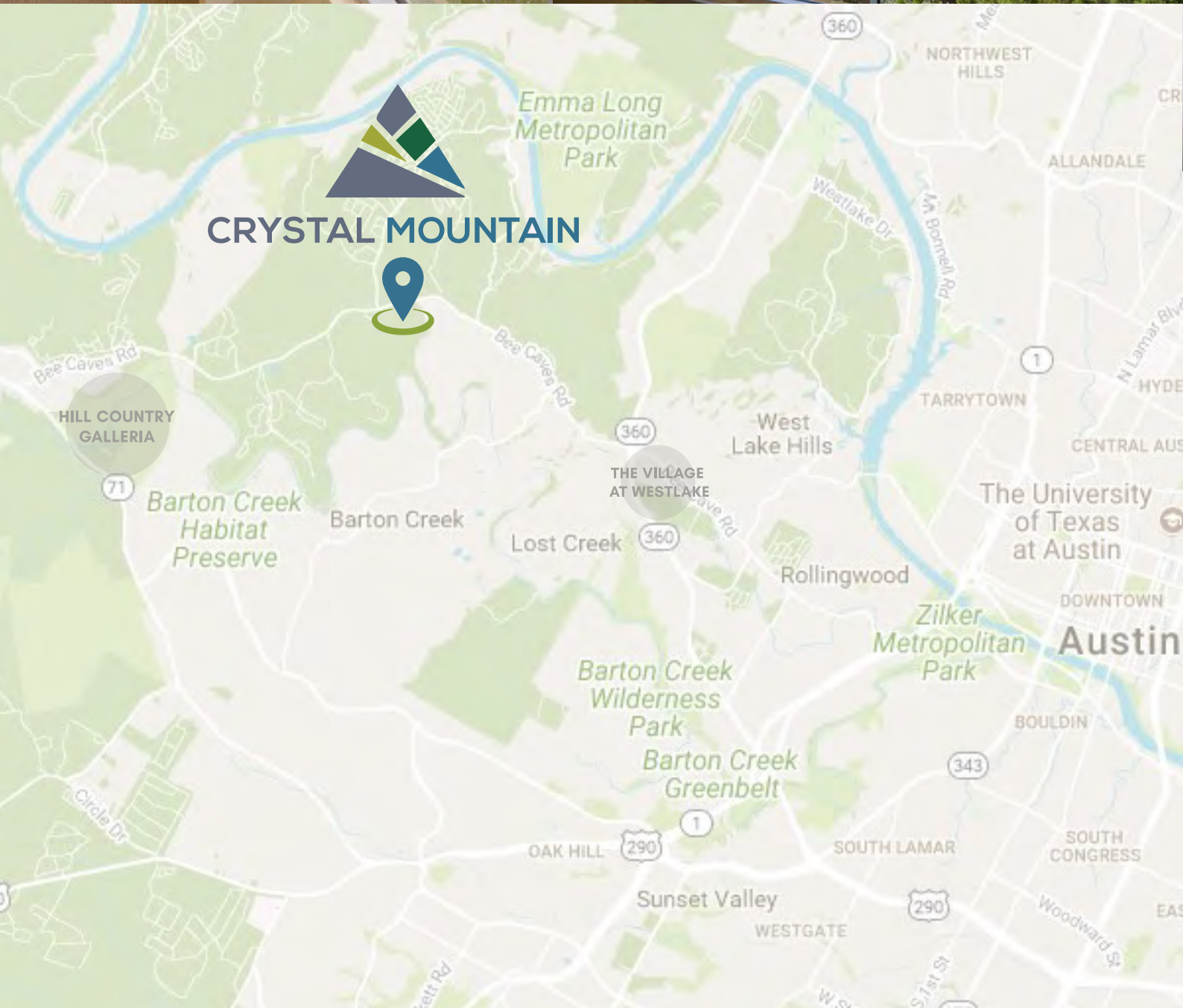




CRYSTAL MOUNTAIN

9433 BEE CAVES ROAD | AUSTIN, TX 78733

OFFICE IN THE TEXAS HILL COUNTRY





OFFICE FOR LEASE

- ▶ SOUTHWEST AUSTIN
- ▶ EASY ACCESS TO MOPAC, TX 71, AND LOOP-360
- ▶ BEE CAVES ROAD FRONTAGE
- ▶ LIGHTED INTERSECTION AT CUERNAVACA DRIVE
- ▶ 4 MINUTE WALK TO WAYBACK CAFE

9433

BEE CAVES

OPERATING EXPENSE EFFICIENCY!

