

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



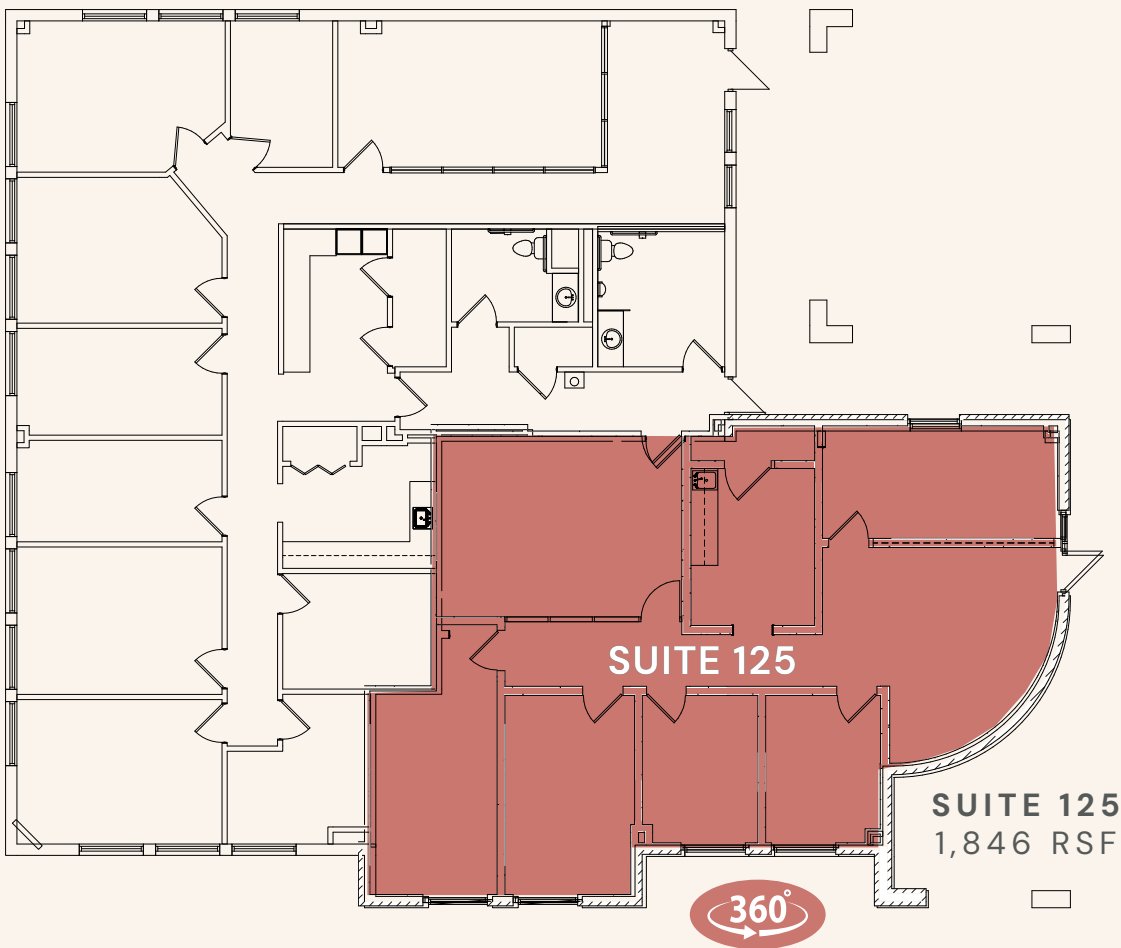
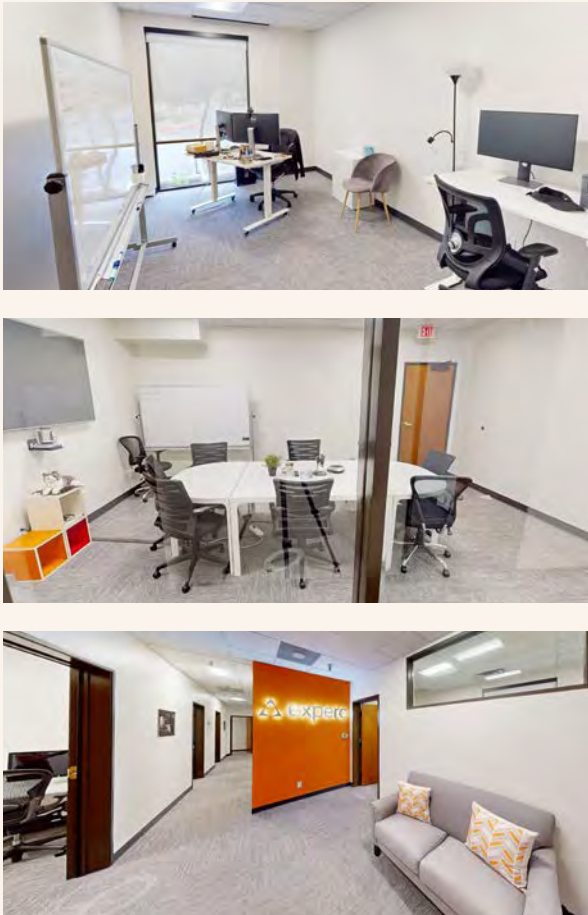
CLOSE PROXIMITY TO
MOPAC EXPY &
HIGHWAY 360



