



The image shows the exterior of the Triton Center, a two-story building with a light-colored stone facade. The ground floor features large arched windows and a central entrance with a small overhang. The second floor has a row of rectangular windows. The building is surrounded by mature trees and a paved parking area with white and red markings. A concrete walkway with a black metal railing leads to the entrance.

TRITON CENTER

12117 BEE CAVE ROAD, BUILDING 3, AUSTIN, TX 78738

TRITON CENTER | 12117 BEE CAVE ROAD, BUILDING 3

AVAILABILITY

- Suite 200 - 5,122 SF*
- Suite 220 - 1,112 SF*
- Suite 240 & 260 - 4,922 SF*
- Suite 280 - 2,003 SF

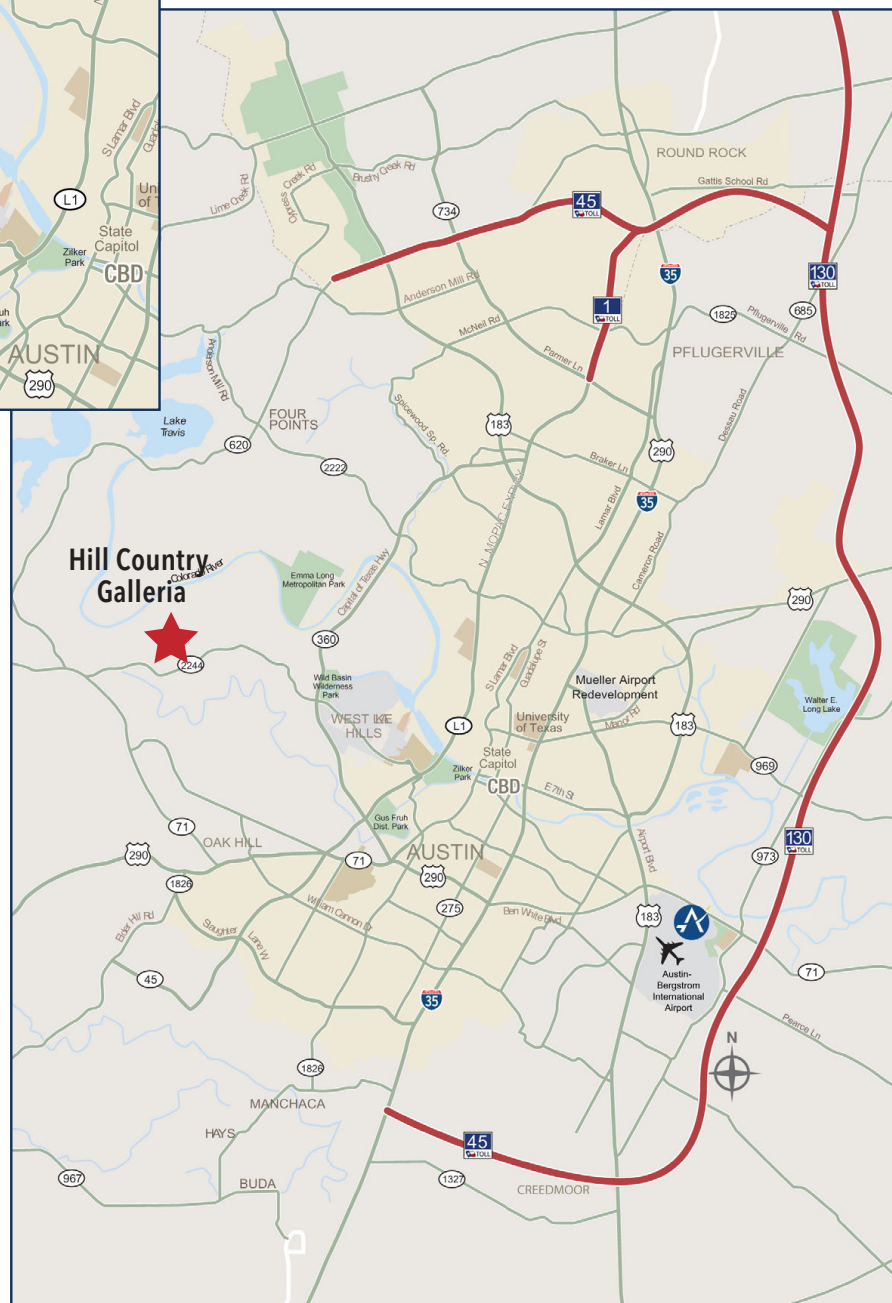
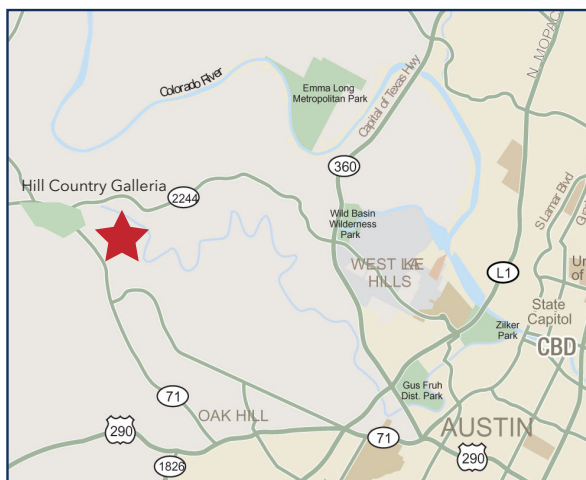
*Available 9/1/2021

