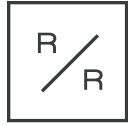


# THE OVERLOOK

— AT ROB ROY —



THE OVERLOOK  
— AT ROB ROY —

BUILDINGS I / II / III

OFFICE + MEDICAL  
FOR LEASE



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OFFICE + MEDICAL / FOR LEASE

6836 BEE CAVES ROAD / AUSTIN, TEXAS 78746



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THE OVERLOOK  
— AT ROB ROY —



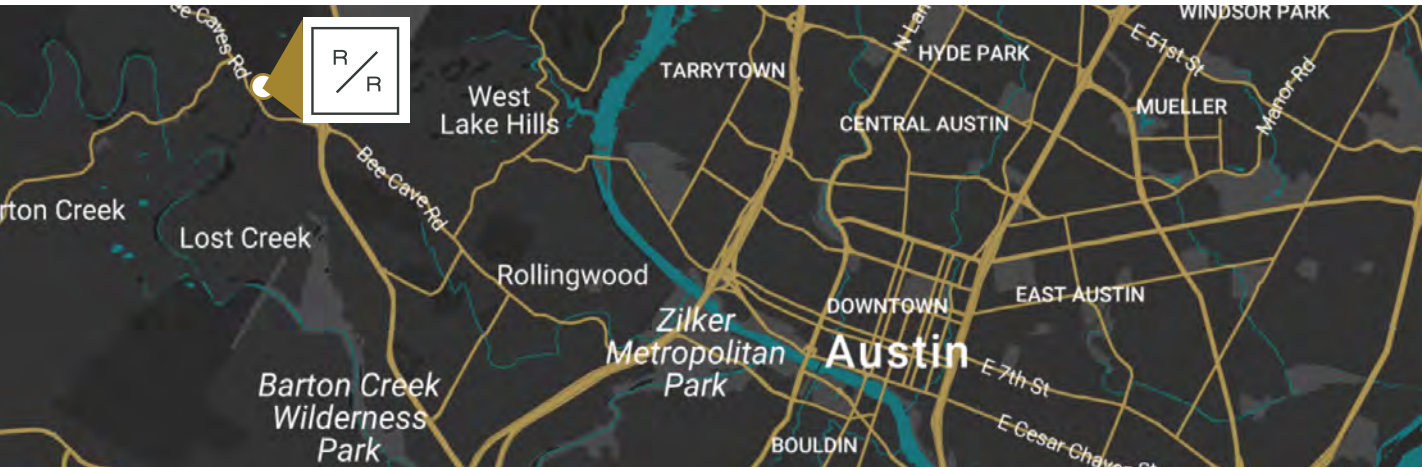
Office in one of the most sought-after and prestigious office/medical projects on Bee Caves Road. The Overlook at Rob Roy offers a unique Class A office opportunity within a 106,000 SF project. Located in scenic Southwest Austin, the property boasts easy access to Bee Caves Road and Loop 360. Plentiful nearby amenities, sweeping hill country views, and strong local ownership makes The Overlook at Rob Roy a tremendous office opportunity.



# THE OVERLOOK

AT ROB ROY

## BUILDINGS I / II / III



### BUILDINGS

- Class A office/medical
- 3.5/1,000 parking ratio (**new parking garage now complete!**)
- Bee Caves Road visibility
- Covered parking available
- Five floors - First floor covered parking, four floors of office/medical

### LOCATION

- Southwest Austin
- Easy access to Bee Caves Road and Loop 360
- **Ingress/egress through lighted intersection**
- Plentiful nearby restaurants and retail
- Downtown in 15 minutes

### SUITES

- Building eyebrow signage
- Second generation office and medical space
- Private patios

