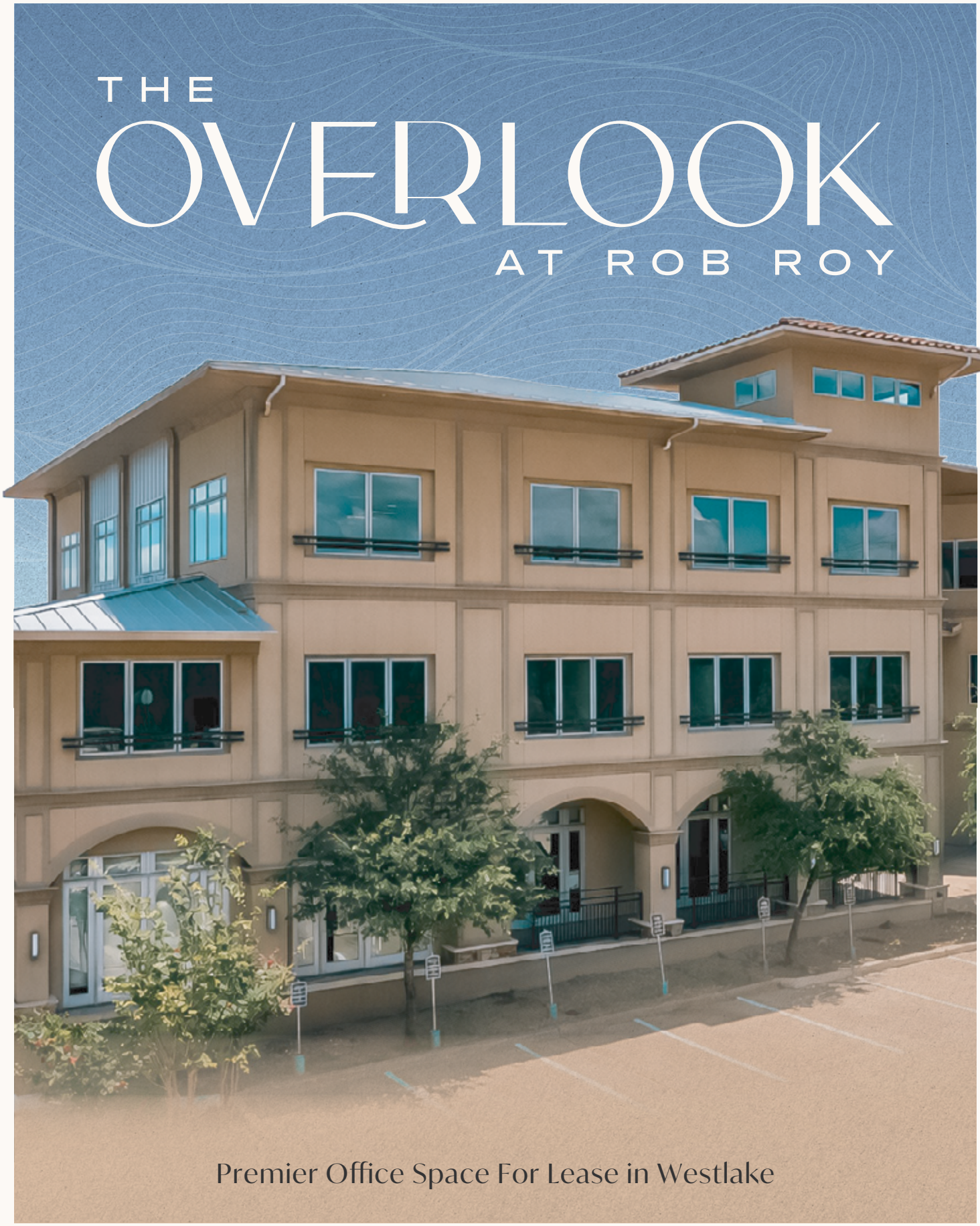
6836 BEE CAVES ROAD | AUSTIN, TEXAS 78746

# THE OVERLOOK AT ROB ROY



Premier Office Space For Lease in Westlake

CUSHMAN & WAKEFIELD

# Westlake Prestige

Set within one of the most affluent areas in the Austin region, The Overlook at Rob Roy offers companies a rare opportunity to establish a presence in a highly sought-after Westlake location. Positioned along Bee Caves Road, the property offers strong visibility with flexible, move-in-ready suites, panoramic Hill Country views and upgraded amenities to deliver a more refined workplace experience.