TERMS

- Rental Rate - \$23.00 NNN
- Est. 2021 OpEx - \$12.80 + 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



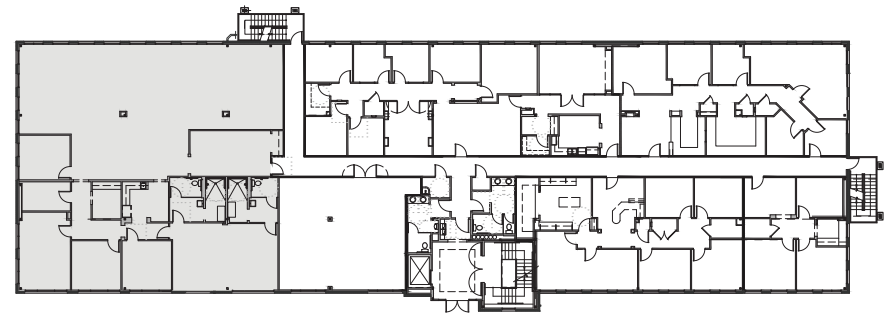
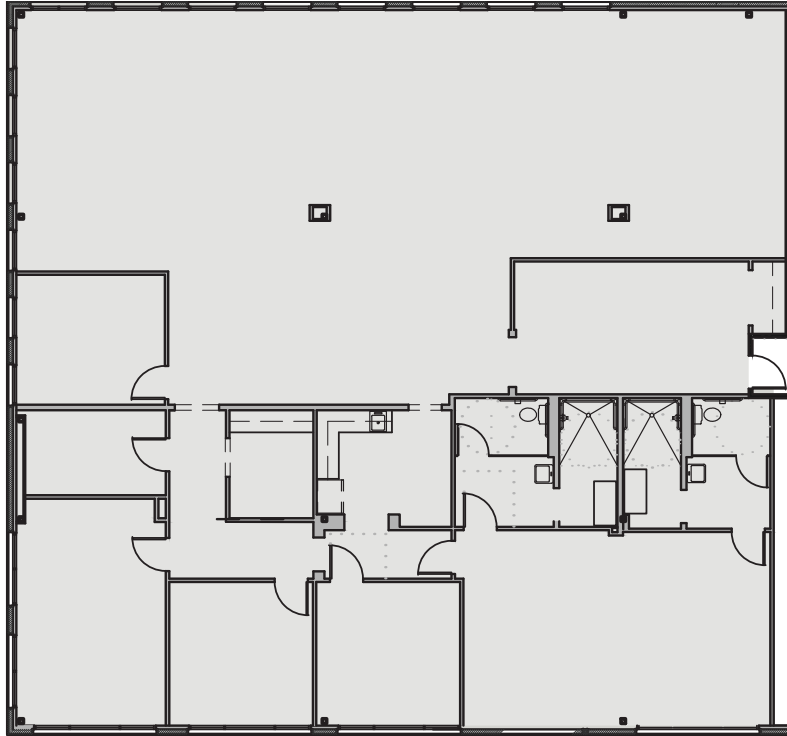
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SUITE 200: 5,122 SF

