

Centre One

WESTLAKE, TEXAS

Rooted in Westlake. Built for ambition.



PROPERTY *HIGHLIGHTS*



PROPERTY ADDRESS

3103 Bee Caves Rd, Austin, TX 78746



BUILDING SIZE

40,000 RSF



PARKING

3.3/1000



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

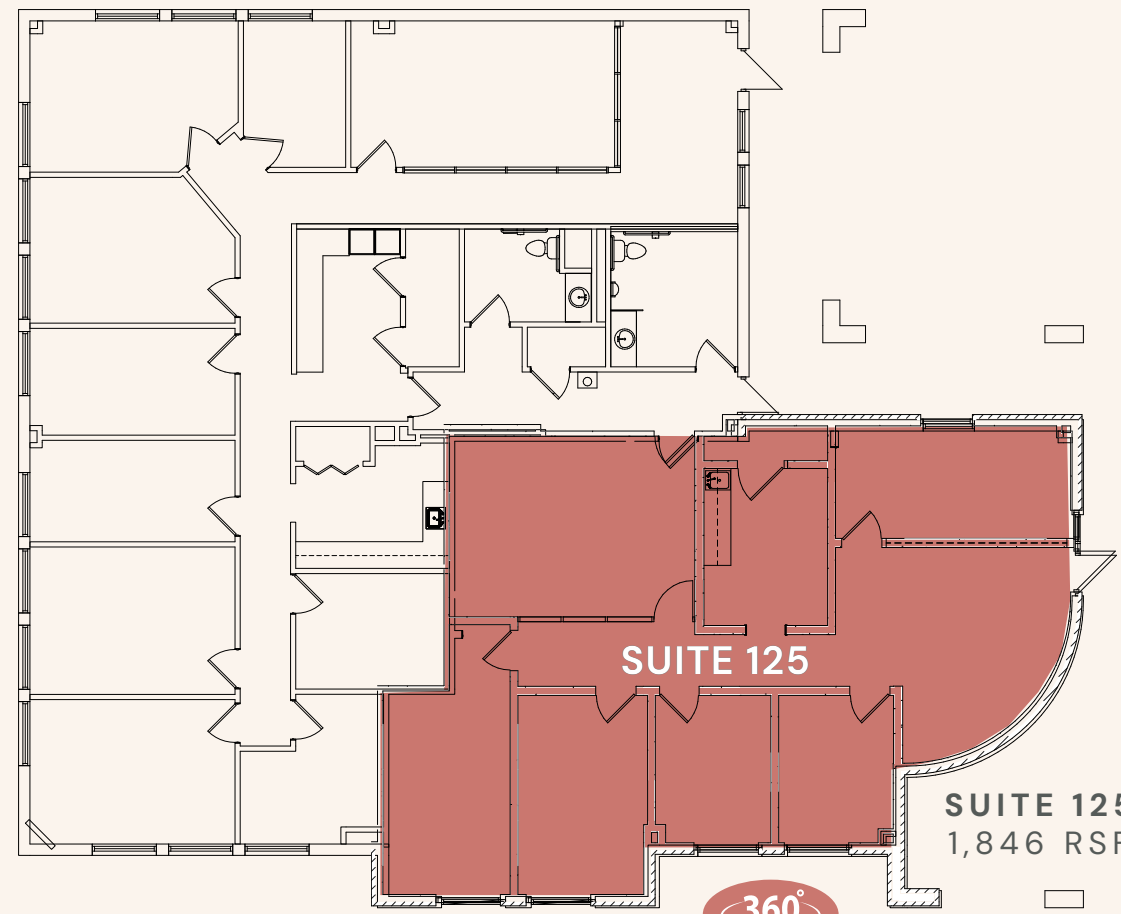


FLOOR 1

AVAILABILITY

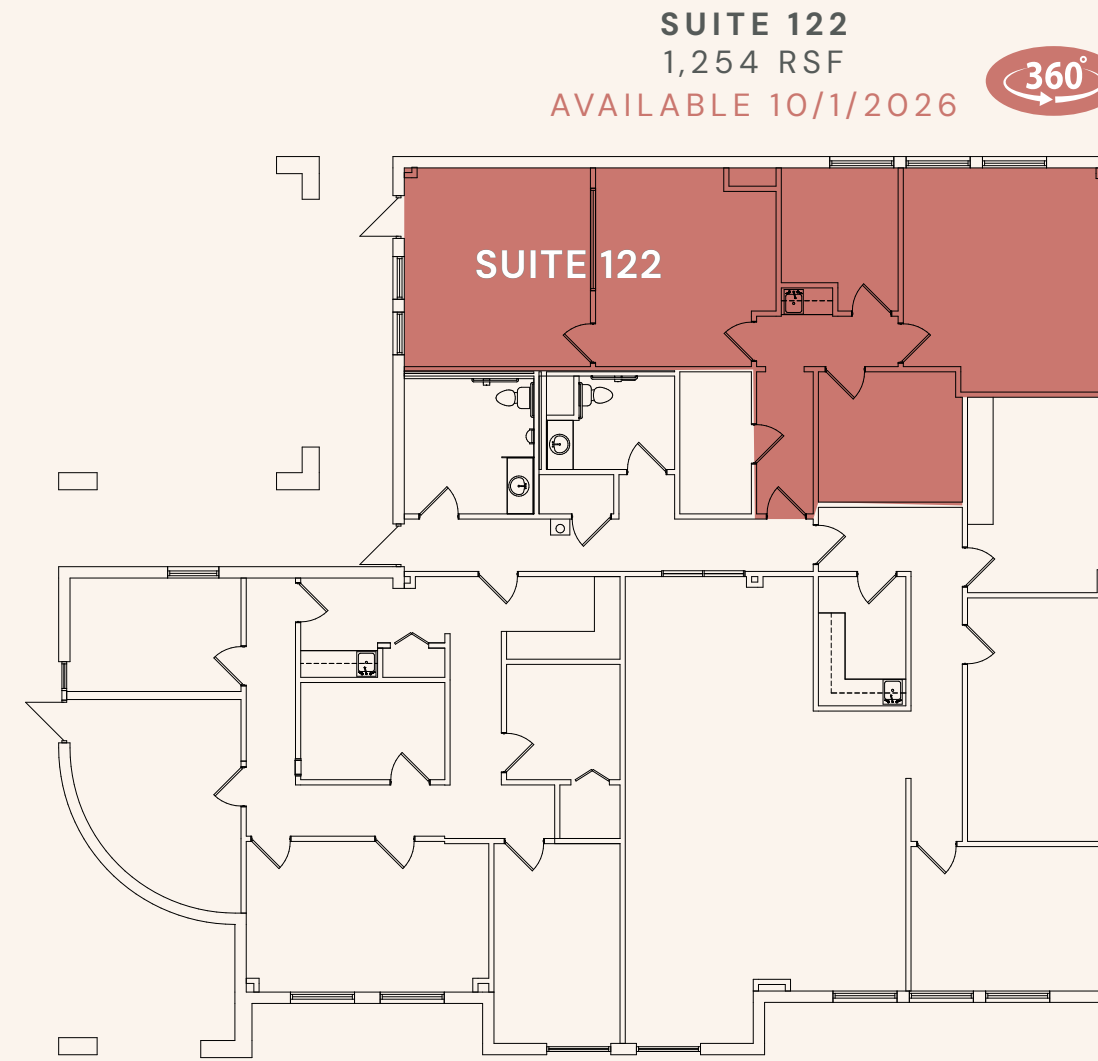
1,254 - 1,846 RSF

SOUTH | FIRST FLOOR



SUITE 125

SUITE 125
1,846 RSF



SUITE 122

SUITE 122
1,254 RSF
AVAILABLE 10/1/2026

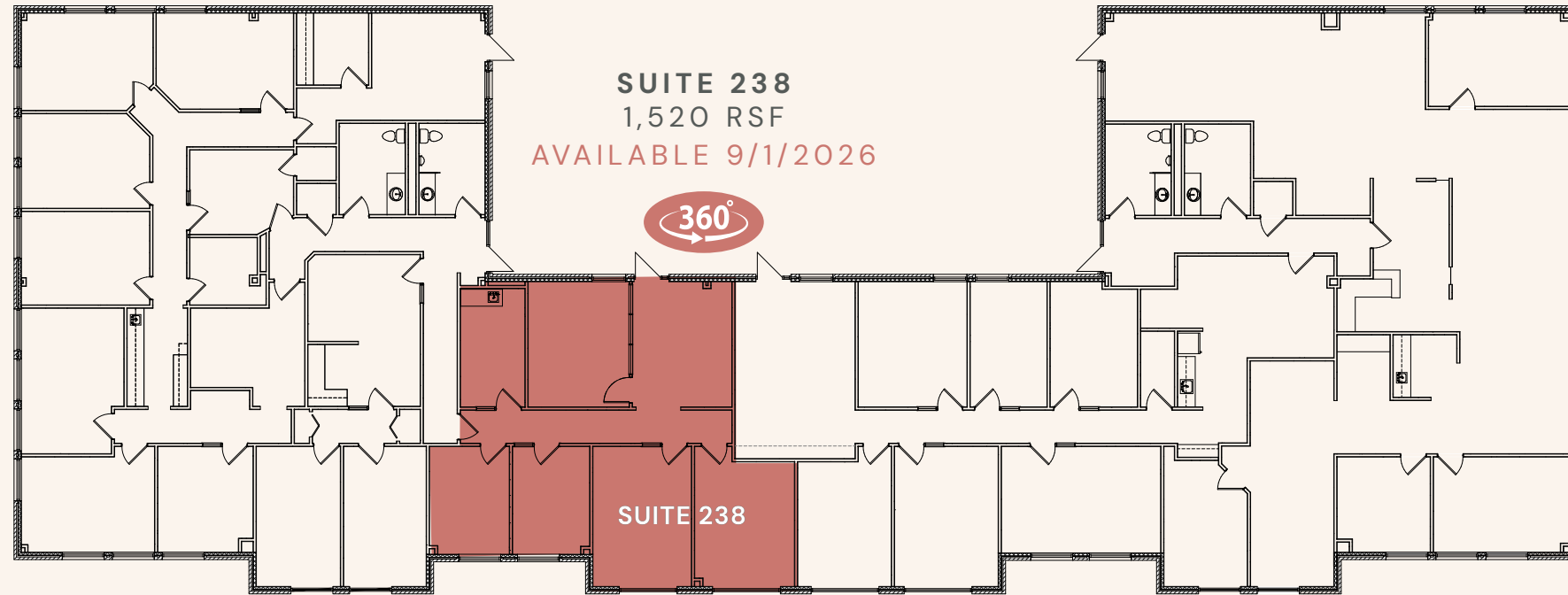


FLOOR 2

