



SOUTHWEST OFFICE FOR LEASE  
**TRITON CENTER**

12117 Bee Cave Road, Building 3, Austin, TX 78738

**BUILDING INFORMATION**

- Impressive high-end interior finishes throughout
- Easy and convenient access from Bee Caves Road (FM2244)
- Showers onsite
- Close proximity to Hill Country Galleria
- Reserved covered parking available
- Monument signage opportunities

**TERMS**

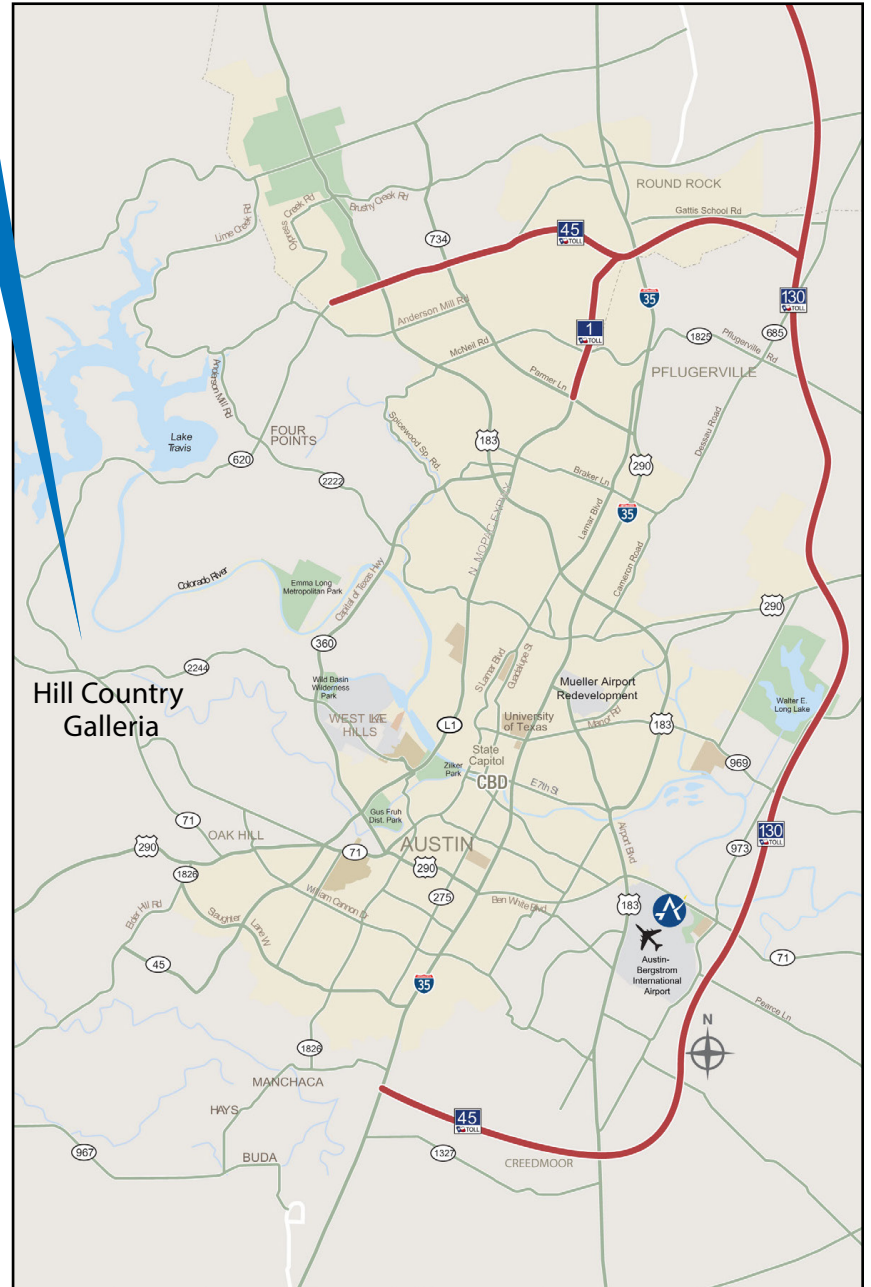
- Rental Rate - \$23.00 NNN
- Est. 2020 OpEx - \$13.49 + Electric

