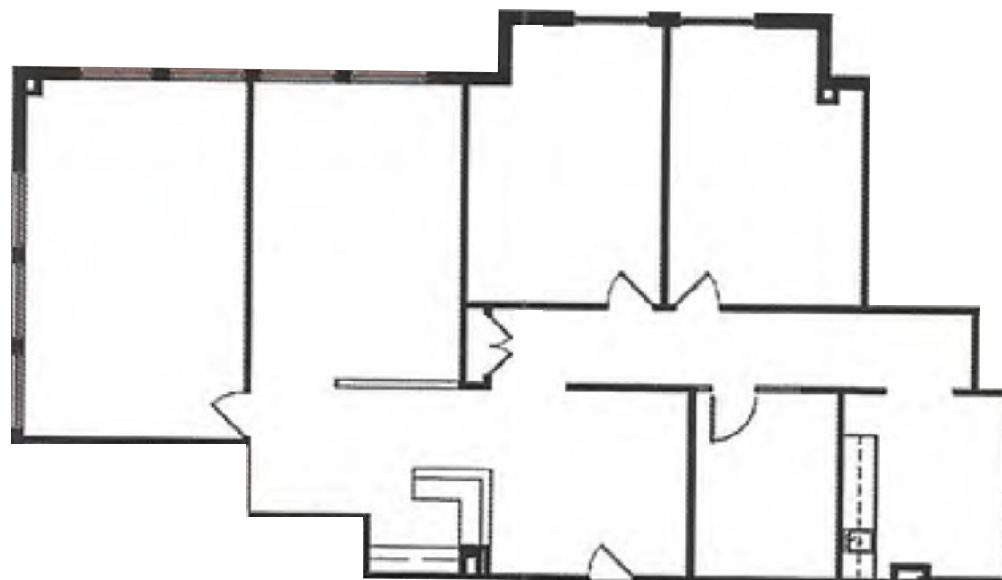
Expiration: December 2026



Available June 2024



Parking: 8 Spaces



# CREATIVE OFFICE OPPORTUNITY

## FEATURES:

- Furniture available
- Fresh carpet and paint
- 2 private offices, open workroom, conference room, reception desk, IT room, and breakroom
- Rich amenity location, walkable access to Westbank Market & Westwoods Shopping Center



## OPEN WORKROOM



## SEVERAL PRIVATE OFFICES



# LOCATION AMENITIES



**WEST WOODS SHOPPING CENTER**

- Chick-fil-A
- CAVA
- SportClips HAIRCUTS
- SMOOTHIE KING
- MODERN market FARM FRESH EATERIES
- CVS
- Summer Moon COFFEE

**WESTBANK MARKET**

- CHIPOTLE MEXICAN GRILL
- McDonald's
- Orangetheory FITNESS
- Jersey Mike's SUBS
- Randalls

**CENTRE I**

**EST. DRIVE TIMES**

- DOWNTOWN: 10 Minutes
- THE DOMAIN: 15 Minutes
- AUSTIN AIRPORT: 20 Minutes
- HIGHWAY 360: 4 Minutes



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