## AVAILABILITY

### BUILDING ONE

#### SECOND FLOOR

Suite 200: 1,500 - 5,733 RSF

Suite 201: 3,665 RSF  
*(Two-story creative loft)*

Suite 225: 2,651 RSF

Suite 250: 5,236 RSF  
*Divisible to 2,500 SF*

Suite 260: 100 - 300 RSF

#### THIRD FLOOR

Suite 301: 198 RSF

### BUILDING THREE

#### SECOND FLOOR

Suite 200: 6,223 RSF

*(Available 8/1/21)*

Suite 201: 2,260 RSF

Suite 204: 2,538 RSF

#### THIRD FLOOR

Suite 302: 1,362 RSF\*

Suite 330: 3,904 RSF\*



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DOWNTOWN AUSTIN



Hotel GRANDUCA



THE OVERLOOK  
AT ROB ROY



LIGHTED  
INTERSECTION

NEW PARKING  
GARAGE COMPLETE!  
(62 ADDITIONAL  
COVERED SPACES)

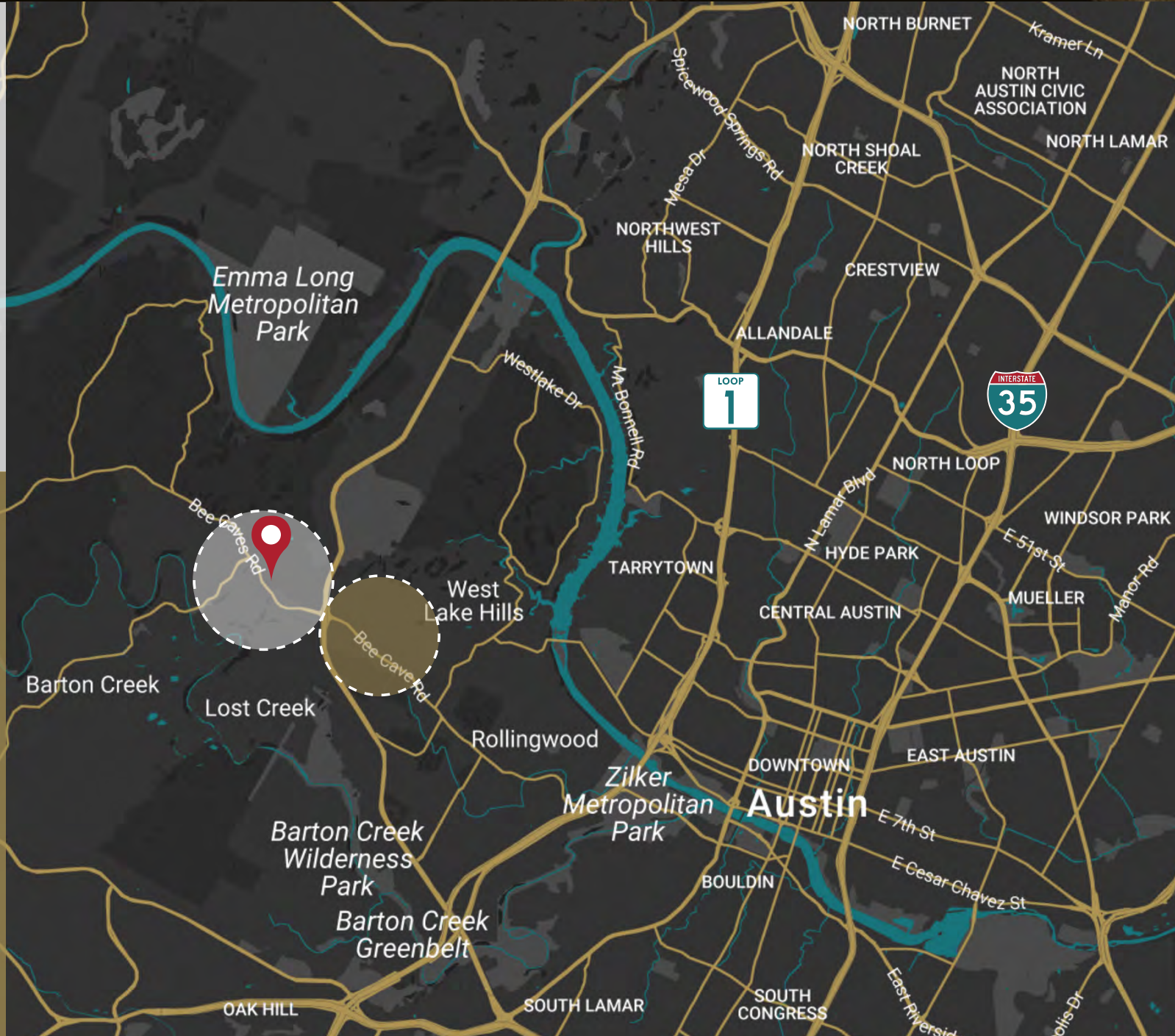
CANYON WREN DRIVE

BEE CAVES ROAD

County Line BBQ  
 FedEx Office  
 Hotel Granduca  
 Jimmy John's  
 Lola Savannah Coffee Lounge  
 Lone Star Kolaches  
 Office Depot  
 Reid's Cleaners  
 Snap Kitchen  
 The Grove Wine Bar & Kitchen  
 Visconti Ristorante

## AMENITIES

Chick-fil-A  
