

11402 BEE CAVE ROAD

AUSTIN, TX 78738

Class A Single Tenant Campus Opportunity in West Austin



[VIEW LANDING PAGE](#)

[VIEW ASSETS ON MAP](#)

Executive Summary

Cushman & Wakefield's Central Texas Capital Markets team is pleased to present to the market 11402 Bee Cave Road, a Class A, jewel box office building located in the rolling hills of West Austin. The three-story building was built in 2016 and measures 22,703 square feet with an additional 720 square foot amenity building. The entire building is available for near term occupancy offering a unique, single tenant campus opportunity. The property benefits from a prominent, high traffic location on Bee Cave Road with great visibility. Building signage opportunities allow tenants to have a strong presence in an affluent area.

The building offers unmatched onsite amenities including a fitness center, showers, commercial kitchen, outdoor terrace, volleyball courts, golf simulator, and a corporate two-bedroom apartment. 11402 Bee Cave Road offers tenants in the market the rare opportunity to acquire a top of the market building in a premier West Austin location at a discount to replacement cost.

Ask Price: \$8,750,000 | \$385 PSF



JEWEL BOX ASSET



HIGH DEMOGRAPHIC AREA



SINGLE TENANT CAMPUS OPPORTUNITY



BELOW REPLACEMENT COST



PROMINENT BEE CAVE ROAD LOCATION



HIGH BARRIER TO ENTRY SUBMARKET

Property Overview



YEAR BUILT:
2016



PARKING:
4:41:1,000 Parking Ratio
Shared parking agreement with neighboring Preserve at Bee Cave, Building II property for a total of 194 shared parking spaces between the two properties



NET RENTABLE AREA:
22,703 SF*
*Excludes 720 SF amenity building



ZONING:
NS – Neighborhood Service



LAND AREA:
± 1.5 Acres



FLOORS:
3



TRAVIS CROW

Director
C: 713 303 3837
O: 512 637 5528
travis.crow@cushwake.com

CARRIE CAESAR

Senior Director
C: 210 275 4933
O: 210 640 1757
carrie.caesar@cushwake.com

PRIVATE CAPITAL GROUP

PHOENIX, AZ
Chris Hollenbeck
Eric Wichterman
Foster Bundy
Michael Coover
Phil Haenel
Shane Carter

LOS ANGELES, CA
Brandon Burns
Erica Finck
Michael Tidwell
Steve Algermissen

ORANGE COUNTY, CA
Nico Napolitano

SACRAMENTO, CA
Kevin Partington

SAN DIEGO, CA
Brant Aberg
Brooks Campbell
Mark Avilla
Peter Curry

DENVER, CO
Craig Branton
Jon Hendrickson
Mitch Veremeychik
Pat Knowlton

HAWAII
Ryan Sakaguchi

LAS VEGAS, NV
Emily Brun
Marlene Fujita

PORTLAND, OR
Gary Griff
Jim Lewis

AUSTIN, TX
SAN ANTONIO, TX
Carrie Caesar
Travis Crow

SEATTLE, WA
Pat Mutzel

INLAND EMPIRE, CA
Emily Brun
Nico Napolitano

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