



Suite 110 – 2,018 SF

Property Highlights

- Desirable area of Westlake
- Plenty of local amenities
- Easy access off Bee Caves Rd and Beardsley Lane
- Below market rates

Pricing

Asking: \$24.00 Base

OPEX est. \$15.00/SF

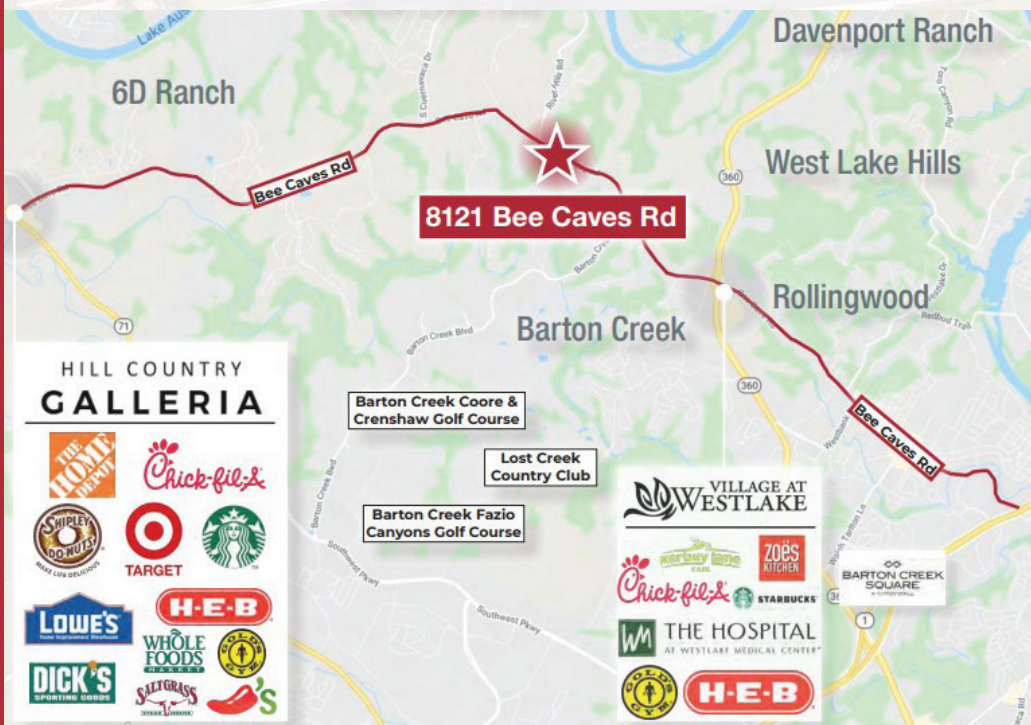
Term

Suite 110 - 12/31/26

Robert Paine
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Alex Taghi
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8121 BEE CAVES RD, AUSTIN TX 78746 FOR SUBLEASE



