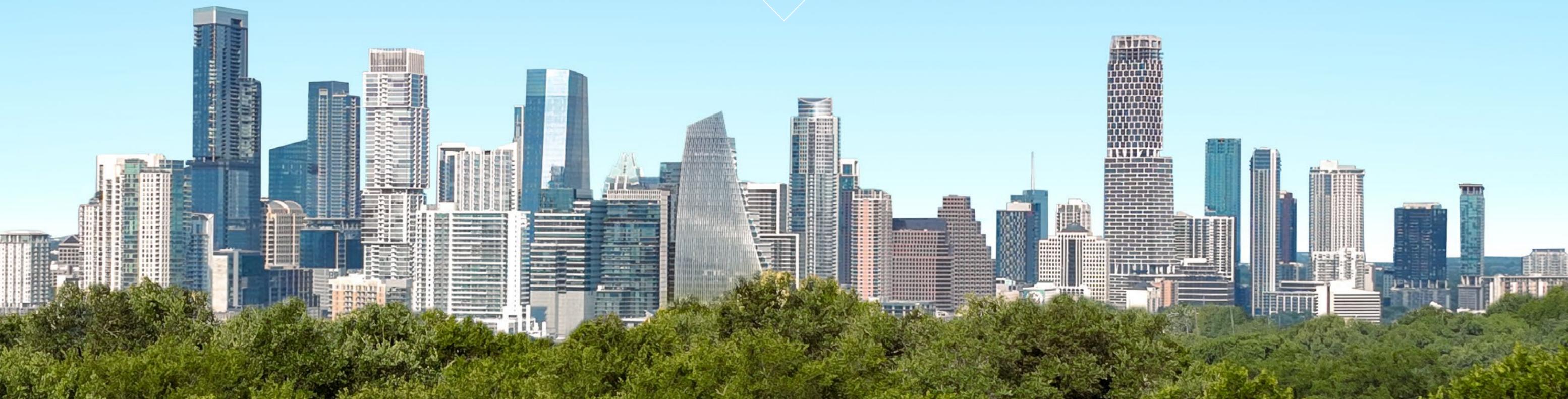


2500 BEE CAVE RD

ROLLINGWOOD
CENTER
BUILDING I & II

AUSTIN, TX 78746





MORE THAN A PLACE TO WORK

Smart, beautifully appointed, and flawlessly situated in one of the most coveted office parks in Austin, Rollingwood Center Building I offers a natural business environment with the power to spark your success and satisfaction for decades. It's more than a place to work—it's a place to thrive.





THE ADDRESS YOUR BUSINESS
CARD IS BEGGING FOR

In this new, almost urban retreat, even the basics are superlative—spacious, customizable floor plans; mature oak trees throughout the property; the most exquisite finishes throughout all of the public spaces, including honed Leuders limestone floors and walls, with warm stained wood ceiling grille system; and floor-to-ceiling windows of high-quality vision glass.

YOUR URBAN WORKPLACE IN THE HEART OF THE CITY

Just two miles from downtown, Rollingwood Center Building I is situated across Mopac from Zilker Park, on Bee Cave Road (2244). Easy access to Mopac (Loop 1) and 360 makes any commute a breeze. Rollingwood's proximity to Zilker Park provides easy access to any of the park's popular festivals, such as ACL, the Kite Festival, or the Fourth of July celebration. Rollingwood has proposed access to the Austin hike & bike trail system, which connects to Barton Springs, Lady Bird Lake, and downtown. Drive to Trader Joe's in 3 minutes, ride to Whole Foods and the Austin Central Business district in just 9 minutes, or enjoy the on-site food truck service in the courtyard.

