

 TRANSWESTERN | 

The Overlook at Lakeway

3011 Flintrock Rd | Lakeway, TX 78738



Welcoming A New Patient Experience

Availability

- 1,500 - 11,325 SF

Lease Terms

- Asking rate: \$34.00 NNN
- OpEx: \$10.50 (2024 Est.)
- Parking: 5/1,000
- Allowance: Negotiable

Building Features

- Great visibility and ingress/egress from RR 620
- Easy access to RR 620, RR 2222, Hwy 71, Bee Cave Rd
- Near abundant retail, restaurants and hotels
- Covered patient drop-offs
- Reserved physician parking available





View of Lakeway

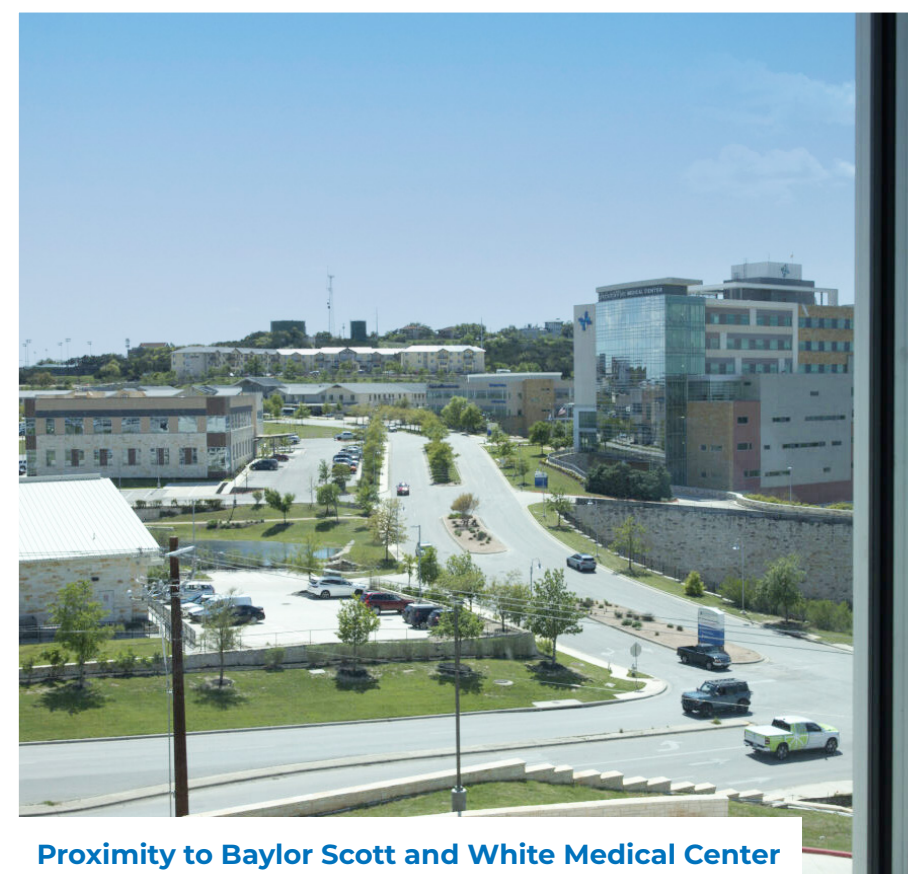


The Overlook at Lakeway

Easy access to RR 620



White Box Space



Proximity to Baylor Scott and White Medical Center



Parking Garage Entrance

The Overlook at Lakeway

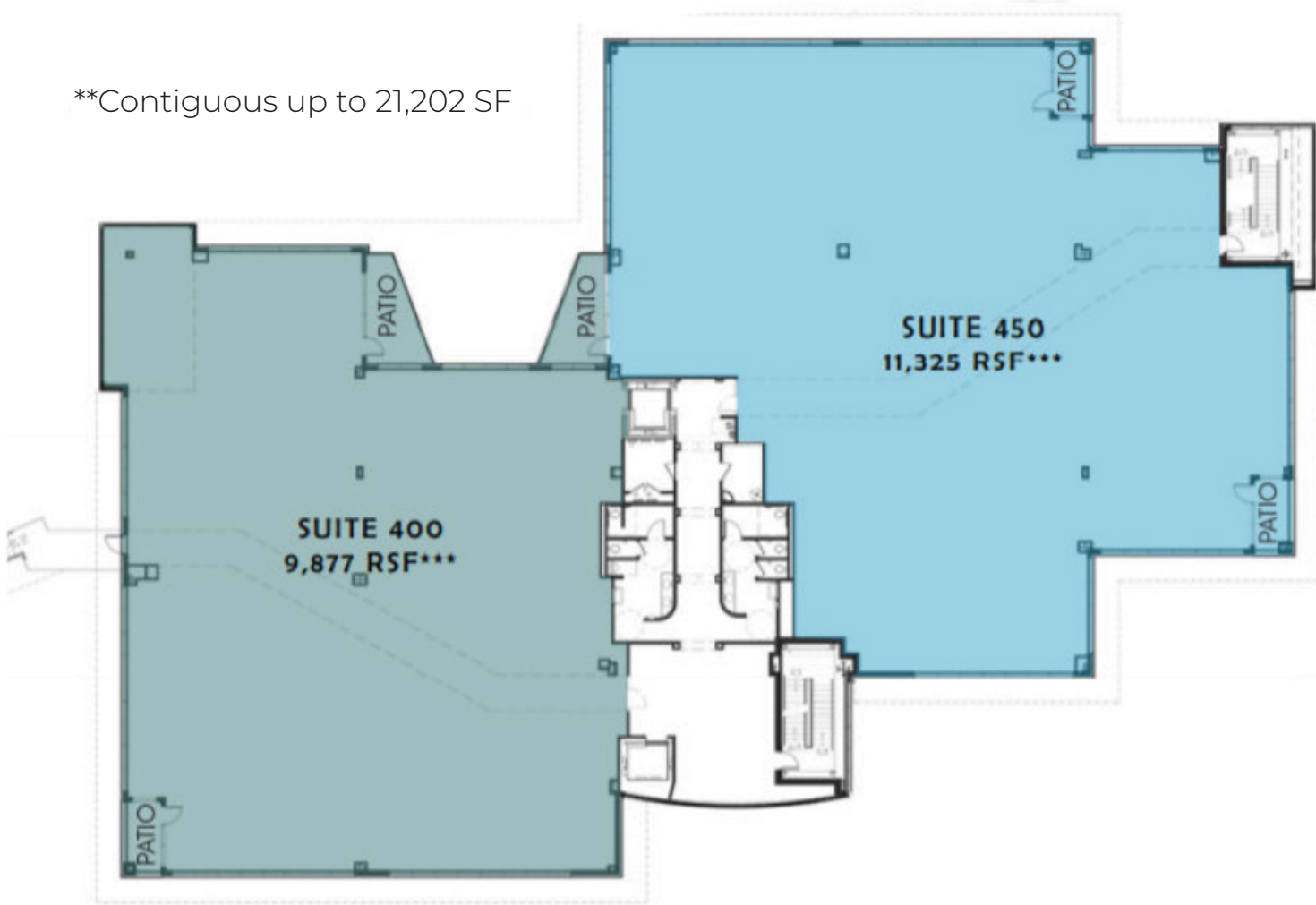
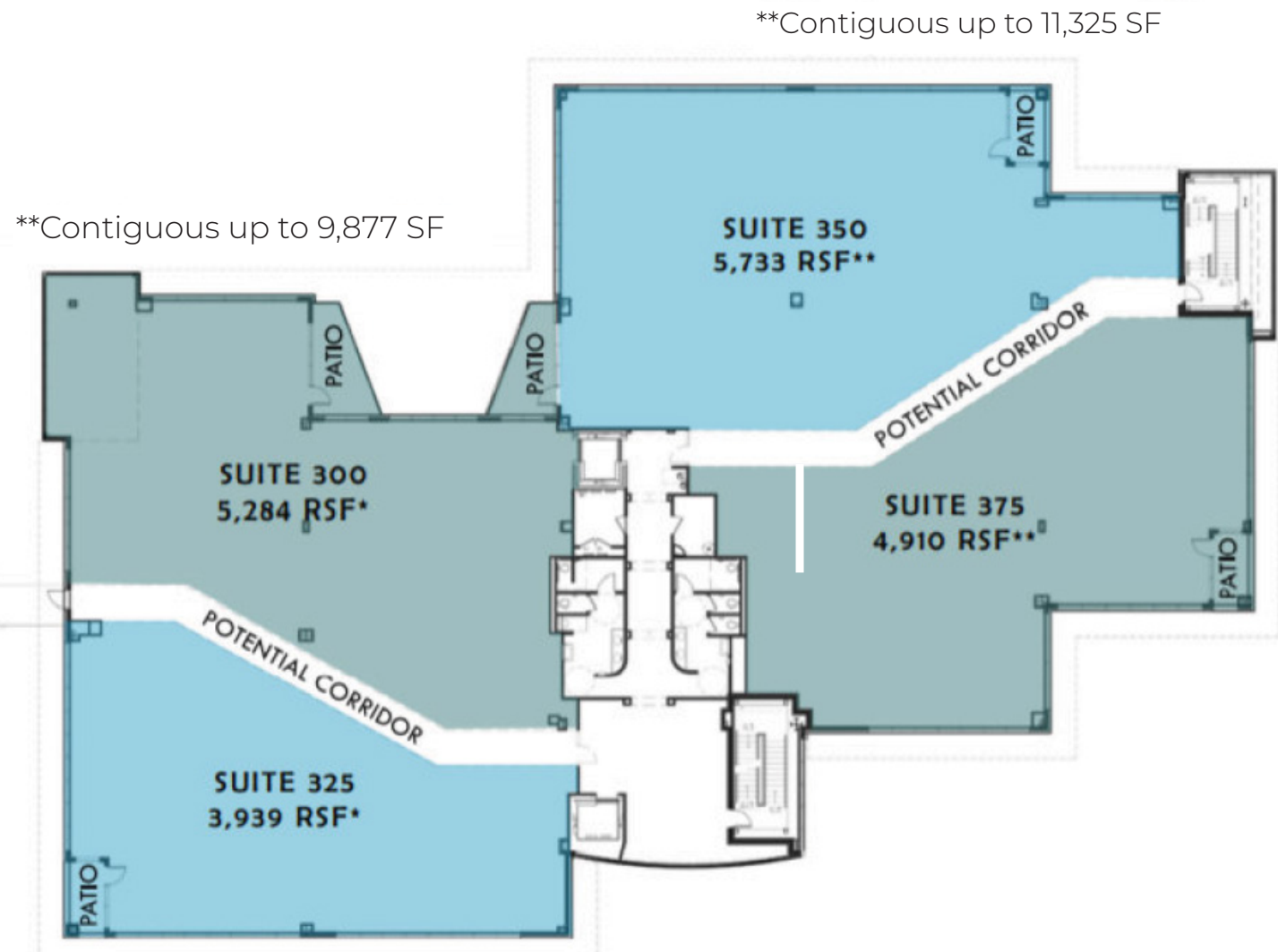
Find the perfect foundation to customize your vision of a highly visible, dynamically located practice in this highly sought after West Austin neighborhood. The Overlook at Lakeway is a brand-new medical office building that serves as a blank canvas for your practice's unique needs. Phase 1 of the development features a 2-level, 42,403 SF building with spaces designed for a diverse range of providers. This is more than a standalone medical office — it's an integral piece of one of the most premier healthcare ecosystems in Austin. Just off RR 620, The Overlook at Lakeway boasts an enviable location with prime visibility for signage opportunities and seamless access for both you and your patients.



