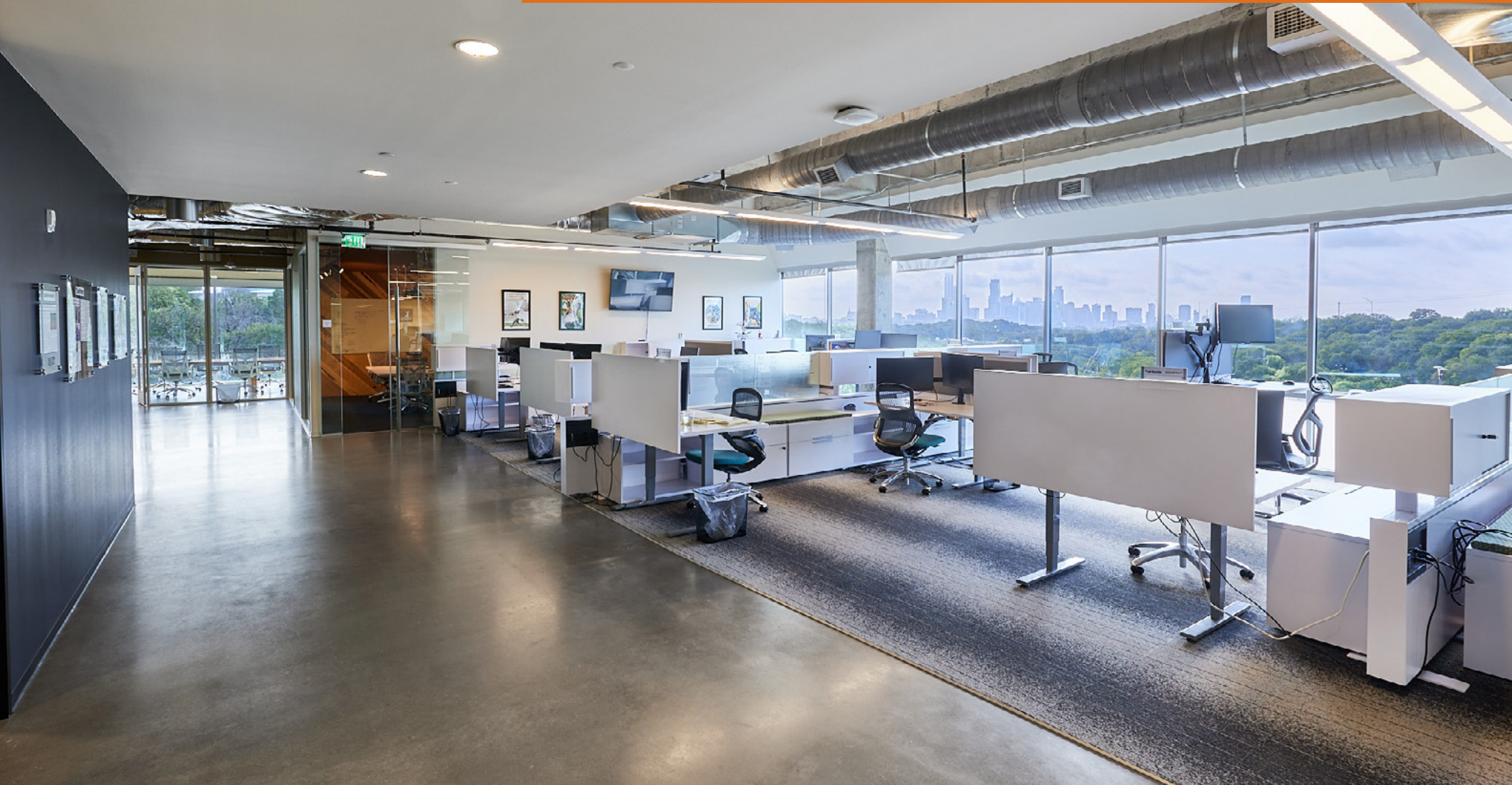


10,000 - 27,085 SF AVAILABLE NOW

FULL FLOOR TURN-KEY OFFICE SUBLEASE OPPORTUNITY



ROLLINGWOOD CENTER II

2500 BEE CAVES RD, AUSTIN, TX 78746

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

MICHAEL WATERS | (972) 672-1551 | mwaters@hpitx.com



3RD FLOOR HIGHLIGHTS

FEATURES:

- Variety of workspaces such as breakout rooms, private offices, open work areas, and a large, all-hands training room.
- Premier Southwest Austin office location, just off MoPac Expressway with direct access to Downtown and Zilker Park.
- Incredible panoramic views of the Austin skyline and Texas Hill Country.



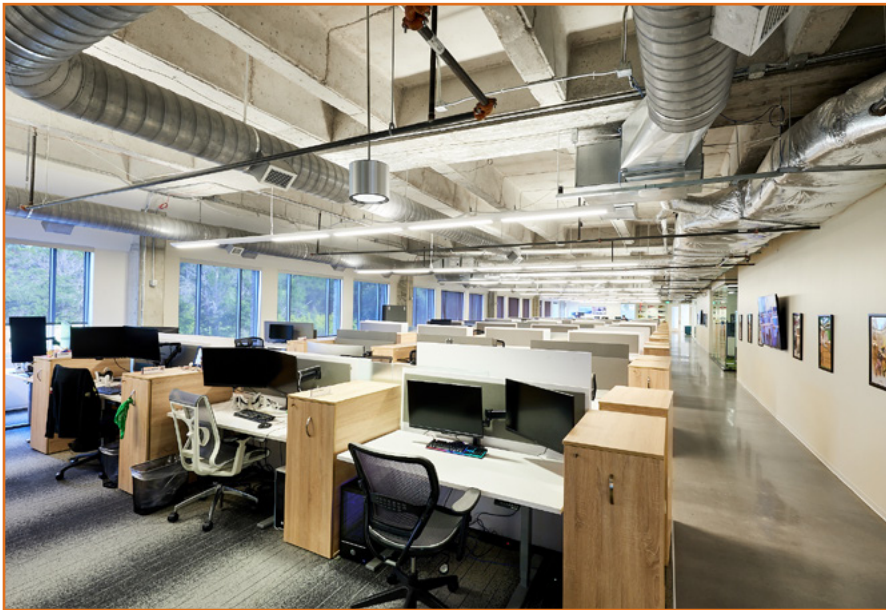
RECEPTION AREA



BREAK AREA



CREATIVE OFFICE OPPORTUNITY



LOCATION AMENITIES

WEST WOODS SHOPPING CENTER

Raising Cane's
CAVA
SMOOTHIE KING
MODERN market
CHIPOTLE
Jersey Mike's SUBS

EST. DRIVE TIMES

DOWNTOWN: 5 Minutes

THE DOMAIN: 18 Minutes

AUSTIN AIRPORT: 15 Minutes

MOPAC: 1 Minute

HWY 360: 5 Minutes



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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■