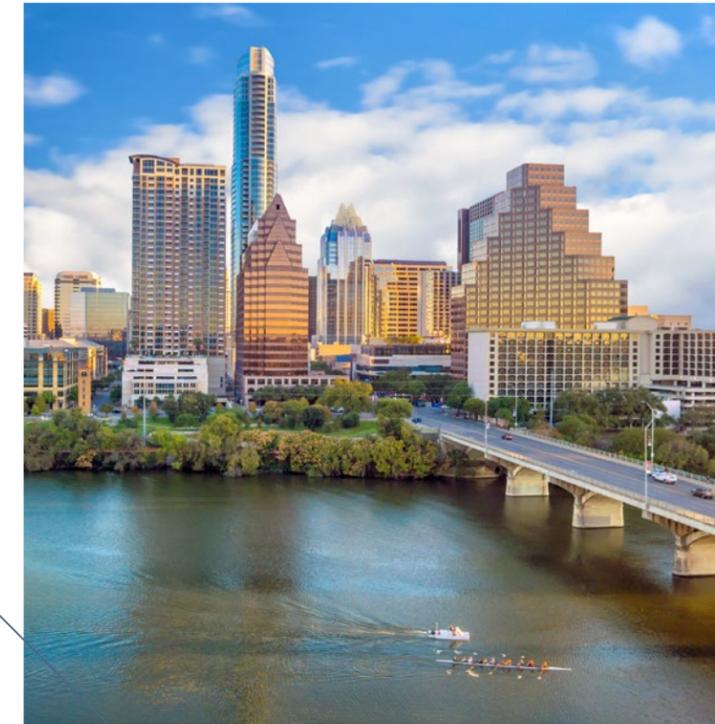




BUILDING EXECUTIVE
CONFERENCE
CENTER



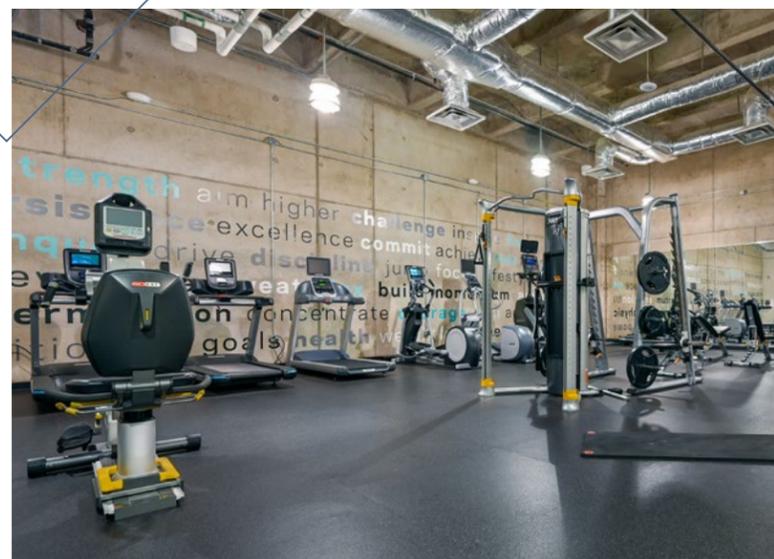
HIKE AND BIKE
TRAIL ACCESS



DOWNTOWN
VIEWS



PARK-LIKE
SETTING FEATURING
PRIVATE OUTDOOR
COURTYARD



FITNESS CENTER
AND LOCKER ROOM

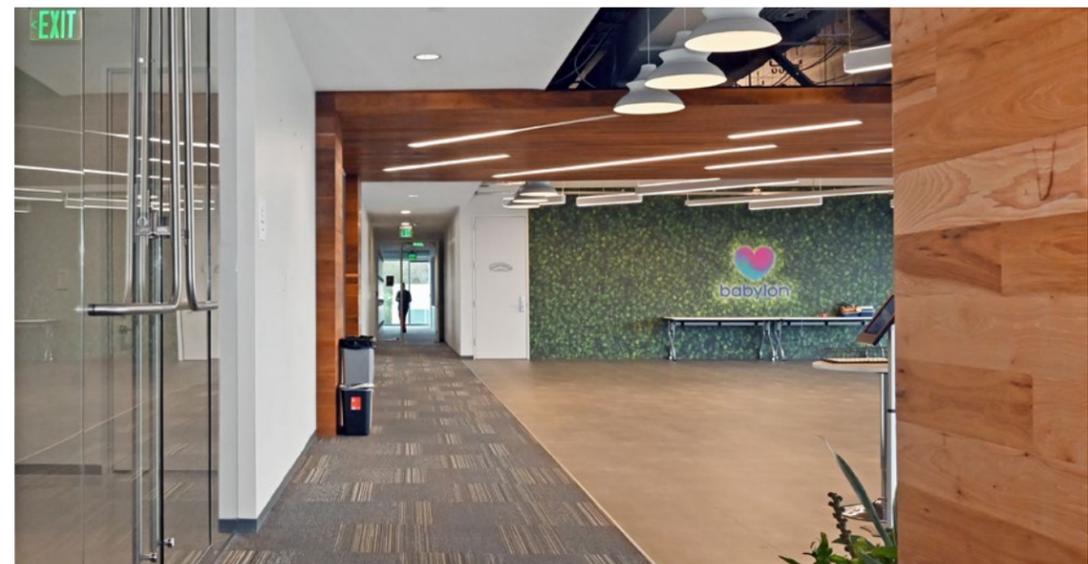
ADJACENT
STRUCTURED
PARKING



SECOND FLOOR



FOURTH FLOOR



FOOD & BEVERAGE

Blue Dahlia
Texas Honey Ham
Poke House Westlake
Blenders & Bowls
Marye's Gourmet Pizza
Sway
Suzie Cakes
Wow Donuts
Brueggers Bagels
Flower Child

Starbucks
Pinkberry
Chipotle
