



## SOUTHWEST OFFICE FOR LEASE

# TRITON CENTER

12117 Bee Caves 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. 2019 OpEx - \$13.02 + Electric

### AVAILABILITY

- Suite 120 - 3,907 SF
- Suite 140 - 1,600 SF
- Suite 180 - 2,957 SF

*For more information contact:*

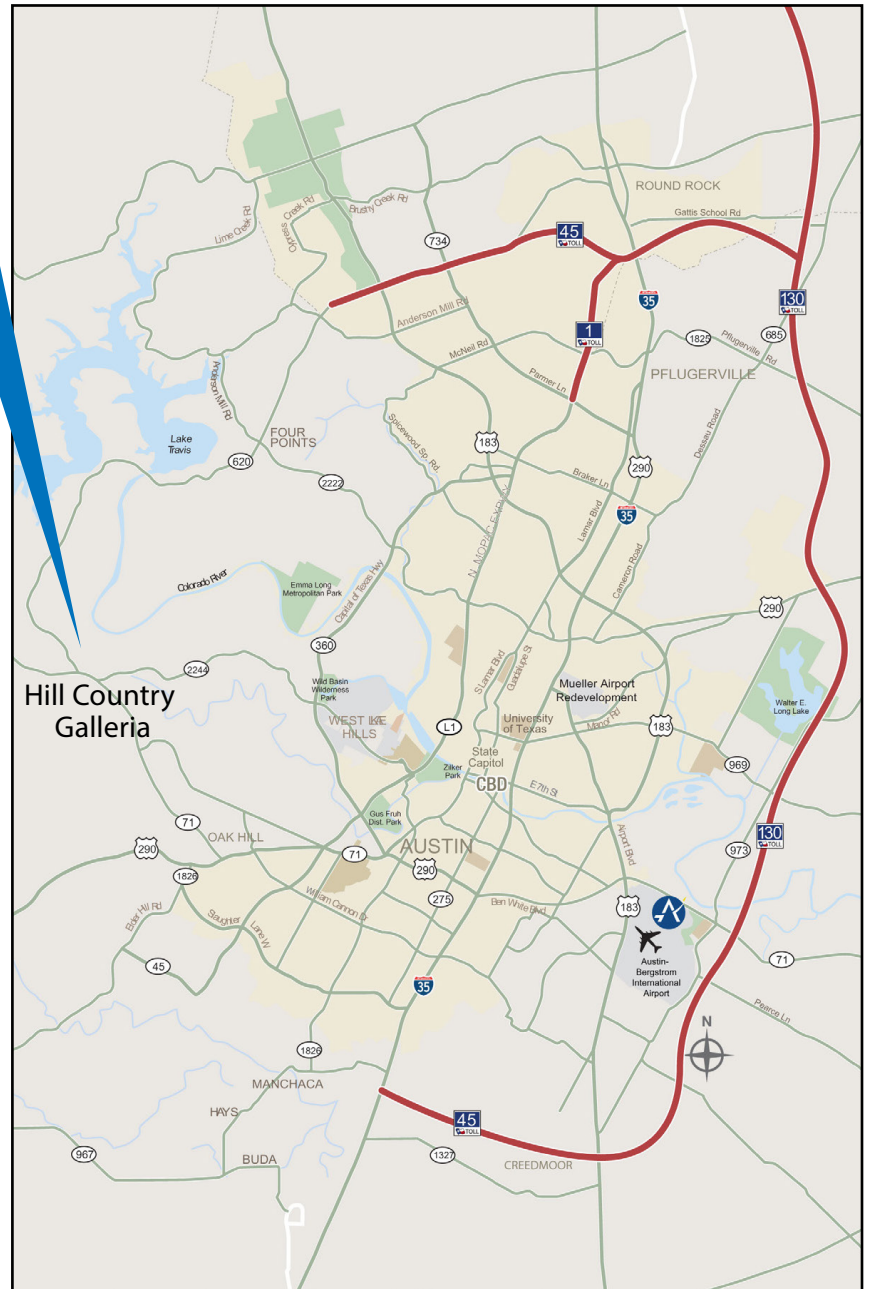
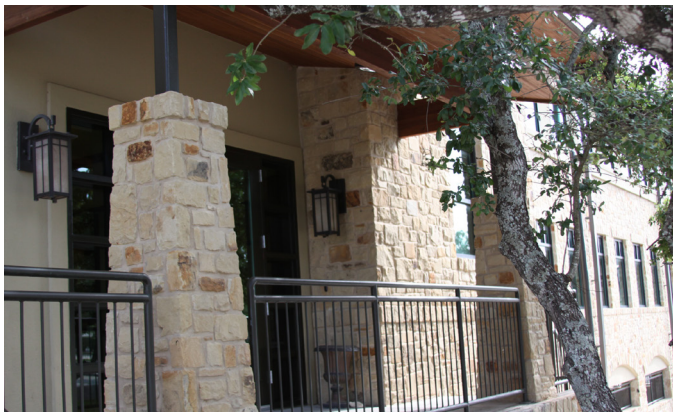
Brandon Lester

