

TRITON CENTER

BUILDING III



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12117 BEE CAVE ROAD, AUSTIN, TX

AVAILABILITY

Suite 120 - 3,907 SF

Suite 140 - 1,600 SF (Available 1/1/24)

Suite 200 - 5,122 SF

Suite 220 - 1,112 SF

Suite 270 - 954 SF (Available 5/1/24)

TERMS

Rental Rate - \$23.00 NNN

Est. 2024 OpEx - \$12.84 + Electric

BUILDING INFORMATION

Impressive high-end interior finishes throughout

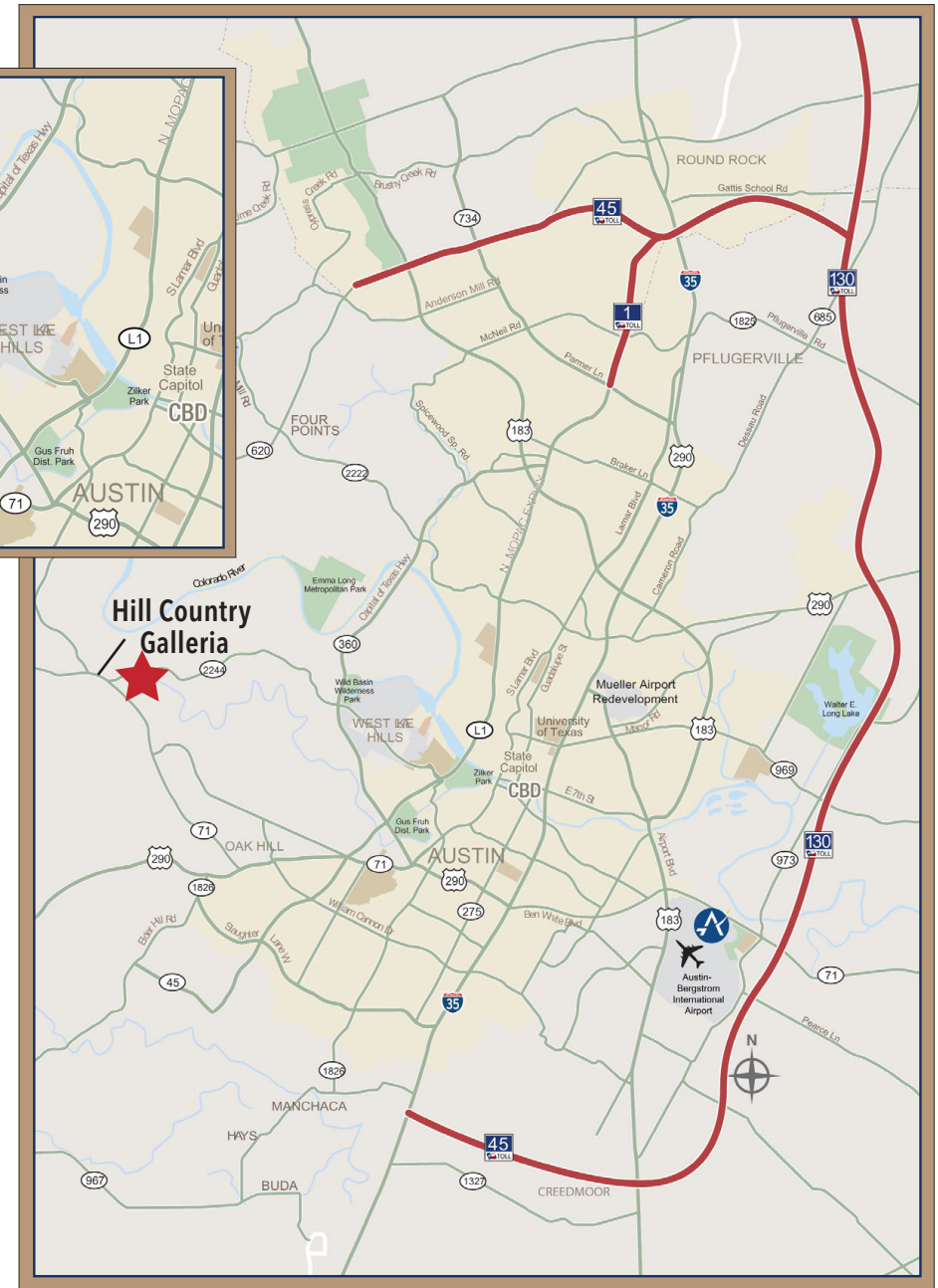
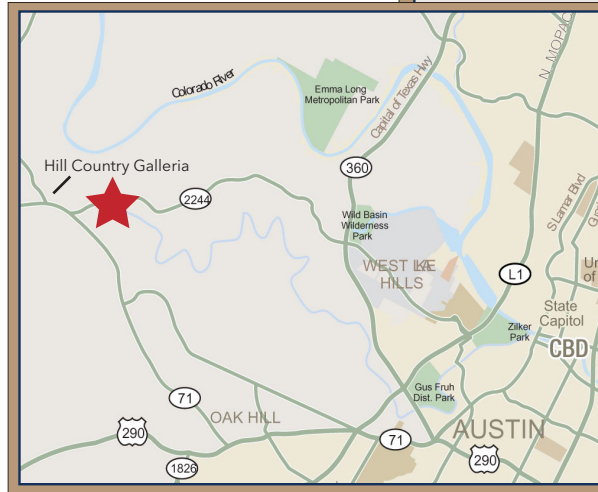
Easy and convenient access from Bee Caves Road (FM2244)