Jersey Mike's
Raising Canes
Modern Market Eatery
CAVA
Panera Bread
Nothing Bundt Cakes
Salt Traders

HEALTH & WELLNESS

Pure Barre
RIDE Indoor Cycling
Orange Theory Fitness
BEAT Fitness
CORE Therapy & Pilates
F45 Training Westlake
Smart Strength Austin
Perspire Sauna
Westlake Aesthetics & Wellness

Sole Foot Spa
Bee Caves Barber Shop
Golden Fortune Spa
Massage Envy
Perspire Sauna Studio
Allure Nails & Spa
Beauty Store Salon & Spa
Boardroom Salon for Men
Spa La La

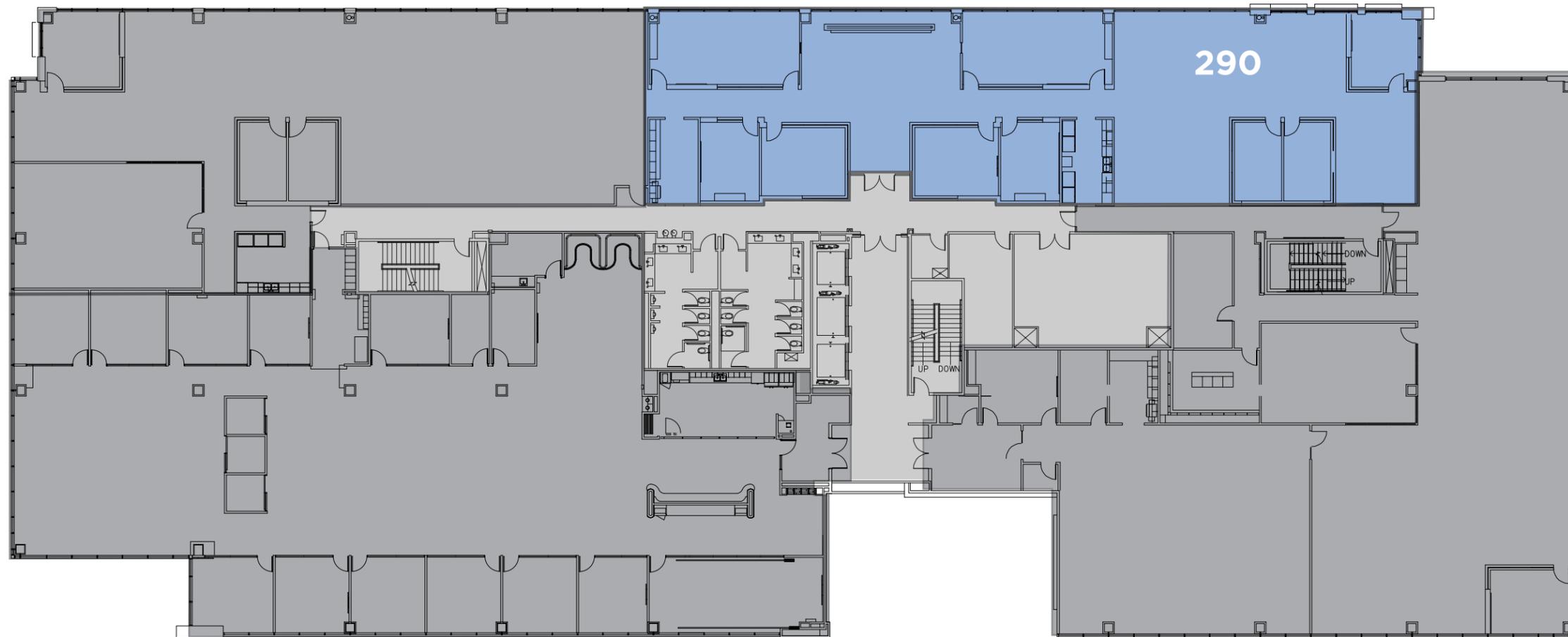




BUILDING I

LEVEL TWO | SUITE 290: 6,914 sq. ft.