Click to View Drone Footage



Floor Plans



Premier Location

The Overlook at Lakeway offers more than just a prime location - it provides a strategic advantage for your practice. Positioned in the fast growing neighborhood of Lakeway and the highly rated Lake Travis school district, The Overlook ensures convenient access to healthcare services for all.

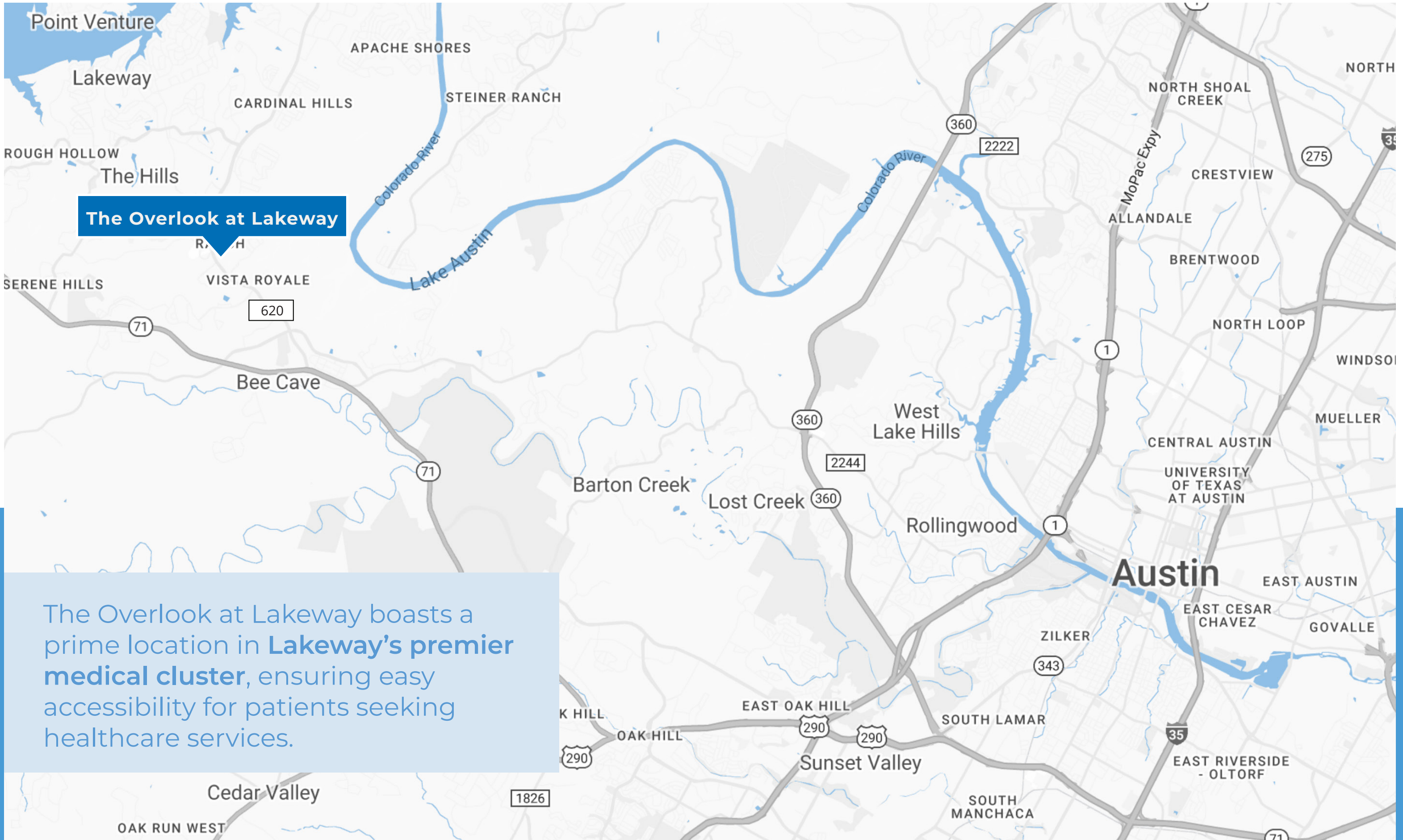
Surrounding Community

- Falconhead Neighborhood
- Spanish Oaks Neighborhood
- The Hillsong Development
- Steiner Ranch Development

Nearby Amenities

- Hamilton Greenbelt
- Hill Country Galleria
- Lakeway Village Square





The Overlook at Lakeway

The Overlook at Lakeway boasts a prime location in **Lakeway's premier medical cluster**, ensuring easy accessibility for patients seeking healthcare services.

Centralized in a Thriving Community

The Overlook at Lakeway is surrounded by Austin's picturesque landscapes, serene lakes and vibrant community. The area continues to experience growth, with new developments sprouting throughout the region.

[Visit Lakeway](#)



Lakeway, TX

Healthcare

33%

Private
Insurance

\$9k

Healthcare
Spending

Employment

6.9%

Service
Employment

5.5%

Blue Collar
Employment

87.6%

White Collar
Employment

Economics

45

Median Age

\$152k

Per Household
Income

Population

32k

Total
population

40k

Total Daytime
Population

The Overlook at Lakeway

LEASING INFORMATION

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