- CLASS A OFFICE/MEDICAL CAMPUS
- RECENTLY COMPLETED LOBBY RENOVATION & PARKING GARAGE
- CONFERENCE CENTER
- UNMATCHED VIEWS OF TEXAS HILL COUNTRY
- PRIVATE BALCONIES
- 3.5/1,000 PARKING RATIO



# Balanced Workdays

Westlake offers tenants the best of both worlds, blending the calm and beauty of a suburban setting with close proximity to Austin's central business district and a vibrant mix of lifestyle amenities.

| | |
|---|---|
| The Grove Wine Bar & Kitchen | 2 min |
| Village at Westlake | 4 min |
| Barton Creek Square | 11 min |
| Downtown Austin | 25 min |
| Austin Bergstrom International Airport | 39 min |

| POPULATION SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 2025 Total Daytime Population | 9,533 | 47,436 | 152,240 |
| Median Home Value 2025 | $1,159,091 | $1,285,098 | $1,141,316 |



# Exceptional Connectivity

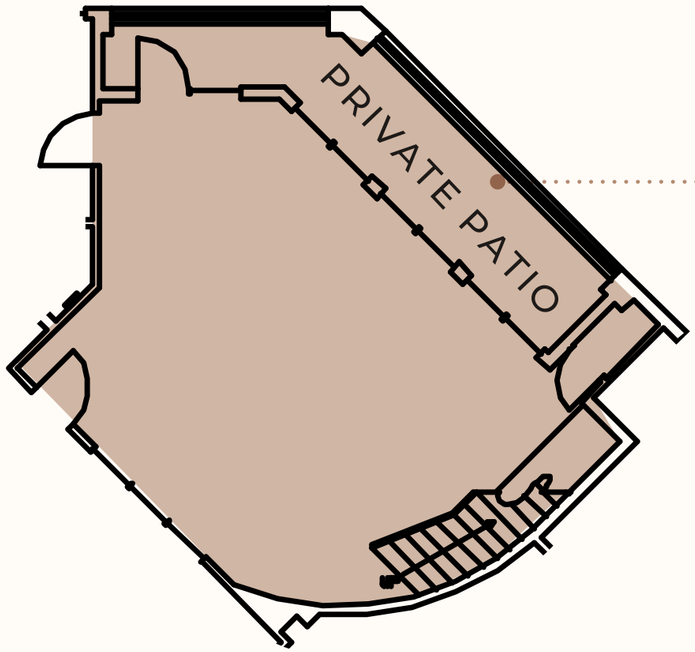
With direct access to Bee Caves Road and Loop 360, The Overlook at Rob Roy offers tenants seamless access across Westlake and the greater metro.



# Suite 201 - 1st Floor

3,665 RSF

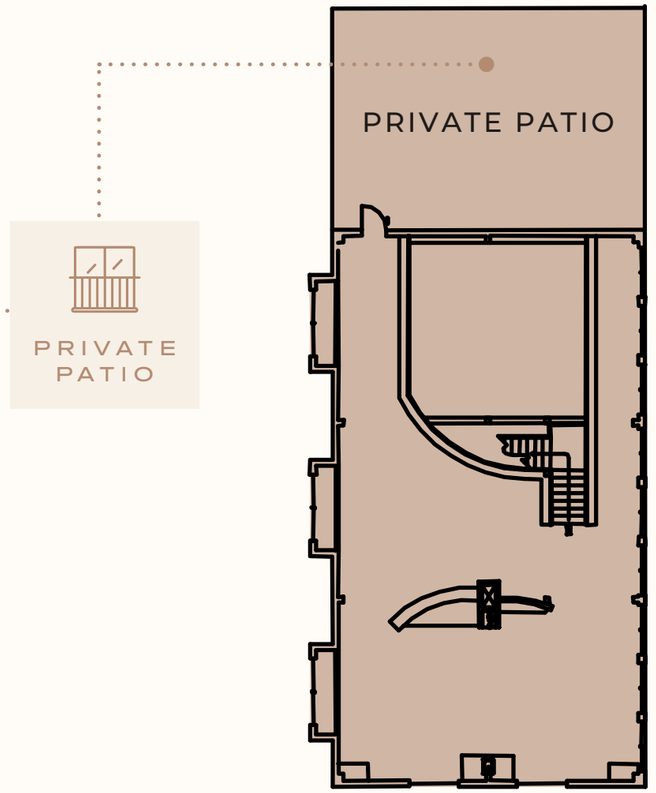
Two story boutique style suite with private patio