Available within 90 Days for sublease or direct lease



▼ *Downtown Austin*

BUILDING I

LEVEL THREE | SUITE 380: *13,375 sq. ft.*

Available 2/1/2026 for sublease or direct lease

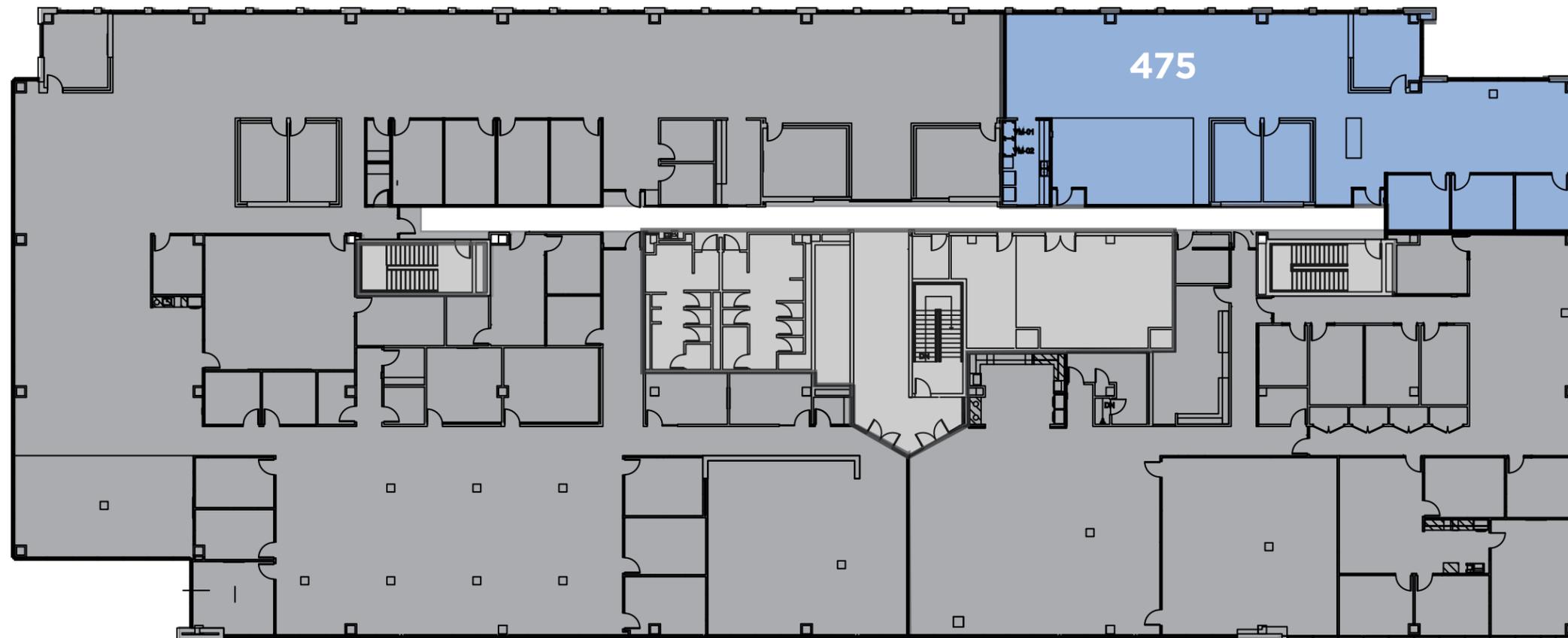


▼ *Downtown Austin*

BUILDING I

LEVEL FOUR | SUITE 475: 4,901 sq. ft.