FLOOR 1
AVAILABILITY

1,254 - 1,846 RSF

SOUTH | FIRST FLOOR



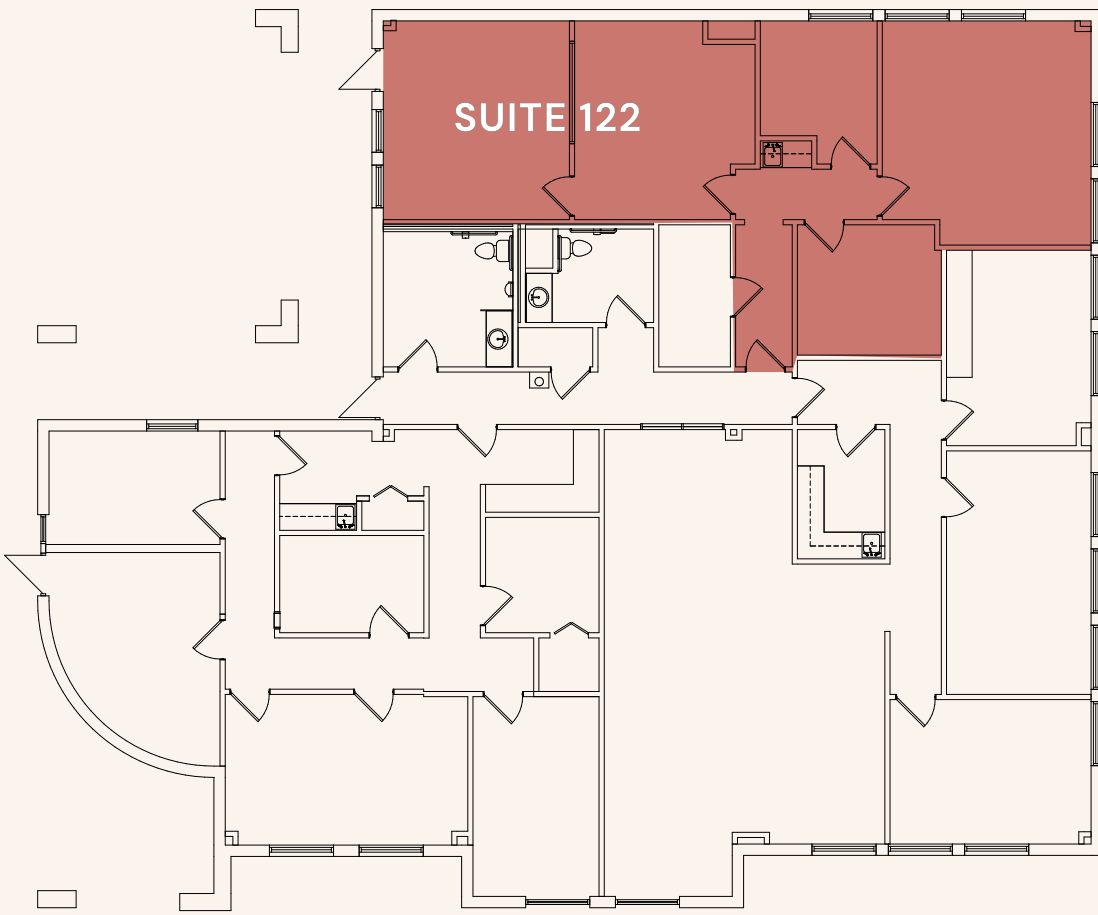
SUITE 125
1,846 RSF

FLOOR 1
AVAILABILITY

1,254 - 1,846 RSF

SOUTH | FIRST FLOOR