**AVAILABILITY**

- Suite 120 - 3,907 SF
- Suite 140 - 1,600 SF

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For more information contact:  
 Brandon Lester  
 512.314.3576  
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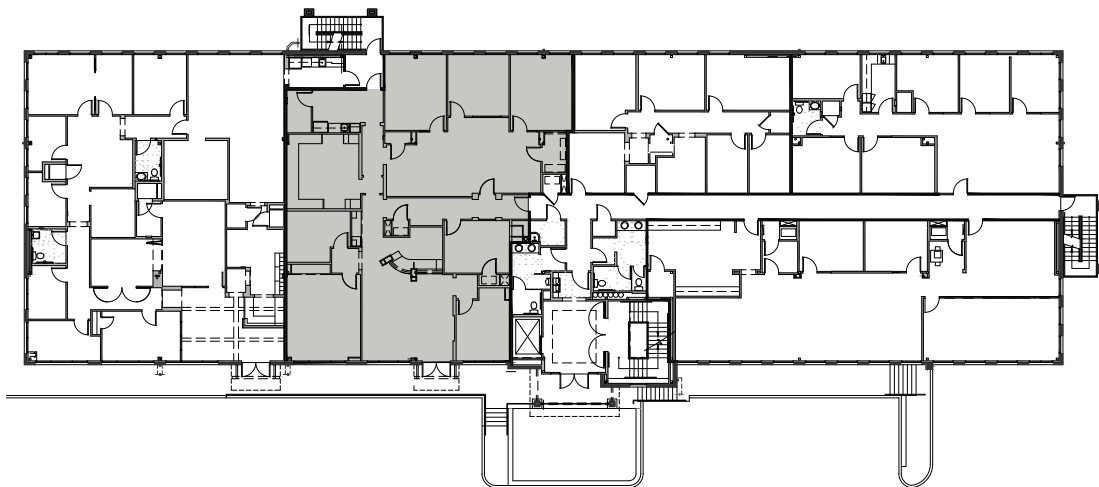
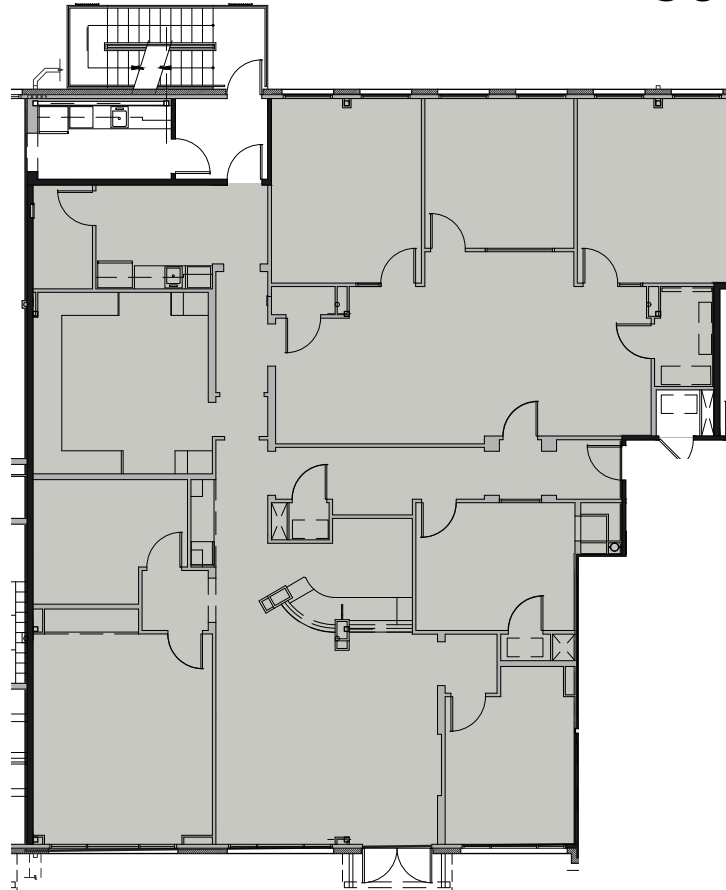


