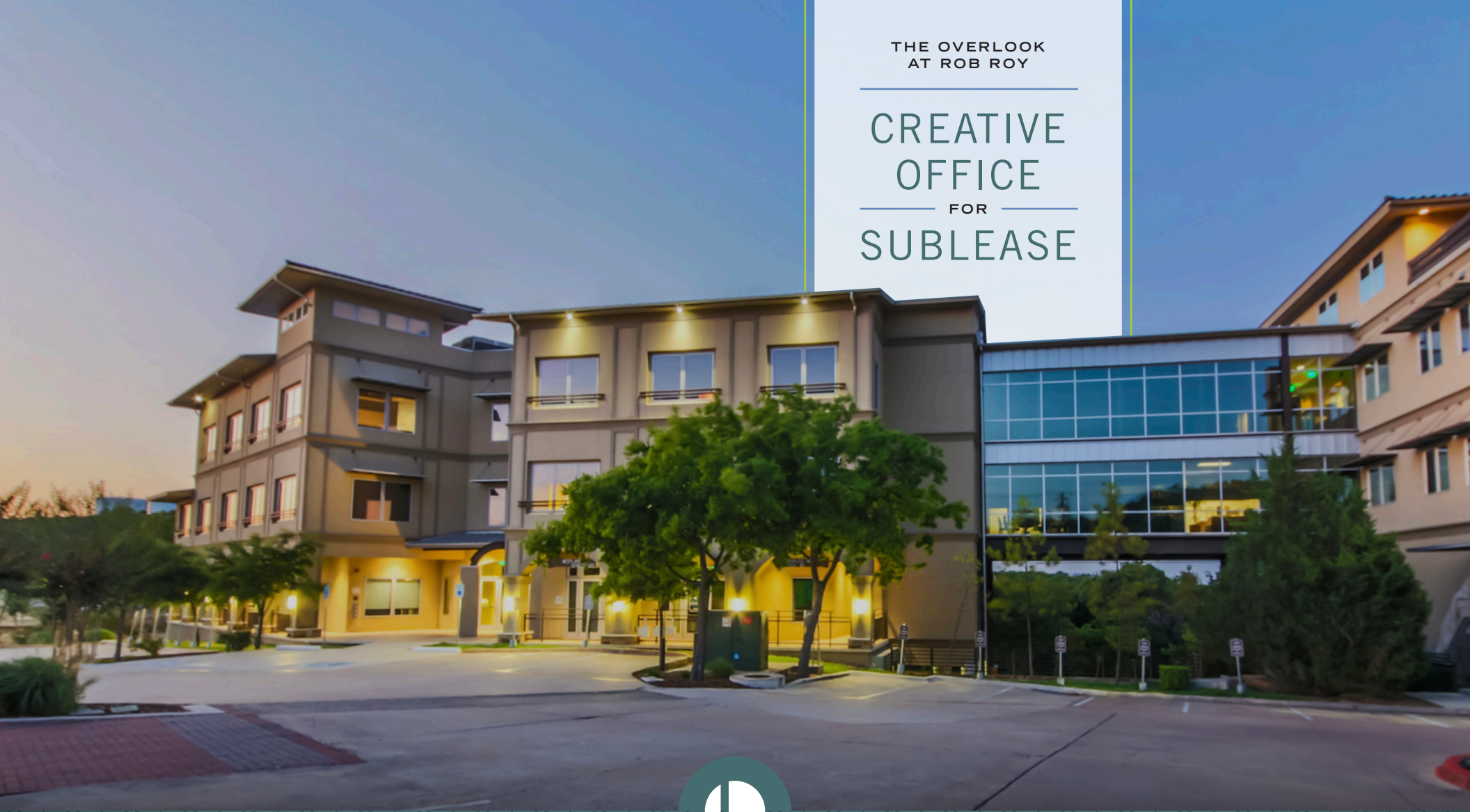


THE OVERLOOK
AT ROB ROY

CREATIVE
OFFICE
FOR
SUBLEASE



LEADCOMMERCIAL

6836 BEE CAVES RD.

BUILDING I | SUITE 201 | AUSTIN, TX 78746

6836 BEE CAVES RD.

PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

Located at The Overlook at Rob Roy, Suite I-201 is a two-story creative office space available for sublease. This is a unique Class A opportunity located in scenic Southwest Austin with easy access to Bee Caves Road and Loop 360.