512.314.3576

[brandon.lester@transwestern.com](mailto:brandon.lester@transwestern.com)

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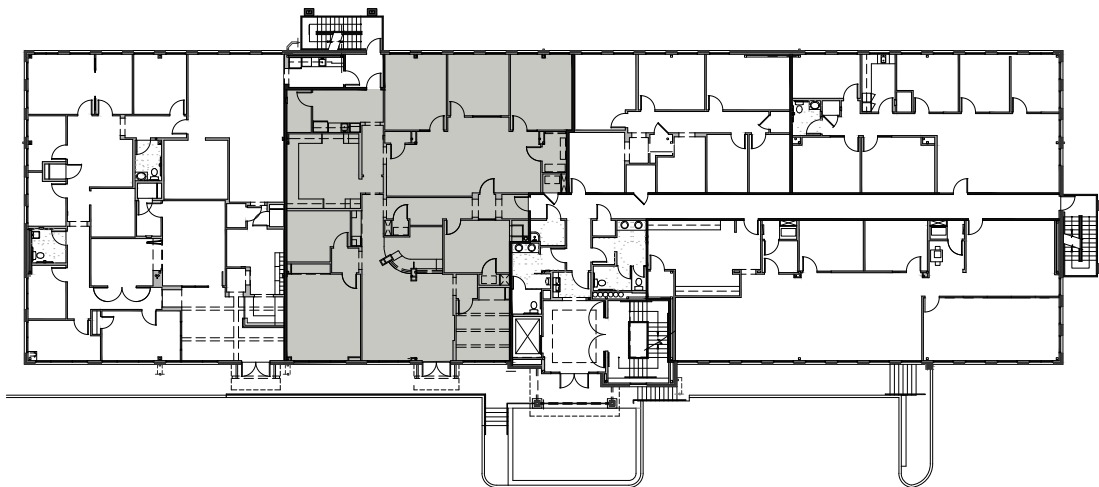
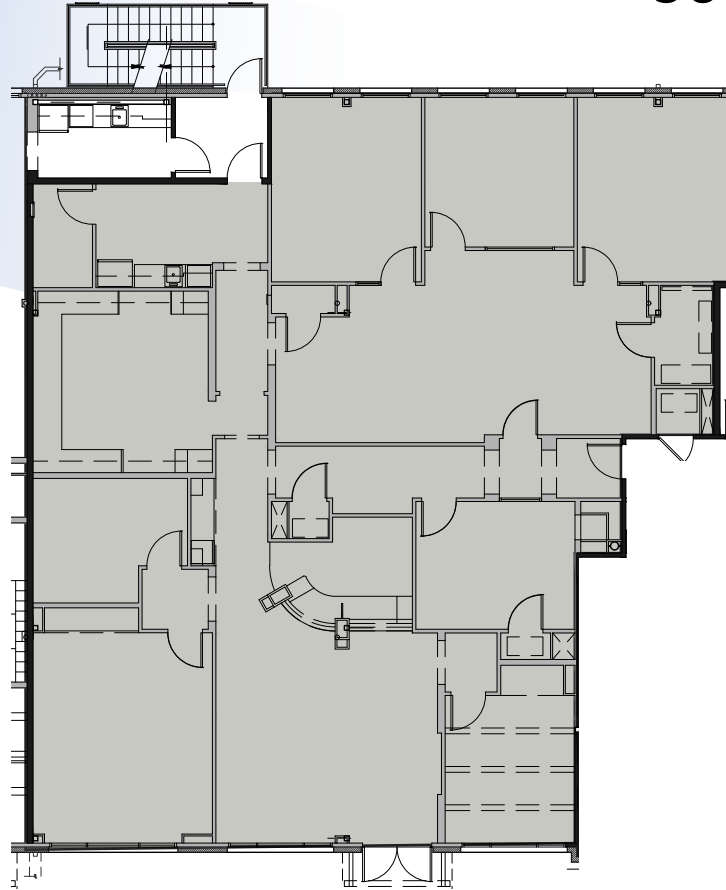
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## SUITE 120 - 3,907 SF



