

Centre One

WESTLAKE, TEXAS

Rooted in Westlake. Built for ambition.



GENERATIONAL
COMMERCIAL PROPERTIES

3103 BEE CAVES RD, AUSTIN TX 78746



Jones Lang LaSalle Brokerage, Inc.

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

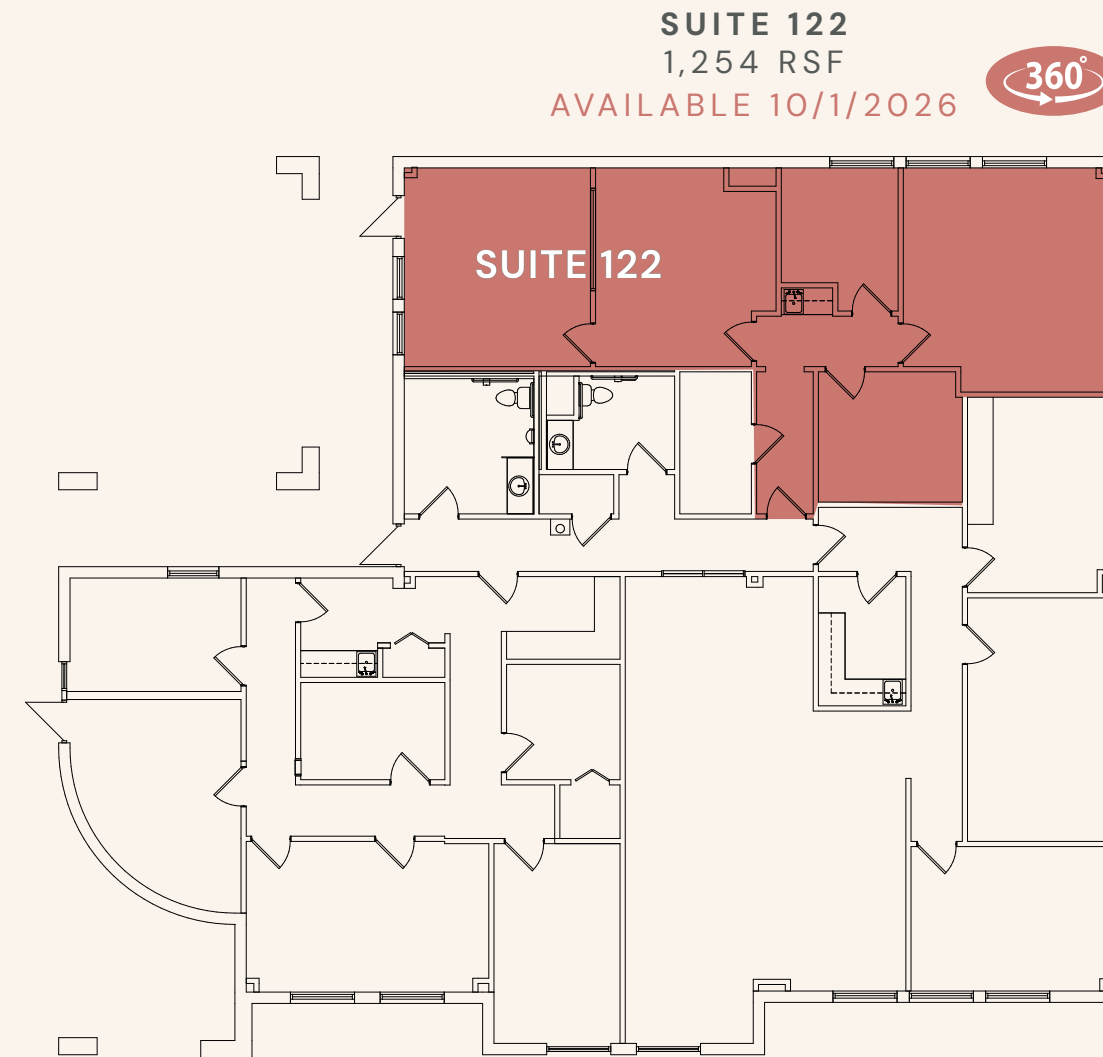
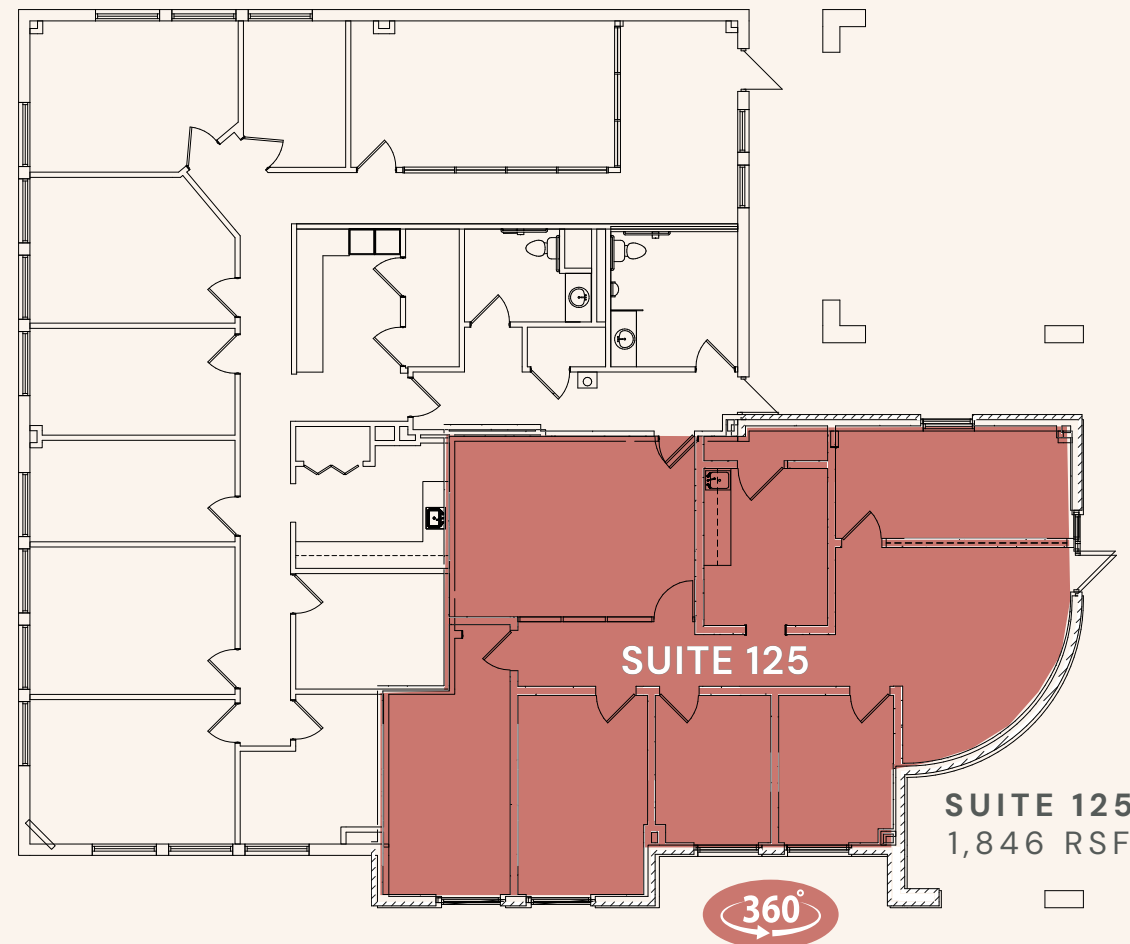


