



OFFICE | AUSTIN | FOR SALE

3906 Menchaca Rd

Austin, Texas 78704

PROPERTY DESCRIPTION

Fully leased absolute net medical office investment opportunity in South Austin. Cap Rate 7.11%.

- The property offers approximately 2,300 SF on a 0.32-acre lot with 12 on-site parking spaces and a secure, gated layout. The building is fully built out with 6 hard-wall offices, conference room, large open work area, tech room, and 2 restrooms including a shower, allowing for immediate occupancy for a variety of users.

- Completely overhauled and expanded in 2015, this is a true turnkey space with high ceilings and clerestory windows that bring in strong natural light throughout. Interior finishes include hardwood floors, granite countertops, recessed lighting, barn doors, and curved walls—delivering a design-forward environment that stands out from typical product.

- The property is both private and secure with coded automatic gates, fenced and partially covered parking, security cameras, and Ring system. Technology infrastructure is in place with Google Fiber, Cat6, Cat5, and Nest thermostats.

- Exterior features create a unique experience with a front deck, large private back patio, and high-end Japanese-inspired landscaping including mature trees, evergreen turf, and a working koi pond.

- Well located less than 3 miles from downtown Austin and surrounded by amenities, with immediate access to Hwy 71, 290, Mopac, and I-35.

- Zoned LO-MU allowing for a wide range of uses including pharmacy, medical, dental, therapy, wellness, boutique retail, showroom, or creative office.

- Turnkey, highly functional, and a hard-to-find standalone opportunity in this corridor.



SALE PRICE

\$1,675,000 USD

Property Summary

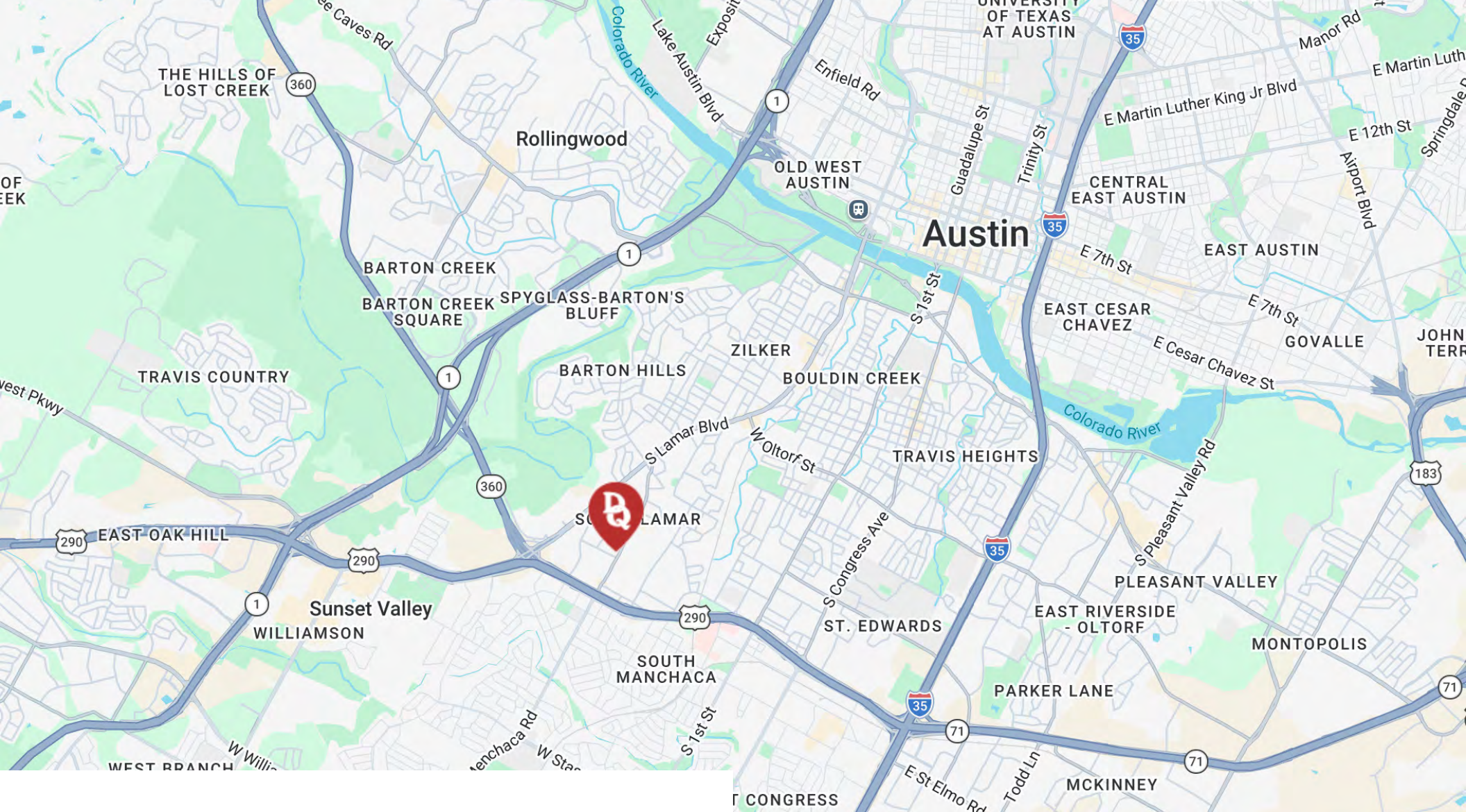
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LOCATION OVERVIEW

Less than 3 miles South of Downtown Austin and surrounded by amenities. Accessible: Close to Highway 71, Highway 290, Highway 1 (MOPAC), and I-35 for easy commuting.