AVAILABILITY

1,520 RSF

SOUTH | SECOND FLOOR

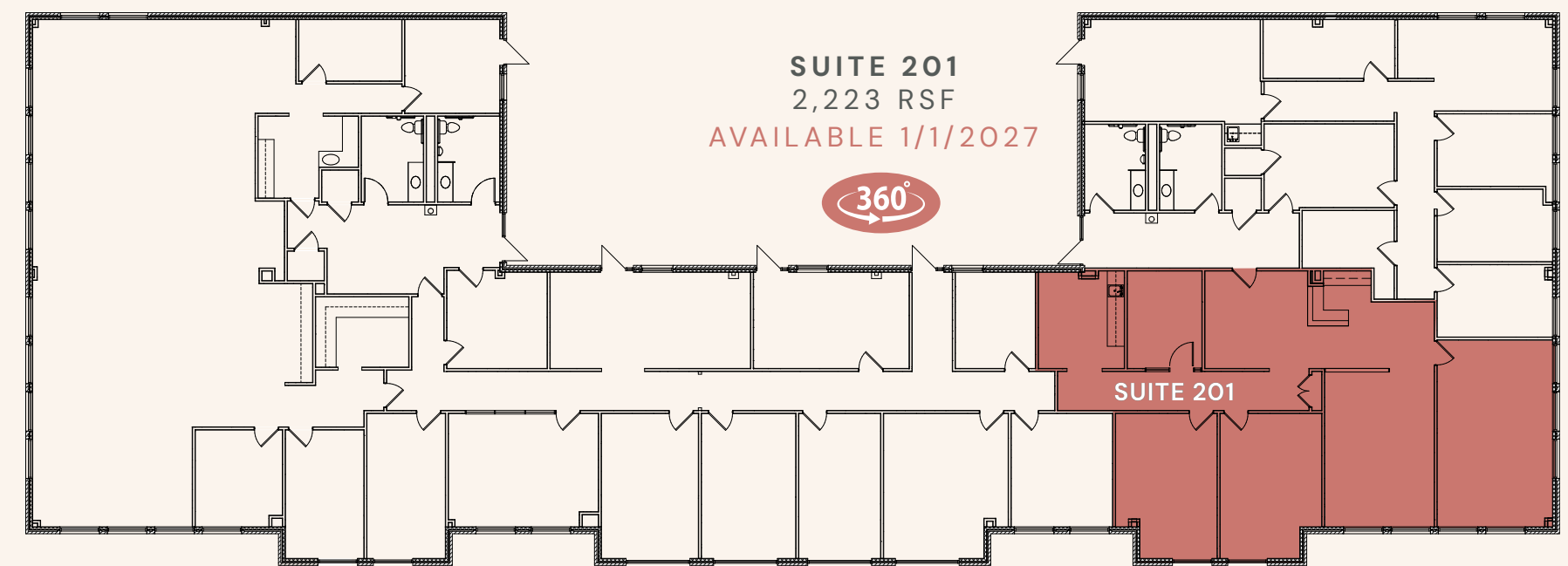


FLOOR 2

AVAILABILITY

2,223 RSF

NORTH | SECOND FLOOR



AREA AMENITIES

4 MIN
TO HIGHWAY 360

10 MIN
DOWNTOWN AUSTIN

16 MIN
THE DOMAIN

18 MIN
AUSTIN AIRPORT

35+
RESTAURANTS WITHIN
5 MIN DRIVE



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

WESTBANK MARKET

WEST WOODS SHOPPING CENTER

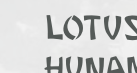
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WESTLAKE, TEXAS

WALKABLE AMENITIES

WESTBANK MARKET



