

Architectural Rendering



FOR LEASE

2,353 RSF Standalone Medical/Veterinary Office

Rare Opportunity in Central Austin

1912 W 35th St, Austin, TX 78703

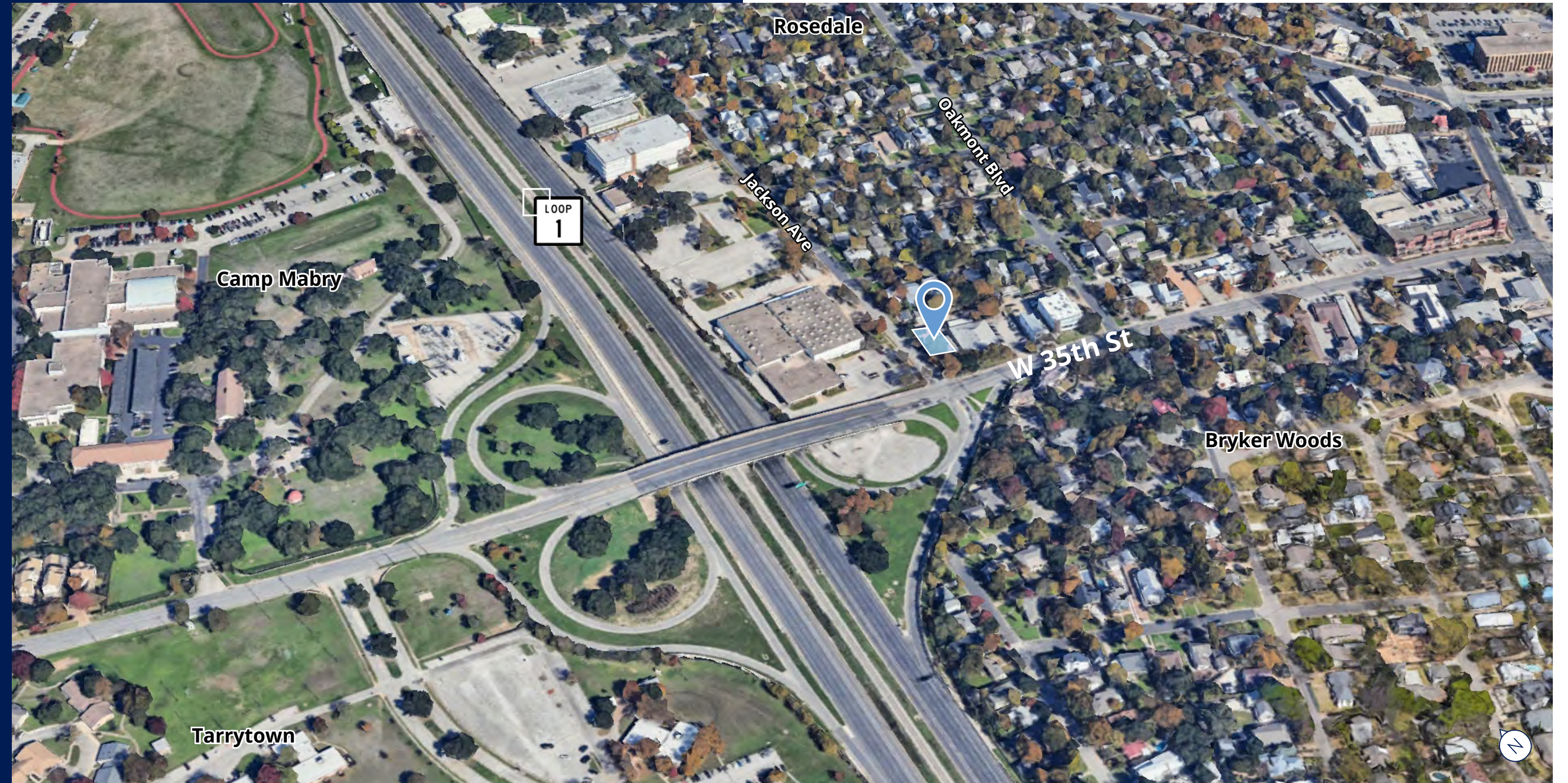


Property Overview

1912 W 35th Street comprises a .24 acre, tree-lined lot with prominent signage at the intersection of W 35th Street and Jackson Avenue. The site was recently rezoned to Light Retail (LR) to encourage a broader spectrum of uses including Pet Services for a Veterinary Clinic, Medical or Traditional Office, or other Retail uses. The site boasts a 2,353 SF standalone building currently built out with a large waiting area, reception, 6 exam rooms, 2 small offices, 2 nurses stations, kitchen/break area, and storage. The site is located just off of Mopac and nestled at the intersection of Tarrytown, Brykerwoods, and Rosedale in the heart of Austin's bustling medical district, providing ease of access to patients and practitioners alike.