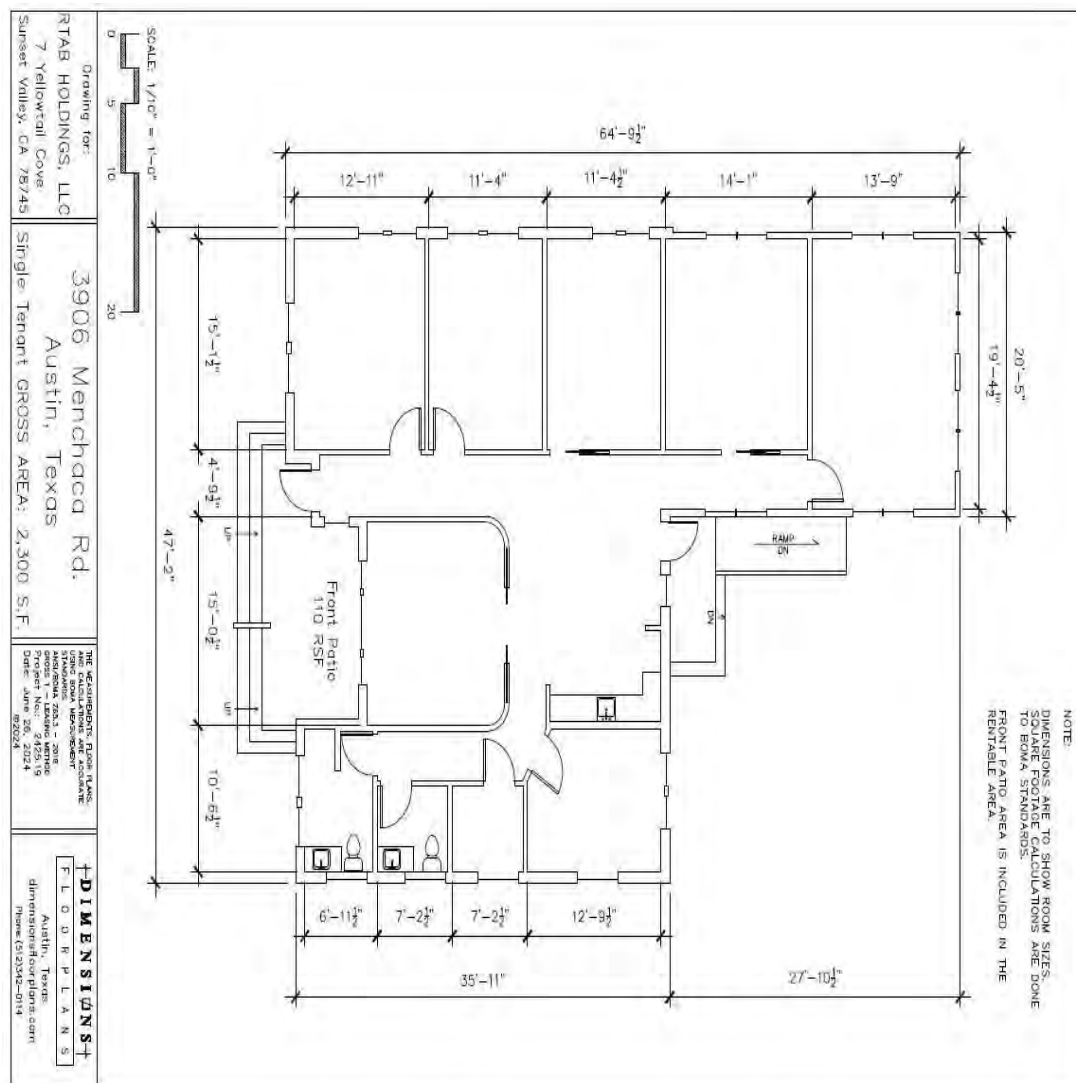
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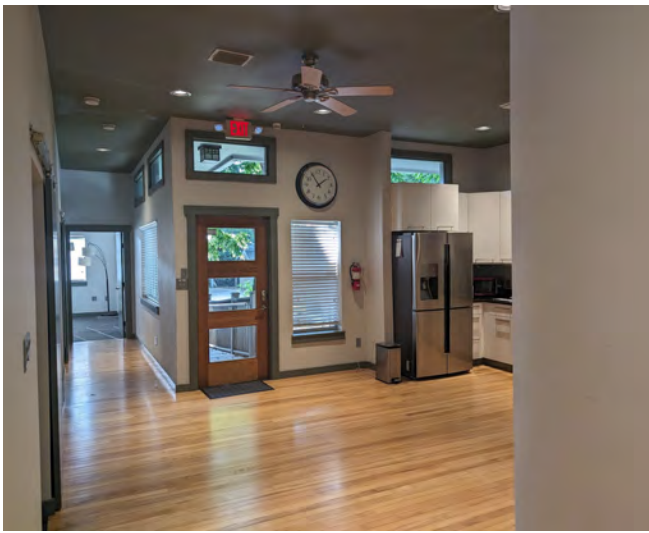
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Floorplan



Interior Photos

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Exterior Photos

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date