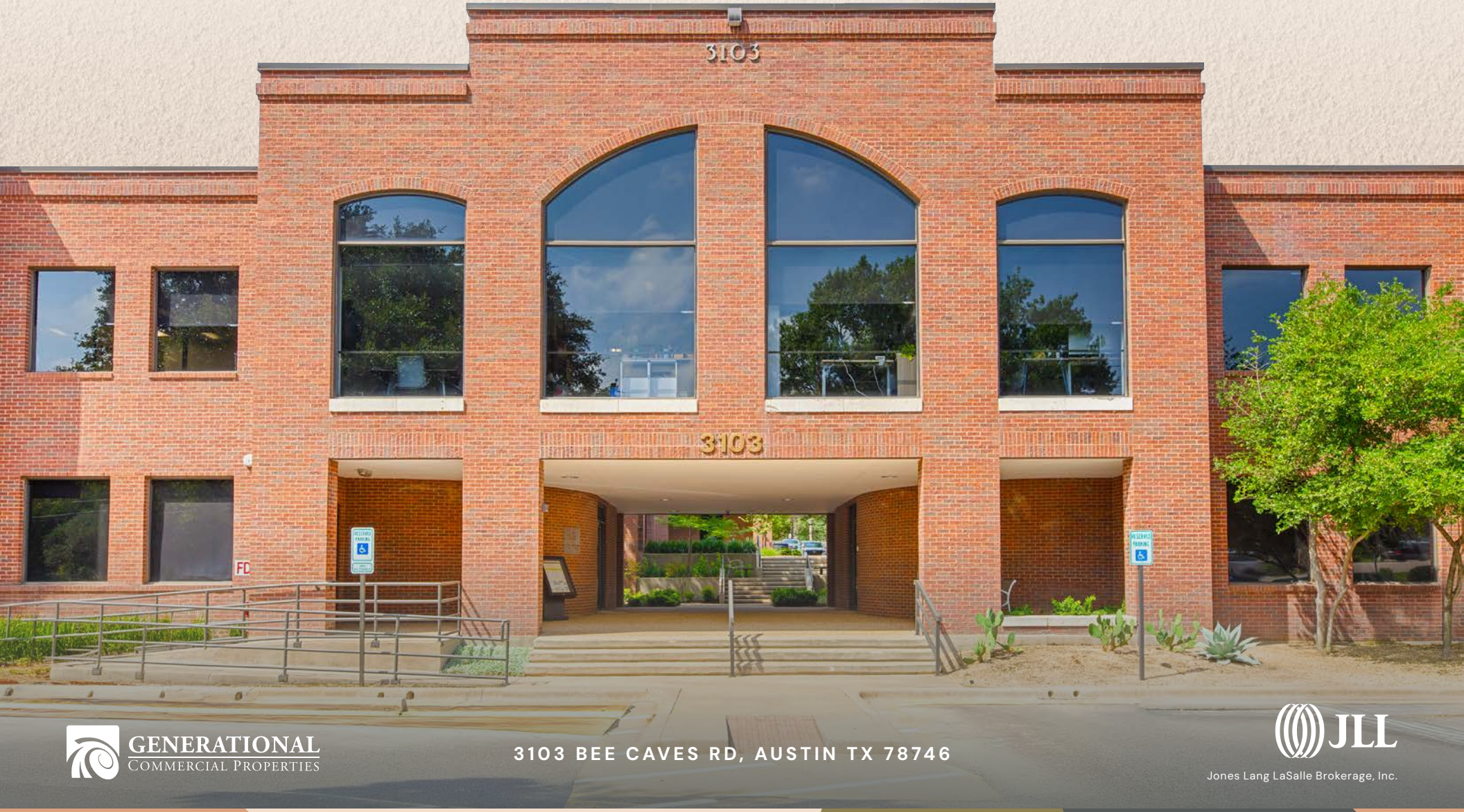
Centre One

WESTLAKE, TEXAS

Rooted in Westlake. Built for ambition.