Showers onsite

Close proximity to Hill Country Galleria

Reserved covered parking available

Monument signage opportunities



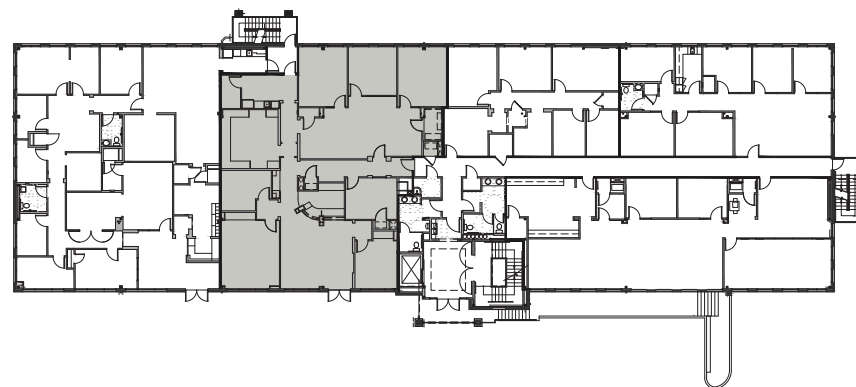
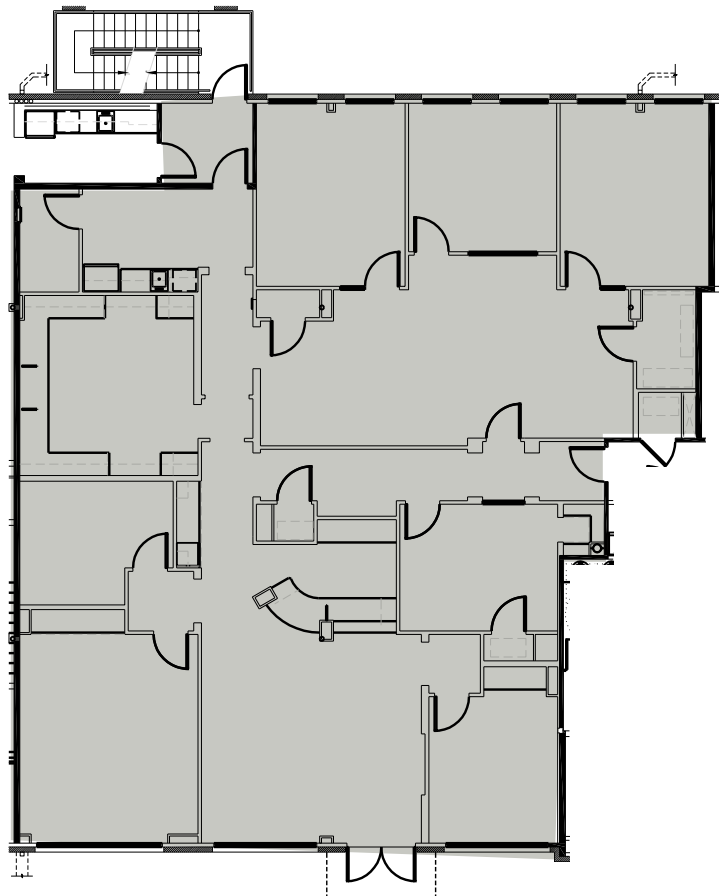
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SUITE 120: 3,907 SF