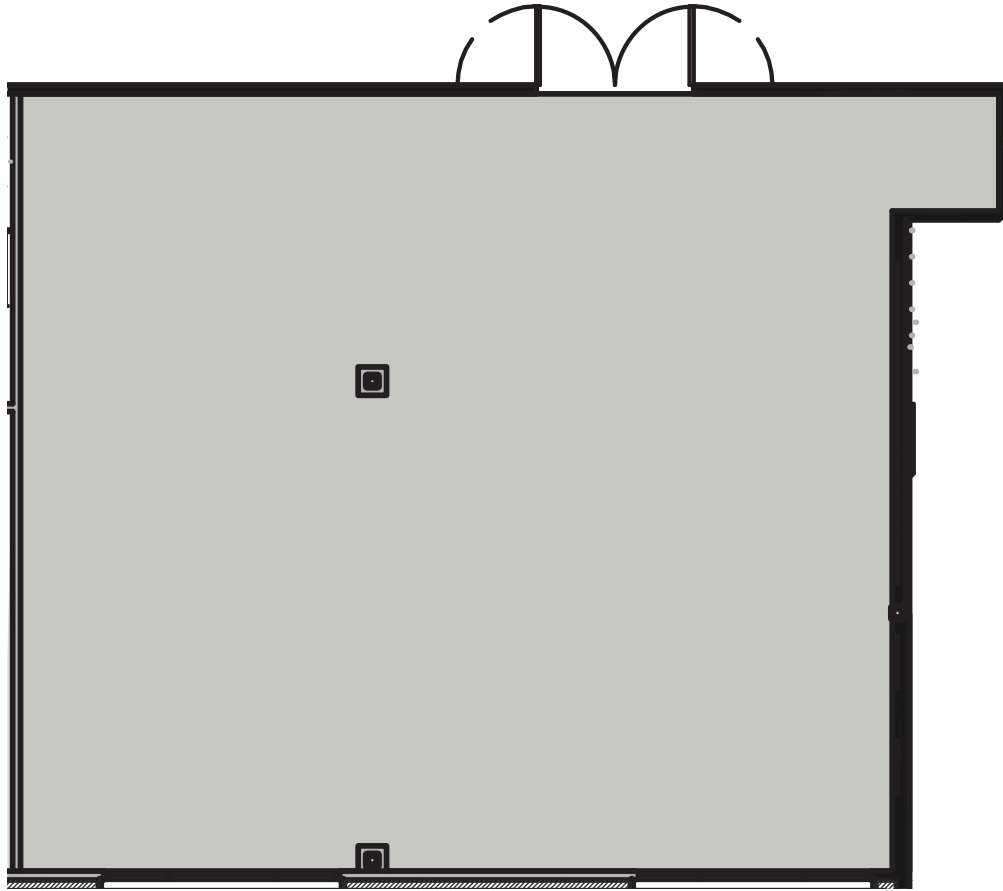
- Mix of private office and open space
- In Suite Private Gym
- Two private restrooms with showers
- Break room
- Available 9/1/2021



LINK TO VIDEO TOUR

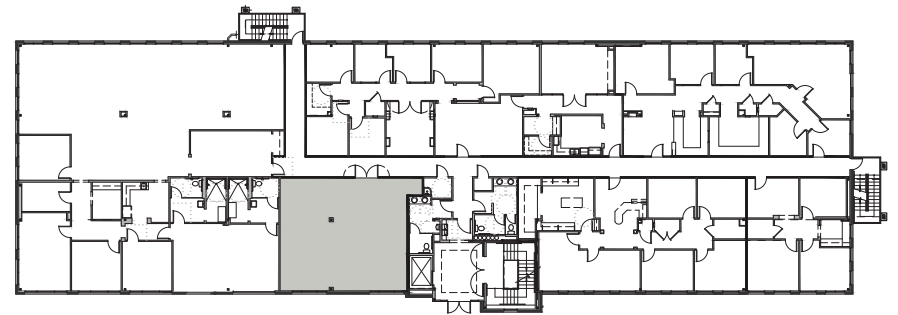


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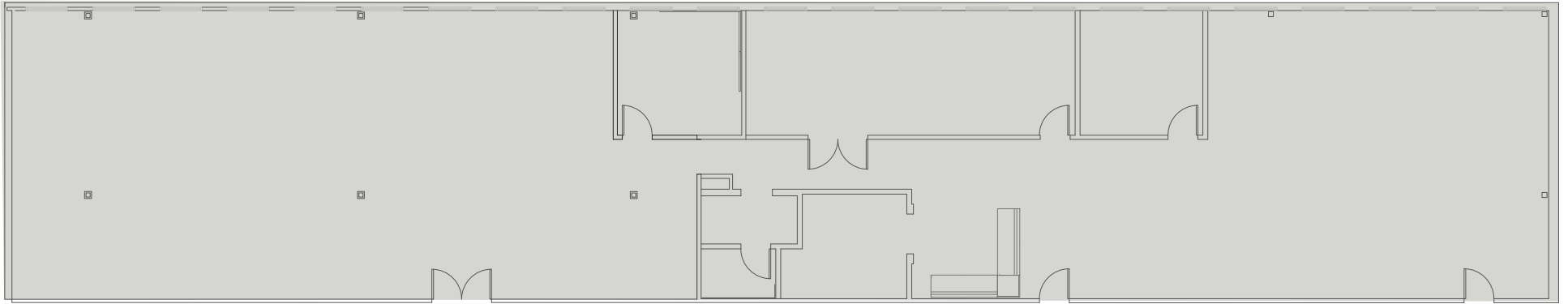


