

3345 Bee Caves Rd



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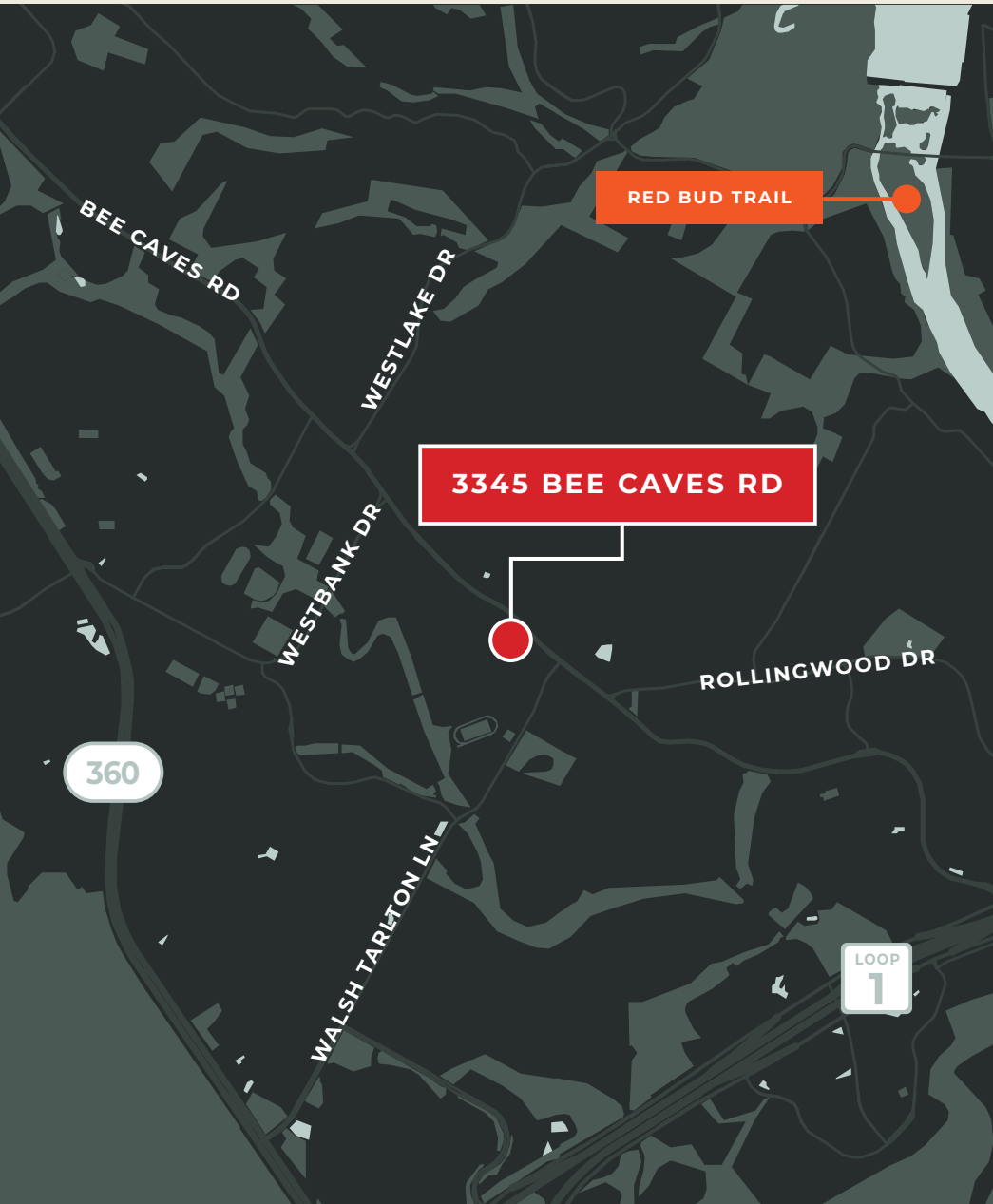
3345 BEE CAVES RD // WEST LAKE HILLS, TEXAS // 78746

OFFICE

CHARLES HERST // CHERST@ECRTX.COM // 512.505.2762

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OFFICE // FOR LEASE



Rare ground-floor walk-up suite in Westlake's professional corridor with downtown views, ample parking, and furniture in place for immediate occupancy. Ideal for a law firm, wealth management practice, healthcare provider, or consultancy seeking a Westlake address. Walking distance to an abundance of retail and restaurant options.