FIRST FLOOR VIRTUAL TOUR



# Suite 201 - 2nd Floor

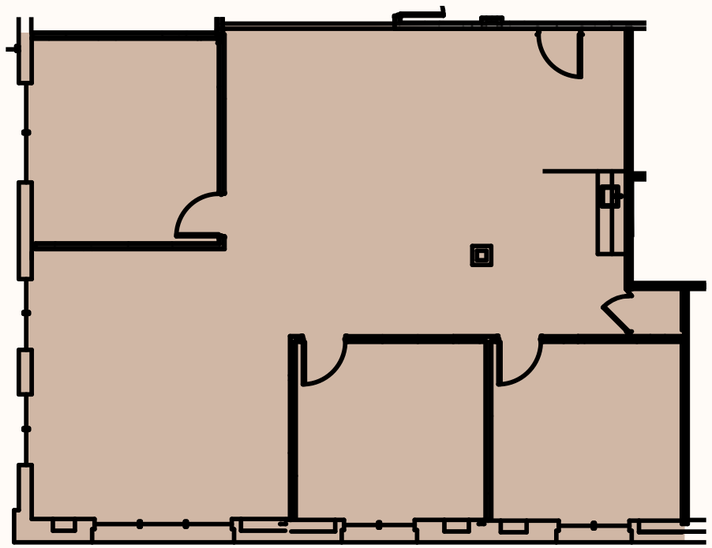



SECOND FLOOR VIRTUAL TOUR

Availabilities

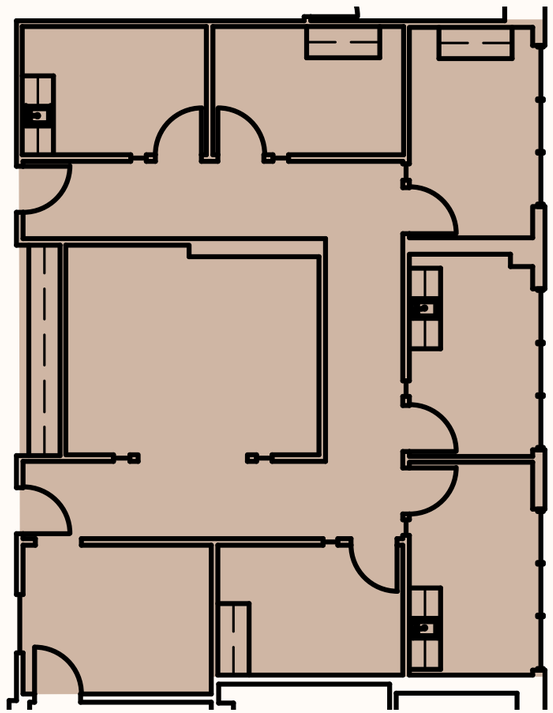
## Suite 215

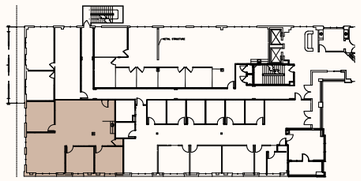
1,776 RSF

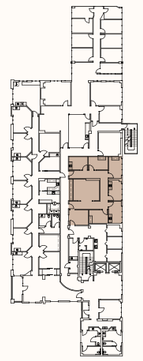


## Suite 320

1,885 RSF







# For More Information, Please Contact


MATTHEW FRIZZELL
Executive Director
Direct: +1 512 814 3404
Mobile: +1 512 925 5001
matt.frizzell@cushwake.com

HOLMES ONWUKAIFE
Director
Direct: +1 512 439 6717
Mobile: +1 512 940 7125
holmes.onwukaife@cushwake.com

PAIGE LIVERMAN
Senior Associate
Mobile: +1 512 581 5167
Direct: +1 512 222 0941
paige.liverman@cushwake.com


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