- Exterior Access
- Mix of private office and open area
- Large Conference
- Break room



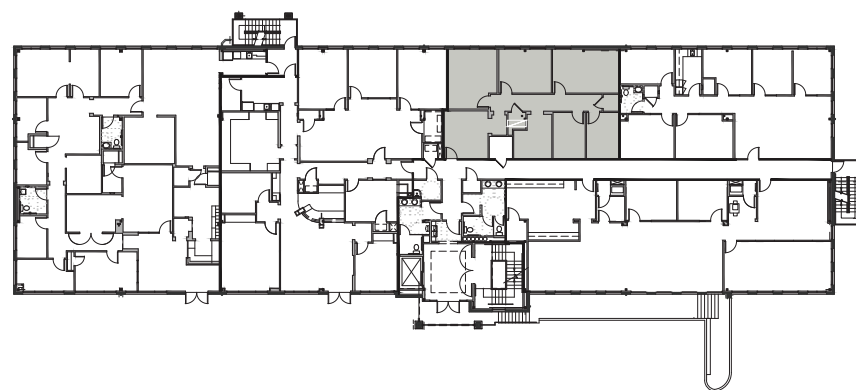
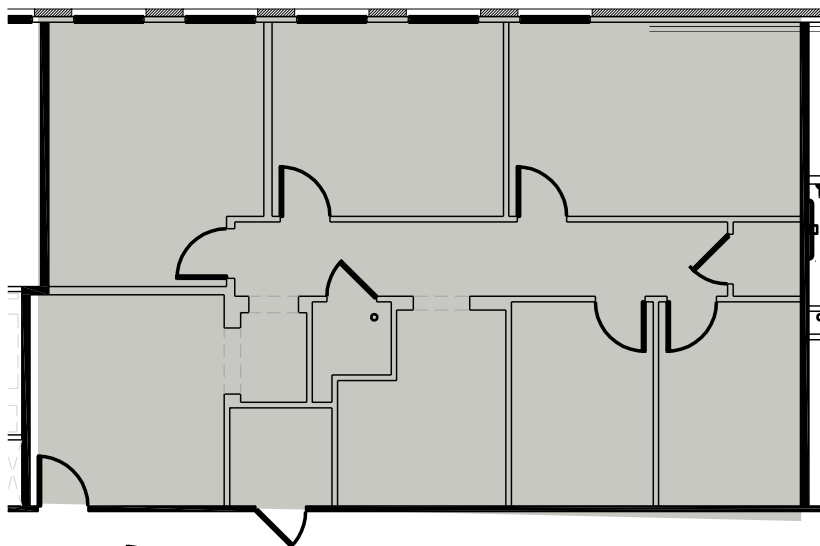
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SUITE 140: 1,600 SF