 Gold's Gym  
 Hat Creek Burger Company  
 HEB  
 Izumi Sushi  
 Kerbey Lane Cafe  
 Lupe Tortilla  
 MOD Pizza  
 P.Terry's Burger Stand  
 Pilates Bodies & Barre  
 Snappy Salads  
 Starbucks  
 Strange Land Brewery  
 Tacodeli  
 Zoës Kitchen



**BUILDING**  
SECOND FLOOR

**OFFICE + MEDICAL**  
**FOR LEASE**

**SUITE 225**  
2,651 RSF

 360° VIRTUAL TOUR

**SUITE 201**  
3,665 RSF  
*Two-story creative loft*

 360° VIRTUAL TOUR



**SUITE 200**  
+/- 1,500 - 5,733 RSF

 360° VIRTUAL TOUR

**SUITE 250**  
5,236 RSF  
\*Divisible to 2,500 SF

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# BUILDING

SUITE 250  
SPEC SUITE PLANS

- 3 Private Offices
- 2 Conf Rooms
- 2 Call Rooms
- 28 Cubicles
- 2 Collaboration
- 1 Break Room
- 1 Outdoor Patio

- 3-4 Private Offices
- 1-2 Conf Rooms
- 12 Cubicles
- 1 Break Room
- 1 Outdoor Patio

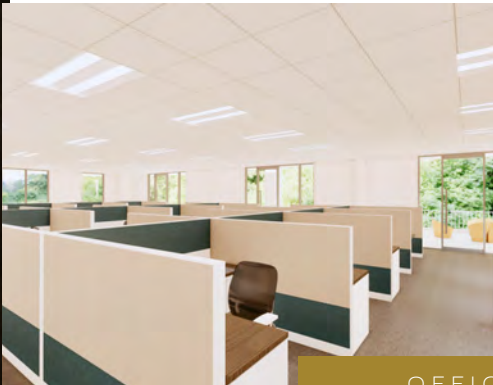
- 3 Private Offices
- 1 Conf Rooms
- 12 Cubicles
- 1 Break Room
- 1 Collaboration
- 1 Outdoor Patio