- ▶ Located Outside City of Austin
= 30% Lower Tax Rates
Green Improvements:
- ▶ Solar Panels Serving All Buildings
= 30% Reduction in Electricity Costs
- ▶ Irrigation Supplied by On-Site Water Well





BUILDING FEATURES

- ▶ 56,385 TOTAL BUILDING SF
- ▶ BUILT IN 1997
- ▶ PARKING RATIO - 3.3 PER 1,000 RSF
- ▶ HILL COUNTRY SETTING AND VIEWS
- ▶ OVERNIGHT DROP BOXES
- ▶ STOP LIGHT ENTRY ON BEE CAVE ROAD
- ▶ NEWLY RENOVATED PROPERTY AND COMMON AREAS
- ▶ ON-SITE FIBER PROVIDERS: SPECTRUM & GRANDE COMMUNICATIONS
- ▶ FLEXIBLE SIZES
- ▶ VARIOUS LAYOUTS
- ▶ SPEC SUITES AVAILABLE FOR IMMEDIATE MOVE-IN





CRYSTAL MOUNTAIN

OFFICE FOR LEASE

BUILDING I

SUITE 101 - 1,715 RSF

SUITE 200 - 3,264 RSF
(AVAILABLE 12/1/19)

SUITE 255 - 1,253 RSF

BUILDING III

SUITE 102 - 2,231 RSF*

SUITE 103 - 870 RSF

SUITE 125 - 1,233 RSF*

SUITE 205 - 1,652 RSF

*CONTIGUOUS TO 3,464 RSF

Crystal Mountain provides a relaxed Hill Country office setting in a convenient location on Bee Caves Road (FM 2244) in Southwest Austin. Accessed through a signalized intersection at Cuernavaca Road, Crystal Mountain is under new ownership as of late 2017 and has already undergone numerous property upgrades to the façade and interiors, with additional upgrades underway this year. The property is owned and managed by SynerMark Properties in Austin, which provides for high-quality, local property management.