HIGHLIGHTS

- Newly Remodeled
- Private Patio
- Two-Story Creative Loft/Office
- Bee Caves Road Access & Visibility
- Ingress/Egress Through Lighted Intersection

SUMMARY

SIZE	3,665 SF
PARKING RATIO	3.1/1,000
TYPE	Class A Office/Loft
AVAILABLE	Immediately
RENTAL RATE	\$31/SF FS



6836 BEE
CAVES RD.

PHOTOS

LeadCommercial.com





6836 BEE
CAVES RD.

PHOTOS

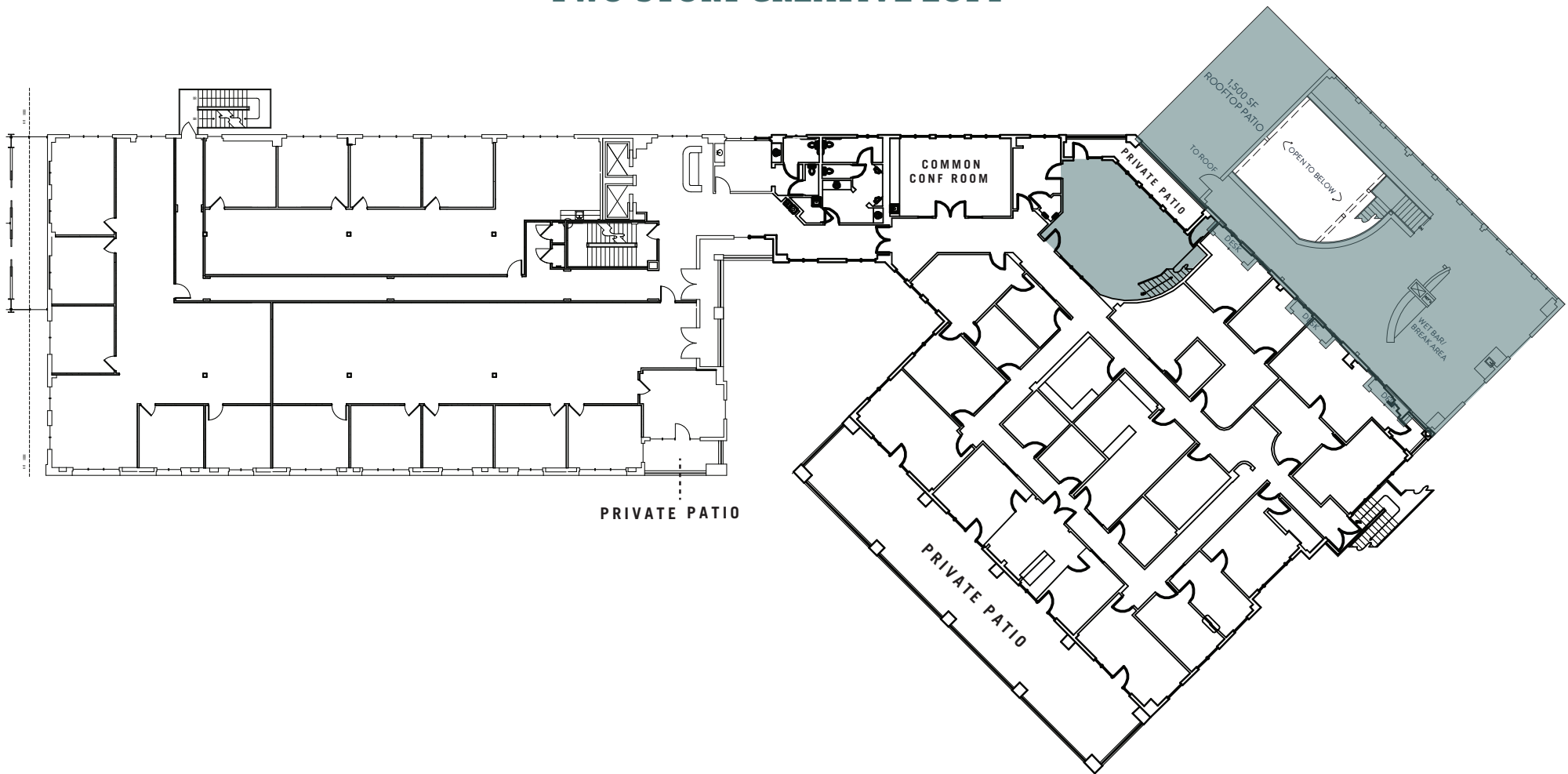
LeadCommercial.com

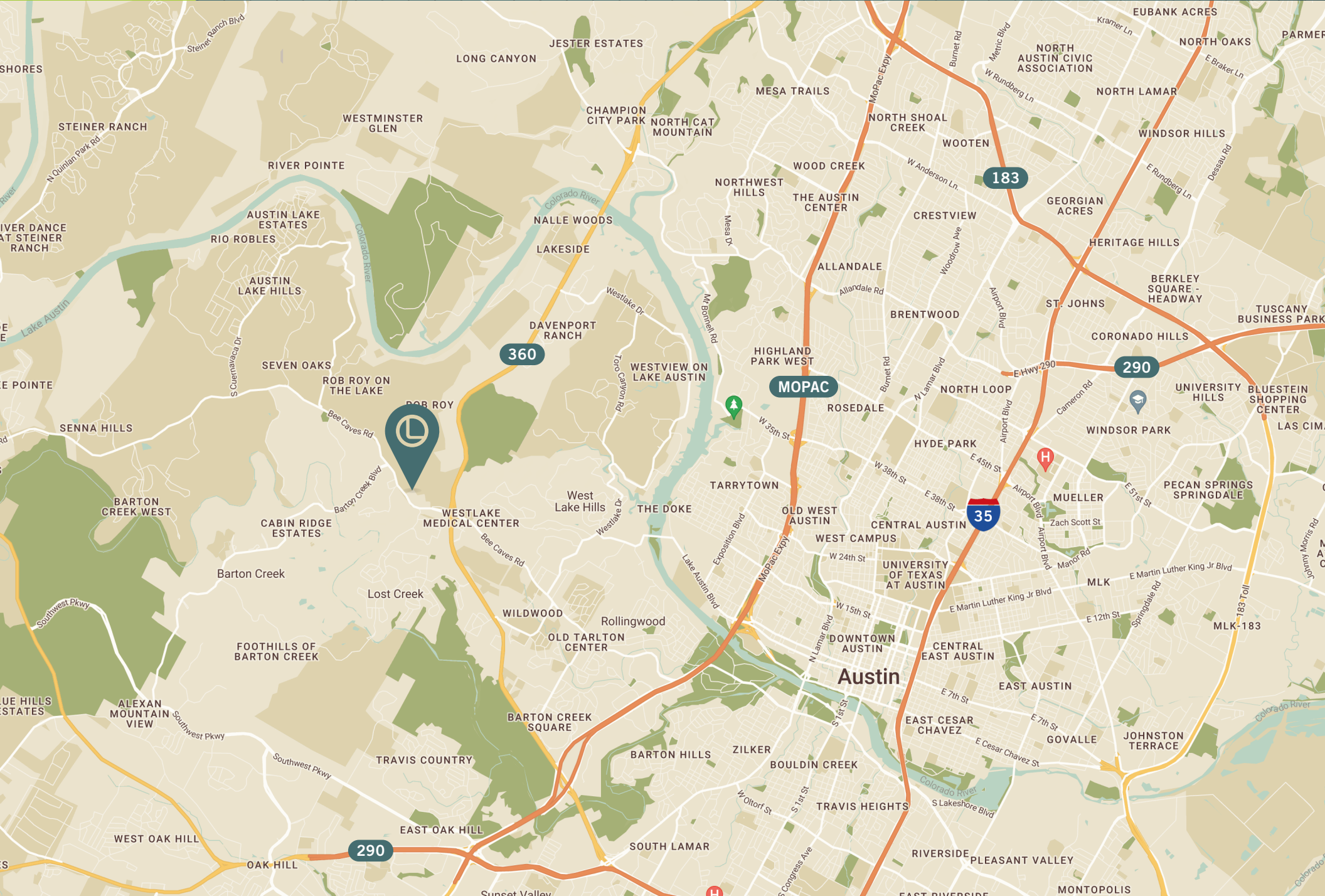


BUILDING I - SECOND FLOOR

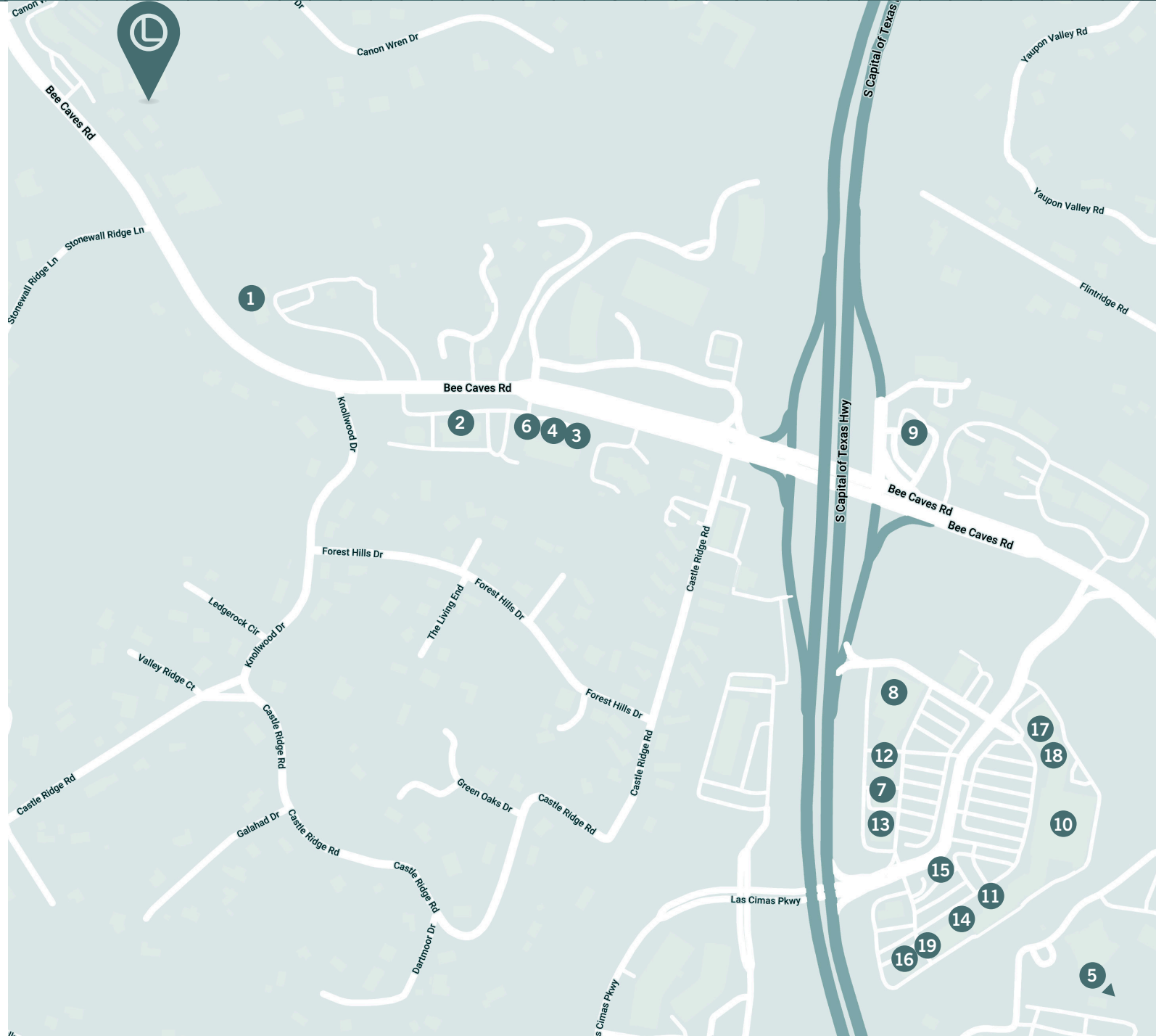
SUITE 201 | 3,665 RSF

TWO-STORY CREATIVE LOFT





1. County Line
2. FedEx Office Print & Ship Center
3. Jimmy John's
4. Lola Savannah Coffee Lounge
5. Sway
6. The Grove Wine Bar & Kitchen
7. Chick-fil-A
8. Gold's Gym
9. Hat Creek Burger Company
10. H-E-B
11. Izumi Sushi
12. Kerbey Lane Cafe
13. Lupe Tortilla Mexican Restaurant
14. MOD Pizza
15. P. Terry's Burger Stand
16. Snappy Salads
17. Starbucks
18. Tacodeli
19. Zoës Kitchen





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