

2500 BEE CAVE RD

ROLLINGWOOD  
CENTER  
BUILDING I

AUSTIN, TX 78746





MORE THAN A PLACE TO WORK

Smart, beautifully appointed, and flawlessly situated in one of the most coveted office parks in Austin, Rollingwood Center Building I offers a natural business environment with the power to spark your success and satisfaction for decades. It's more than a place to work—it's a place to thrive.





THE ADDRESS YOUR BUSINESS  
CARD IS BEGGING FOR

In this new, almost urban retreat, even the basics are superlative—spacious, customizable floor plans; mature oak trees throughout the property; the most exquisite finishes throughout all of the public spaces, including honed Leuders limestone floors and walls, with warm stained wood ceiling grille system; and floor-to-ceiling windows of high-quality vision glass.

## YOUR URBAN WORKPLACE IN THE HEART OF THE CITY

Just two miles from downtown, Rollingwood Center Building I is situated across Mopac from Zilker Park, on Bee Cave Road (2244). Easy access to Mopac (Loop 1) and 360 makes any commute a breeze. Rollingwood's proximity to Zilker Park provides easy access to any of the park's popular festivals, such as ACL, the Kite Festival, or the Fourth of July celebration. Rollingwood has proposed access to the Austin hike & bike trail system, which connects to Barton Springs, Lady Bird Lake, and downtown. Drive to Trader Joe's in 3 minutes, ride to Whole Foods and the Austin Central Business district in just 9 minutes, or enjoy the on-site food truck service in the courtyard.





