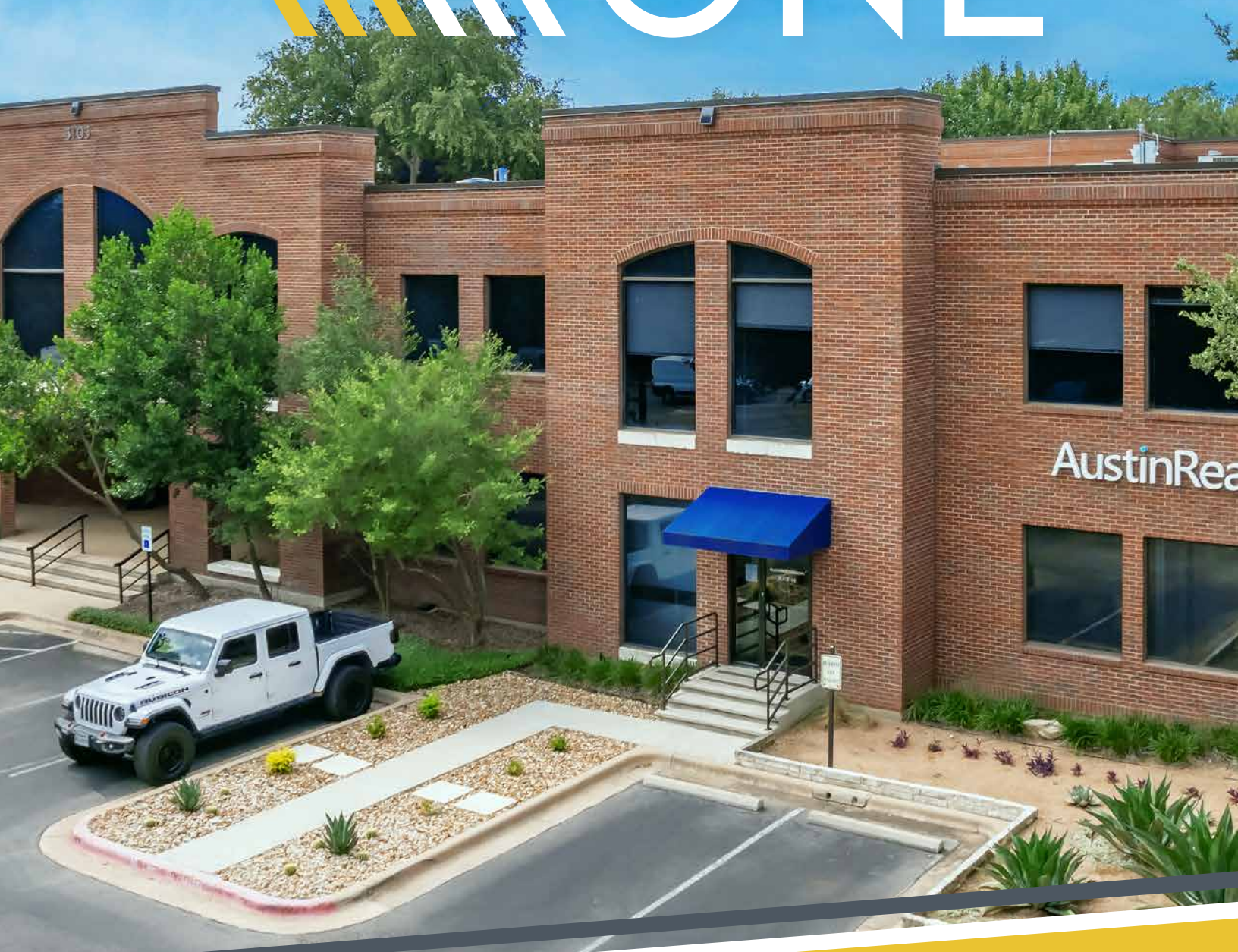


CENTRE ONE



GENERATIONAL
COMMERCIAL PROPERTIES



3103 BEE CAVES RD
AUSTIN TX 78746

Jones Lang LaSalle Brokerage, Inc.