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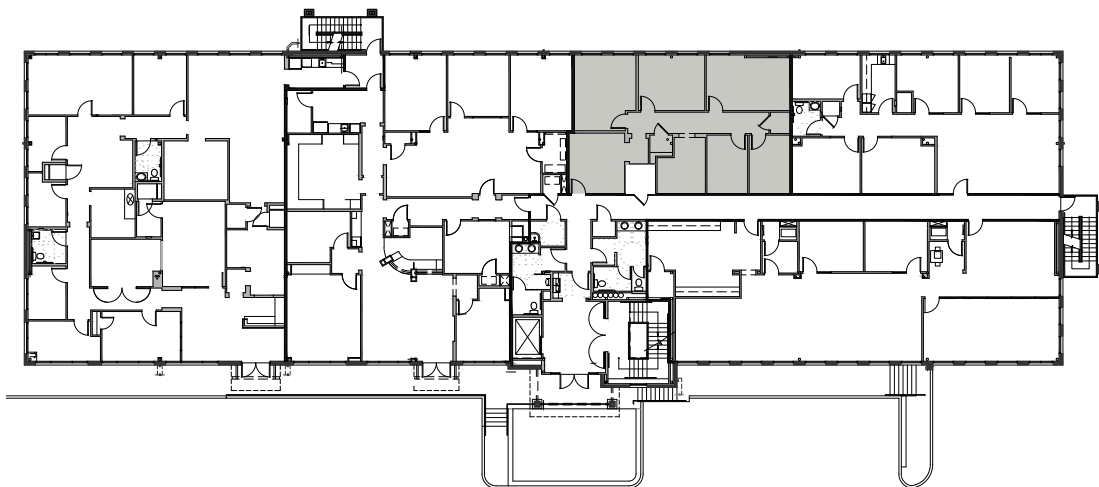
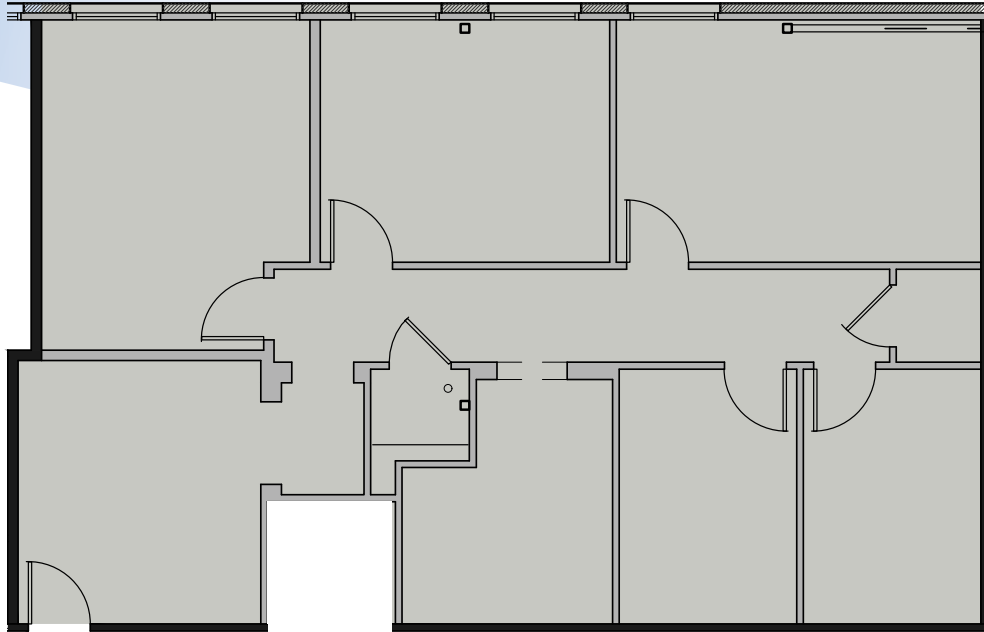
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## SUITE 140 - 1,600 SF