LEVEL ONE

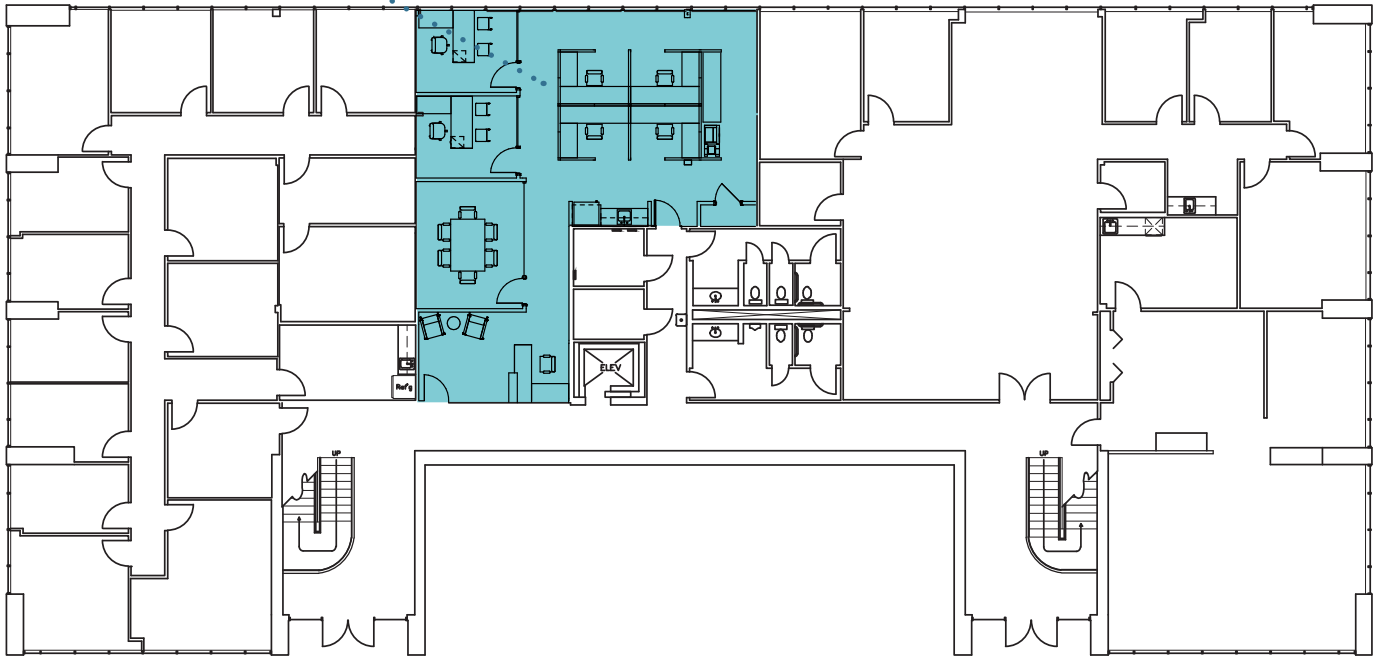


CRYSTAL MOUNTAIN

BUILDING I

SUITE 101 (SPEC SUITE UNDERWAY)

1,715 RSF



FINISH SELECTIONS



LEASING BY



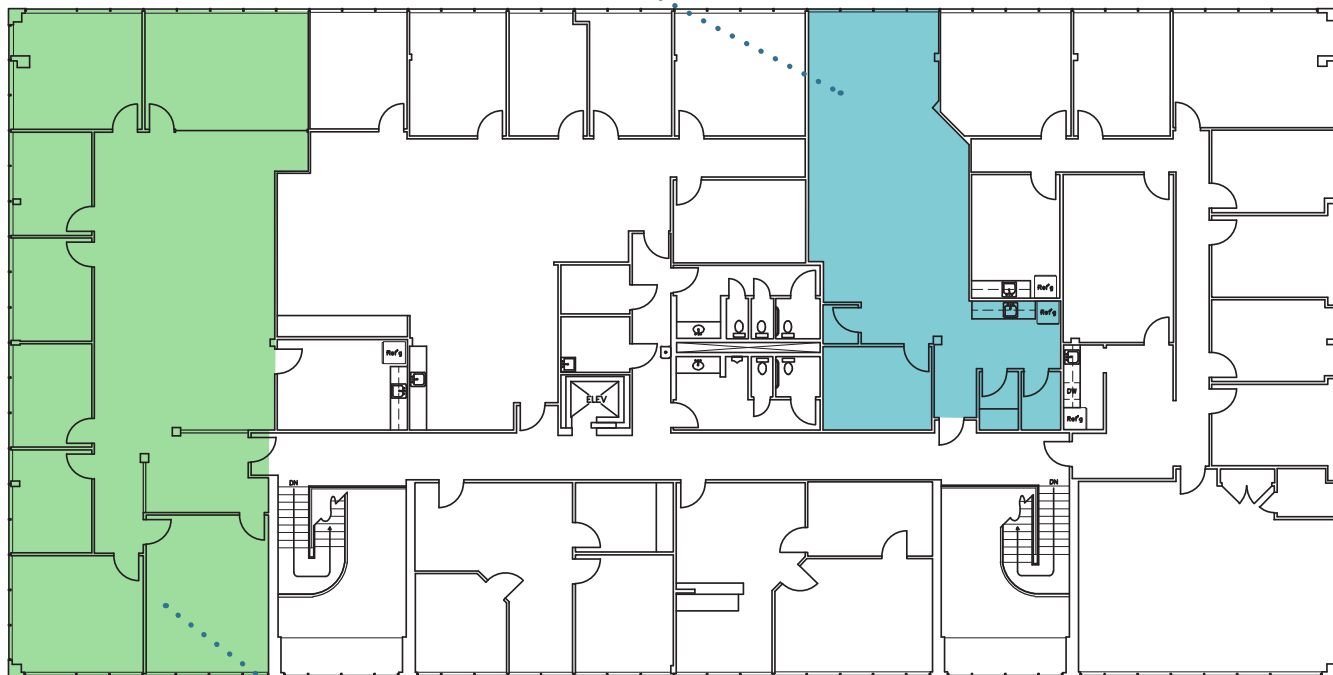
PATRICK LEY, SIOR, CCIM
512.505.0002
PLEY@ECRTX.COM

