



• FOR SUBLEASE •



CIELO CENTER I

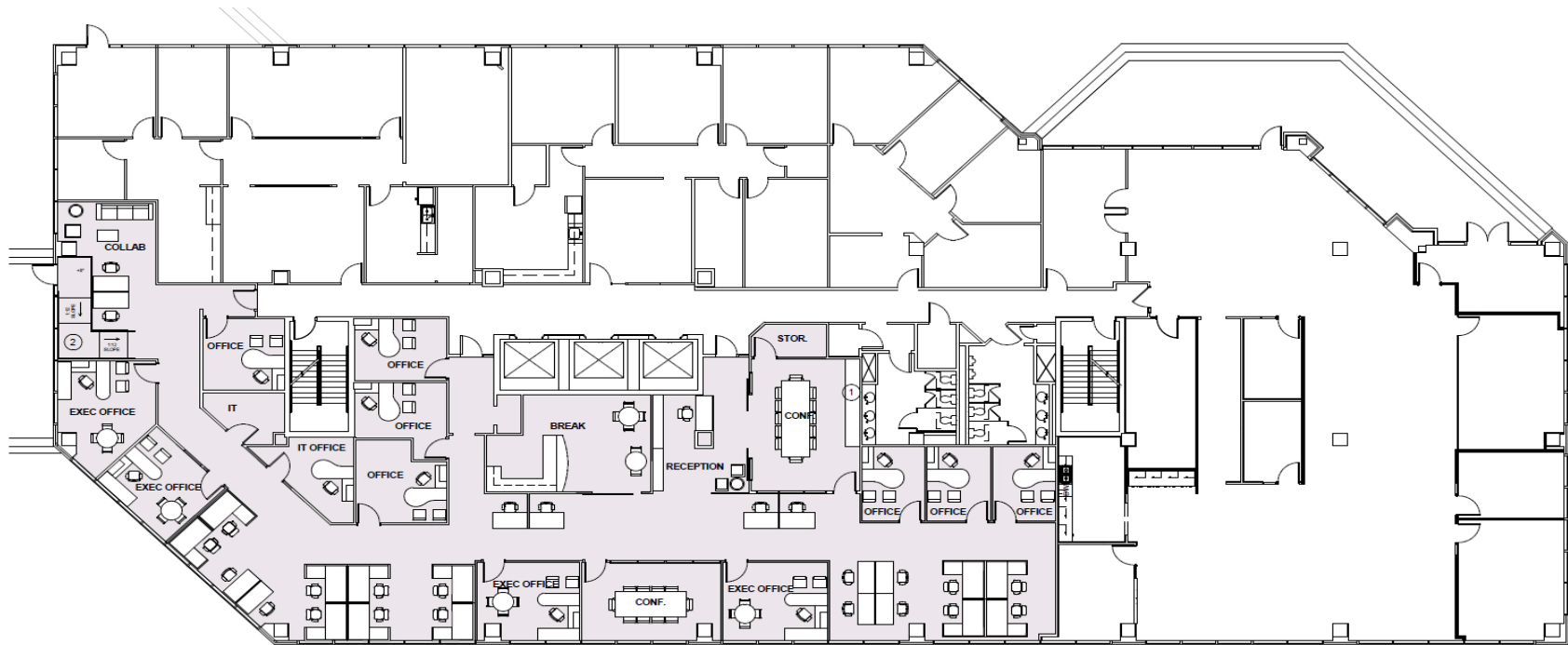
David Stojanik | 512.785.5016 | david.stojanik@kuceraco.com

Deron Stojanik | 512.680.6457 | deron.stojanik@brentwoodcommercialllc.com

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at WWW.KUCERACO.COM.**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

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CIELO CENTER I
1250 S. Capital of Texas Hwy.
Suite 470
Westlake Hills, TX 78746

Rate: \$31.00/RSF + Op. Ex. (\$18.69/RSF)

Term: Thru 05/30/2026

Size: 6,496 RSF

Exquisite, Class A, plug-and-play office space of wall-to-wall glass with abundant natural light. Space features well-appointed offices, workstations, conference rooms, break area, reception and more with high-end finishes and FF&E.

Furniture negotiable!