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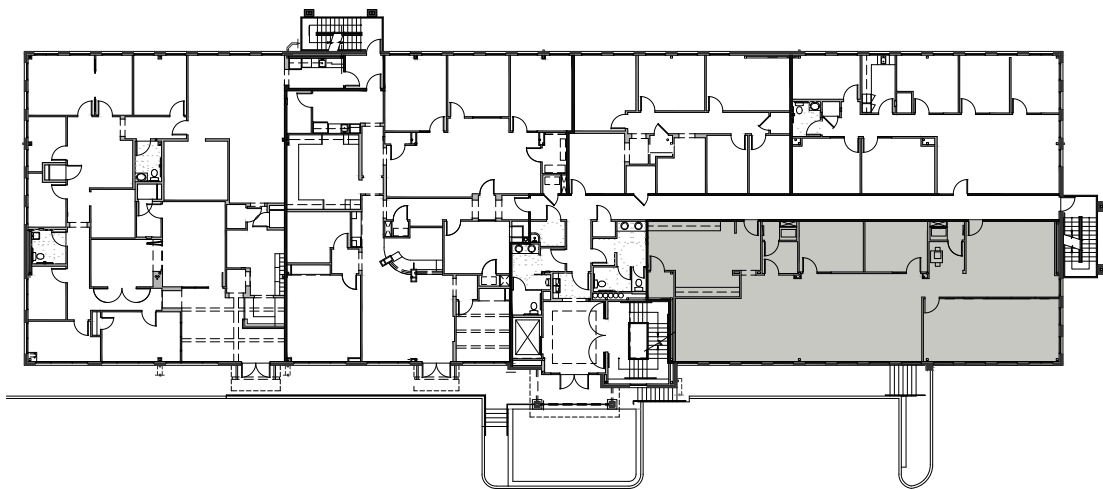
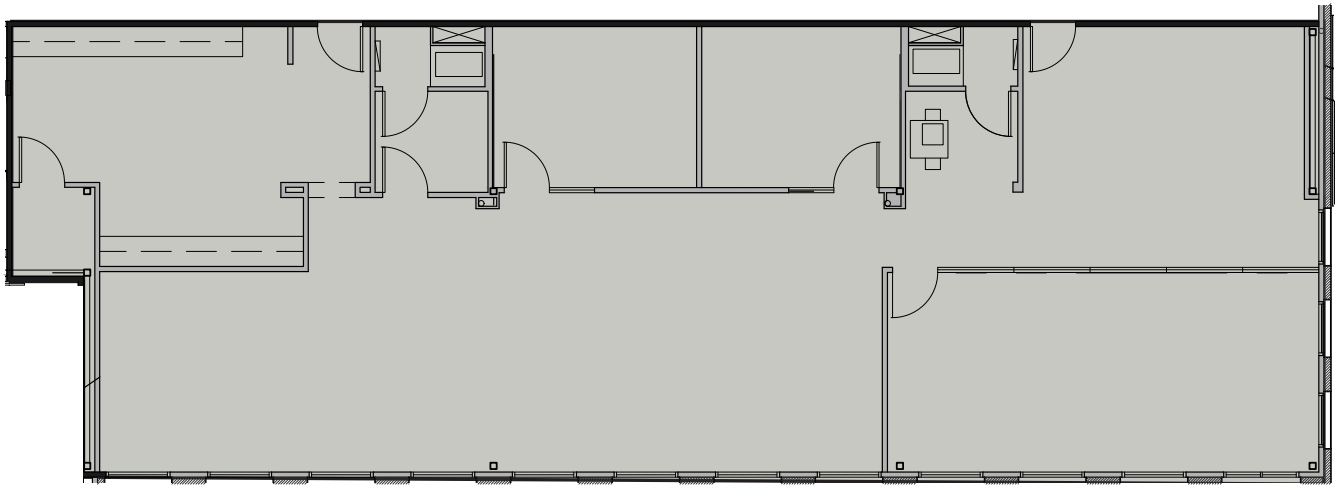
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## SUITE 180 - 2,957 SF



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