HALEY SMITH
512.505.0014
HSMITH@ECRTX.COM



SUITE 255

1,253 RSF



SUITE 200

3,264 RSF

AVAILABLE 12/1/19



LEASING BY



EQUITABLE COMMERCIAL REALTY

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LEVEL ONE

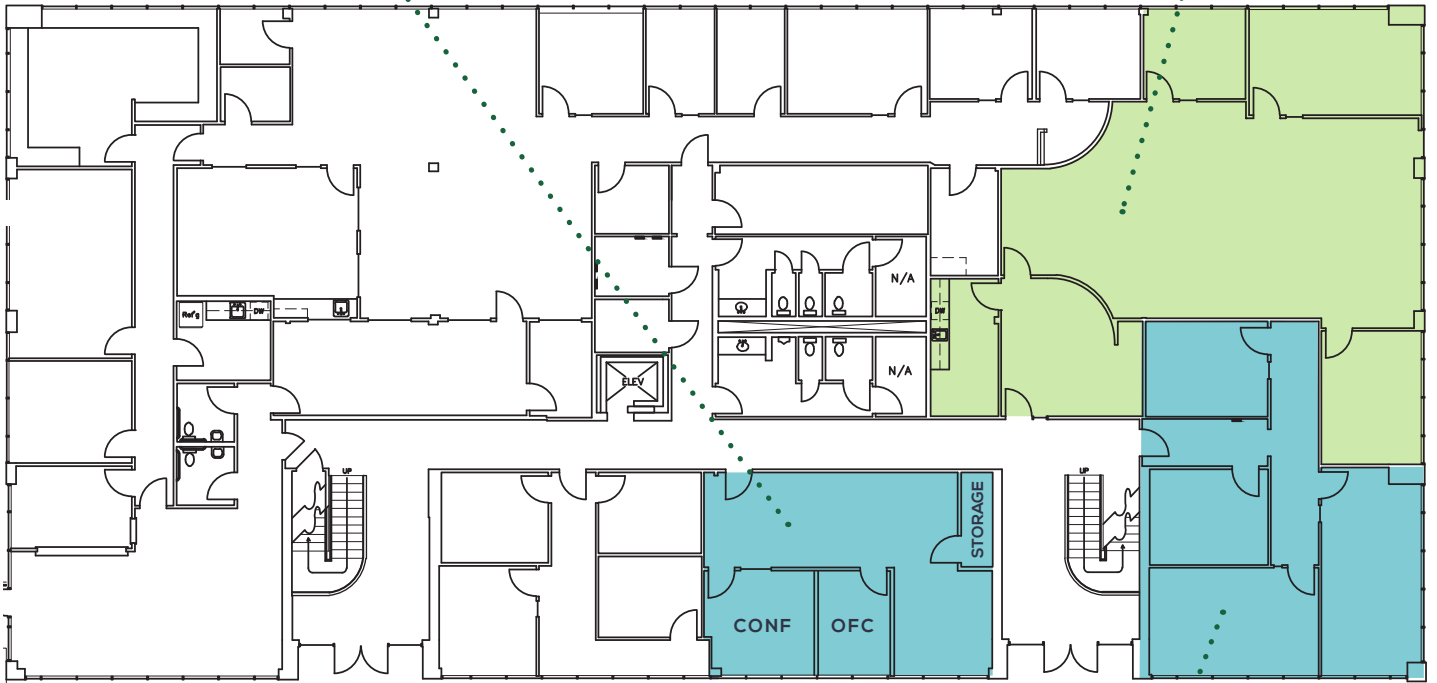


CRYSTAL MOUNTAIN

BUILDING III

SUITE 103 870 RSF

2,231 RSF* SUITE 102



SUITE 125

1,233 RSF*

*CONTIGUOUS UP TO 3,464 RSF

LEASING BY



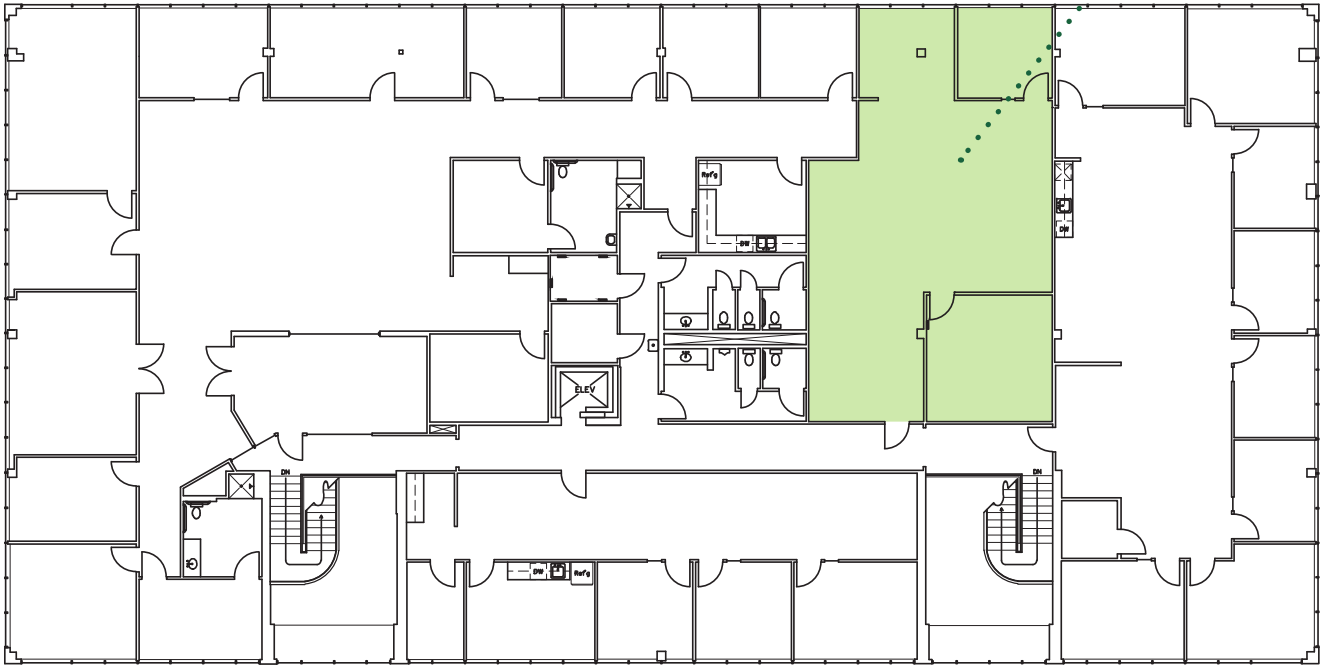
EQUITABLE COMMERCIAL REALTY