WEST WOODS SHOPPING CENTER



NEARBY AMENITY HIGHLIGHTS

1 WEST WOODS SHOPPING CENTER

- 1 RAISING CANE'S
- 2 SPORTCLIPS
- 3 GREAT HARVEST BREAD CO.
- 4 LAS PALOMAS
- 5 THUNDERCLOUD SUBS
- 6 SUMMER MOON COFFEE
- 7 SAFFRON SOUTH
- 8 MODERN MARKET EATERY
- 9 WHATABURGER
- 10 BRUEGGER'S BAGELS

2 WESTBANK MARKET

- 1 JERSEY MIKE'S SUBS
- 2 FEDEX
- 3 SUPERCUTS
- 4 BANK OF AMERICA
- 5 CHIPOTLE
- 6 PINKBERRY
- 7 STARBUCKS
- 8 FLOWER CHILD
- 9 BALDINUCCI PIZZA ROMANA

3 BARTON CREEK SQUARE 160+ STORES LOCATED IN MALL

- 1 THE CHEESECAKE FACTORY
- 2 AMC
- 3 NORDSTROM
- 4 OSIO SUSHI

4 WESTLAKE COURT

- 1 SWEDISH HILL
- 2 MARYE'S
- 3 PNC BANK
- 4 BREED & CO.

5 WESTLAKE SQUARE

- 1 WALGREENS PHARMACY
- 2 POKE HOUSE
- 3 TEXAS HONEY HAM COMPANY
- 4 BLENDERS & BOWLS
- 5 WELLS FARGO BANK
- 6 TAQUERIA DE DIEZ (D/10)

6 VILLAGE AT WESTLAKE

- 1 H-E-B
- 2 GOLD'S GYM
- 3 TACODELI
- 4 CHICK-FIL-A
- 5 LUPE TORTILLA
- 6 P. TERRY'S BURGER STAND
- 7 TESLA SUPERCHARGER
- 8 SUPERGREEN
- 9 IZUMI SUSHI
- 10 LEE'S KITCHEN
- 11 STARBUCKS
- 12 JUICELAND





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