GENERATIONAL
COMMERCIAL PROPERTIES

3103 BEE CAVES RD, AUSTIN TX 78746

JLL
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

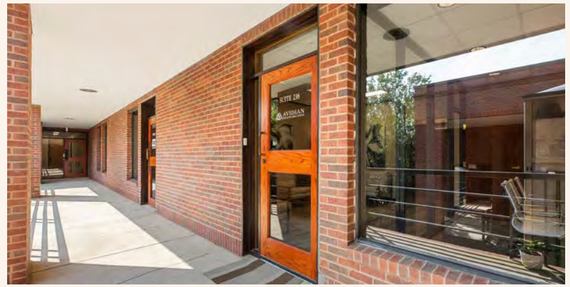
CLOSE PROXIMITY TO
Downtown Austin,
Westbank Market & Westwoods
Shopping Center











CENTRE ONE *ADVANTAGES*

GREAT VISIBILITY

OUTDOOR COURTYARD

ABUNDANCE OF
WALKABLE AMENITIES

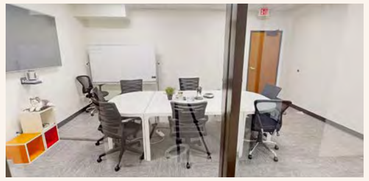
CLOSE PROXIMITY TO
MOPAC EXPY &
HIGHWAY 360