FLOOR 1

AVAILABILITY

1,254 - 1,846 RSF

SOUTH | FIRST FLOOR

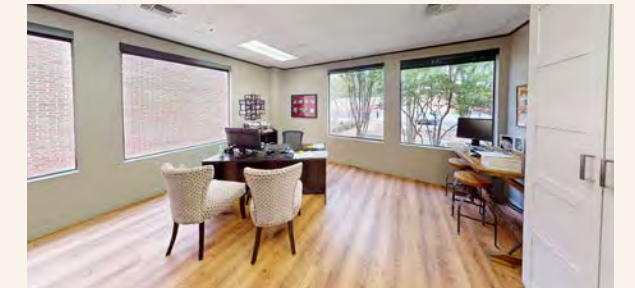


FLOOR 1

AVAILABILITY

1,254 - 1,846 RSF

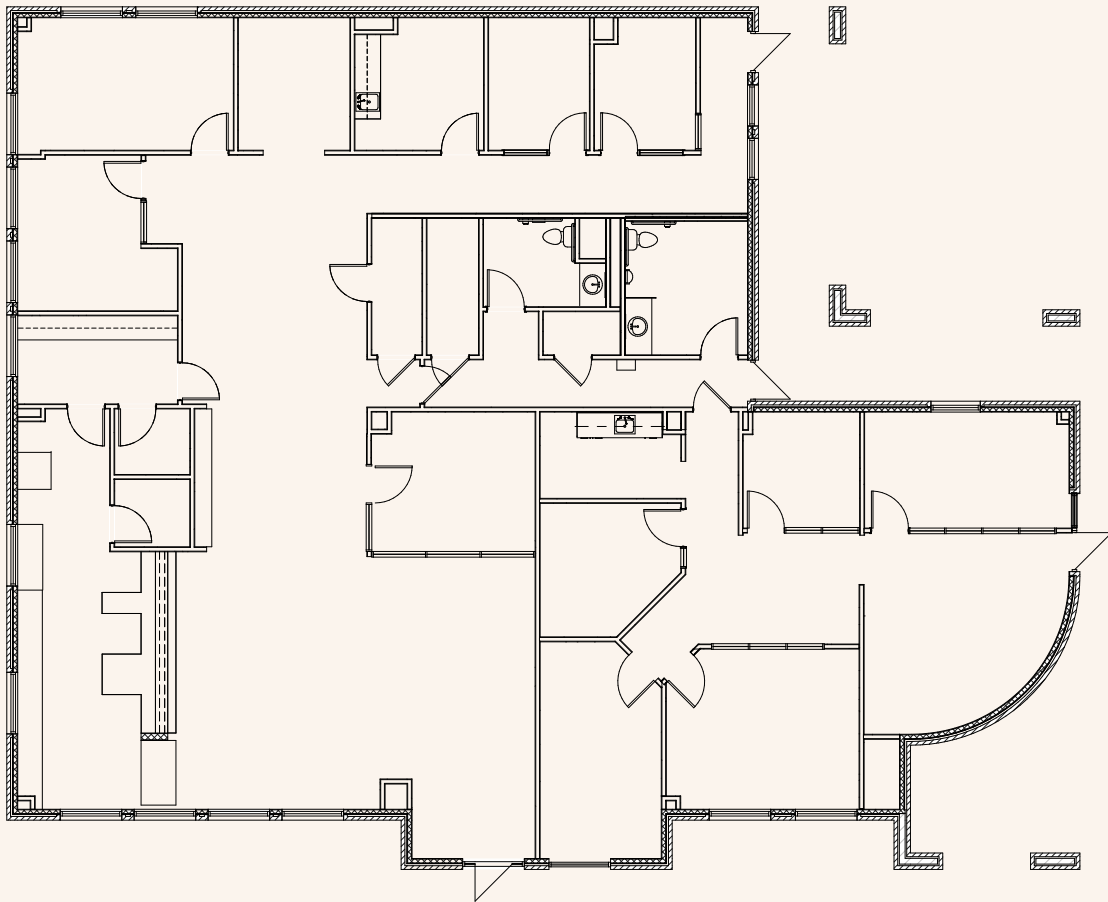
SOUTH | FIRST FLOOR



FLOOR 1
AVAILABILITY

1,344 RSF

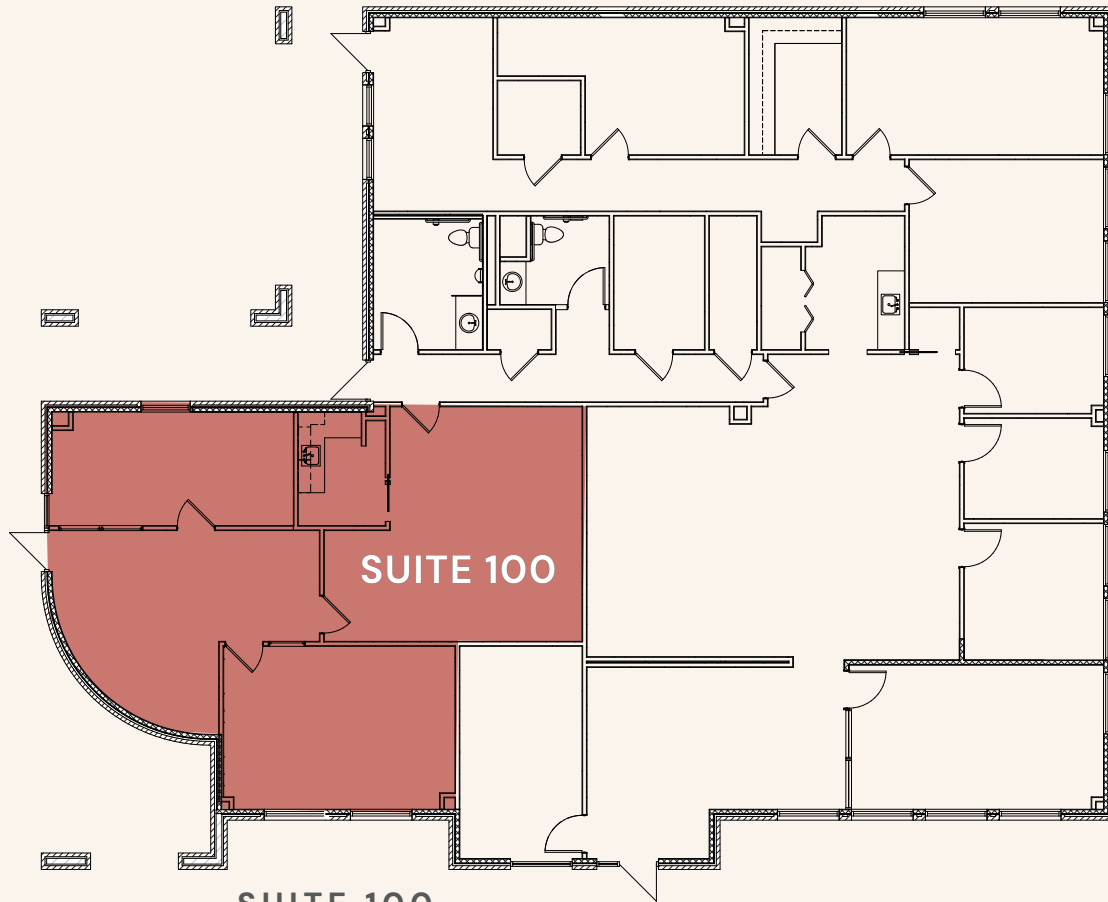
NORTH | FIRST FLOOR



FLOOR 1
AVAILABILITY