SINGLE TENANT



TWO TENANTS



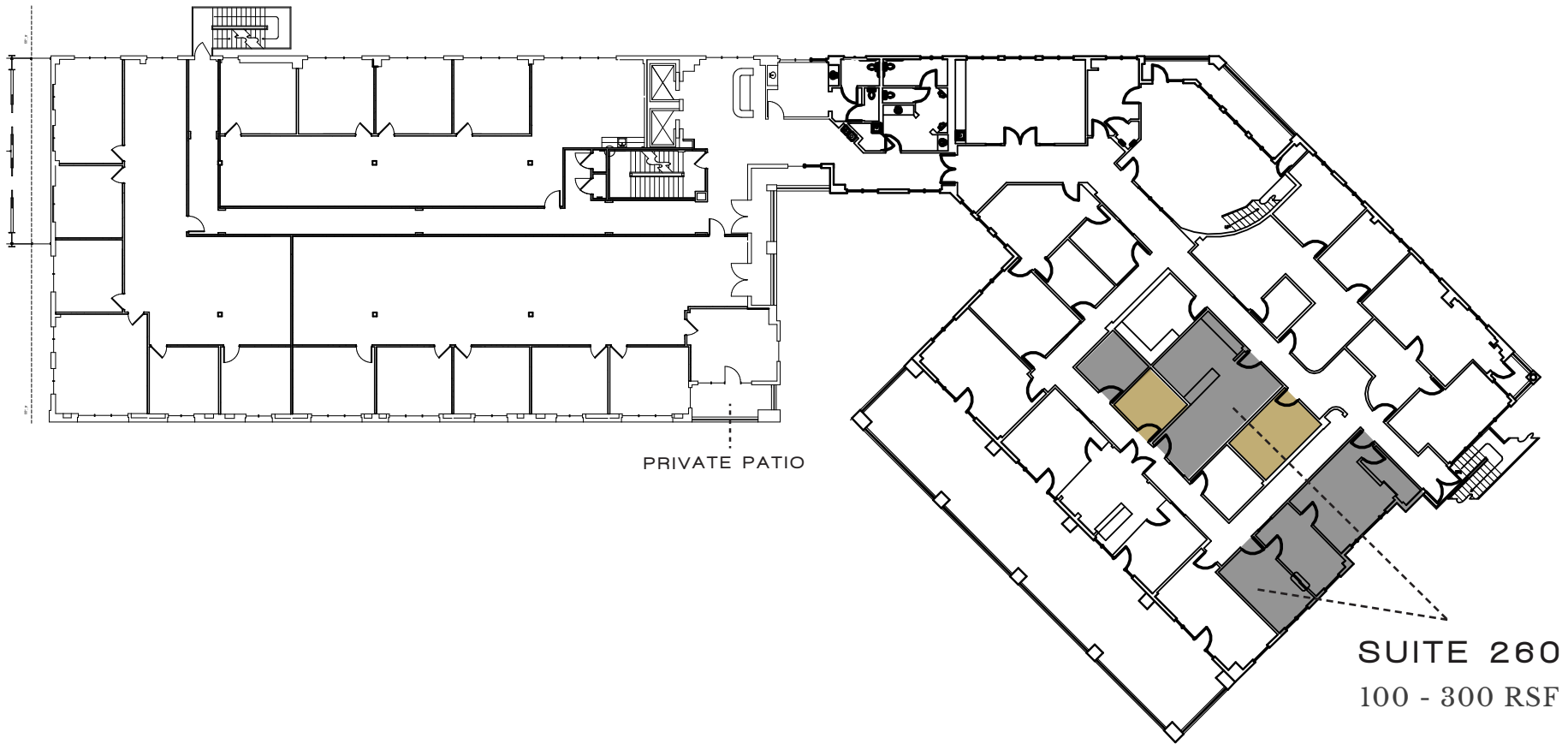
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BUILDING  
SECOND FLOOR