FLOOR 1
AVAILABILITY

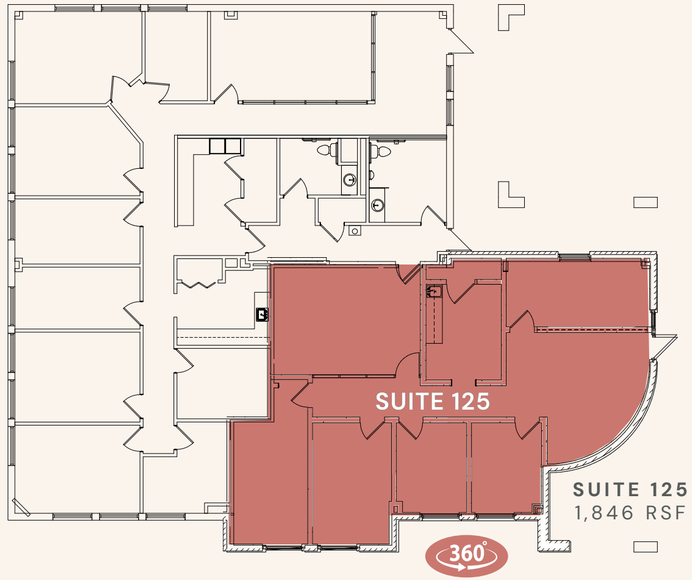
1,254 – 1,846 RSF

SOUTH | **FIRST FLOOR**









SUITE 125
1,846 RSF

360°

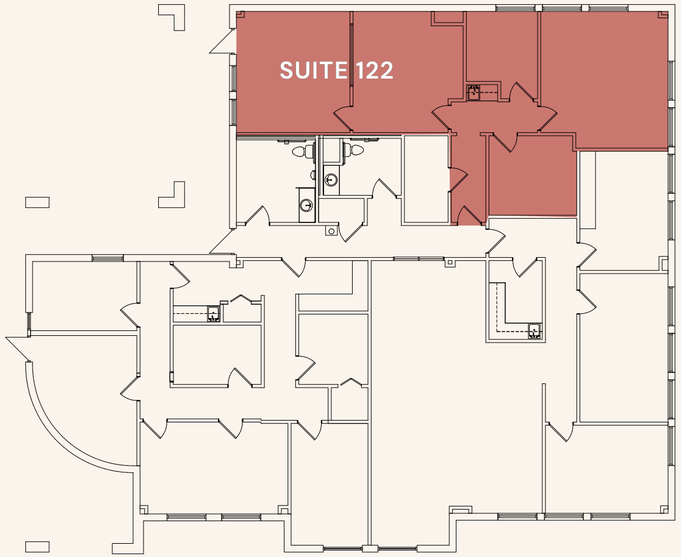
FLOOR 1
AVAILABILITY

1,254 – 1,846 RSF

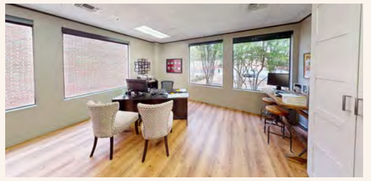
SOUTH | **FIRST FLOOR**

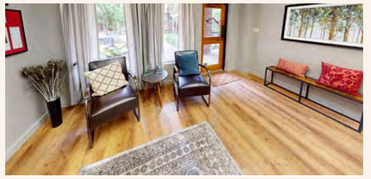
SUITE 122
1,254 RSF
AVAILABLE 1/1/2027

360°





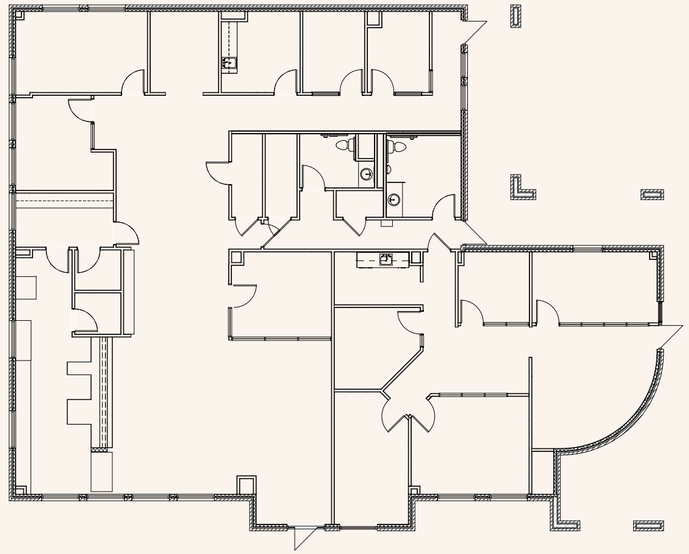




FLOOR 1
AVAILABILITY

1,344 RSF

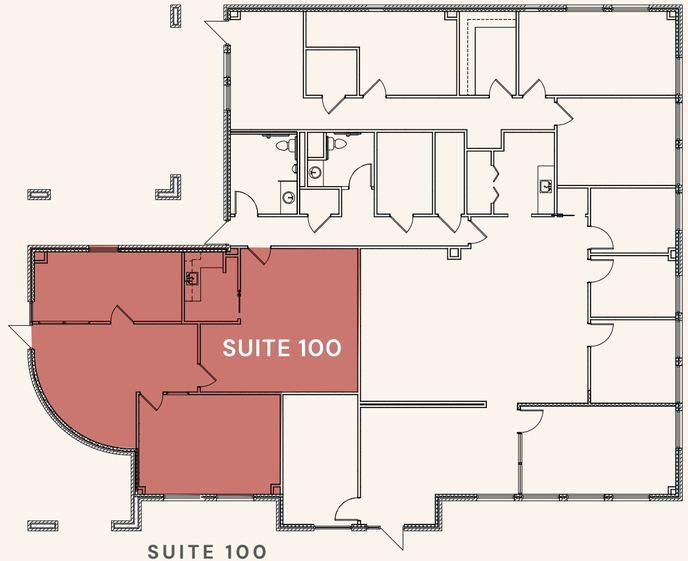
NORTH | **FIRST FLOOR**



FLOOR 1
AVAILABILITY

1,344 RSF

NORTH | **FIRST FLOOR**

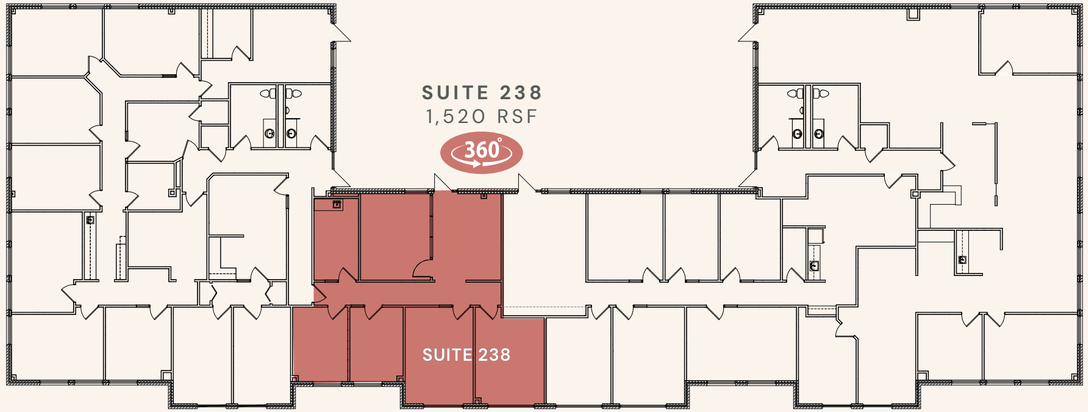


SUITE 100
1,344 RSF
AVAILABLE 2/1/2027

FLOOR 2
AVAILABILITY

1,520 RSF