Available Immediately for sublease or direct lease



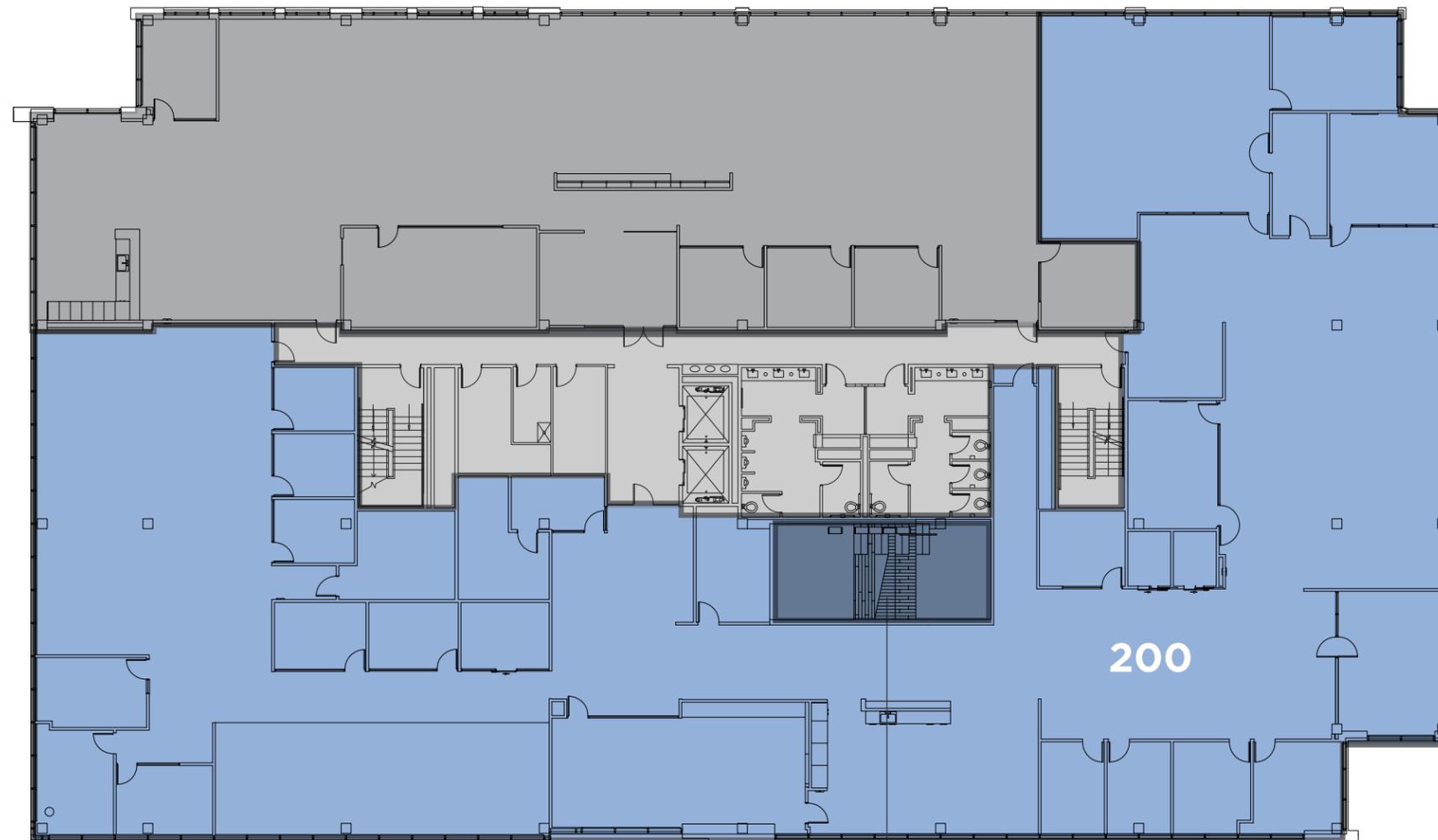
▼ *Downtown Austin*

BUILDING II

LEVEL TWO | SUITE 200: 17,532 sq. ft.