AVAILABILITY

Suite 105 2,845 RSF

FEATURES

- ▶ 2,845 SF | 1st floor, walk-up
- ▶ Garage + surface parking
- ▶ Downtown Austin skyline views from offices
- ▶ Abundant natural light
- ▶ Furniture available (move-in ready)
- ▶ Steps from Bee Caves Rd retail, dining, and professional services
- ▶ Quick access to Mopac and Capital of Texas Highway
- ▶ Minutes from Westlake Hills and Rollingwood (high-income residential)

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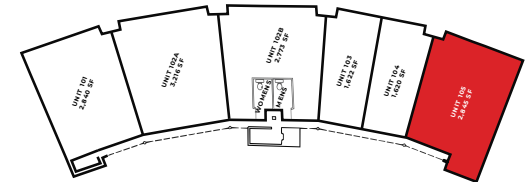
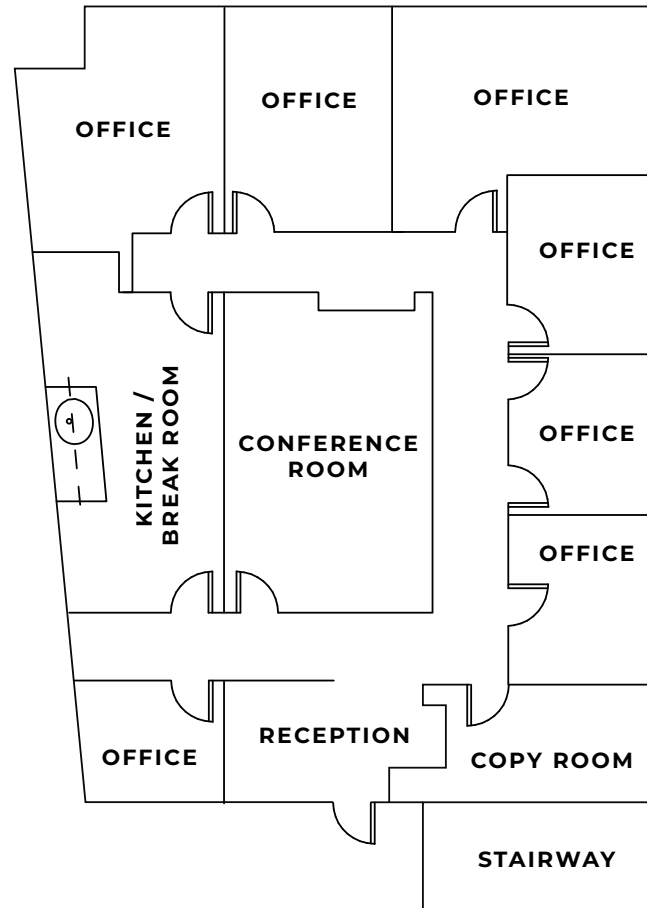
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Suite 105