The building includes:

- » Patient waiting area
- » Reception
- » 8 offices
- » Nurses station
- » Storage
- » 3 private restrooms
- » Kitchen
- » Break area



Key Features



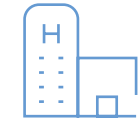
Visibility and Accessibility:

Located on the prominent W 35th Street thoroughfare, the property offers excellent visibility, making it an ideal location for medical practices seeking exposure to high foot and vehicular traffic. Its convenient access enhances its appeal to both patients and healthcare professionals. The property offers a prominent monument for signage with over 29,000 vehicles passing by each day.



Versatile Opportunity:

Delivered vacant, this property presents a versatile opportunity for owner/users looking to establish their own medical facility or investors seeking to acquire, improve, and re-lease the property at top-tier rents. The flexible nature of the space allows for customization to suit various medical specialties and practice requirements.

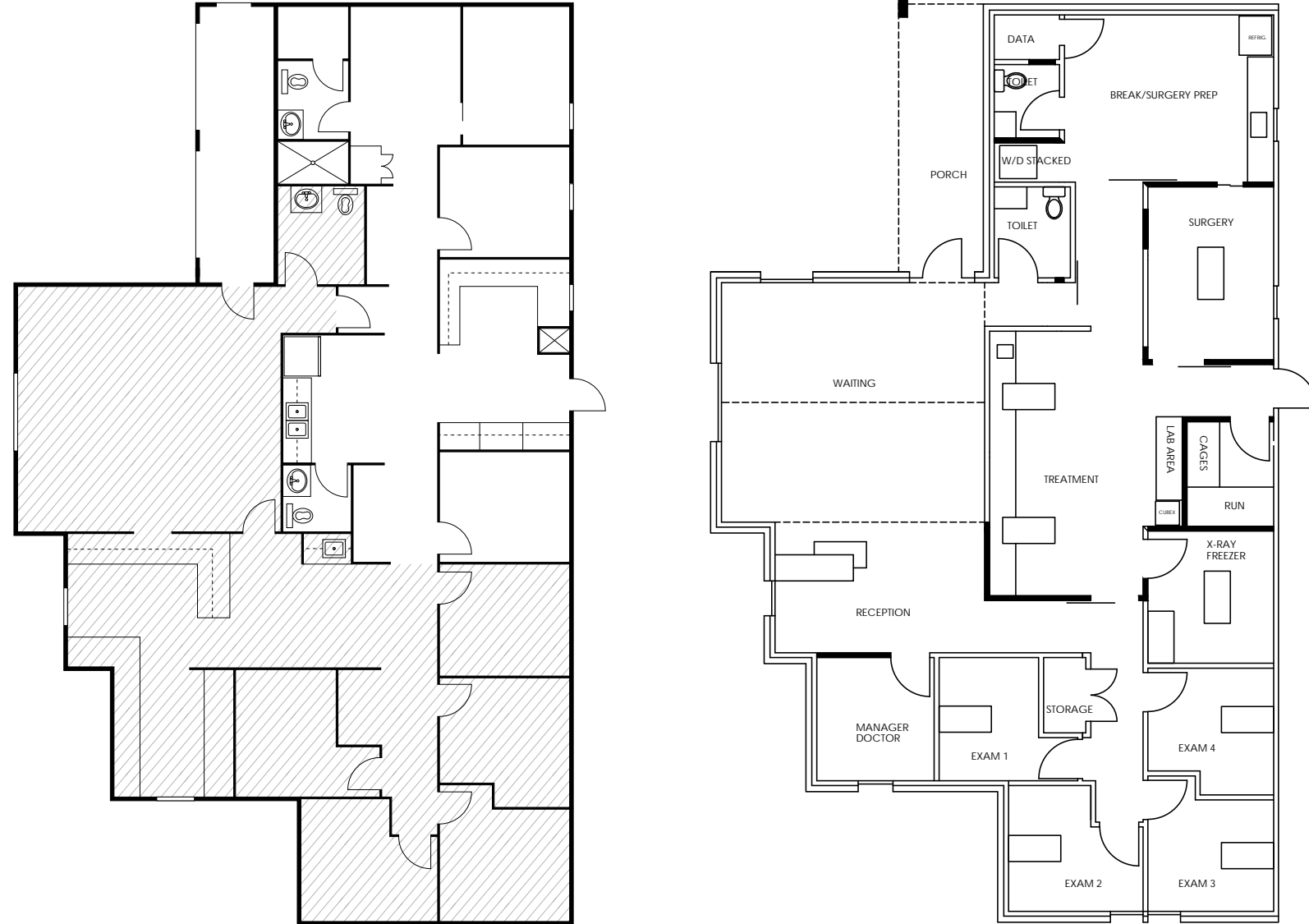


Booming Medical District:

Austin's medical district is experiencing robust growth, driven by the city's expanding healthcare sector and growing population. This property is strategically positioned to tap into this market demand, offering a valuable asset in a sought-after location.

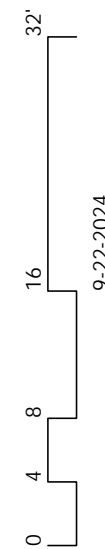


Floorplans | Current and Proposed



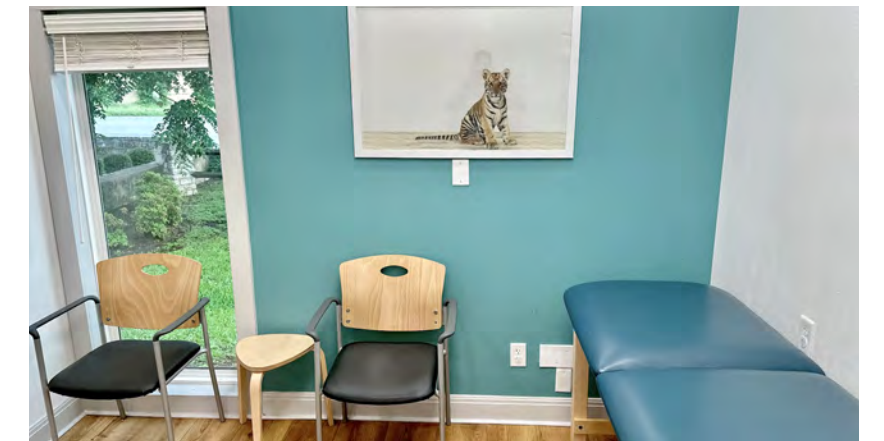
Alderman Architect
 Stuart M. Alderman, AIA
 Architect LLC
 P.O. BOX 27157
 Austin, Texas 78755
 512.699.8362
 www.alderman-architect.com

FLOOR PLAN



Property Details

Address:	1912 W 35th St Austin, TX 78703
Property Use:	Veterinary or Medical Office
Lot Size	0.24 AC or 10,585 SF
Base Rate	Call Broker for Details
Operating Expense	\$16.23
Building Signage:	Yes
Parking Spaces:	12
Frontage:	52.72'
Zoning	LR
Year Built	1991

