

Mira Vista

2705 BEE CAVES ROAD | AUSTIN, TX | 78746

2,270 - 25,568 SF AVAILABLE

SOUTHWEST SUBMARKET



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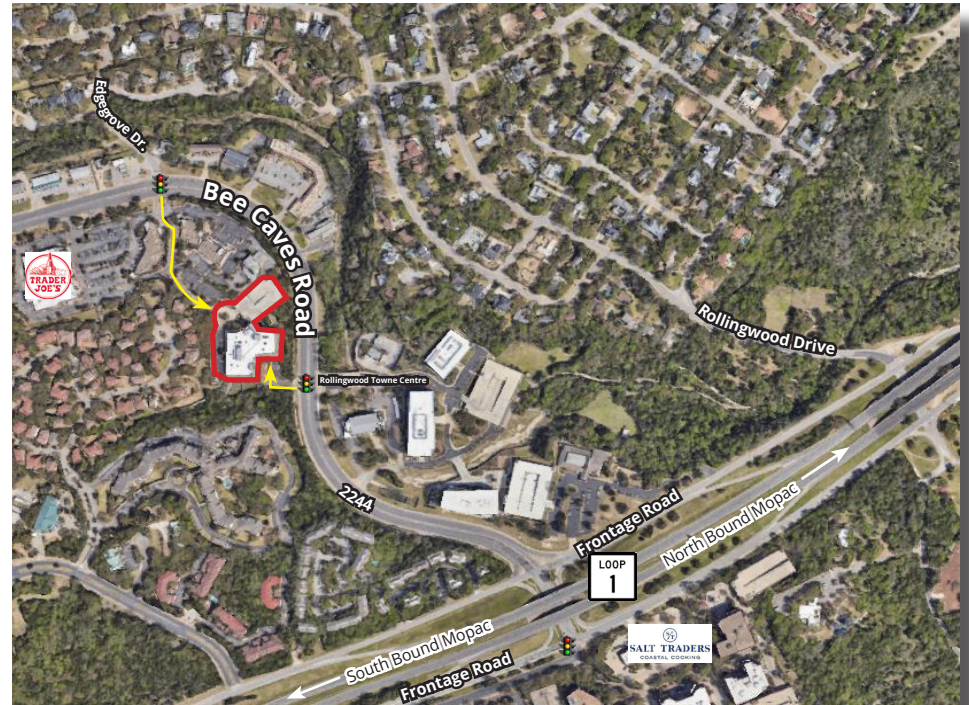
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ABOUT MIRA VISTA

Located in the scenic Southwest submarket of Austin, The Mira Vista office building offers excellent access from Mopac Expressway and Bee Caves Road and is less than five minutes from downtown.

The site offers extensive Austin skyline views and is within walking distance to restaurants and retail.

The property holds a prestigious Energy Star rating and offers Class A finishes.



PROPERTY FEATURES

- Multi-tenant office
- 4.5/1,000 Structured and Surface Parking
- Extensive surrounding panoramic city views
- Class A finishes
- Fitness Center and Shower facilities
- Close proximity to Zilker Park & Lady Bird Lake Hike and Bike Trail



Ben Williamson
256.996.5729
ben@liveoak.com

Doug Thomas
512.695.3985
doug@liveoak.com

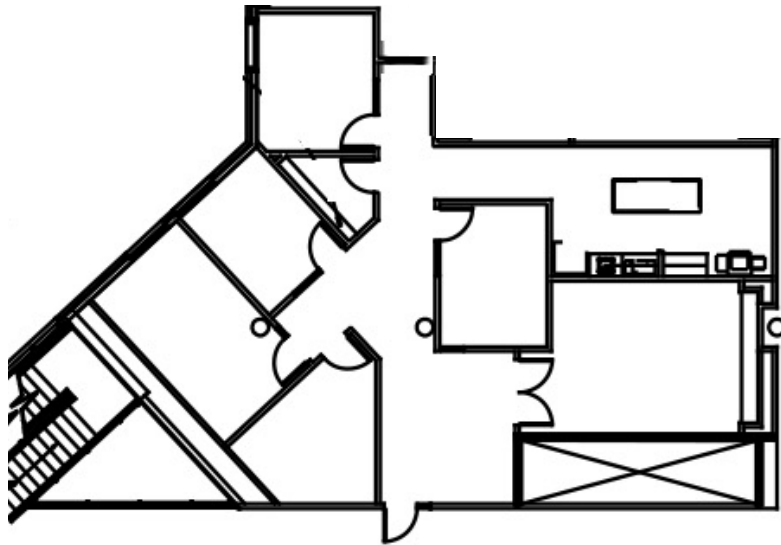
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SECOND FLOOR

SUITE 200

Square Feet	2,270 SF
Availability	Immediately



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THIRD FLOOR

SUITE 320

Square Feet	8,955 SF
Availability	Date is flexible

SUITE 325

Square Feet	2,317 SF
Availability	1/1/2027

SUITE 340

Square Feet	14,296 SF
Availability	1/1/2027

Maximum Contiguous - 25,568 SF



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LOCATION & DRIVE DISTANCES



DRIVE DISTANCES

Downtown Austin	4.5 miles
The Domain	12 miles
Austin-Bergstrom International Airport	12 miles
Round Rock	21 miles

Dripping Springs	20 miles
Bastrop	35 miles
San Antonio	82 miles



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