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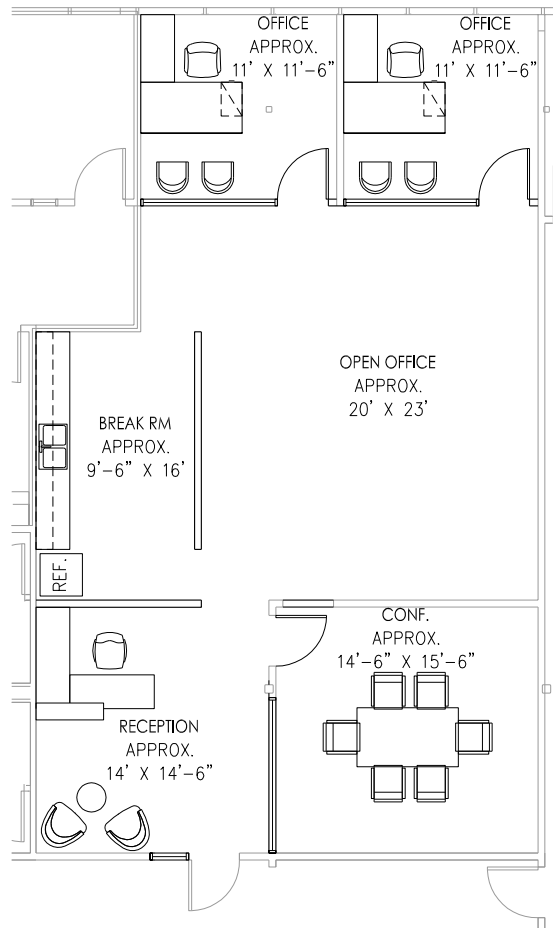
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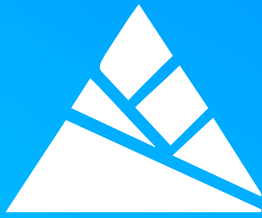


1,652 RSF SUITE 205



SAMPLE TEST-FIT





CRYSTAL MOUNTAIN

9433 BEE CAVES ROAD | AUSTIN, TX 78733



OWNED + MANAGED BY

SYNERMARK
PROPERTIES, INC.

LEASING BY

ECR

EQUITABLE COMMERCIAL REALTY

OFFICE FOR LEASE

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