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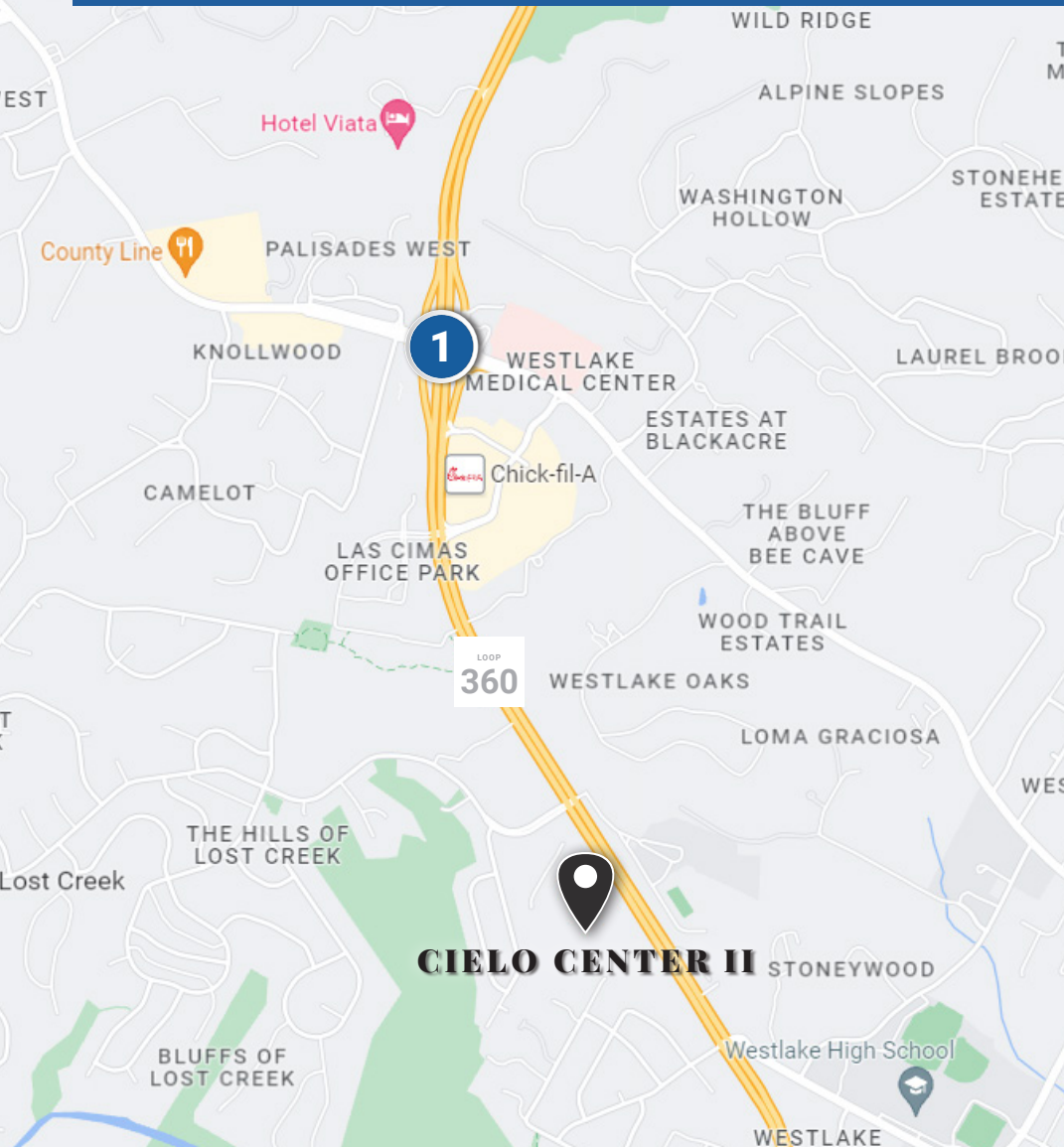
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AREA AMENITIES

1 LOOP 360 & BEE CAVES ROAD

- Chik-Fil-A
- Hat Creek Burger Company
- P. Terry's Burger Stand
- Kerbey Lane Cafe
- Tacodeli
- MOD Pizza
- Cava Mediterranean Food
- The Grove Wine Bar & Kitchen - Westlake
- County Line Barbeque
- Izumo Sushi
- Lupe Tortilla Mexican Food
- The Hospital at Westlake Medical Center
- Arboretum & Westlake Orthodontics
- Wild Heart Yoga
- Gold's Gym Westlake
- HEB
- Twin Liquors
- Bluemercury Cosmetics Store
- Hotel Viata
- Chase Bank
- First Citizen's Bank
- Chevron
- 7-Eleven

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