



The image shows the exterior of the Triton Center, a two-story building with a light-colored stone facade and large arched windows. The building is surrounded by mature trees and a paved parking lot. A blue banner at the bottom of the image contains the text 'TRITON CENTER' and the address '12117 BEE CAVE ROAD, BUILDING 3, AUSTIN, TX 78738'.

TRITON CENTER

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

TRITON CENTER | 12117 BEE CAVE ROAD, BUILDING 3

AVAILABILITY

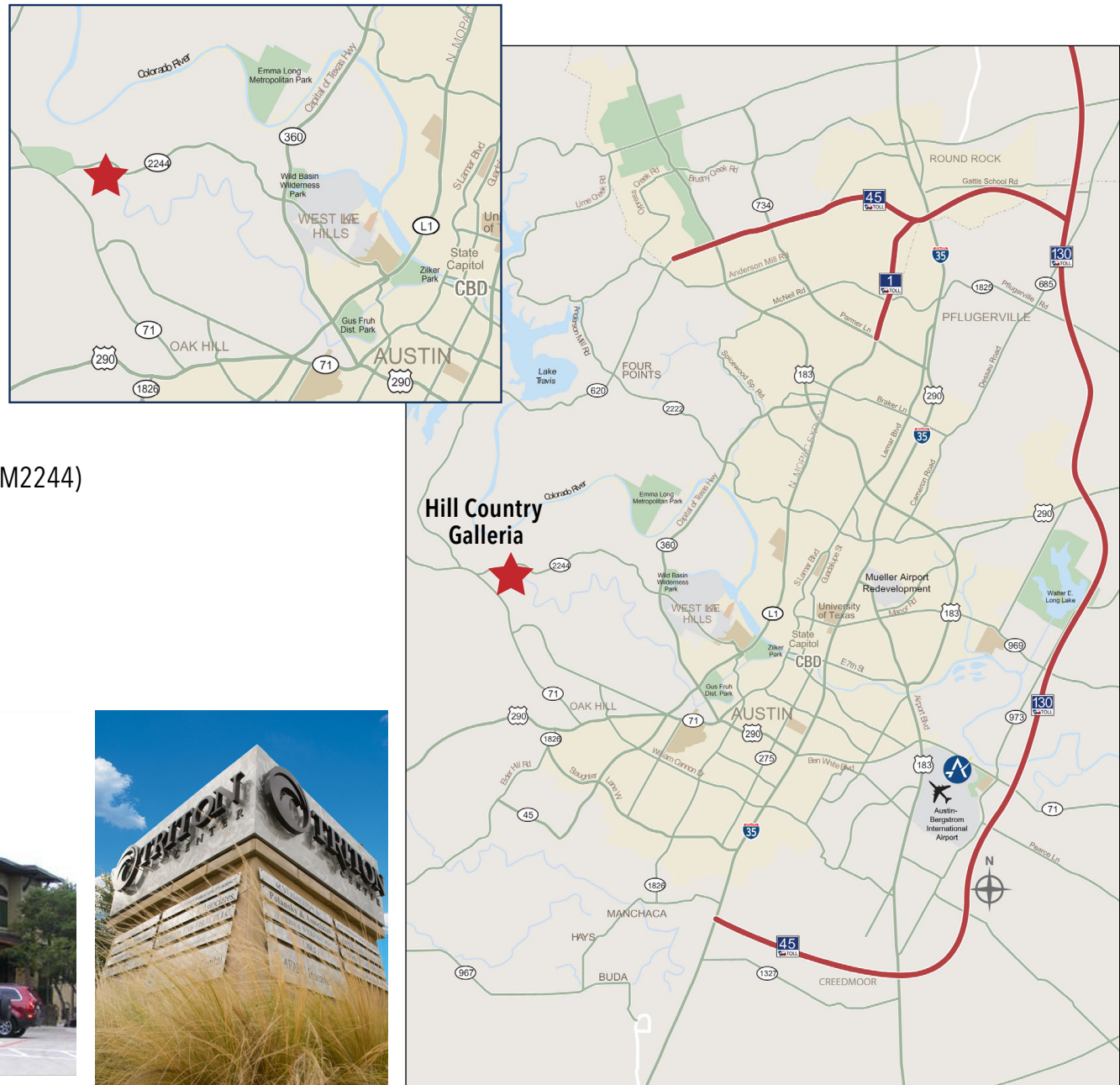
- Suite 120 - 3,907 SF
- Suite 280 - 2,003 SF - Available 1/1/21