SOUTH | **SECOND FLOOR**





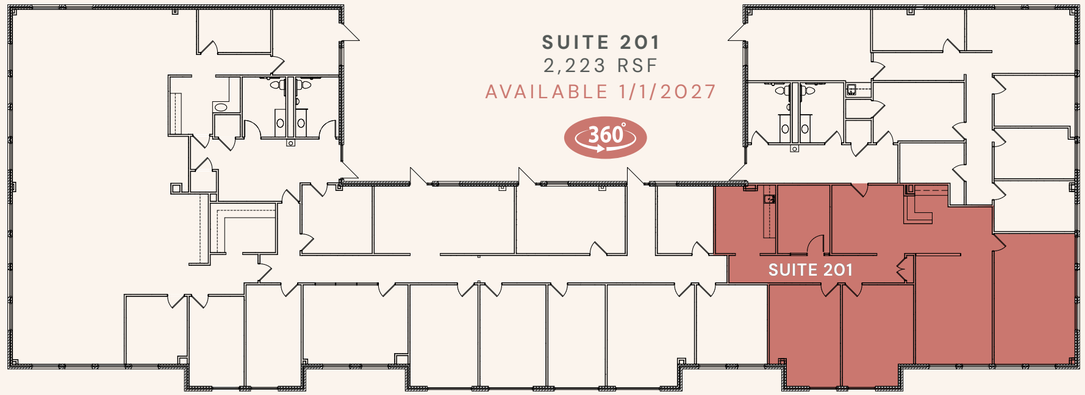




FLOOR 2
AVAILABILITY

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



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

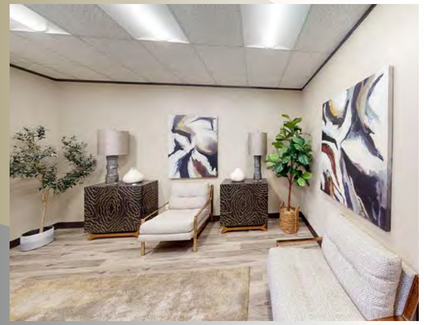
1. WALGREENS PHARMACY
2. POKE HOUSE
3. TEXAS HONEY HAM COMPANY
4. BLENDERS & BOWLS
5. WELLS FARGO BANK
6. TAQUERIA DE DIEZ (D/10)

6 VILLAGE AT WESTLAKE

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










RBank
SHIELD RANCH
INSURANCE
LIVE OAK
MARATHON
StaffingAI
SIGNAL







Centre One

WESTLAKE, TEXAS

Rooted in Westlake. Built for ambition.



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JLL

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