BUILDING EXECUTIVE  
CONFERENCE  
CENTER



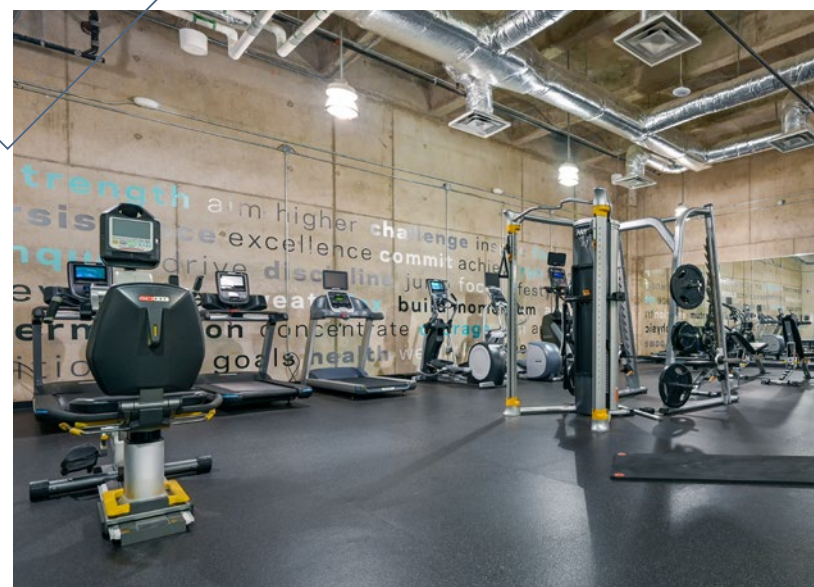
HIKE AND BIKE  
TRAIL ACCESS



DOWNTOWN  
VIEWS



PARK-LIKE  
SETTING FEATURING  
PRIVATE OUTDOOR  
COURTYARD



FITNESS CENTER  
AND LOCKER ROOM

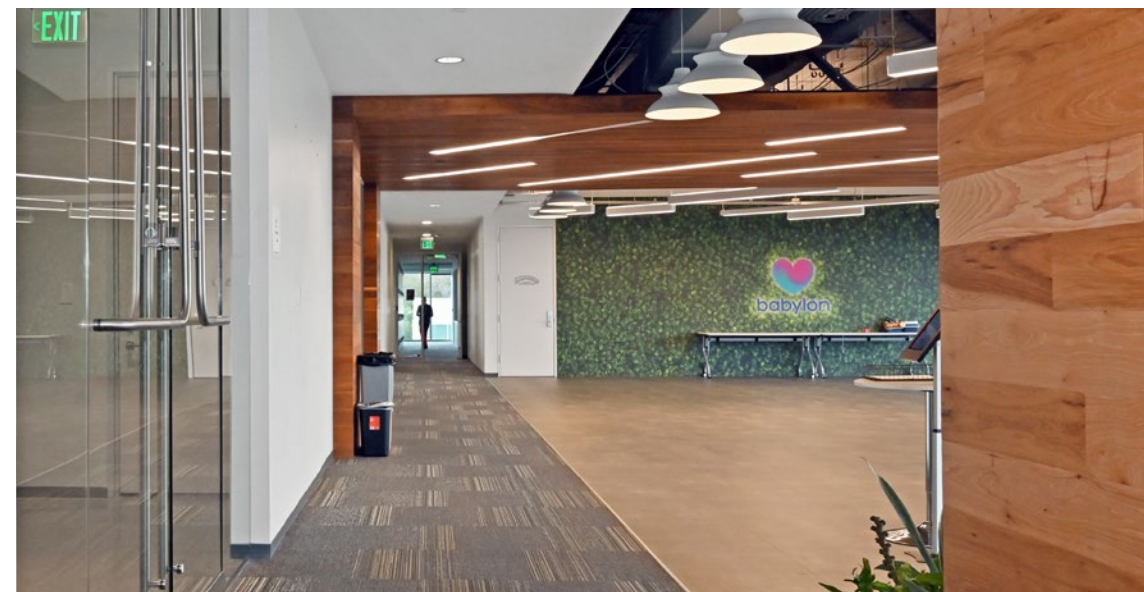
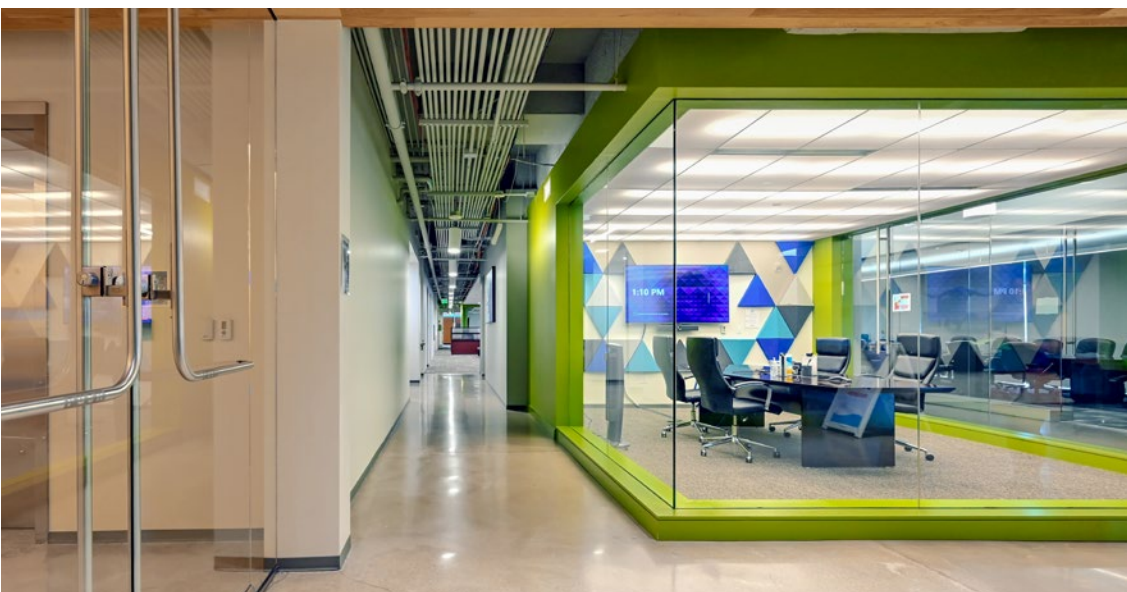
ADJACENT  
STRUCTURED  
PARKING



SECOND FLOOR



FOURTH FLOOR



## FOOD & BEVERAGE

Blue Dahlia  
Texas Honey Ham  
Poke House Westlake  
Blenders & Bowls  
Marye's Gourmet Pizza  
Sway  
Suzie Cakes  
Wow Donuts  
Brueggers Bagels  
Flower Child

Starbucks  
Pinkberry  
Chipotle  
Jersey Mike's  
Raising Canes  
Modern Market Eatery  
CAVA  
Panera Bread  
Nothing Bundt Cakes  
Salt Traders

## HEALTH & WELLNESS

Pure Barre  
RIDE Indoor Cycling  
Orange Theory Fitness  
BEAT Fitness  
CORE Therapy & Pilates  
F45 Training Westlake  
Smart Strength Austin  
Perspire Sauna  
Westlake Aesthetics & Wellness

