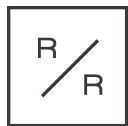


THE OVERLOOK

— AT ROB ROY —



THE OVERLOOK
— AT ROB ROY —

BUILDINGS I / II / III

OFFICE + MEDICAL
FOR LEASE



PATRICK LEY, SIOR, CCIM
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OFFICE + MEDICAL / FOR LEASE

6836 BEE CAVES ROAD / AUSTIN, TEXAS 78746

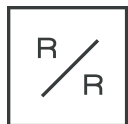


6836 BEE CAVES ROAD / AUSTIN, TEXAS 78746

THE OVERLOOK
— AT ROB ROY —



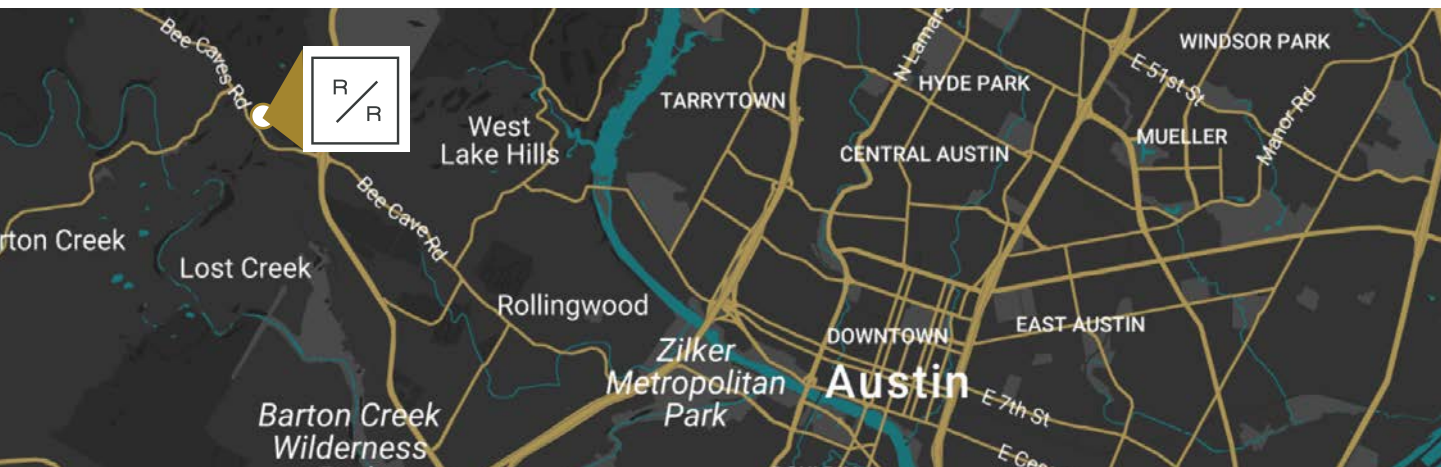
Office in one of the most sought-after and prestigious office/medical projects on Bee Caves Road. The Overlook at Rob Roy offers a unique Class A office opportunity within a 106,000 SF project. Located in scenic Southwest Austin, the property boasts easy access to Bee Caves Road and Loop 360. Plentiful nearby amenities, sweeping hill country views, and strong local ownership makes The Overlook at Rob Roy a tremendous office opportunity.



BUILDINGS I / II / III

THE OVERLOOK

AT ROB ROY



AVAILABILITY

BUILDING ONE

Suite 201: 3,665 RSF

Suite 250: 2,670 RSF*

Suite 260: 2,566 RSF*

Suite 320: 1,885 RSF

Suite 400: 8,712 RSF

*Spec Suite
Fully Furnished*

**Contiguous up to 5,236 RSF*

BUILDINGS

- Class A office/medical
- New Building Lobby!
- Lighted Intersection
- 3.5/1,000 parking ratio (**Recently completed parking garage!**)
- Bee Caves Road visibility
- Covered parking available

LOCATION

- Southwest Austin
- Easy access to Bee Caves Road and Loop 360
- **Ingress/egress through lighted intersection**
- Plentiful nearby restaurants and retail
- Downtown in 15 minutes

SUITES

- Building eyebrow signage
- Second generation office and medical space
- Private patios available



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DOWNTOWN AUSTIN



Hotel GRANDUCA



THE OVERLOOK
— AT ROB ROY —

NEW PARKING
GARAGE COMPLETE!
(62 ADDITIONAL
COVERED SPACES)