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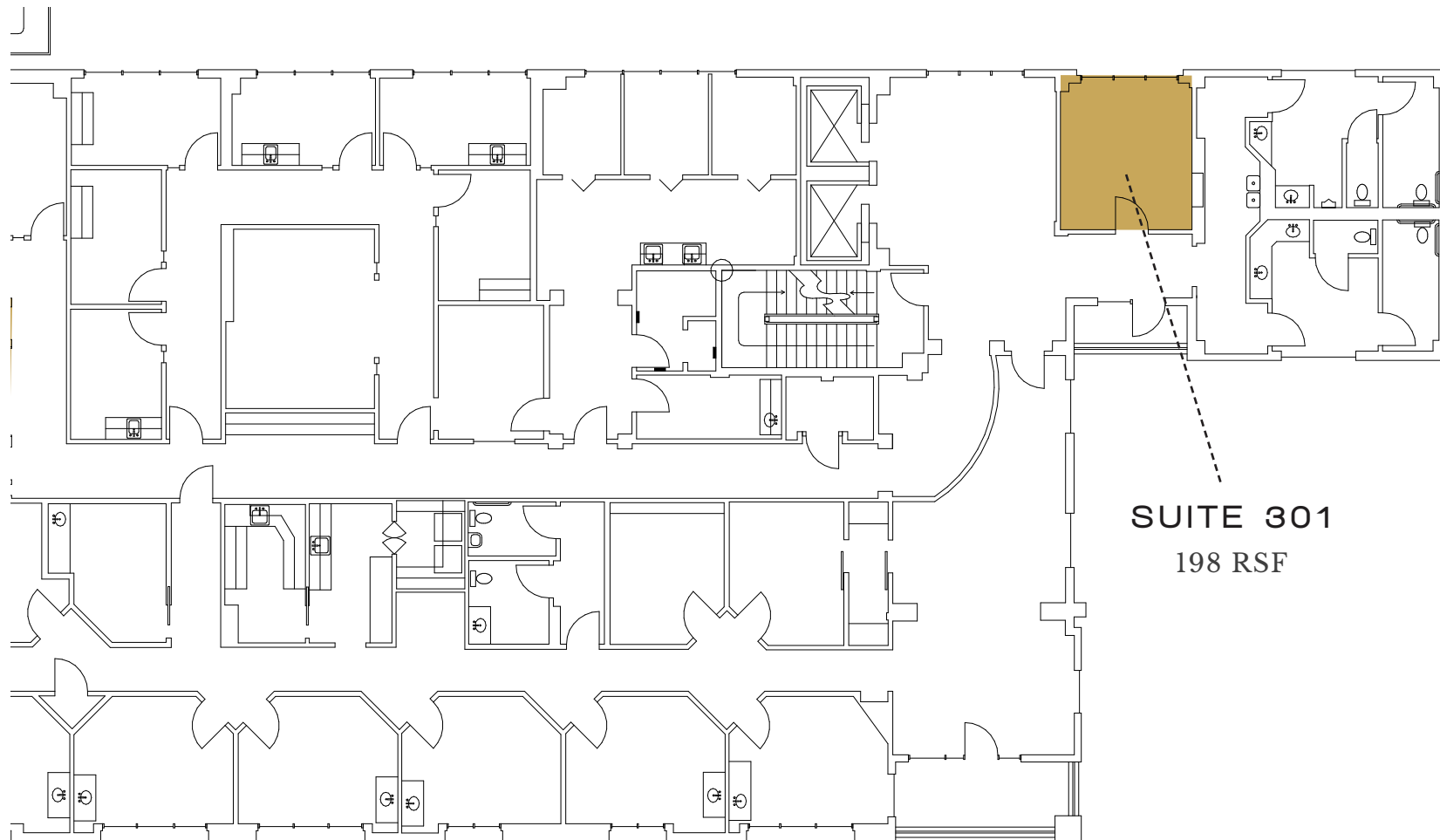
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SUITE 260  
100 - 300 RSF