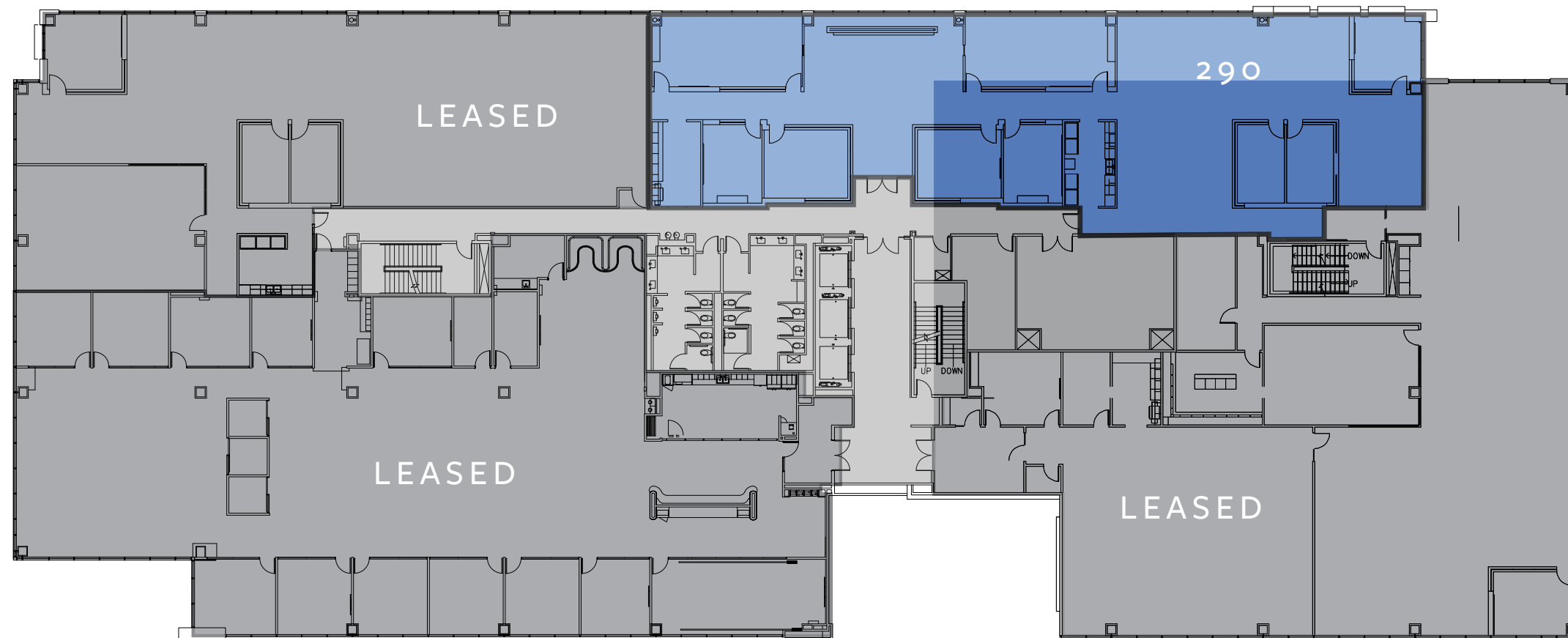
Sole Foot Spa  
Bee Caves Barber Shop  
Golden Fortune Spa  
Massage Envy  
Perspire Sauna Studio  
Allure Nails & Spa  
Beauty Store Salon & Spa  
Boardroom Salon for Men  
Spa La La





# BUILDING I LEVEL TWO SUITE 290 6,914 sq. ft.

*Available Within 90 days*



▼ *Downtown Austin*

BUILDING I LEVEL THREE SUITE 380 13,375 sq. ft.

Available 4/1/2026

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▼ *Downtown Austin*

# BUILDING I LEVEL FOUR SUITE 400 \*38,252 sq. ft.

*Available Immediately*

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*\*Divisible to ±20,000 RSF*

▼ *Downtown Austin*



# ROLLINGWOOD CENTER BUILDING I FACT SHEET

## SIZE

Building I – 4-story: 149,128 RSF  
4-story parking garage.

## BUILDING RATINGS/CERTIFICATIONS

Seeking LEED Certified Core & Shell designation.

## PARKING

4-Story garage tucked into hillside. Specially designated parking for hybrid vehicles.  
Parking ratio is approximately 4 spaces/1,000 RSF.

Structured Parking Garage Spaces                      486



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WWW.ROLLINGWOODCENTER.COM



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# 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 interests 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 state 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other 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 the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_