27,208 SF

Full Floor, Plug-and-Play Opportunity

Minutes From Downtown Austin

Abundant Visitor & Employee Parking

FOR SUBLEASE



ROLLINGWOOD CENTER III

2500 BEE CAVES RD, AUSTIN, TX 78746

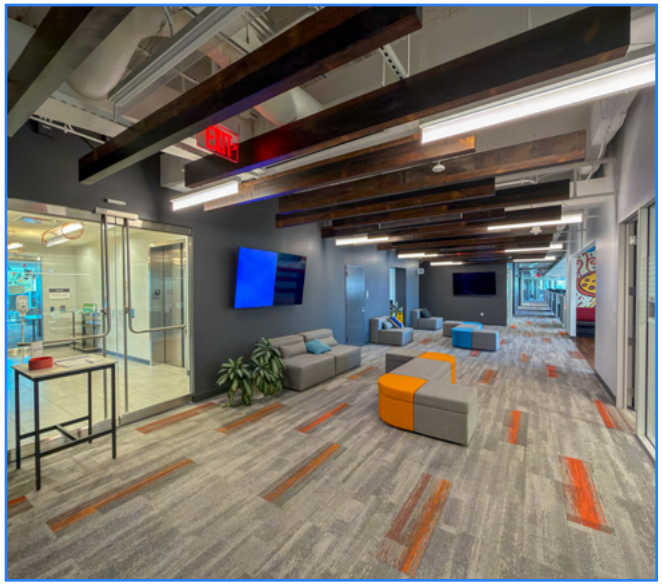
HPI TENANT ADVISORS

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

J.D. LEWIS
(512) 497-0045
jdlewis@hpitx.com

RYLIE WELLS
(512) 621-9409
rwells@hpitx.com

4TH FLOOR OVERVIEW







Suite Size

27,208 SF

Furniture

Available

Interior Layout

Beautiful full floor, plug and play space with a wide variety of open workstations, conference rooms, private offices, phone rooms, huddle rooms and large break area.

Timing

Available NOW

Expires 11/30/2031

Rate

$39.00/SF NNN

Est. OPEX: $17.89/SF

Parking

4.0/1,000 SF

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4TH FLOOR OVERVIEW

FLOOR PLAN



360° TAKE A VIRTUAL TOUR

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4TH FLOOR OVERVIEW













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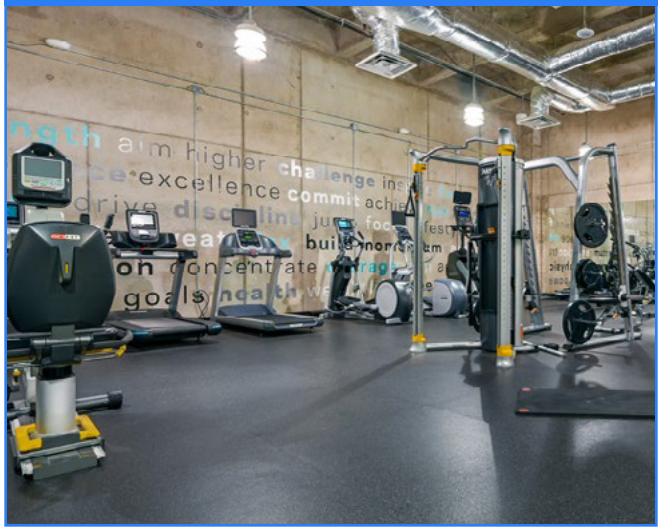
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BUILDING HIGHLIGHTS

BUILDING CONFERENCE CENTER



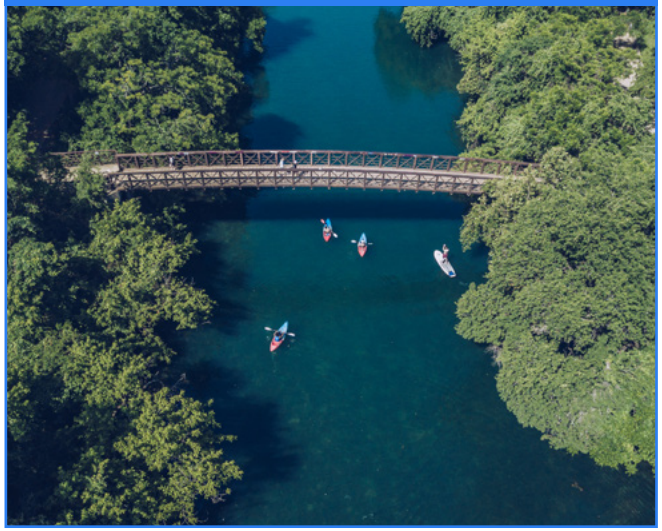
FITNESS CENTER AND LOCKER ROOMS



PRIVATE OUTDOOR COURTYARD



HIKE AND BIKE TRAIL ACCESS



DOWNTOWN VIEWS



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LOCATION OVERVIEW



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 ■

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