1,344 RSF

NORTH | FIRST FLOOR



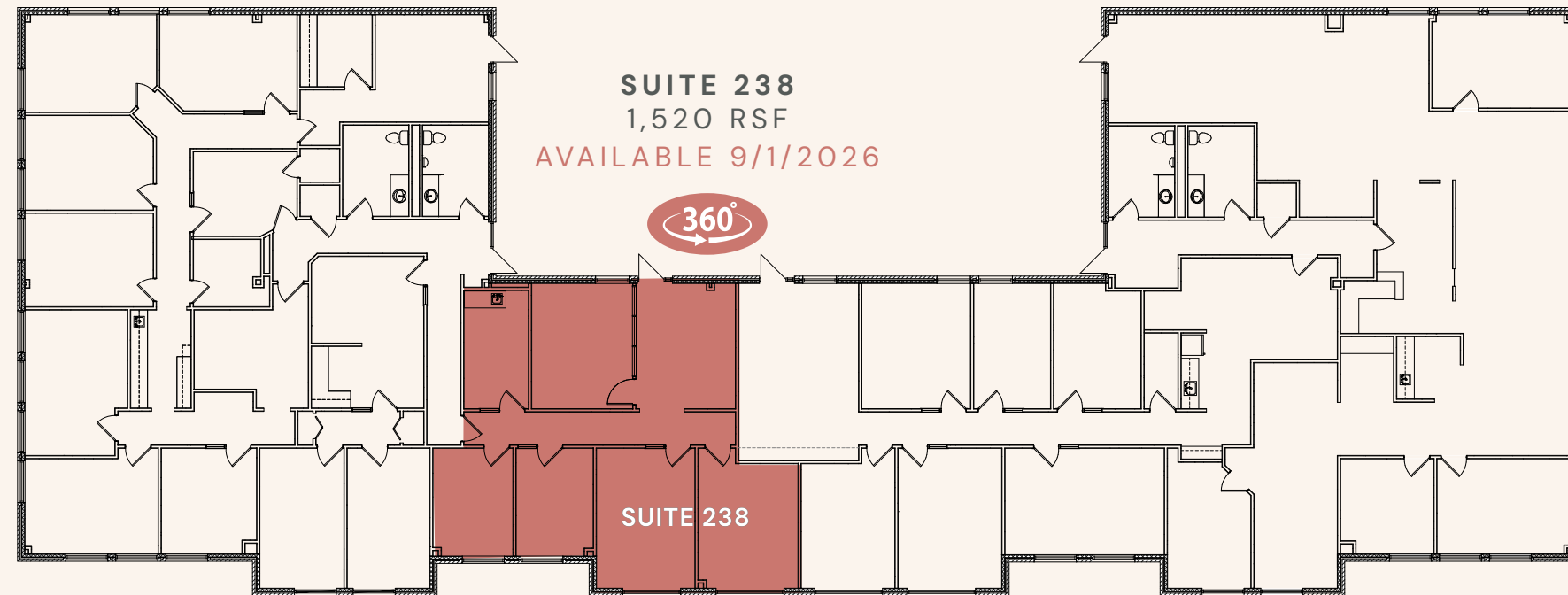
SUITE 100
1,344 RSF
AVAILABLE 2/1/2027

FLOOR 2

AVAILABILITY

1,520 RSF

SOUTH | SECOND FLOOR

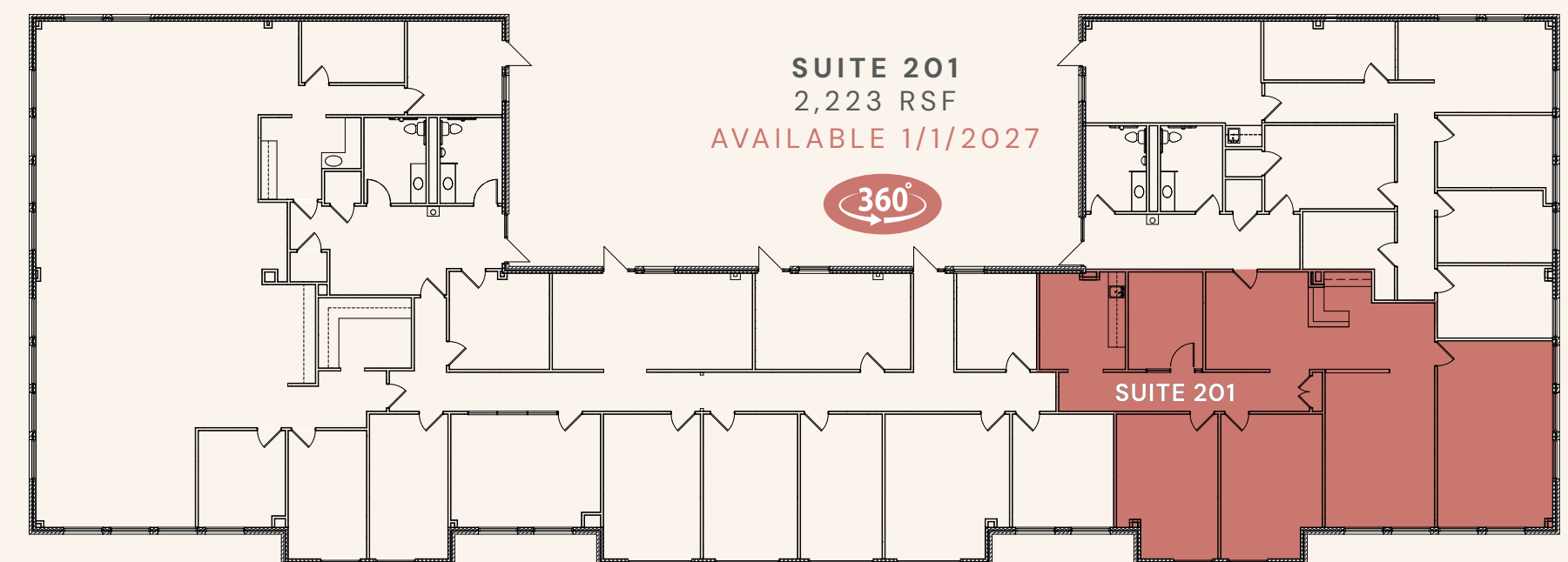


FLOOR 2

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

Centre One
WESTLAKE, TEXAS

WALKABLE AMENITIES

WESTBANK MARKET



Randalls



BALDINUCCI
PIZZA & PASTA



WEST WOODS SHOPPING CENTER



BRUEGGER'S
BAGELS



MODERN
market

CAVA

STRETCH LAB



LOTUS
HUNAN



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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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date