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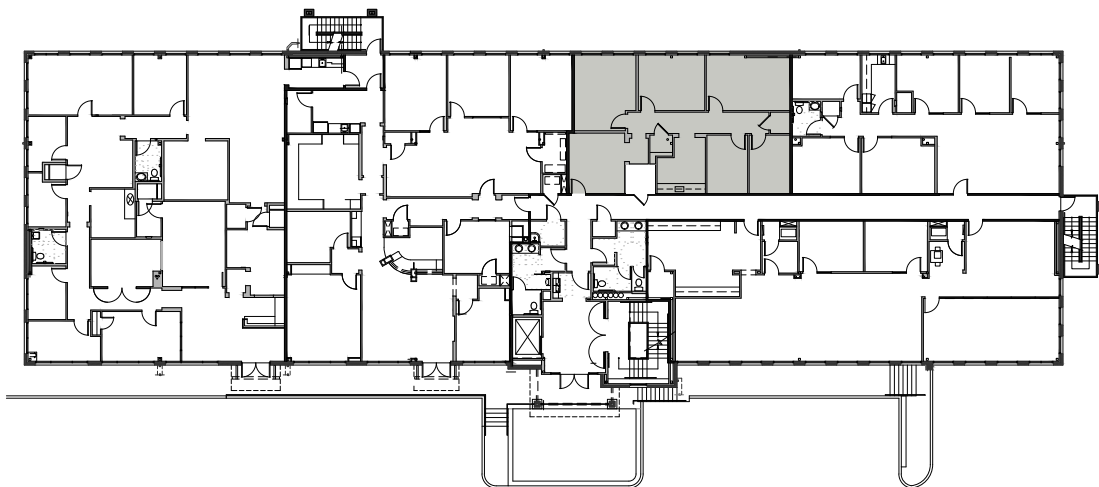
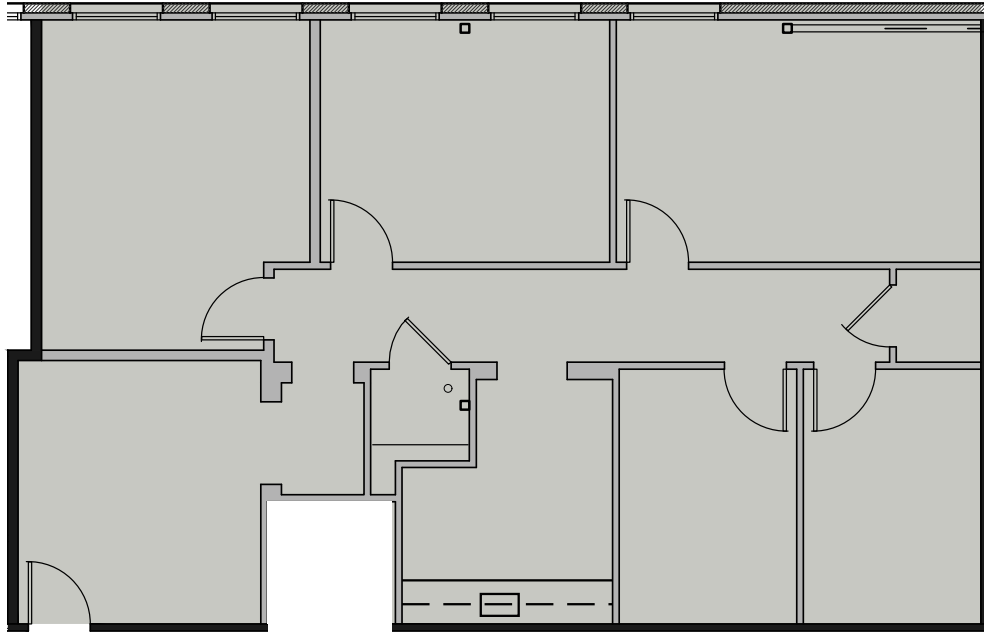
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