BUILDING  
THIRD FLOOR

OFFICE + MEDICAL  
FOR LEASE



SUITE 301  
198 RSF



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BUILDING  
SECOND FLOOR



OFFICE + MEDICAL  
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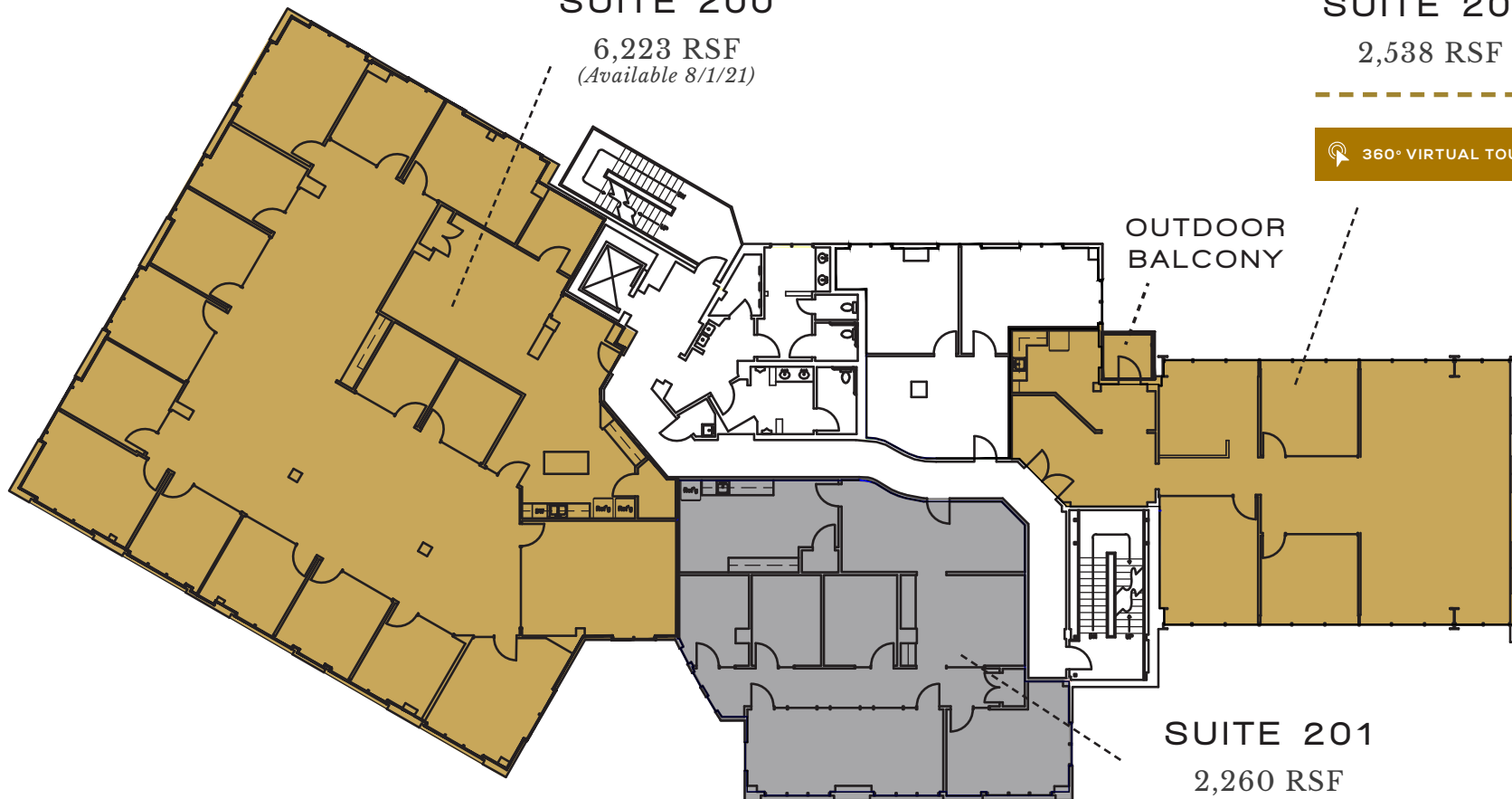
SUITE 200