TERMS

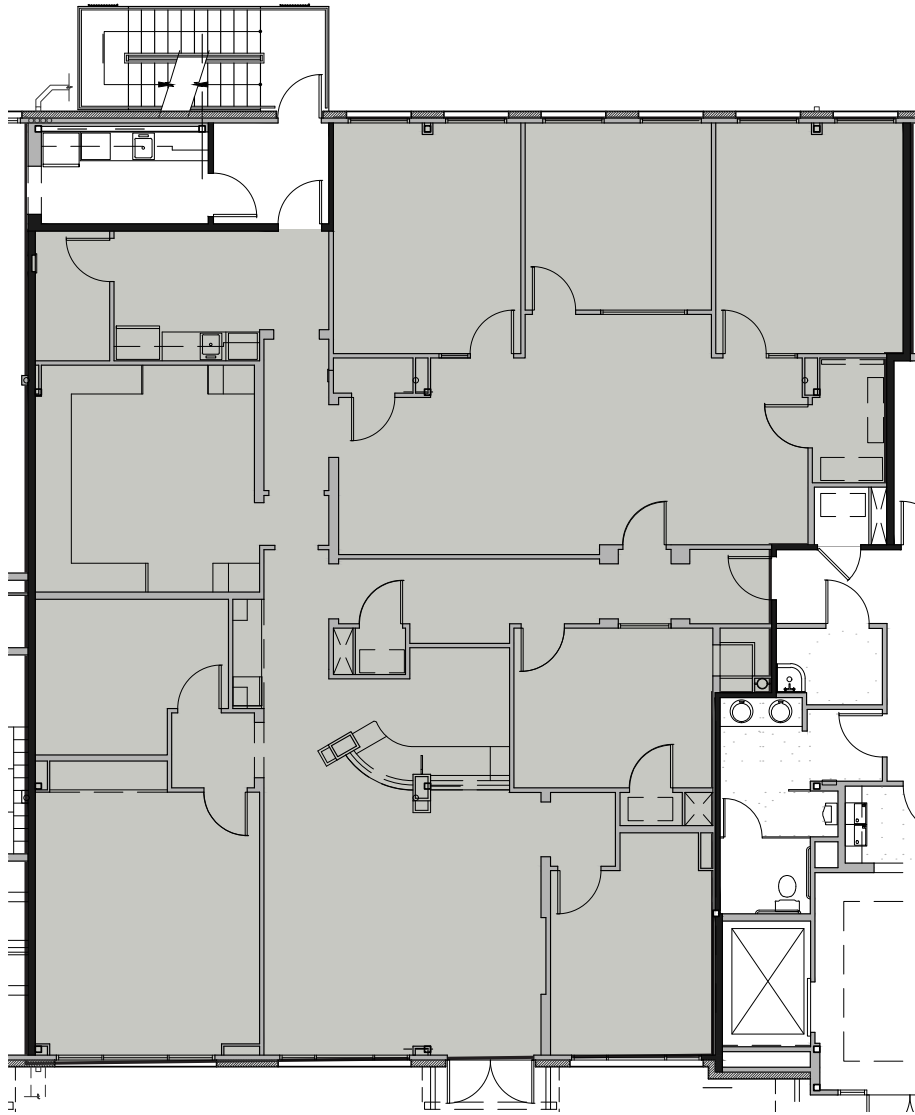
- Rental Rate - \$23.00 NNN
- Est. 2020 OpEx - \$13.37 + Electric