- Conference Room
- Four private offices
- Break room



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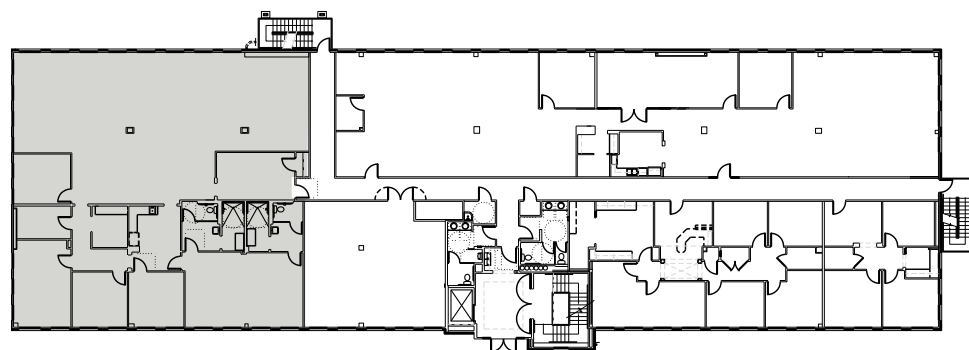
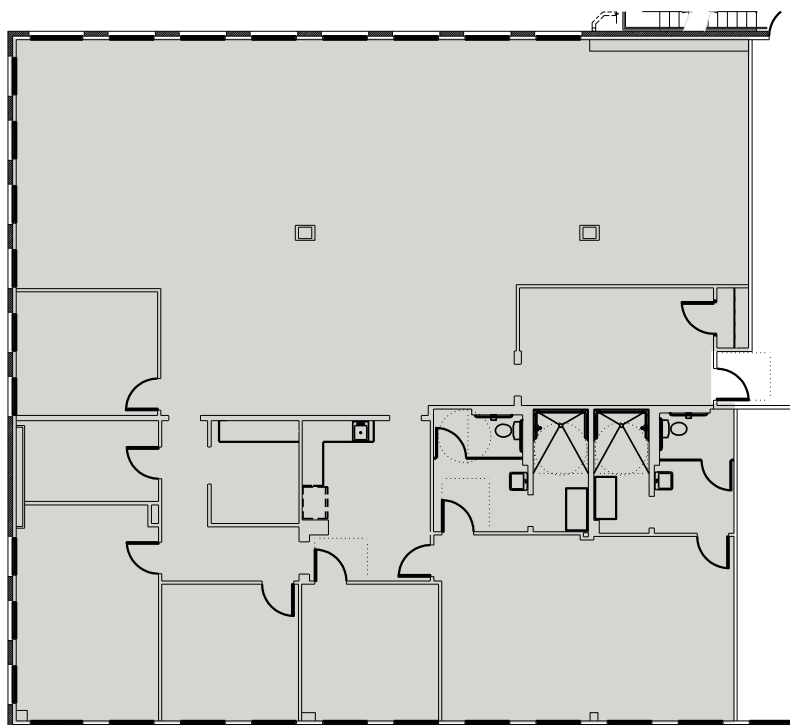
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SUITE 200: 5,122 SF

- Mix of private office and open space
- In suite private gym
- Two private restrooms with showers
- Break room



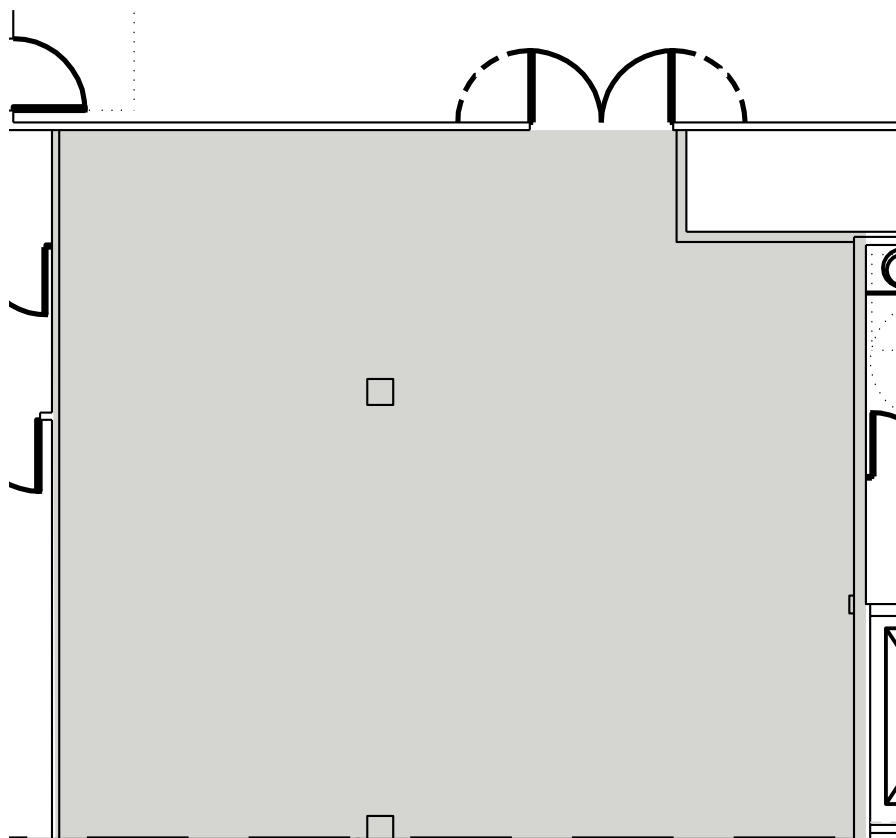
[LINK TO VIDEO TOUR](#)