6,223 RSF  
*(Available 8/1/21)*

SUITE 204

2,538 RSF

 360° VIRTUAL TOUR



SUITE 201

2,260 RSF

 360° VIRTUAL TOUR

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BUILDING  
THIRD FLOOR

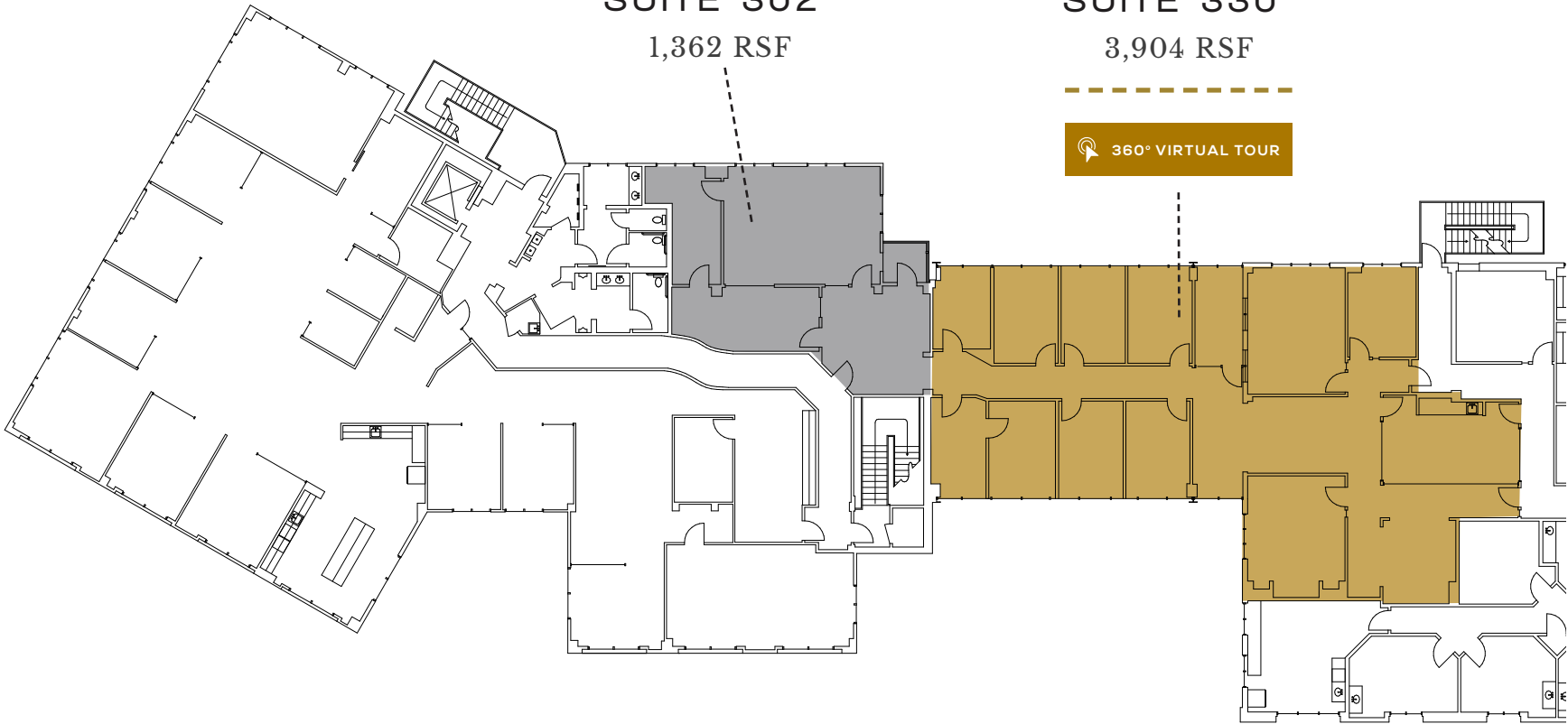


OFFICE + MEDICAL  
FOR LEASE

\* Contiguous up to 5,266 RSF

SUITE 302\*  
1,362 RSF

SUITE 330\*  
3,904 RSF



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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 interest 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 say 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 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Patrick Ley</u>	<u>593295</u>	<u>pley@ecrtx.com</u>	<u>512.505.0002</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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