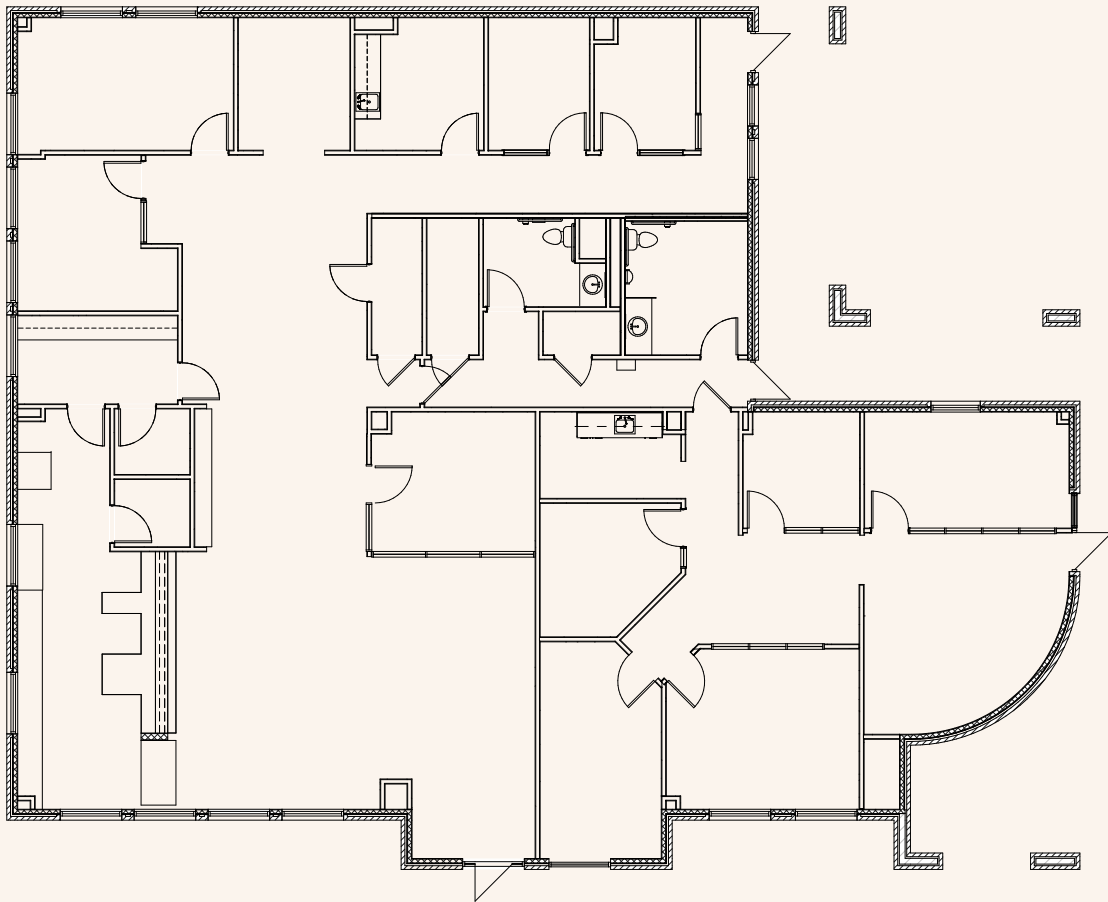
SUITE 122
1,254 RSF
AVAILABLE 10/1/2026



FLOOR 1
AVAILABILITY

1,344 RSF

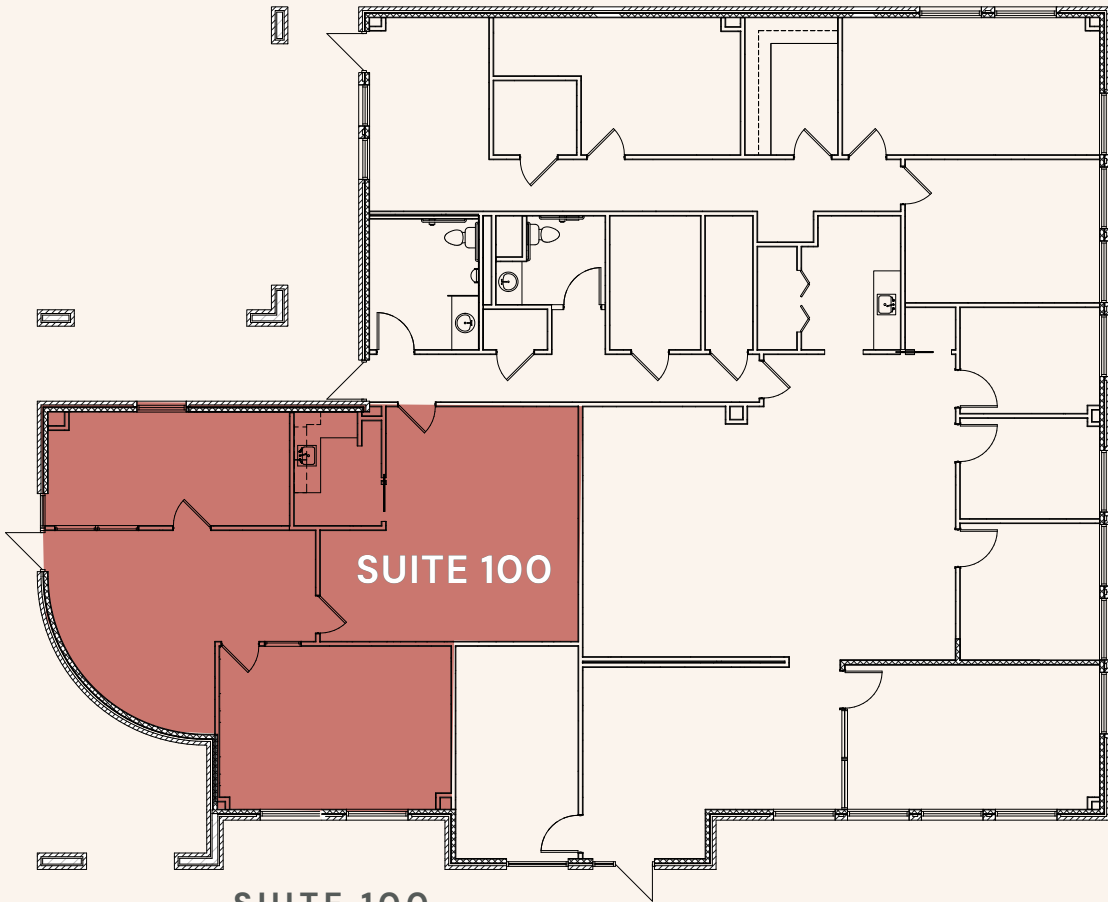
NORTH | FIRST FLOOR