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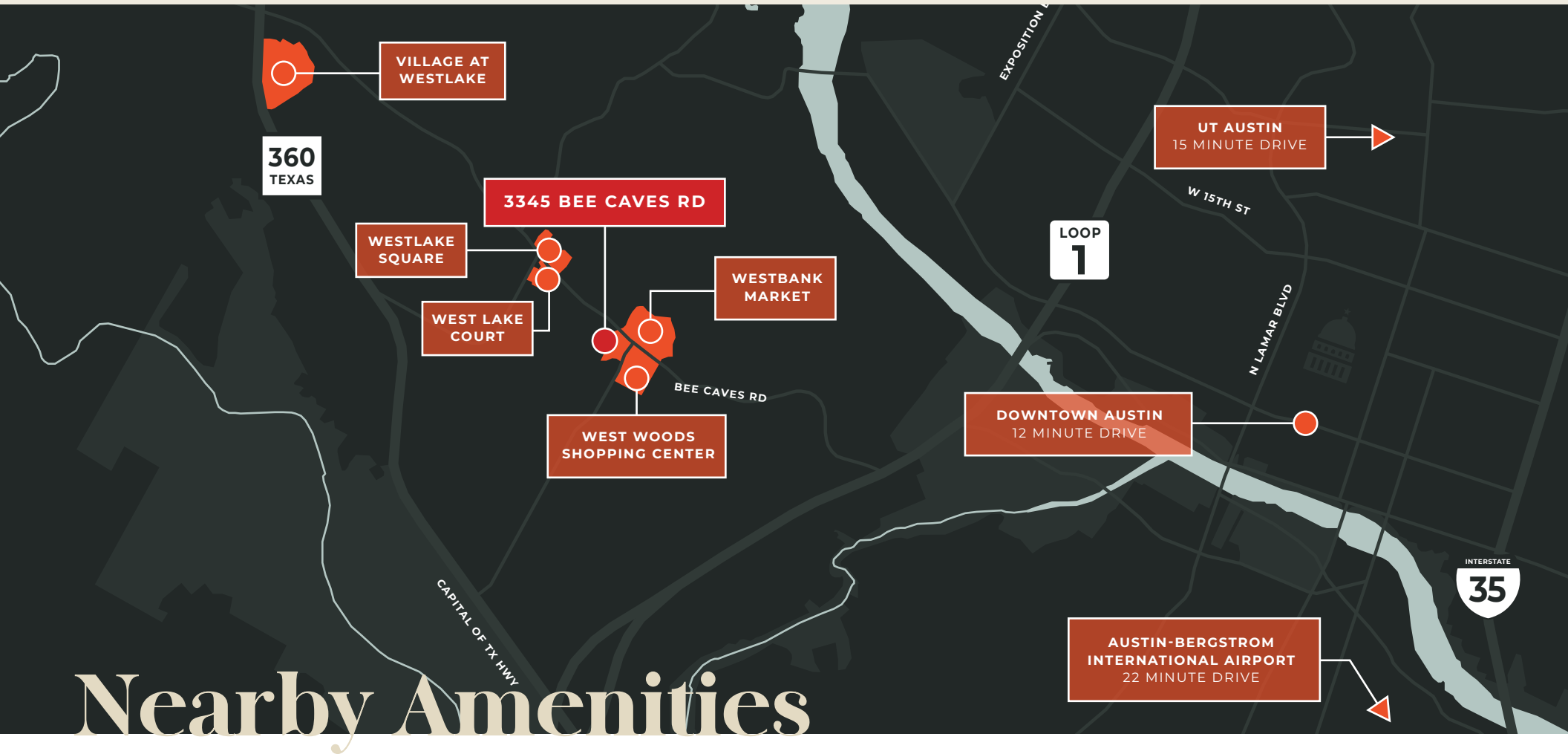
CLICK OR SCAN
TO VIRTUALLY TOUR

BEE CAVES RD

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- ▶ Flower Child
- ▶ Balducci Pizza
- ▶ CAVA
- ▶ Taqueria de Diez
- ▶ Swedish Hill
- ▶ Zeds Ice Cream
- ▶ Conscious Kitchen

- ▶ Kerbey Lane Cafe
- ▶ Hat Creek Burger Co.
- ▶ The Grove Wine Bar & Kitchen
- ▶ Tiny Pies
- ▶ Texas Honey Ham Co
- ▶ Summer Moon Coffee
- ▶ Trianon Coffee

- ▶ Chipotle
- ▶ Jersey Mikes
- ▶ Lola Savannah Coffee Lounge
- ▶ Starbucks
- ▶ H-E-B
- ▶ Randall's
- ▶ Trader Joe's

- ▶ Gold's Gym Westlake
- ▶ F45 Westlake
- ▶ Barton Creek Greenbelt
- ▶ Wild Basin Wilderness Preserve
- ▶ Westlake Athletic & Community Center
- ▶ Red Bud Isle
- ▶ Zilker Park & Barton Springs Pool

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West Lake Hills, Texas 78746



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.

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Charles Herst	815828	cherst@ecrtx.com	512.505.2762
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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