Maximum contiguous 44,617 RSF connected with internal stair

Available with 90 Days' Notice



Internal stairwell

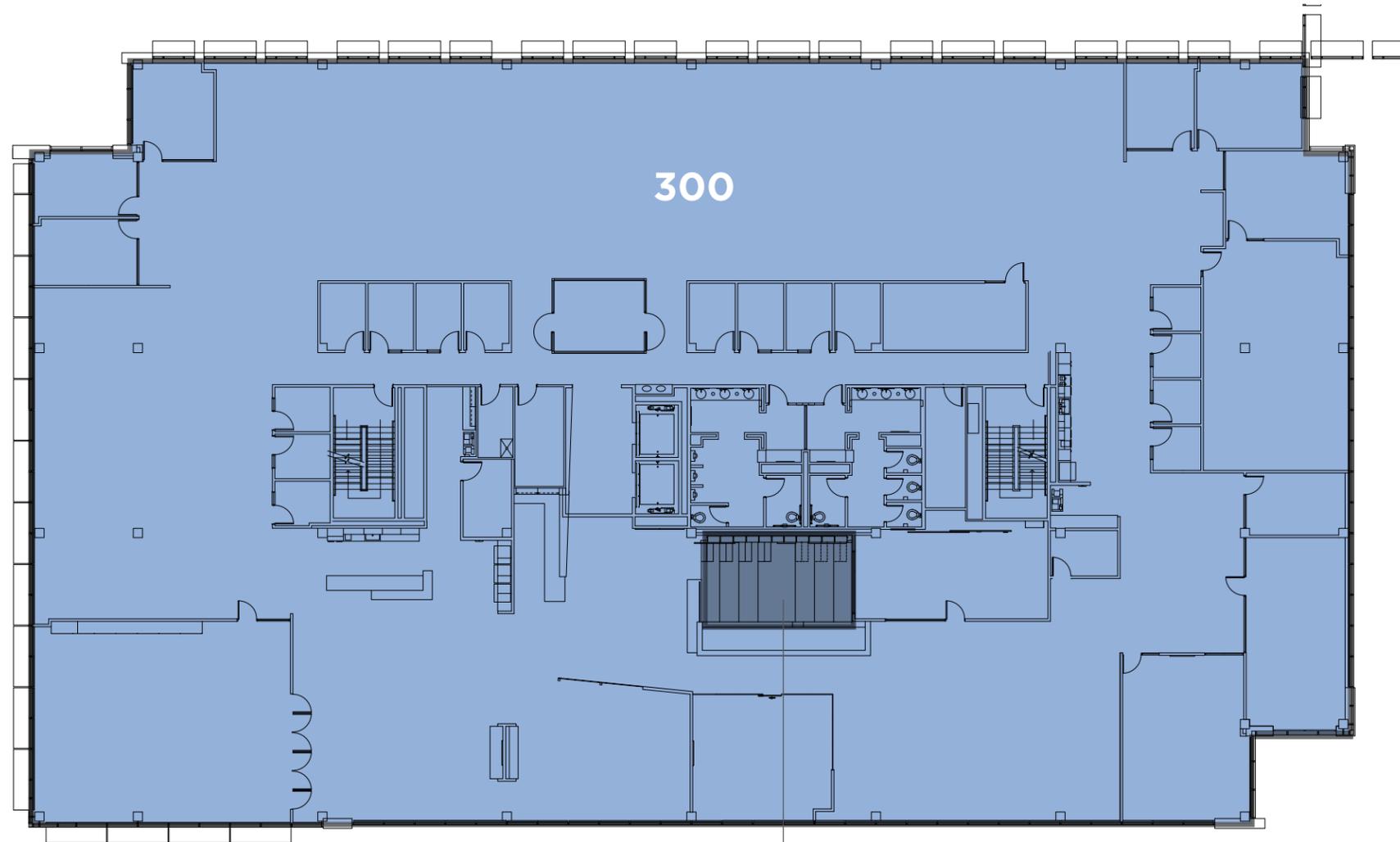
▼ *Downtown Austin*

BUILDING II

LEVEL THREE | SUITE 300: 27,085 sq. ft.

Maximum contiguous 44,617 RSF connected with internal stair

Full Floor Available with 30 Days' Notice



Internal stairwell

▼ Downtown Austin



ROLLINGWOOD CENTER BUILDING I FACT SHEET

SIZE

Building I – 4-story: 149,128 RSF
4-story parking garage.

BUILDING RATINGS/CERTIFICATIONS

Seeking LEED Certified Core & Shell designation.

PARKING

4-Story garage tucked into hillside. Specially designated parking for hybrid vehicles.
Parking ratio is approximately 4 spaces/1,000 RSF.

Structured Parking Garage Spaces 486



2500 BEE CAVE RD

ROLLINGWOOD
CENTER
BUILDING I & II

AUSTIN, TX 78746

WWW.ROLLINGWOODCENTER.COM



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Travis Gordon Dunaway	465786	TDunaway@Endeavor-Re.com	512-682-5570
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anne Perry Swift	549107	ASwift@Endeavor-Re.com	512-682-5579
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____