FLOOR 1
AVAILABILITY

1,344 RSF

NORTH | FIRST FLOOR



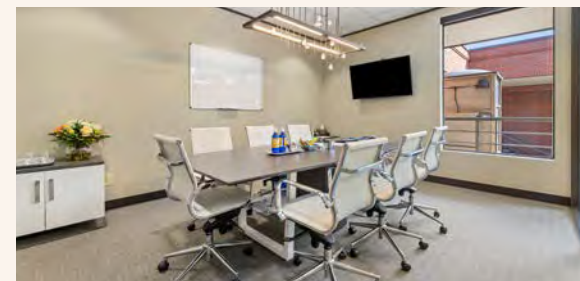
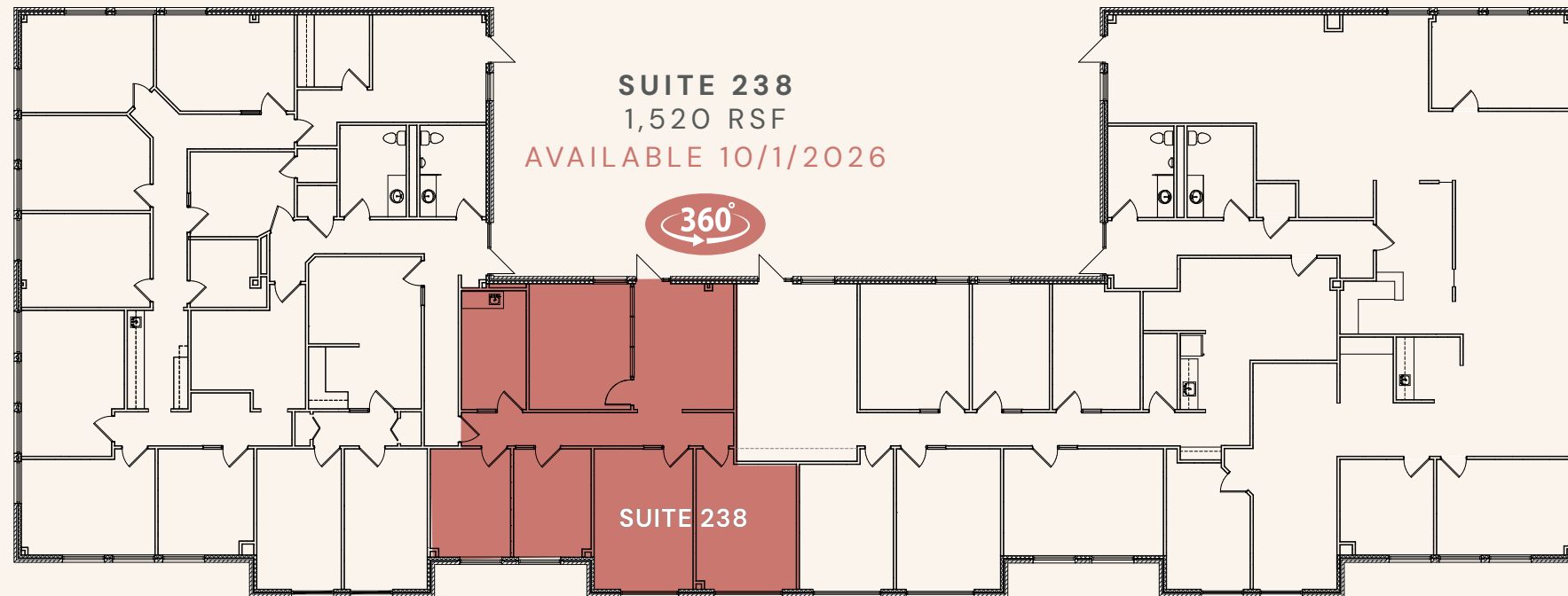
SUITE 100
1,344 RSF
AVAILABLE 2/1/2027