PROPERTY ADDRESS

3103 Bee Caves Rd
Austin, TX 78746

BUILDING SIZE

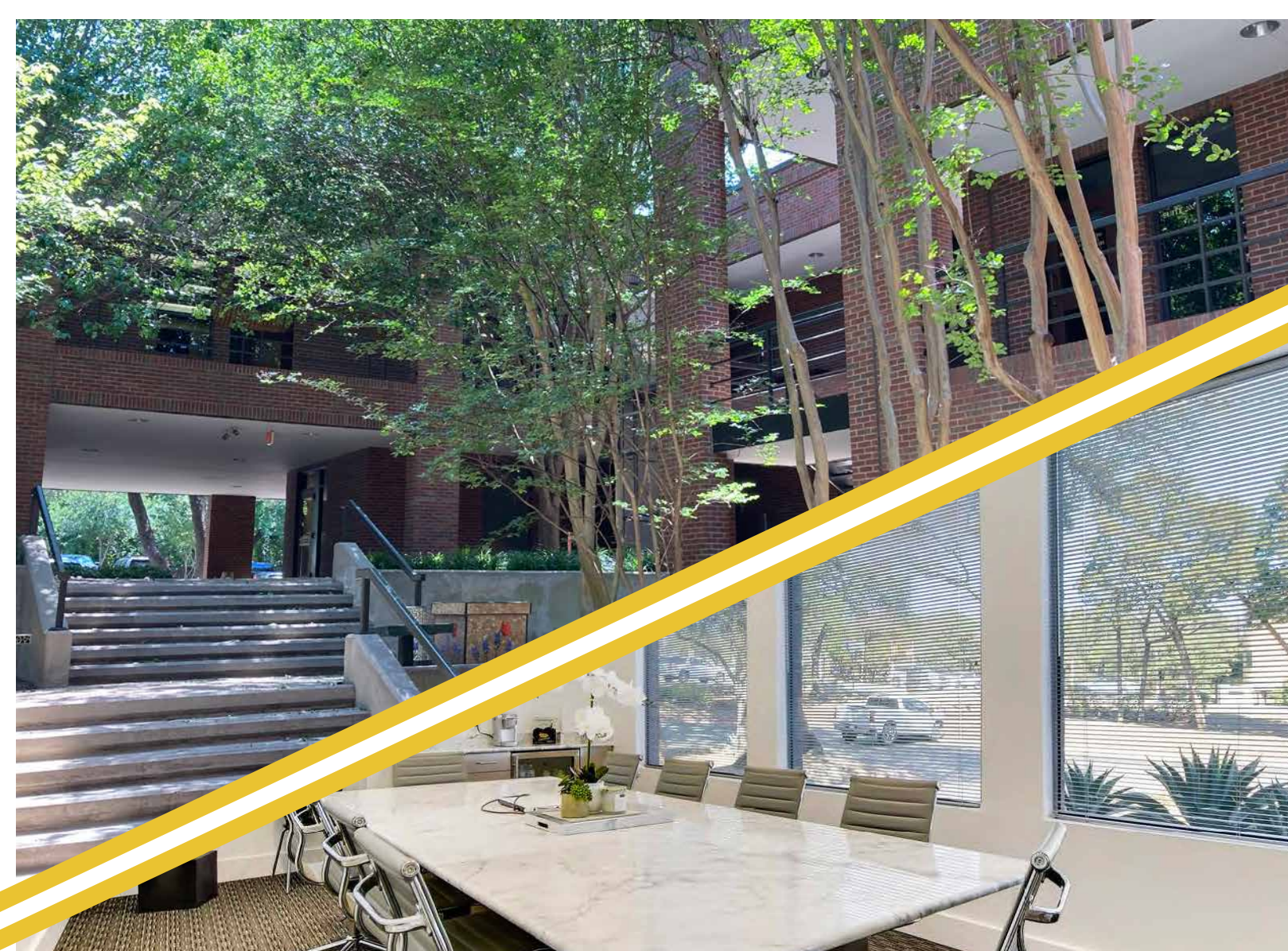
39,642 RSF

PARKING

3 spaces per 1,000 RSF leased

CLOSE PROXIMITY TO

Downtown Austin,
Westbank Market & Westwoods
Shopping Center



CENTRE ONE ADVANTAGES



GREAT VISIBILITY



OUTDOOR COURTYARD



ABUNDANCE OF
WALKABLE AMENITIES

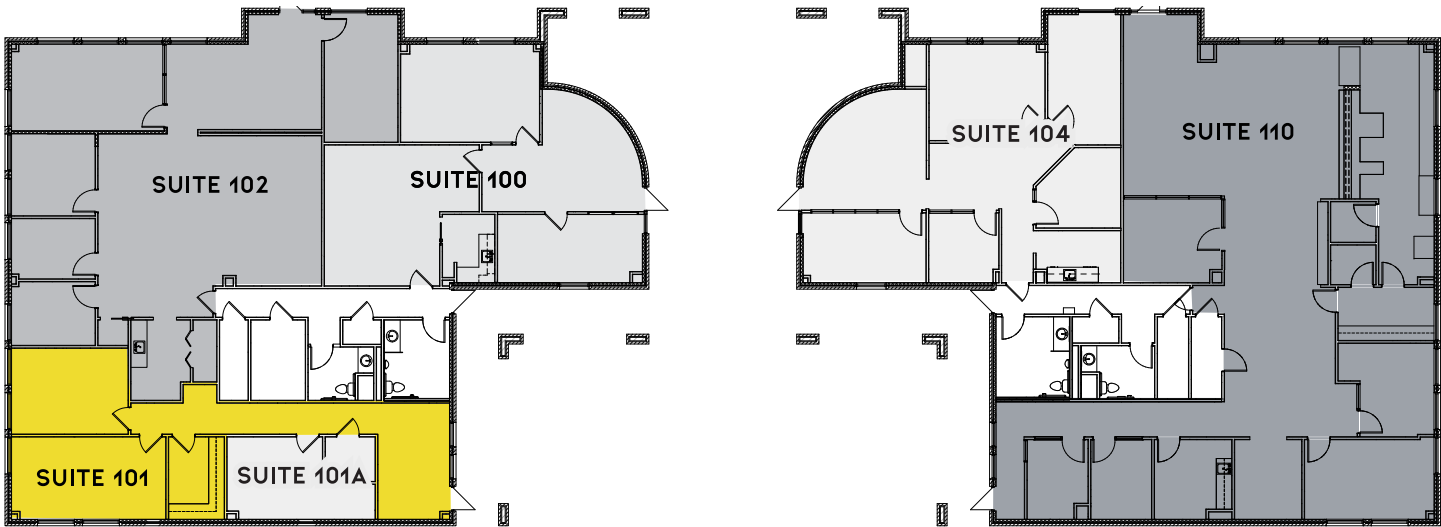


CLOSE PROXIMITY TO MOPAC
EXPY & HIGHWAY 360

AVAILABILITY

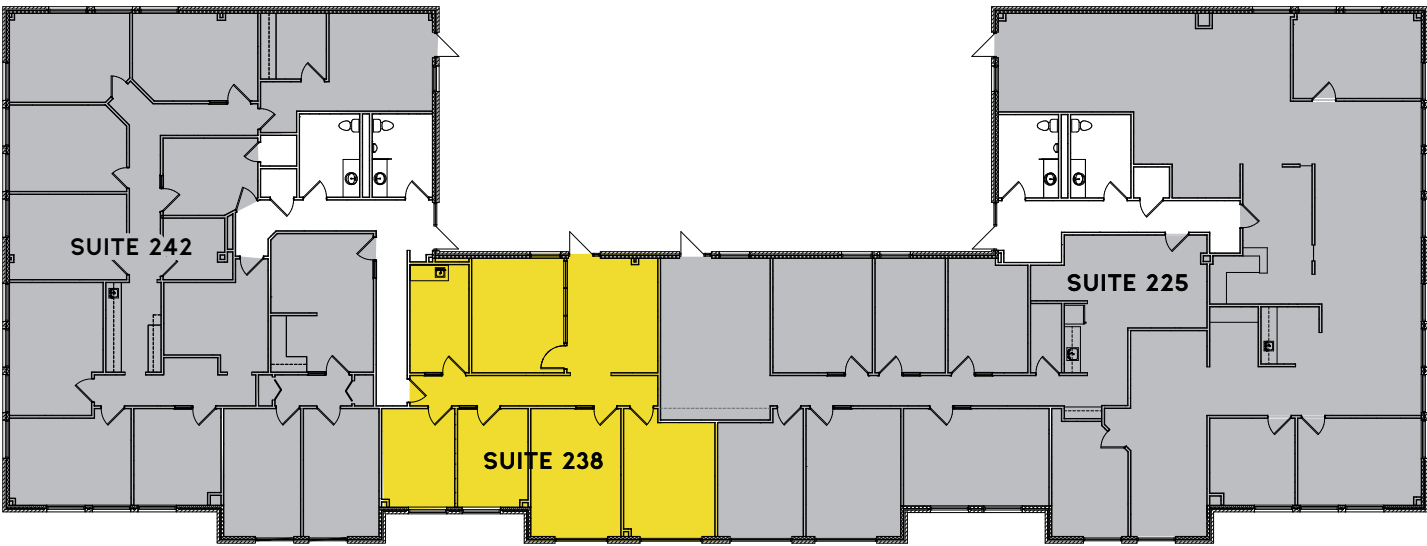
979 - 1,520 RSF

NORTH | First Floor



Suite 101
979 RSF
Available 4/1/2026

SOUTH | Second Floor



Suite 238
1,520 RSF
