TURNKEY SUBLEASE AVAILABLE NOW

8,592 SF IN INCREDIBLE LOCATION



MIRA VISTA

2705 BEE CAVES RD, AUSTIN, TX 78746

CASE MCCOY | (940) 456-0920 | cmccoy@hpitx.com

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

HPI TENANT ADVISORS

SUITE 320 OVERVIEW





Size: 8,592 SF

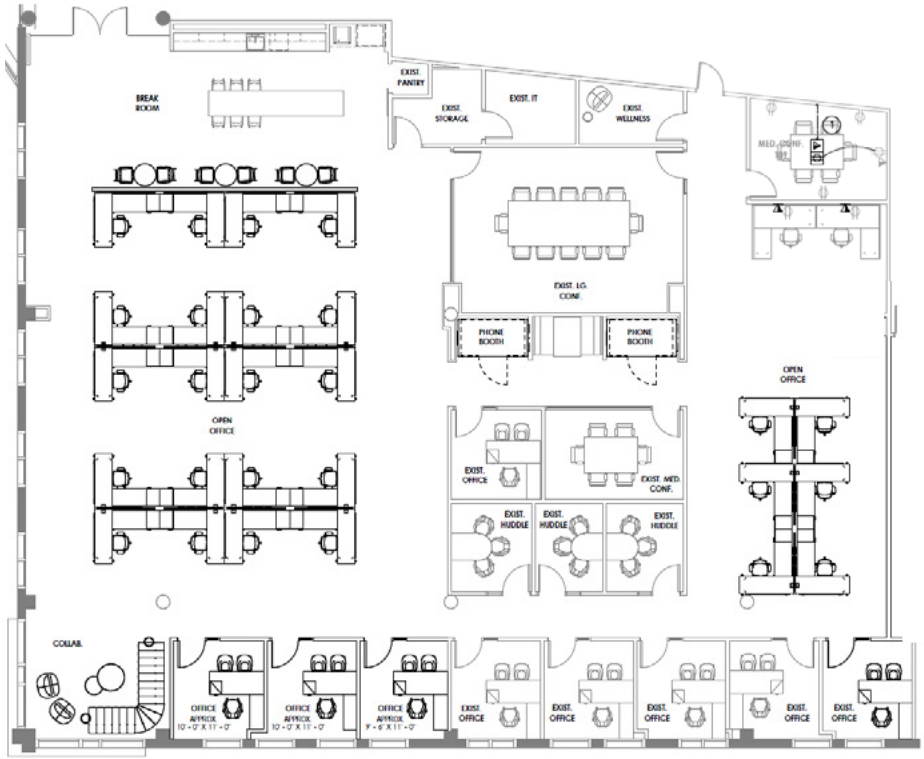
Rate: Call Broker
Est. OPEX: $16.15/SF

Available Now

Expiration: January 31, 2031

Parking: 4.60/1,000 SF

360° TAKE A VIRTUAL TOUR



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CREATIVE OFFICE OPPORTUNITY



FEATURES:

- 2 open workspaces
- 9 private offices
- 3 huddle rooms
- 3 conference rooms
- Several storage/wellness rooms
- Tenant break room
- Furniture available

TENANT BREAK ROOM



MAIN CONFERENCE ROOMS



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CREATIVE OFFICE OPPORTUNITY









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BUILDING **LOCATION**

EST. DRIVE TIMES

DOWNTOWN: 10 Minutes

THE DOMAIN: 20 Minutes

AUSTIN AIRPORT: 20 Minutes

MOPAC EXPY: 2 Minutes

AMENITY-RICH AREA

TRADER JOE'S · HALF DAY CAFE MAKER · Randalls · CHIPOTLE MEXICAN GRILL · Raising Cane's CHICKEN FINGERS · CAVA · Jersey Mike's SUBS · MODERN market EATERY · WHATABURGER · FLOWER CHILD HEALTHY FOOD FOR A HAPPY WORLD

& Much More...



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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■