LIGHTED
INTERSECTION

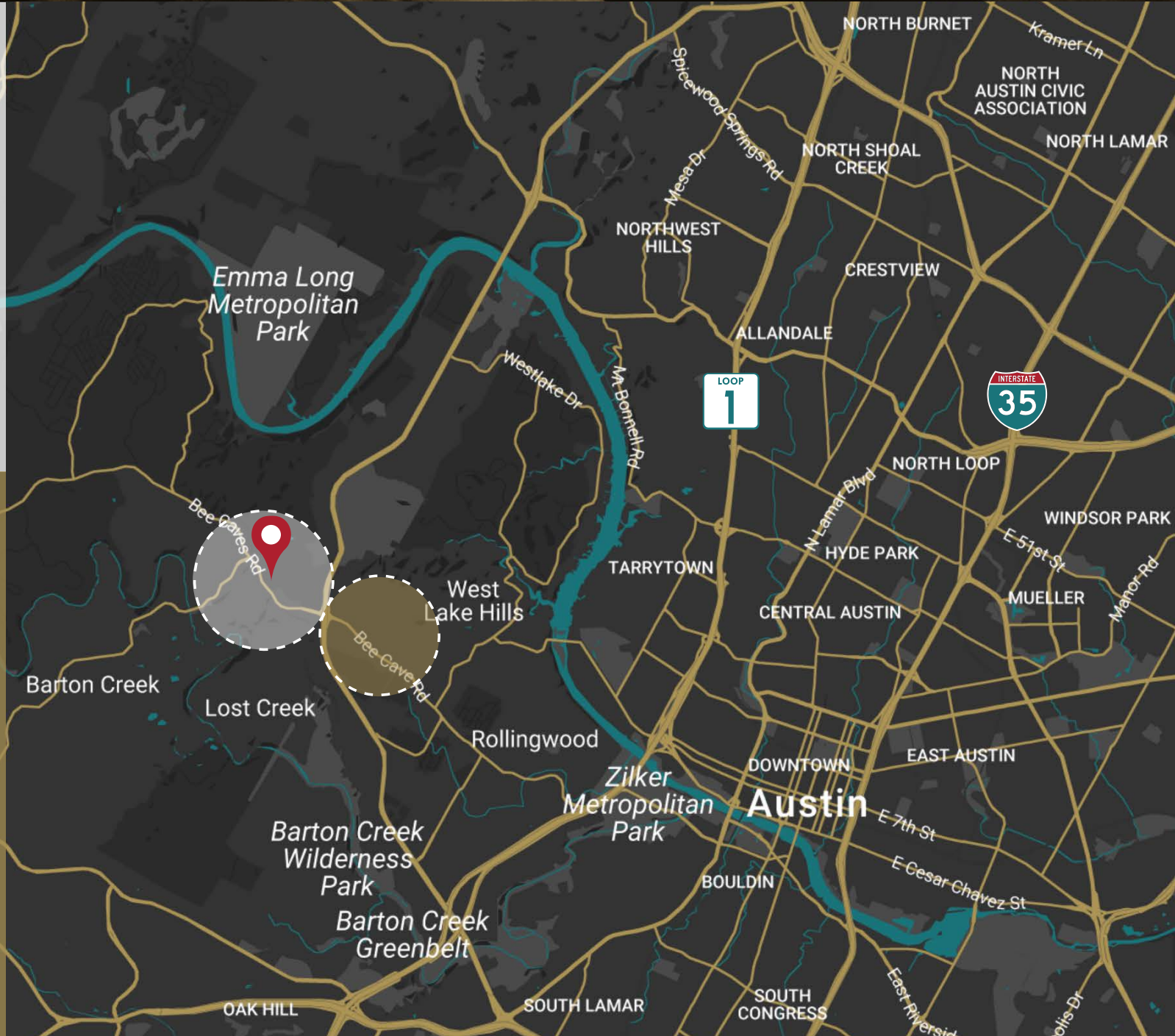
CANYON WREN DRIVE

BEE CAVES ROAD

County Line BBQ
 FedEx Office
 Hotel Granduca
 Jimmy John's
 Lola Savannah Coffee Lounge
 Lone Star Kolaches
 Office Depot
 Reid's Cleaners
 Snap Kitchen
 The Grove Wine Bar & Kitchen
 Visconti Ristorante

AMENITIES

Chick-fil-A
 Gold's Gym
 Hat Creek Burger Company
 HEB
 Izumi Sushi
 Kerbey Lane Cafe
 Lupe Tortilla
 MOD Pizza
 P.Terry's Burger Stand
 Pilates Bodies & Barre
 Snappy Salads
 Starbucks
 Strange Land Brewery
 Tacodeli
 Zoës Kitchen