Available 3/1/2026



AREA AMENITIES

10 MIN
DOWNTOWN AUSTIN

16 MIN
THE DOMAIN

18 MIN
AUSTIN AIRPORT

35+
RESTAURANTS WITHIN 5 MIN DRIVE

4 MIN
TO HIGHWAY 360

Valuable lighted intersection at Old Walsh Tarlton and Bee Caves for ease of access to building

WestBank Market

West Woods Shopping center



Centre One

Walkable amenities

WestBank Market



sway เสวย



Randalls

pinkberry



Orangetheory

West Woods Shopping center



CAVA

STRETCH LAB



LOTUS HUNAN

SportClips HAIRCUTS



NEARBY AMENITY HIGHLIGHTS

West Woods Shopping Center

- 1 Raising Canes
- 2 Smoothie King
- 3 Sportsclips
- 4 Great Harvest Bread co.
- 5 Starbucks
- 6 Las Palomas
- 7 Thundercloud Subs
- 8 Summer Moon Coffee
- 9 Saffron South
- 10 Modern Market Eatery

WestBank Market

- 1 Jersey Mikes Subs
- 2 FedEx
- 3 Supercuts
- 4 Bank of America
- 5 Chipotle
- 6 Sportsclips
- 7 Pinkberry
- 8 Starbucks
- 9 Orange theory Fitness

Barton Creek Square

160+ stores located in mall

- 1 The Cheesecake Factory
- 2 AMC
- 3 Nordstrom
- 4 Osio Sushi

Westlake Court

- 1 Blue Dahlia
- 2 Maryes Gourmet Pizza
- 3 PNC Bank

Westlake Square

- 1 Walgreens Pharmacy
- 2 Poke House
- 3 Texas Honey Ham Company
- 4 Blenders & Bowls
- 5 Wells Fargo Bank

