

# OFFICE SPACE FOR LEASE

# THE PALISADES

3006 BEE CAVES ROAD, BUILDING D, AUSTIN TX 78746

The Palisades is an office property consisting of 4 buildings; three are 2-stories and one is 3-stories. The property is located 8/10 of a mile from MoPac Expressway and only 8 minutes from the Central Business District.

All suites in The Palisades are full service suites that include; five day janitorial service, all utilities including electric, heat, air conditioning, water, sewer and trash service, lighted parking all night, 24-hour/7day access and on-site/owner management.

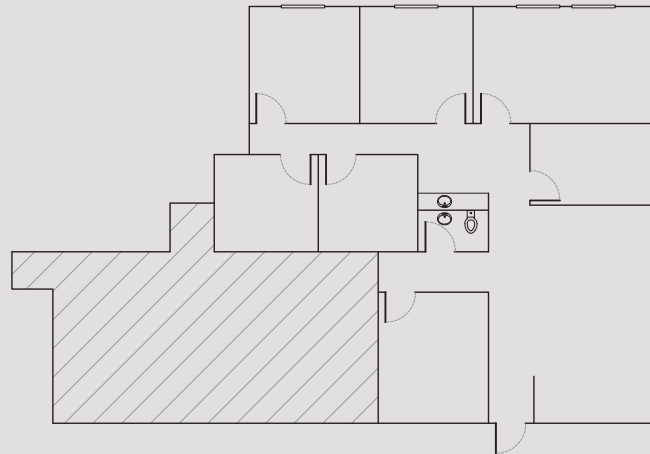


## AVAILABLE

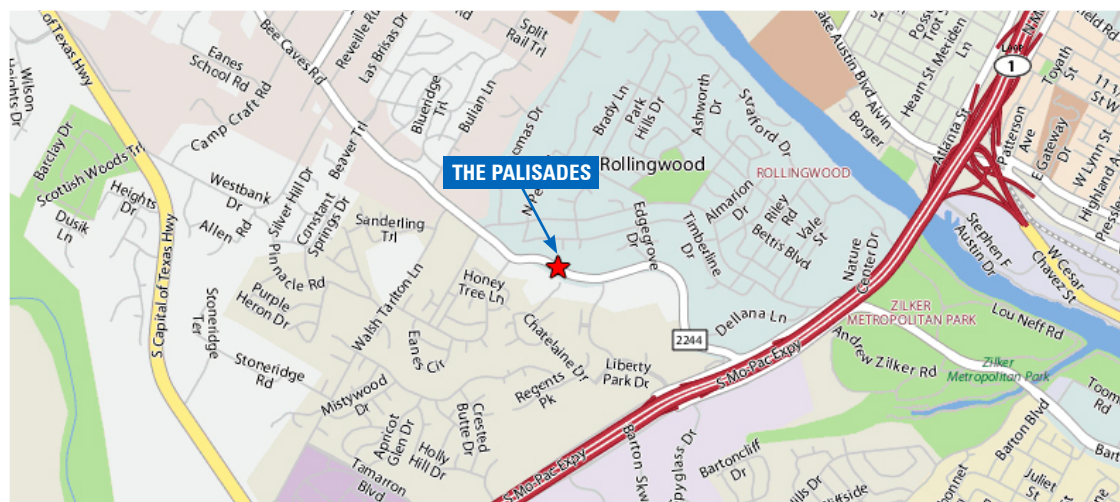
- Suite D-230 - 1,655 SF
- Lease Rate: \$17.50/SF
- Quiet corner of building with three outside walls, parking immediately below suite with easy access.
- The floor plan may be modified for the specific use of a new Tenant.
- Our rental rates are the least expensive on Bee Caves Road.

- Valuable exterior signage is available.
- Parkings is abundant.
- Restaurants are located within 2-3 blocks.
- The Suite may be shown by appointment any day.

## FLOOR PLAN



## LOCATION



Acquisition - Development - Management Since 1957