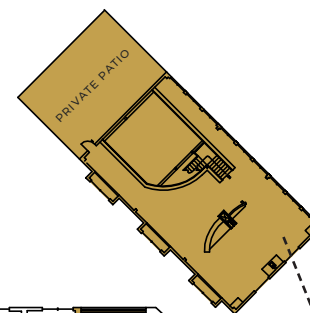


BUILDING
SECOND FLOOR

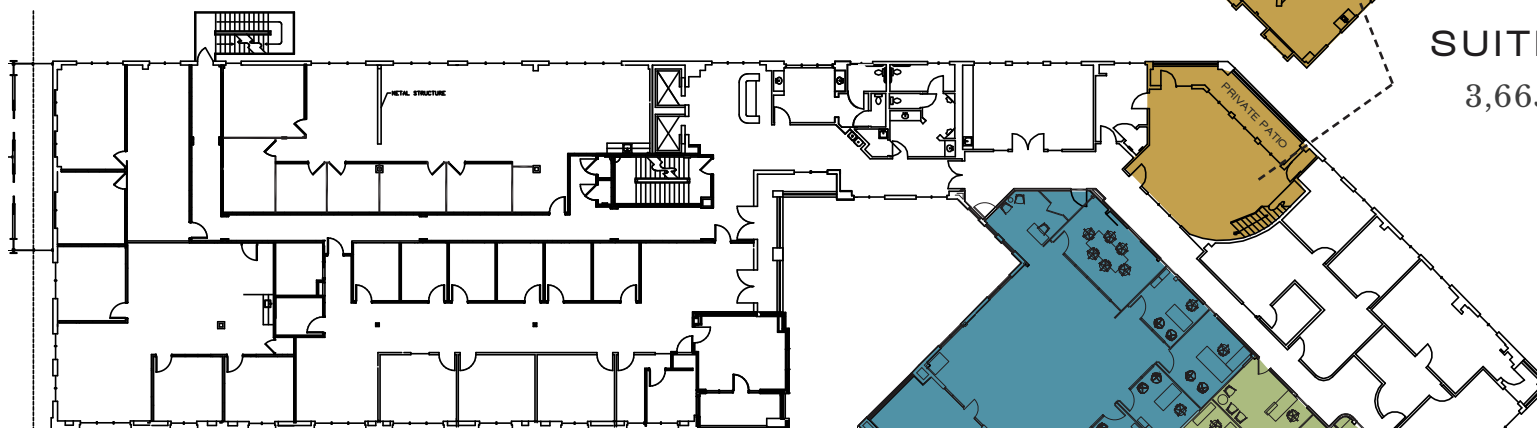
OFFICE + MEDICAL
FOR LEASE



CLICK OR SCAN
TO VIRTUALLY
TOUR SUITE 201



SUITE 201
3,665 RSF



CLICK OR SCAN
TO VIRTUALLY
TOUR SUITE 250

SUITE 250
2,670 RSF*



CLICK OR SCAN
TO VIRTUALLY
TOUR SUITE 260

SUITE 260
2,566 RSF*

**Contiguous up to 5,236 RSF*

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BUILDING