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Suite 110

For Sublease



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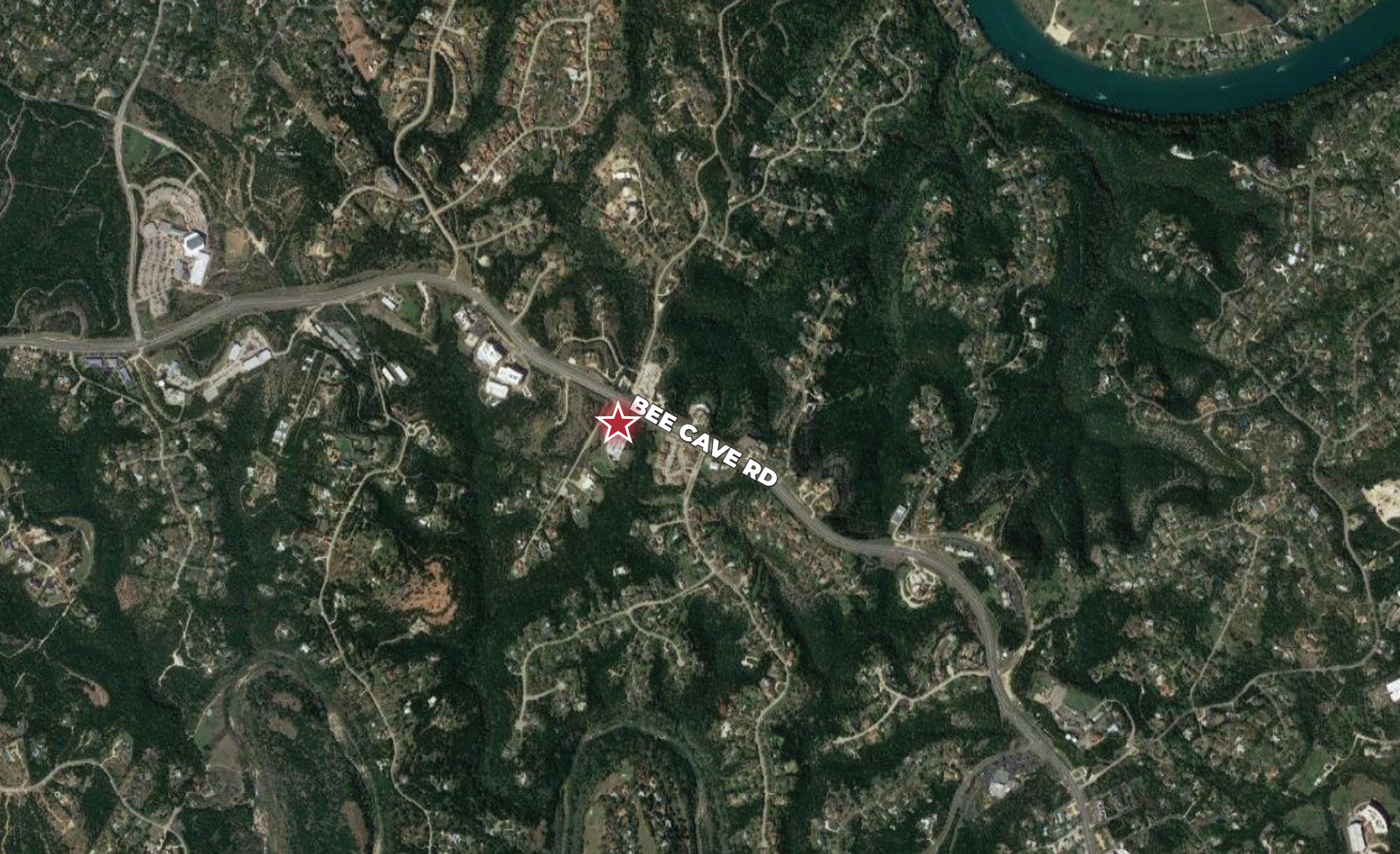
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Suite 110 Floor Plan

SUITE 110 FLOOR PLAN
2,018 SQFT





8121 Bee Caves Rd Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2021 Population	1,383	19,030	75,865
2026 Population Projection	1,425	19,622	80,046
Annual Growth 2021-2026	0.6%	0.6%	1.1%
HOUSEHOLDS			
2010 Households	528	7,501	26,775
2021 Households	496	7,045	29,153
2026 Household Projection	514	7,290	30,814
Avg Household Size	2.7	2.7	2.5
Total Specified Consumer Spending (\$)	\$26.9M	\$369.1M	\$1.4B
INCOME			
Avg Household Income	\$215,682	\$202,571	\$183,256
Median Household Income	\$211,069	\$187,713	\$160,137

About Austin

WHY AUSTIN IS THE #1 CITY OF THE FUTURE



POPULATION GROWTH OF 2.5% ANNUALLY

- Austin has been #1 in population growth for 8 years in a row, according to CBS Austin.
- The City of Austin is home to nearly 965,000 residents with almost 2.2 million residing in the Austin-Round Rock metropolitan area.
- Population in Austin increased by 32.7% between 2009 and 2018.
- Austin remains one of the top destinations for migrating talent, with 6.7% of Austin residents having lived somewhere elsewhere just one year earlier.
- The Austin metropolitan area is predicted to experience a population growth rate of 31.6% between 2020 and 2030.

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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.

11-2-2015



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.

PCR Brokerage Austin, LLC dba NAI Partners	9003950	licensing@naipartners.com	713-629-0500
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Paine	525423	robert.paine@naipartners.com	512-647-1542
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date