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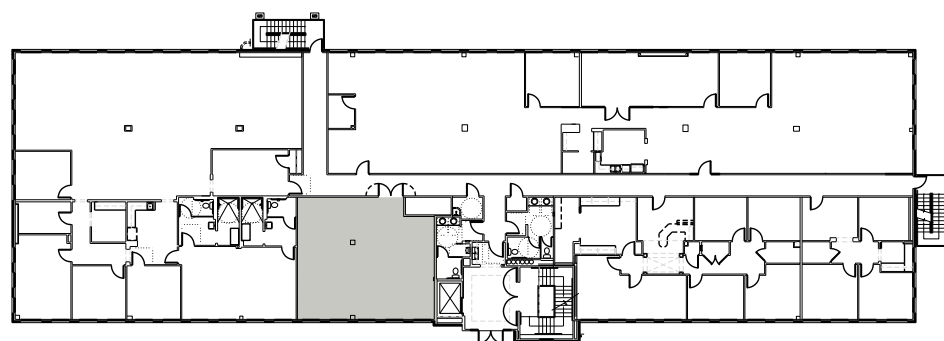
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SUITE 220: 1,112 SF

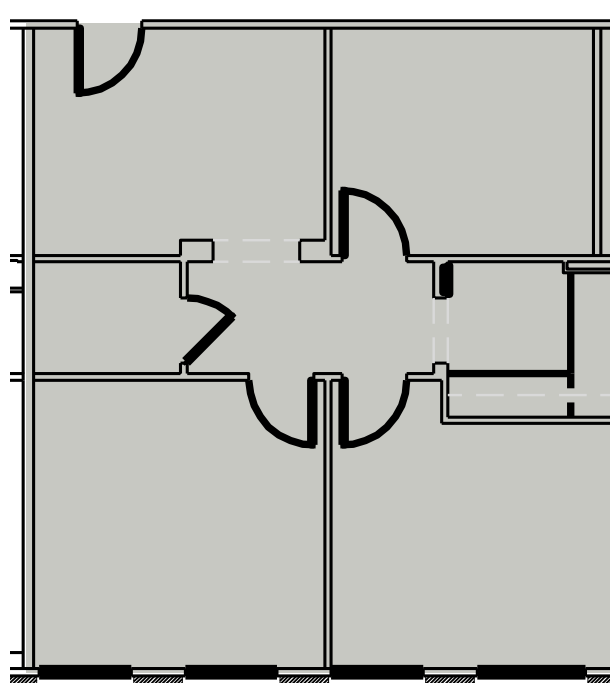
- Open floor plan
- Contiguous with Suite 200 for 6,234 RSF



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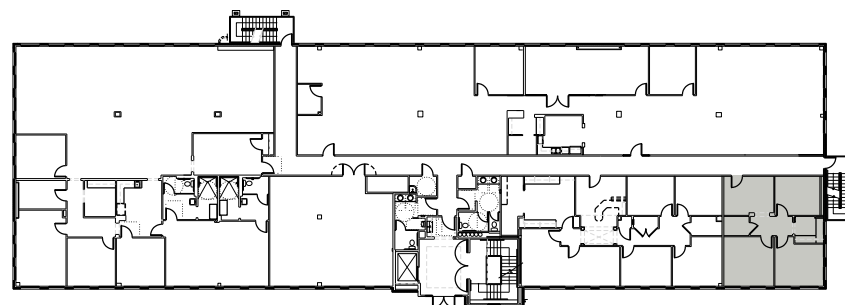
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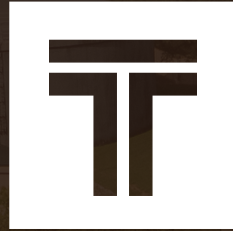
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SUITE 270: 954 SF

- 3 private offices
- Small Receptionist
- Contiguous with Suite 280 for 2,957 SF
- Available on 1/1/24





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