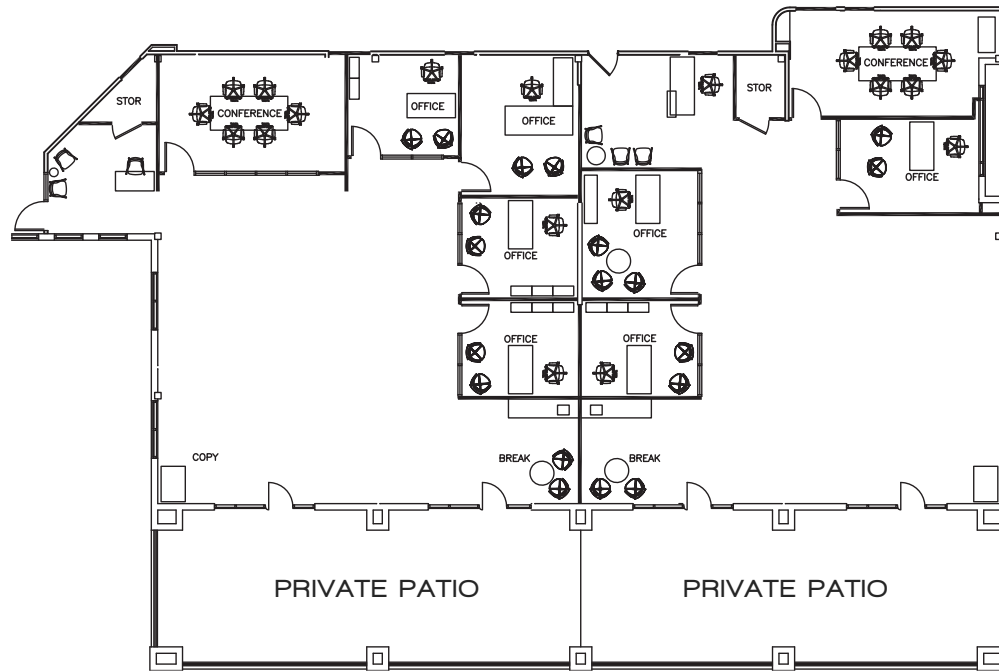
SUITE 250/260
SAMPLE PLANS

SPEC SUITES UNDER CONSTRUCTION

Contiguous up to 5,236 RSF

SUITE 250 2,670 RSF

- 4 Private Offices
- 1 Conf Rooms
- 1 Break Area
- 1 Storage
- 1 Reception
- 1 Outdoor Patio



SUITE 260 2,566 RSF

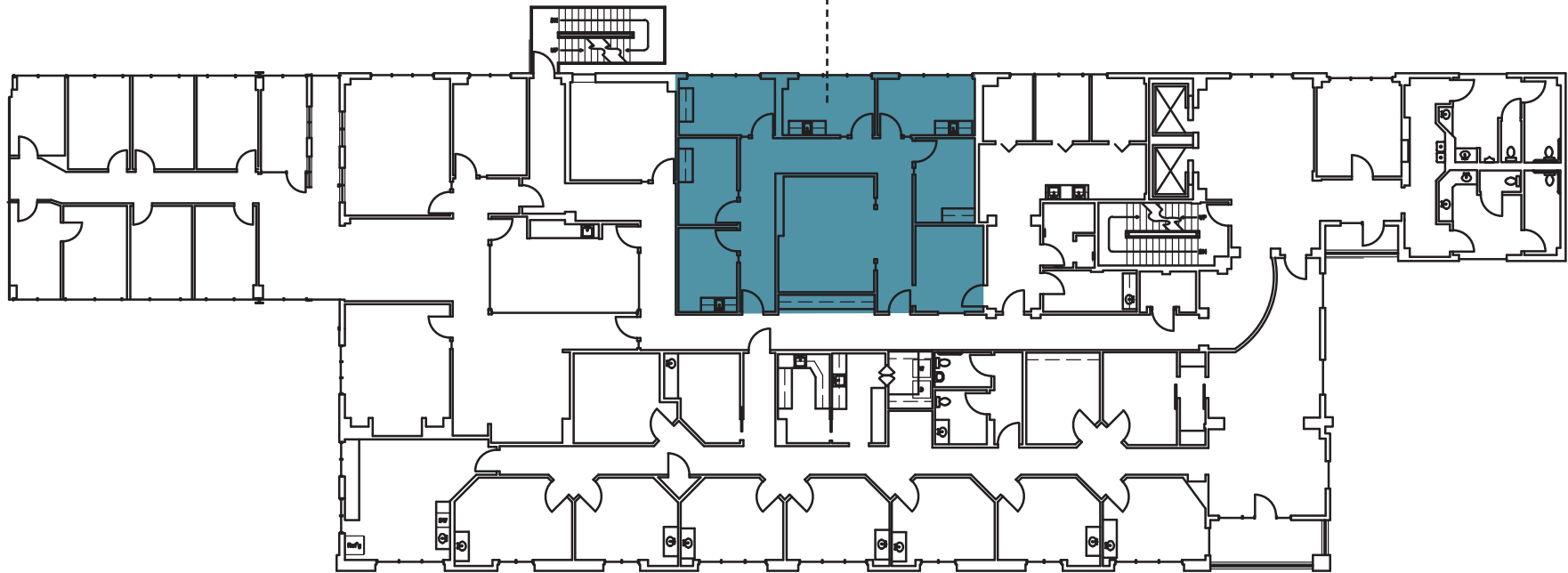
- 3 Private Offices
- 1 Conf Rooms
- 1 Break Area
- 1 Storage
- 1 Reception
- 1 Outdoor Patio