FLOOR 2

AVAILABILITY

1,520 RSF

SOUTH | SECOND FLOOR

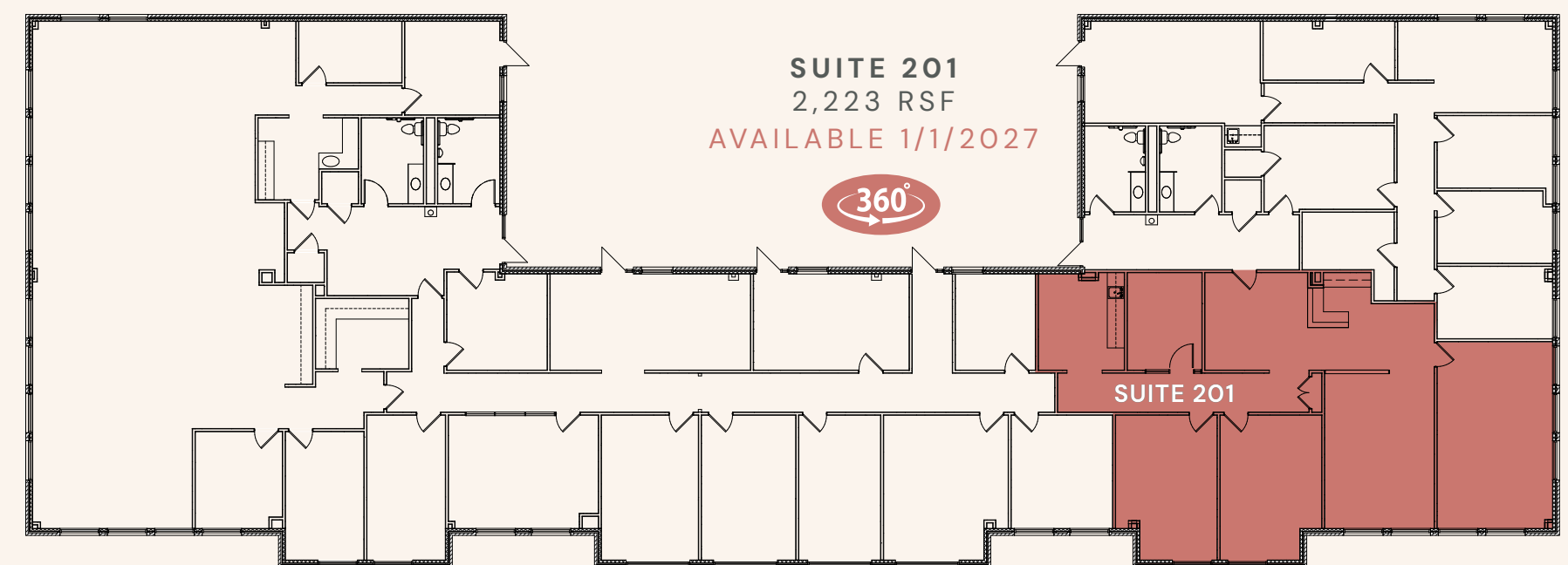


FLOOR 2

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



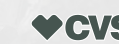
Centre One
WESTLAKE, TEXAS

WALKABLE AMENITIES

WESTBANK MARKET



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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