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



TRITON CENTER | 12117 BEE CAVE ROAD, BUILDING 3

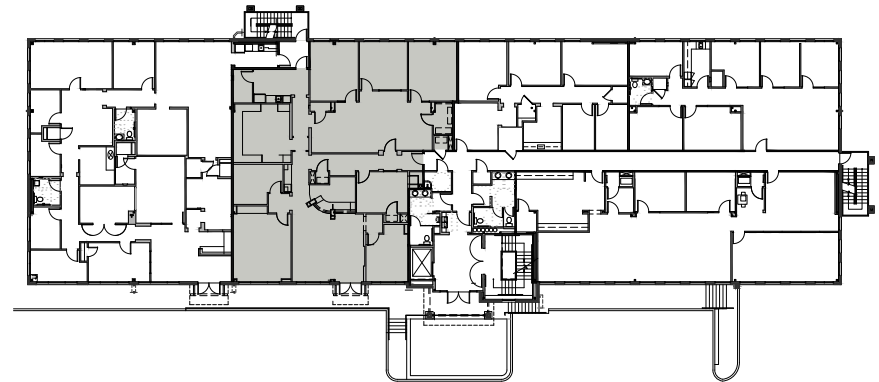


SUITE 120: 3,907 SF

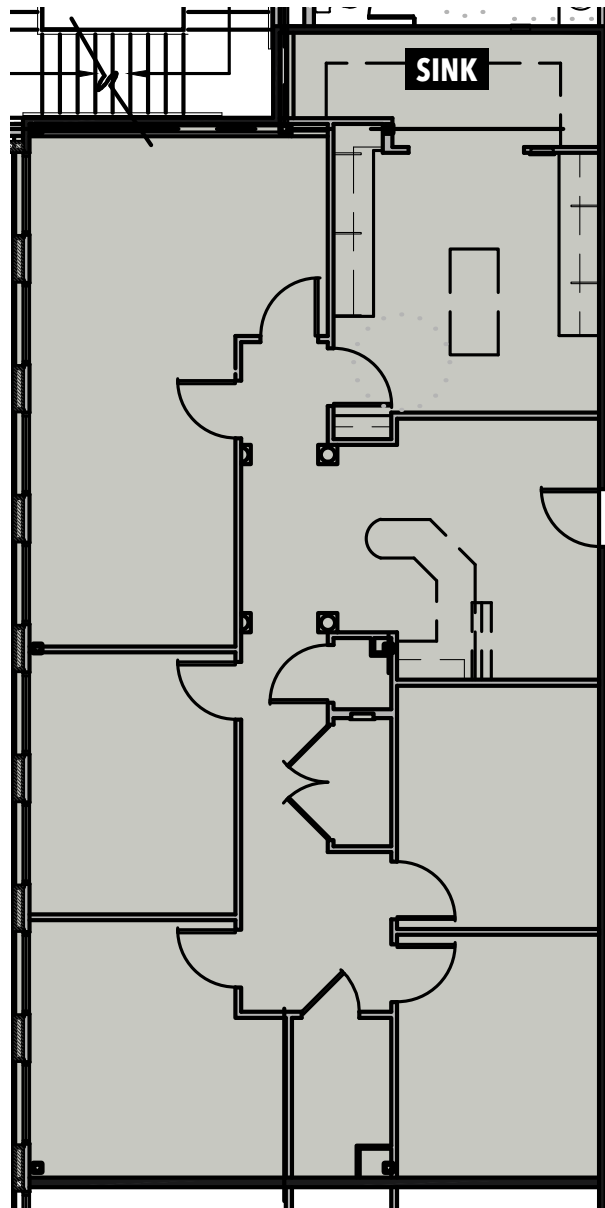
- 7 large offices
- Open area
- Large work room
- Break room
- Private access points
- Ready for Tenant's customized finishes



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
- Available 1/1/2021