BUILDING
THIRD FLOOR

OFFICE + MEDICAL
FOR LEASE

SUITE 320
1,885 RSF



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BUILDING
FOURTH FLOOR

OFFICE + MEDICAL
FOR LEASE

SUITE 400
8,712 RSF

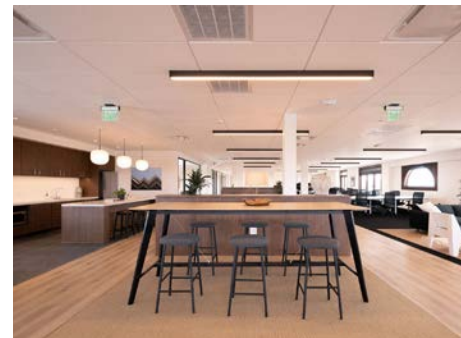
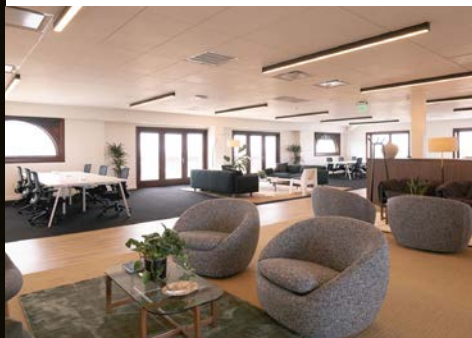
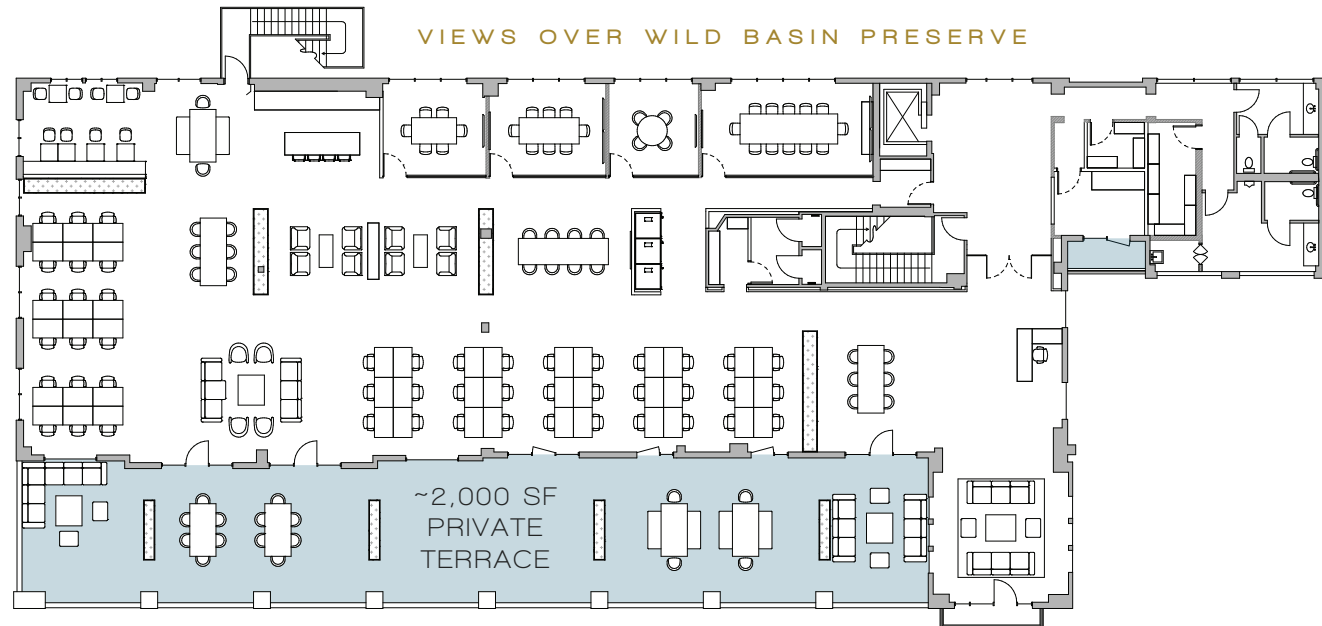


CLICK OR SCAN
TO VIRTUALLY
TOUR SUITE 400

SUITE FEATURES

- Exclusive, Full Floor
- 360° Glass & Views
- High-End, Custom Finishes
- ~2,000 SF Private Terrace
- Fully Furnished, Move-In Ready
- Secured Elevator

- | | |
|----|----------------|
| 48 | Workstations |
| 4 | Conf Rooms |
| 3 | Call Rooms |
| 5 | Lounge Areas |
| 1 | Wellness Room |
| 1 | Break Room |
| 1 | Tenant Storage |
| 1 | Outdoor Patio |





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.

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 interest 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.

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.

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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

Equitable Commercial Realty	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Patrick Ley	593295	pley@ecrtx.com	512.505.0002
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



512.505.0000