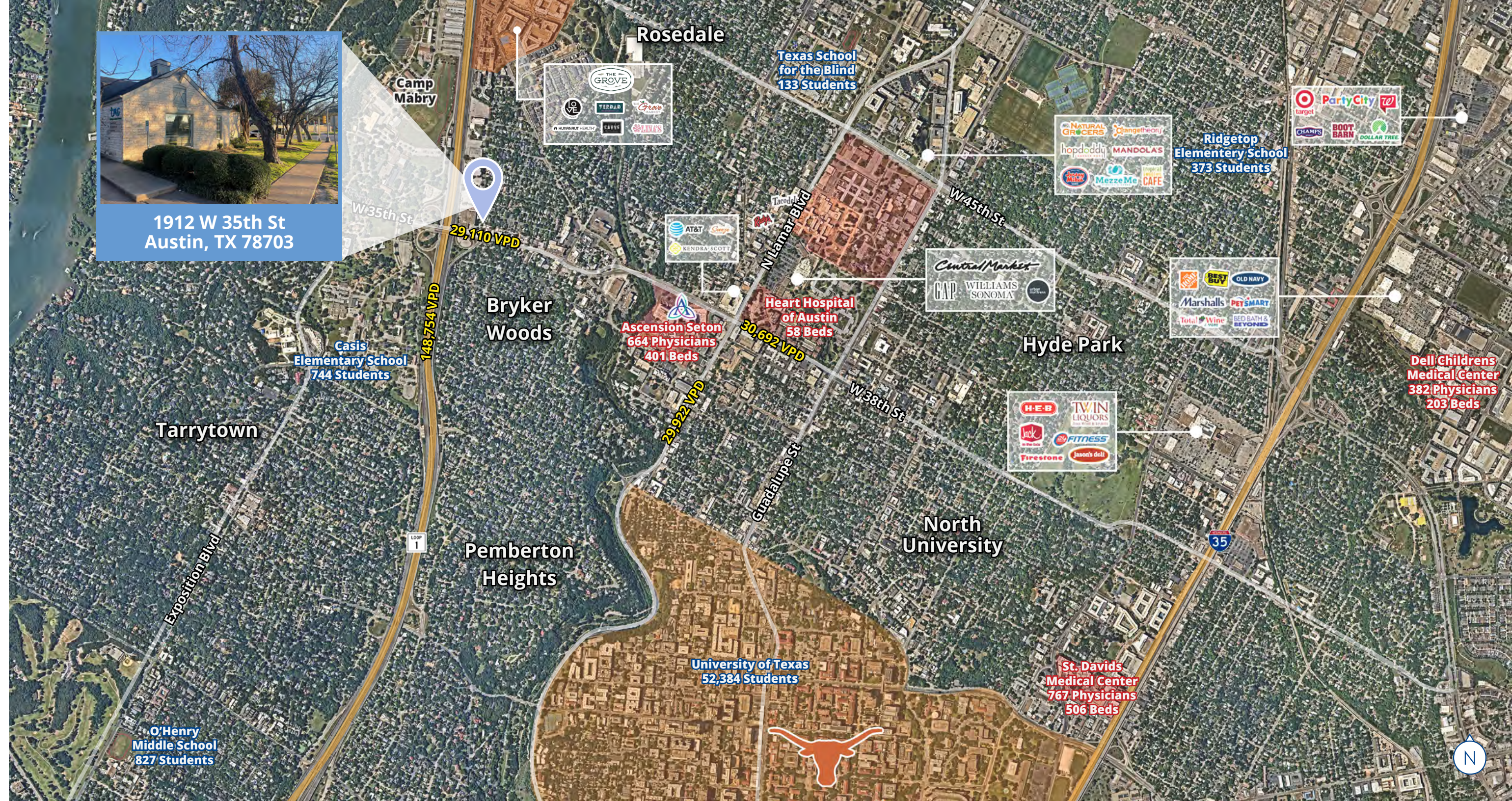


THE LOCATION

West Central Austin

Bryker Woods is located in the heart of Austin, only minutes from the University of Texas and downtown. It is bordered by Shoal Creek on the east side, Mopac on the west, 35th Street on the north, and Westover Road on the south.

Bryker Woods is a beautiful older neighborhood composed of mostly single family homes surrounded by majestic trees. The front yards are open and most garages are placed in the back of the home giving the area a classic and community feel. It is convenient to retail, grocery shopping, recreational facilities, and the nearby Seton Medical Center. With great proximity to Mopac and Lamar Boulevard, it is simple to access the north and south parts of the city.



Existing Interior



Architectural Renderings





Nearby Amenities

Restaurants	Services & Retail	Points of Interest
Kerby Lane Cafe	Central Market	Ascension Seton Hospital
Olive and June	Kendra Scott	Heart Hospital of Austin
Tinys Milk & Cookies	Wells Fargo	University of Texas
Cucina on 35th	Comercia Bank	Camp Mabry
Subway	Med Savers Pharmacy	
Snooze, an A.M. Eatery	Mattress Firm N Lamar	
Uchiko		
Taco Deli		
Rudy's		



1,381
Businesses
1 Mile



19,788
Employees
1 Mile



56
Restaurants
1 Mile



For more information, please contact:

Patrick Hill
Senior Vice President
+1 512 539 3099
patrick.hill@colliers.com

Colliers

111 Congress Ave, Suite 750
Austin, TX 78701
+1 512 539 3000

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