

PREMIER MEDICAL SPACE FOR LEASE

# CEDAR PARK MEDICAL OFFICE BUILDING C

1401 Medical Parkway | Building C | Cedar Park Texas, 78613



**TRANSWESTERN**

REAL ESTATE  
SERVICES

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TRANSWESTERN REAL ESTATE SERVICES

Owned & Managed by: **Welltower**

Cedar Park Medical Office Building C is an on-campus, Class A medical office property with direct access via enclosed corridor to the Cedar Park Regional Medical Center.

## Medical Office Availability

- Suite 360 - 695 SF (Shell condition)

## Terms

- Rental Rate: *Call Broker*
- 2026 Est. OpEx: \$19.15
- Parking: 5/1000 (Surface)
- TI Allowance: Negotiable

## Building Highlights

- On-campus Class A Medical Office Building
- Covered Entrance and Drop Off
- Direct covered access to Cedar Park Regional Medical Center
- Excellent access to Hwy 183A and FM 1431
- Grade level entrance with automatic sliding glass doors
- Energy efficient building systems
- Fiber providers include Time Warner and Sudden Link



# CEDAR PARK MEDICAL OFFICE BUILDING C

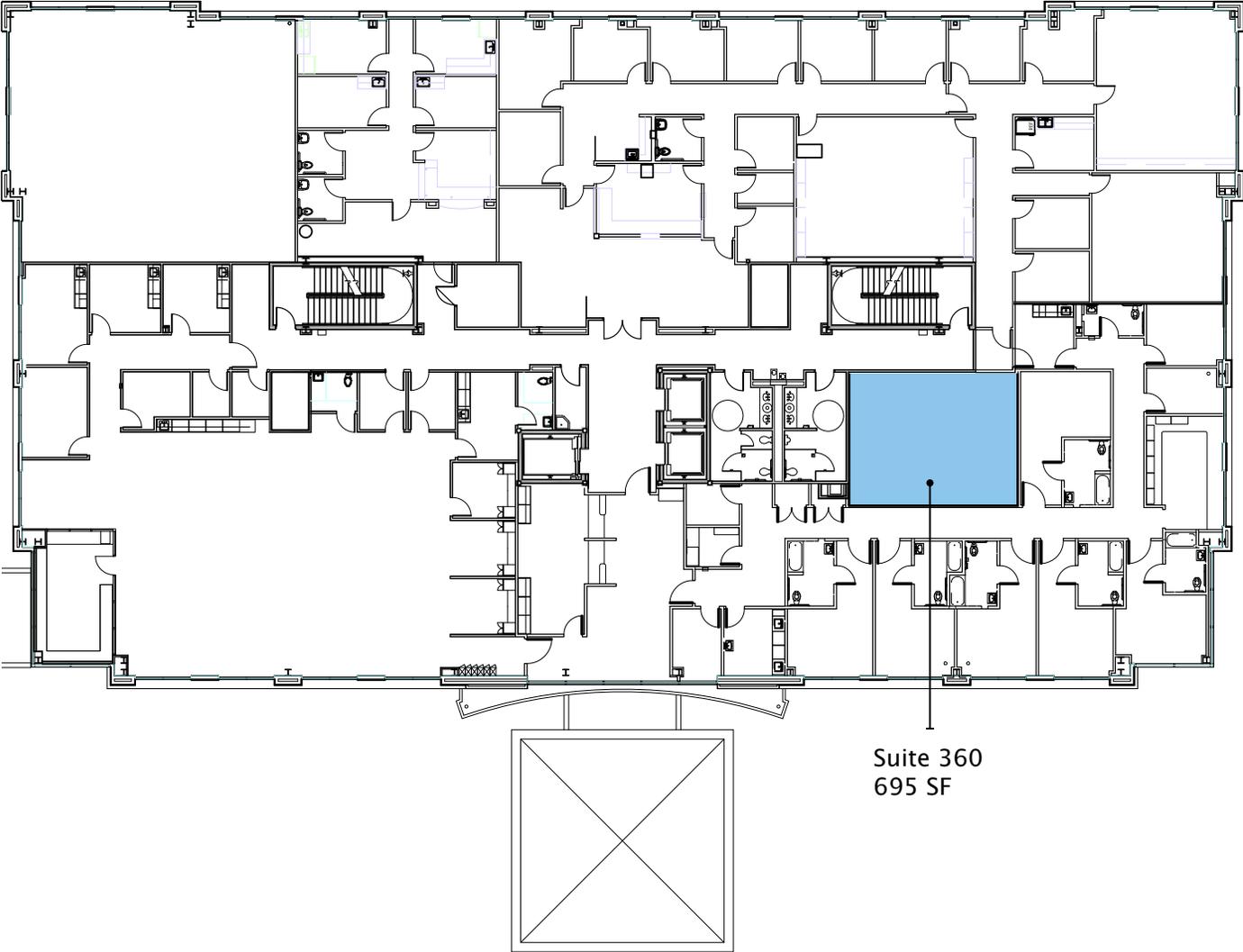
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## Floor 3

### 695 SF

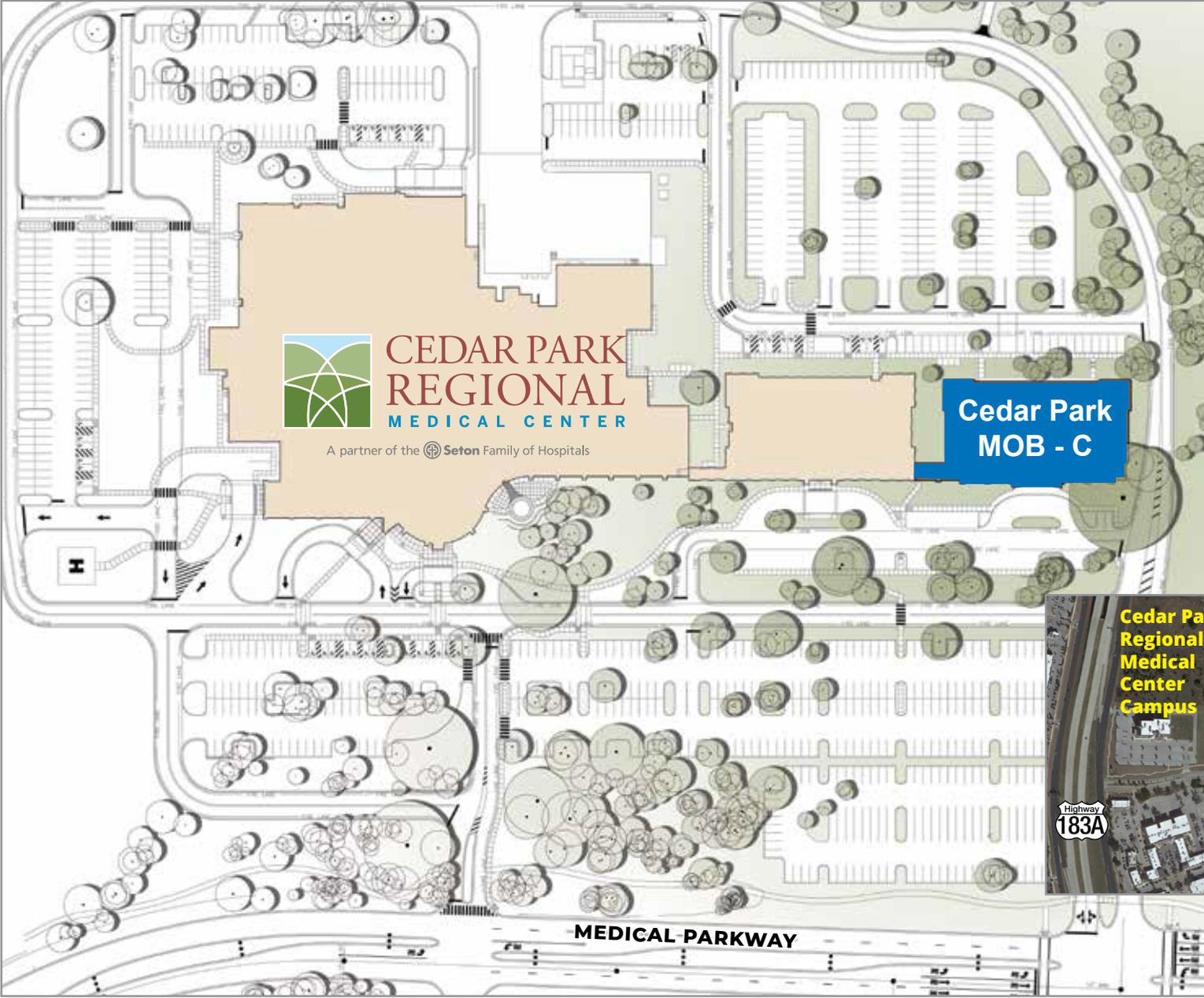
Suite 360 (Shell condition)



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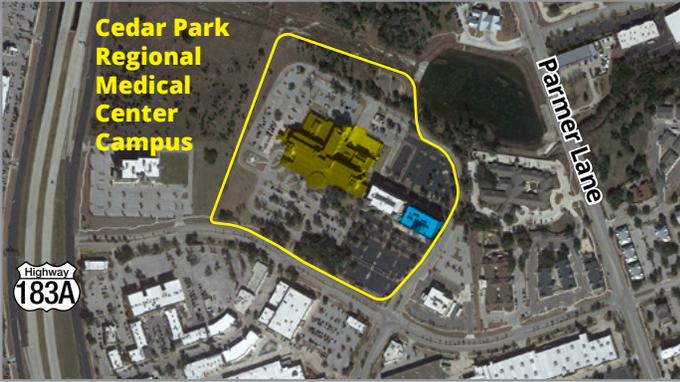
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Located on the Cedar Park Regional Medical Center Campus with direct access to the Medical Center via an enclosed corridor.

### Cedar Park Regional Medical Ctr

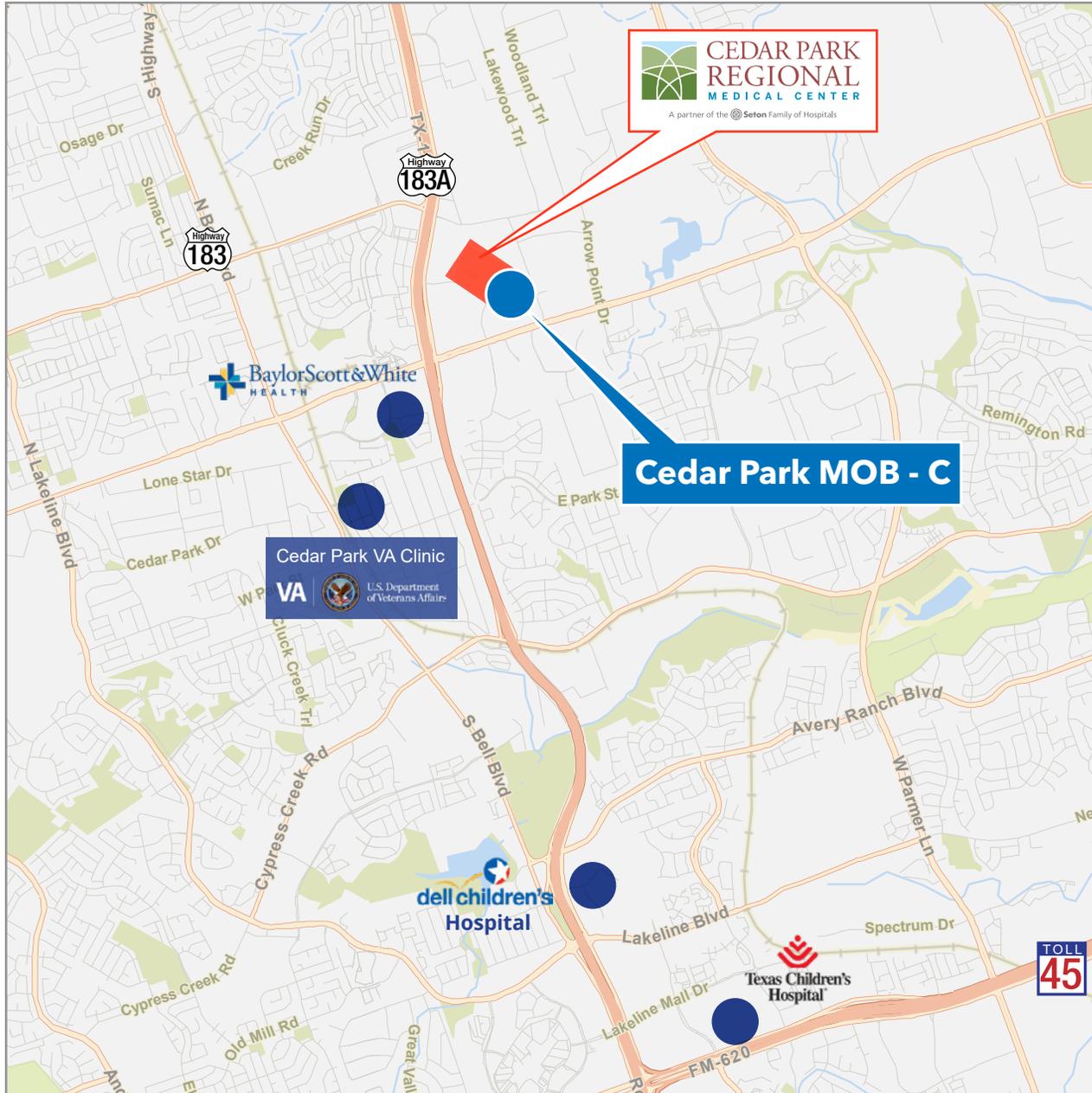
- 93 Licensed Beds
- Future expansion of up to 150 beds
- Joint venture between Community Health Systems and Ascension Seton



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## NEARBY AMENITIES

### SHOPPING

Academy Sports  
Adventure Kids  
Archivers Book Store  
Artie  
AT&T  
Bealls  
Breeze Salon  
Camilla's Salon  
Cedar Park Medical  
Uniforms  
Charming Charlie  
Cinemark  
Denver Mattres  
Dollar Tree  
Famous Footwear  
FedEx Office  
Gymboree  
Half Price Books  
HEB  
Hemispheres  
Hobby Lobby  
James Avery  
Keller Williams  
Mardel  
Mattress Firm  
Mr. Notebook  
Natural Grocers  
Office Max  
PetSmart  
Pigtails & Crewcuts  
Plato's Closet  
Ross  
Southern Charm Salon  
Studio Nails & Spa  
Super Target  
The Salon @ 1890 Ranch

### RESTAURANTS

1431 Cade  
Ay's China Cuisine  
Baskin Robins  
BJ's Brewhouse  
Bluecorn Harvest Grill  
Buffalo Wild Wings  
Canes  
Carl's Jr.  
Chick-Fil-A  
China Cafe  
China Café  
Chipotle  
Church's Chicken  
CR Surf N Turf  
Dairy Queen  
Del Taco  
Dos Salsas  
Double Dave's Pizza  
Einstein Brothers Bagels  
Einstein Brothers Bagels  
Firehouse Subs  
Five Guys  
Freddies Custard & Burgers  
Fuzzy's Taco Shack  
Gigi's Cupcakes  
IHOP  
In N Out  
Jamba Juice  
Jimmy Johns  
Kung Fu Buffet  
Logan's Roadhouse  
Lone Star Grill  
Longhorn Steakhouse  
Lupe Tortilla  
Mighty Fine Burgers  
Naanfull Indian Grill

### Nothing Bundt Cakes

Noodle Soup  
Panera  
Phonatic Restaurant  
Pieology Pizza  
Qdoba  
Qdoba Mexican Grill  
Rosa's Cafe  
Rudino's Pizza and Grinders  
Serranos  
Sichuan Bistro  
Spicy Pickle  
Spicy Pickle  
Starbucks  
Sushi Fever  
Taco Shack  
Takaea Sushi & Asian Bistro  
Takara Sushi  
Torchy's Tacos  
Tropical Smoothie  
VERTS Kebab  
Which Wich  
Yoyo's Frozen Yogurt

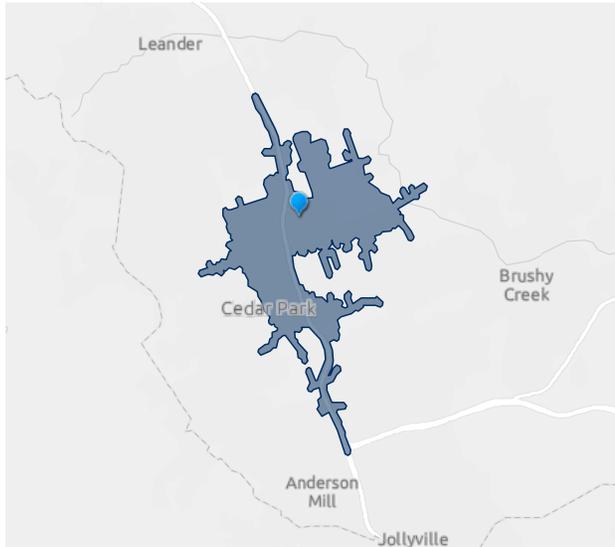
### BANKS

A+ Federal Credit Union  
BBVA Compass Bank  
Chase Bank  
Comerica Bank  
Frost Bank  
IBC Bank  
Money Loans  
Plains Capital Bank  
Prosperity Bank  
Wells Fargo

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## POPULATION TRENDS AND KEY INDICATORS

1401 Medical Pkwy, Cedar Park, Texas, 78613  
Drive time of 5 minutes

<b>13,667</b>	<b>5,485</b>	<b>2.43</b>	<b>34.8</b>	<b>\$103,635</b>	<b>\$297,484</b>	<b>94</b>	<b>132</b>	<b>73</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



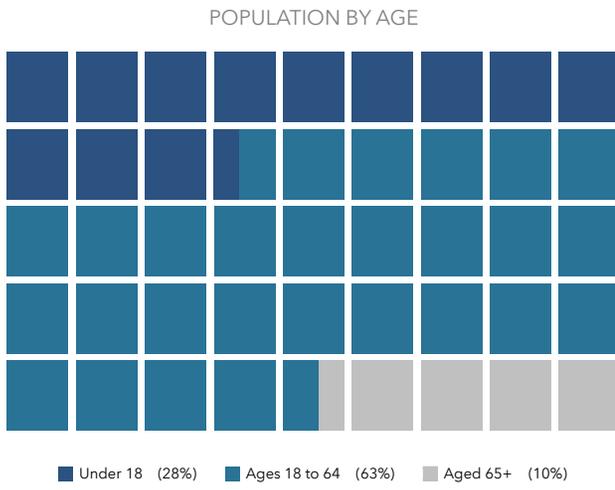
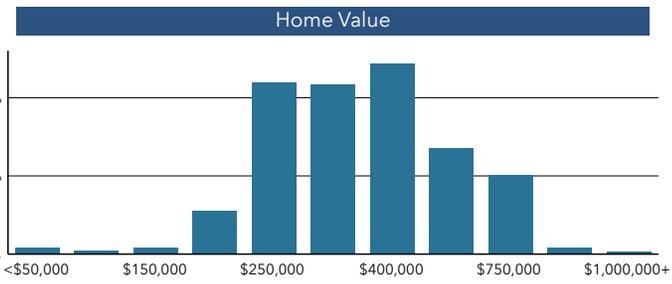
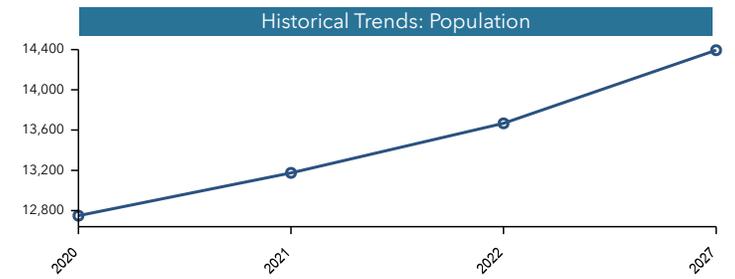
**\$15,270**

Avg Spent on Mortgage & Basics



**15.1%**

Percent of Income for Mortgage



### POPULATION BY GENERATION



**3.7%**

Greatest Gen:  
Born 1945/Earlier



**12.2%**

Baby Boomer:  
Born 1946 to 1964



**21.5%**

Generation X:  
Born 1965 to 1980



**28.6%**

Millennial:  
Born 1981 to 1998



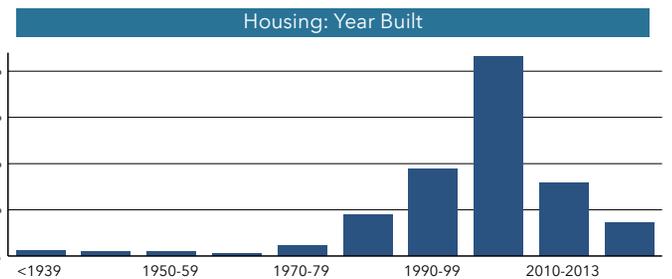
**24.5%**

Generation Z:  
Born 1999 to 2016



**9.5%**

Alpha: Born  
2017 to Present



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS  
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri

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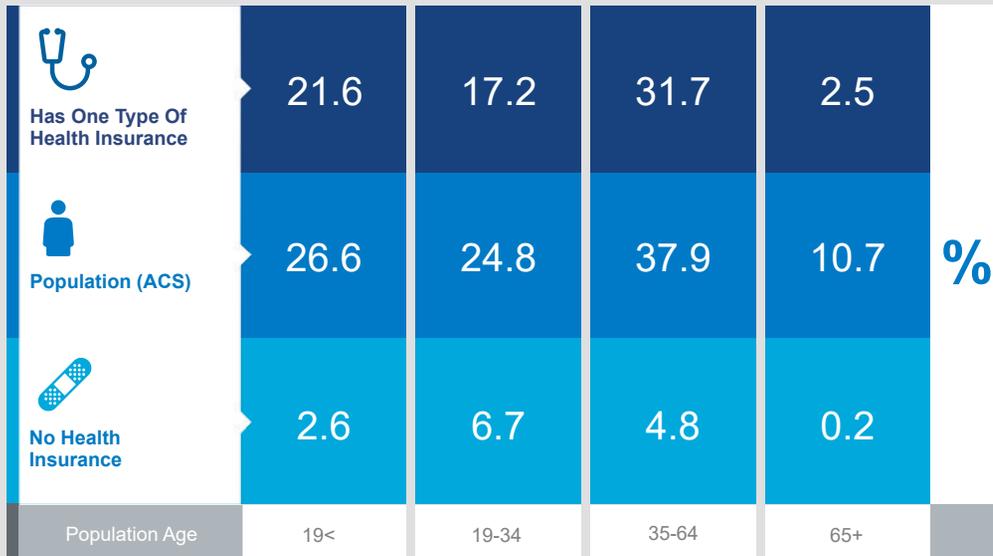
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## Health Care & Insurance

1401 Medical Pkwy, Cedar Park, Texas, 78613  
Drive time of 5 minutes

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Health Care Expenditure



\$5,307

Annual Health Insurance Expenditures



\$2,803

Medical Care



Medicare:  
Population 65+

271

Medicare Only

553

Direct-Purch & Medicare

48

Employer & Medicare

18

Medicare & Medicaid

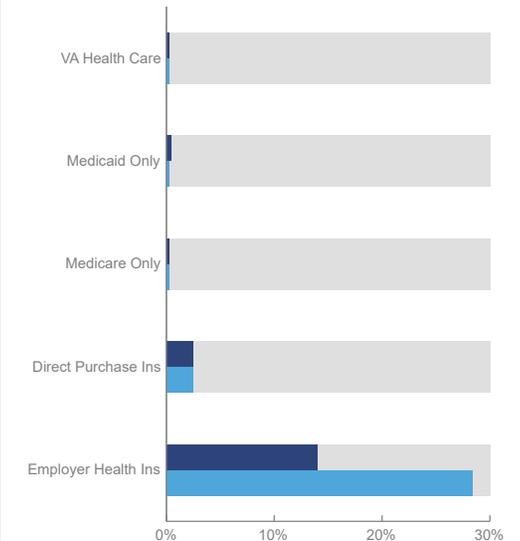
### Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,460.7
Medicare Payments	\$820.6
Physician Services	\$364.5
Dental Services	\$561.1
Eyecare Services	\$93.0
Lab Tests/X-rays	\$96.8
Hospital Room & Hospital Service	\$327.8
Convalescent/Nursing Home Care	\$33.5

### Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



### Population



12,360

Civilian Noninstitutionalized Population (ACS)

### Exercise (Percent of Adults)



43.1%

Exercise at home 2+ times per week



16.4%

Exercise at club 2+ times per week



This infographic contains data provided by ACS, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2016-2020, 2022.

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