SUITE 220: 1,112 SF

- Open floor plan
- Contiguous with Suite 200 for 6,234 RSF
- Available 9/1/2021

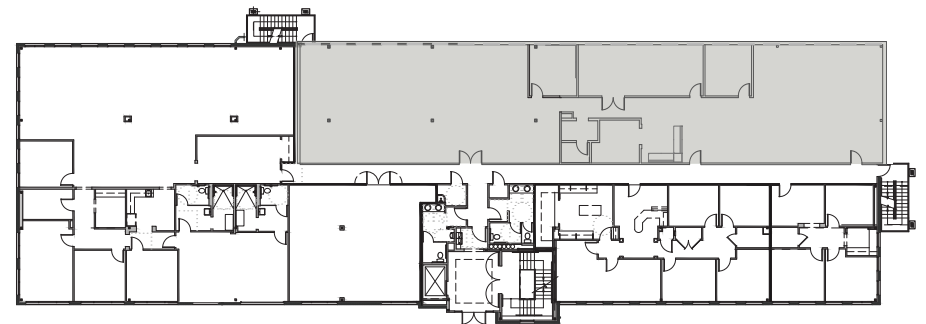


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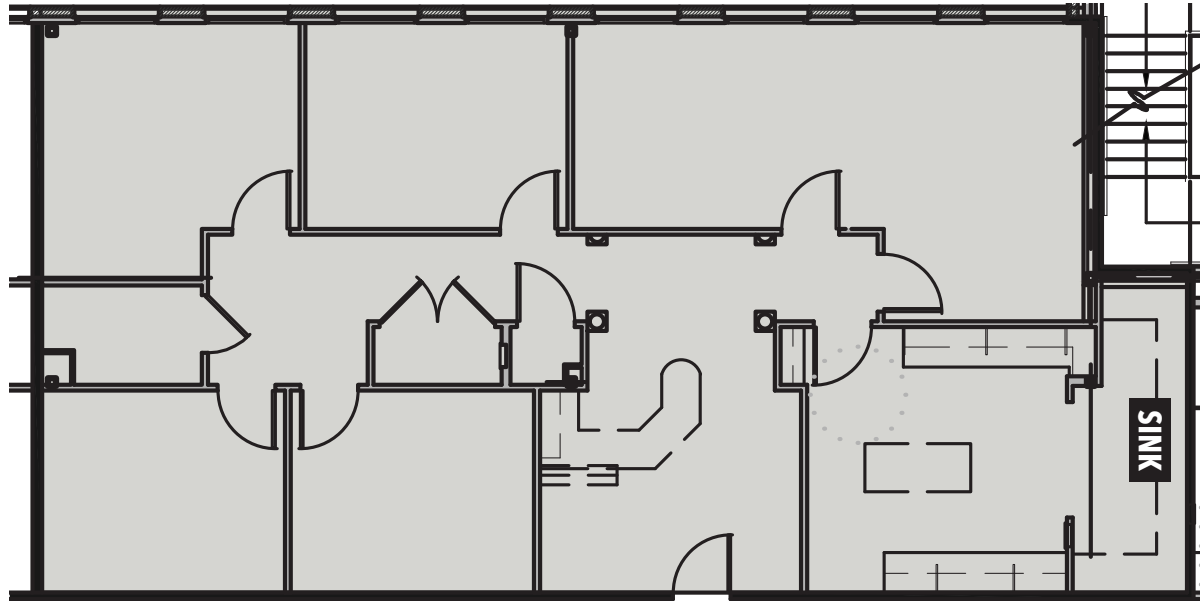
SUITE 240 & 260: 4,922 SF

- Opportunity to demise down to 2,053 RSF
- Mostly open bullpen area
- 2 private offices
- 1 Large conference room
- Break/work room
- Recent interior finishes throughout
- Move in ready
- Available 9/1/2021



LINK TO VIDEO TOUR

TRITON CENTER | 12117 BEE CAVE ROAD, BUILDING 3



SUITE 280: 2,003 SF

- 6 private offices
- Reception area with built-in desk
- Large workroom with kitchenette
- Recent interior finishes throughout
- Move in Ready



LINK TO VIDEO TOUR