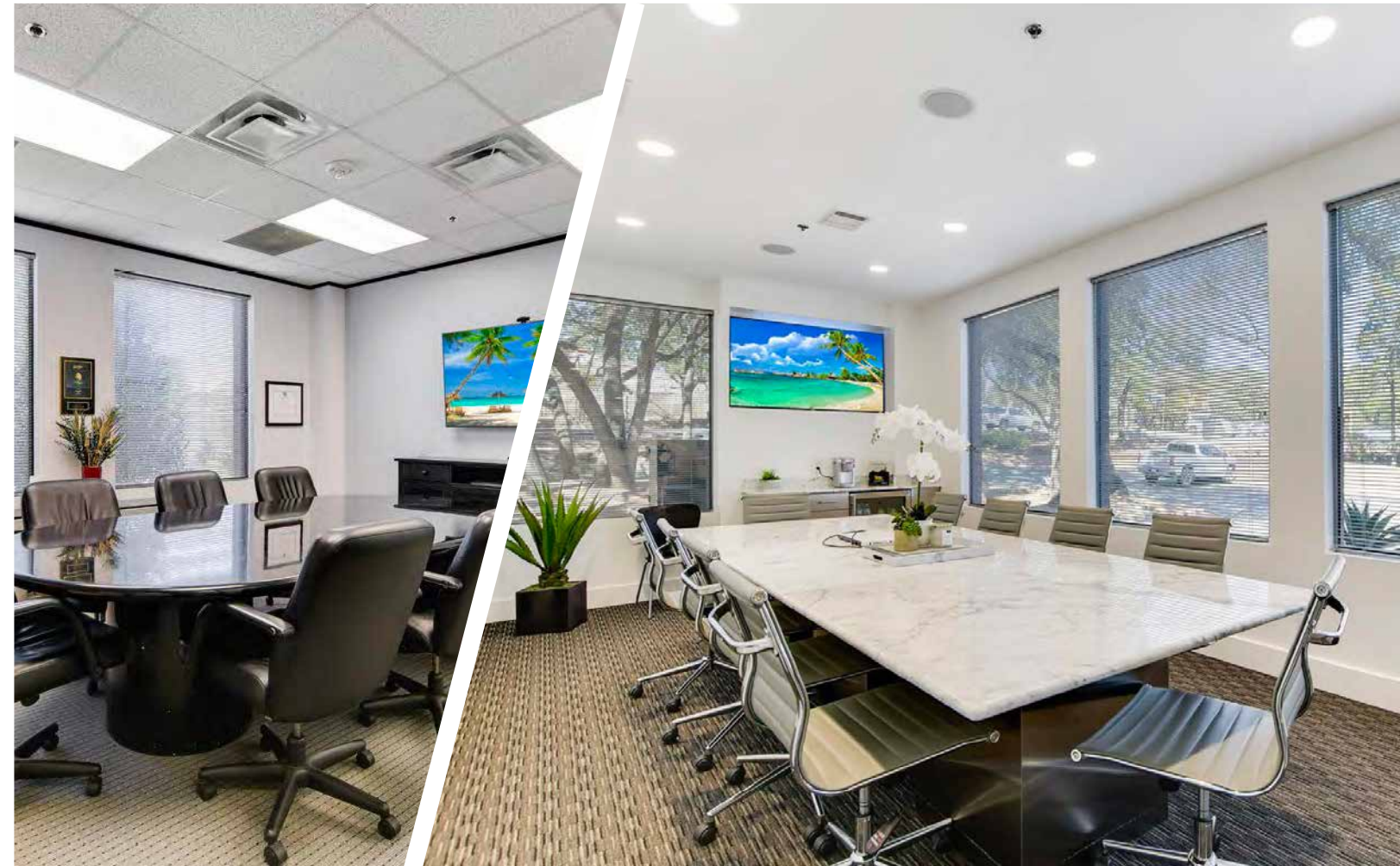
Village at Westlake

- 1 H-E-B
- 2 Golds Gym
- 3 Tacodeli
- 4 Chick-fil-A
- 5 Lupe Tortilla
- 6 P. Terrys Burger Stand
- 7 Tesla Supercharger

CENTRE ONE IS LOCATED IN ONE OF AUSTIN'S HIGHEST NET WORTH NEIGHBORHOODS, HOME TO HIGHLY EDUCATED INDIVIDUALS AND SENIOR EXECUTIVES.



CENTRE ONE





BETHANY PEREZ



Bethany.Perez@jll.com

T: 512.225.1731

COLTON MCCASLAND



Colton.McCasland@jll.com

T: 512.225.1738



GENERATIONAL
COMMERCIAL PROPERTIES



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bethany Perez	183794	bethany.perez@jll.com	+1 512 225 2700
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov