



MIDTOWN MEDICAL II - OFFICE BUILDING

911 W 38th St, Austin, TX 78705



FOR LEASE

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1016 Mopac Cir. Ste 102, Austin, TX 78746
512-327-6586
hthcapital.com

CHLOE GESSNER
512-327-6586
cgessner@hthcapital.com

WILL BLACKBIRD
512-917-0157
wblackbird@hthcapital.com

NOW LEASING

LOCATION

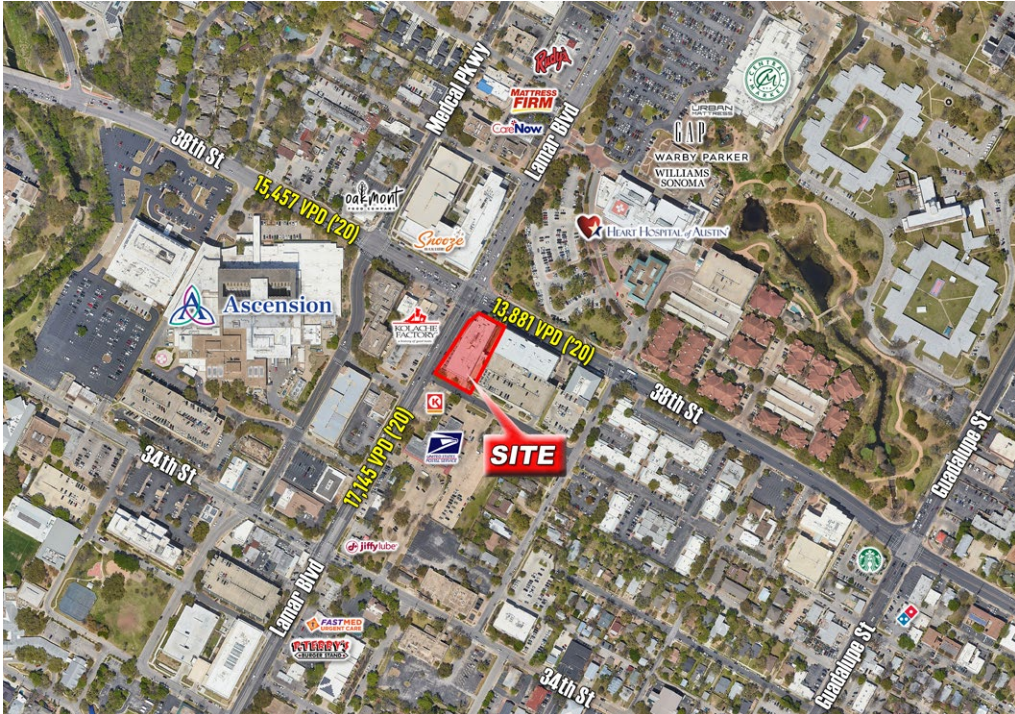
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± 2,828 SF, Suite 202 | \$34 PSF
± 3,175 SF, Suite 303 | \$34 PSF

PROPERTY HIGHLIGHTS

- Class A Medical Office Building located on 38th St & N Lamar convenient to Ascension Seton Hospital & Heart Hospital of Austin
- Covered skybridge access to parking garage
- Close proximity to numerous amenities that include retail, supermarkets, restaurants & banks
- Great access to I-35 & MoPac; minutes from Downtown
- Onsite Surgery Center & Imaging adjacent
- Shared parking garage with neighboring office building



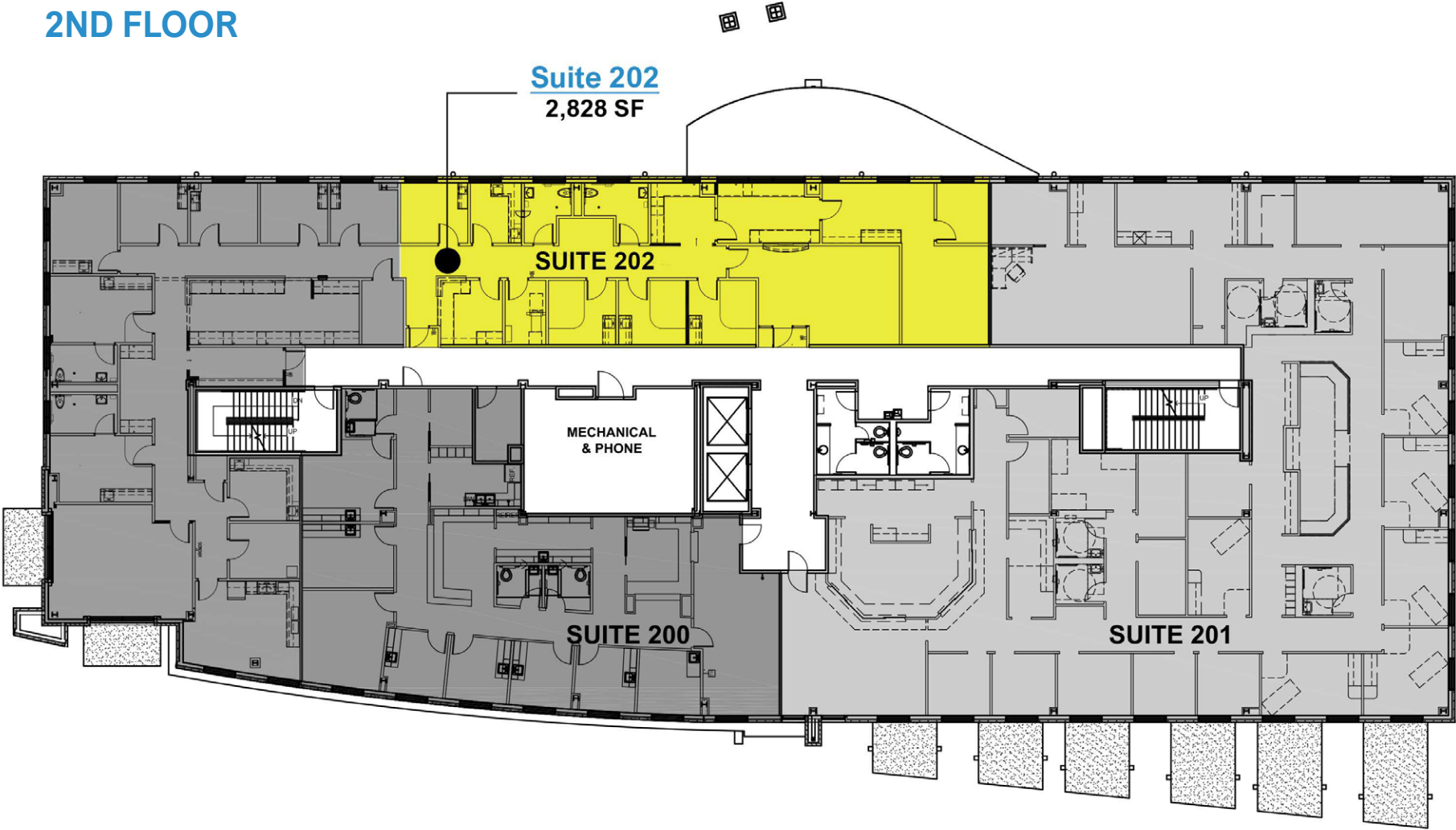
2023 DEMOGRAPHICS

	 TOTAL	 TOTAL	 DAYTIME	 AVERAGE HH
RADIUS	POPULATION	HOUSEHOLDS	POPULATION	INCOME
1 Mile	27,843	12,927	43,727	\$100,262
3 Mile	158,523	74,294	335,340	\$134,314
5 Mile	364,502	167,526	592,650	\$130,016

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2ND FLOOR



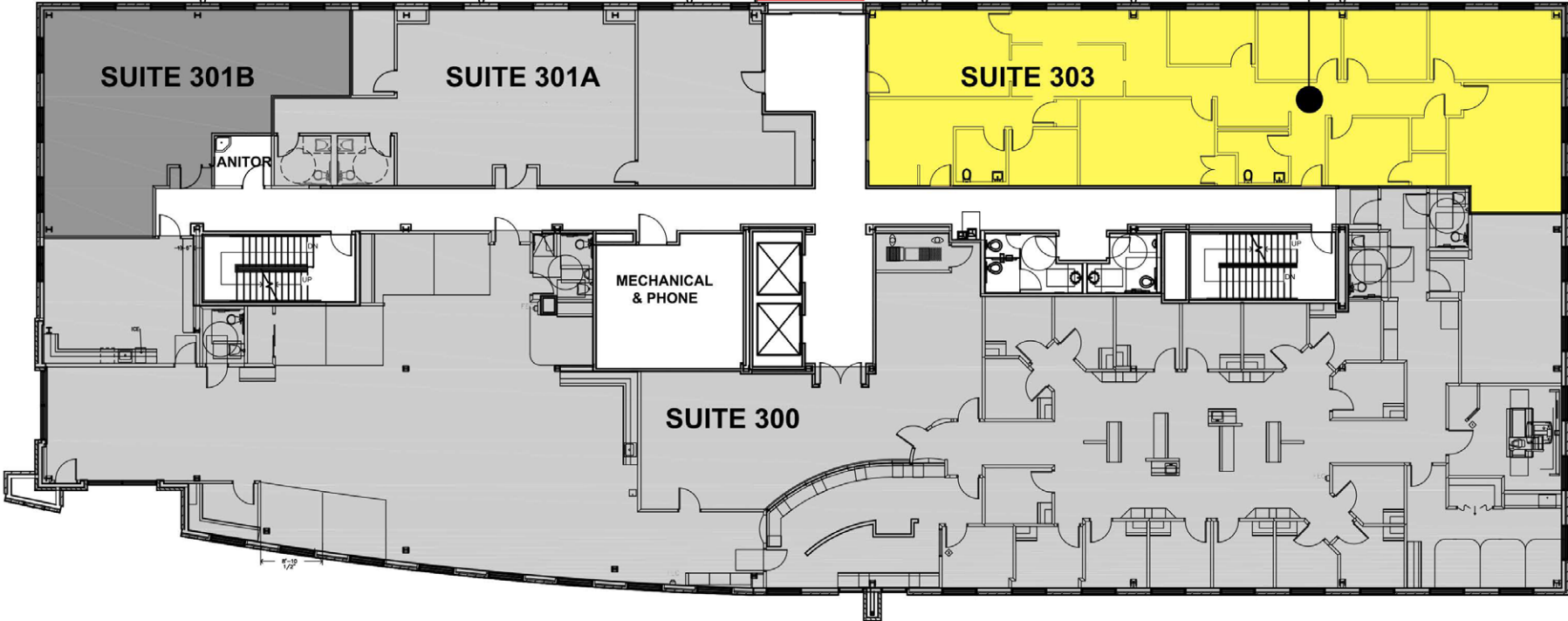
MEDICAL OFFICE BUILDING II - 911 W 38TH ST, SUITE 202
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3RD FLOOR

Covered Skybridge
Connecting to
Parking Garage

Suite 303
3,175 SF



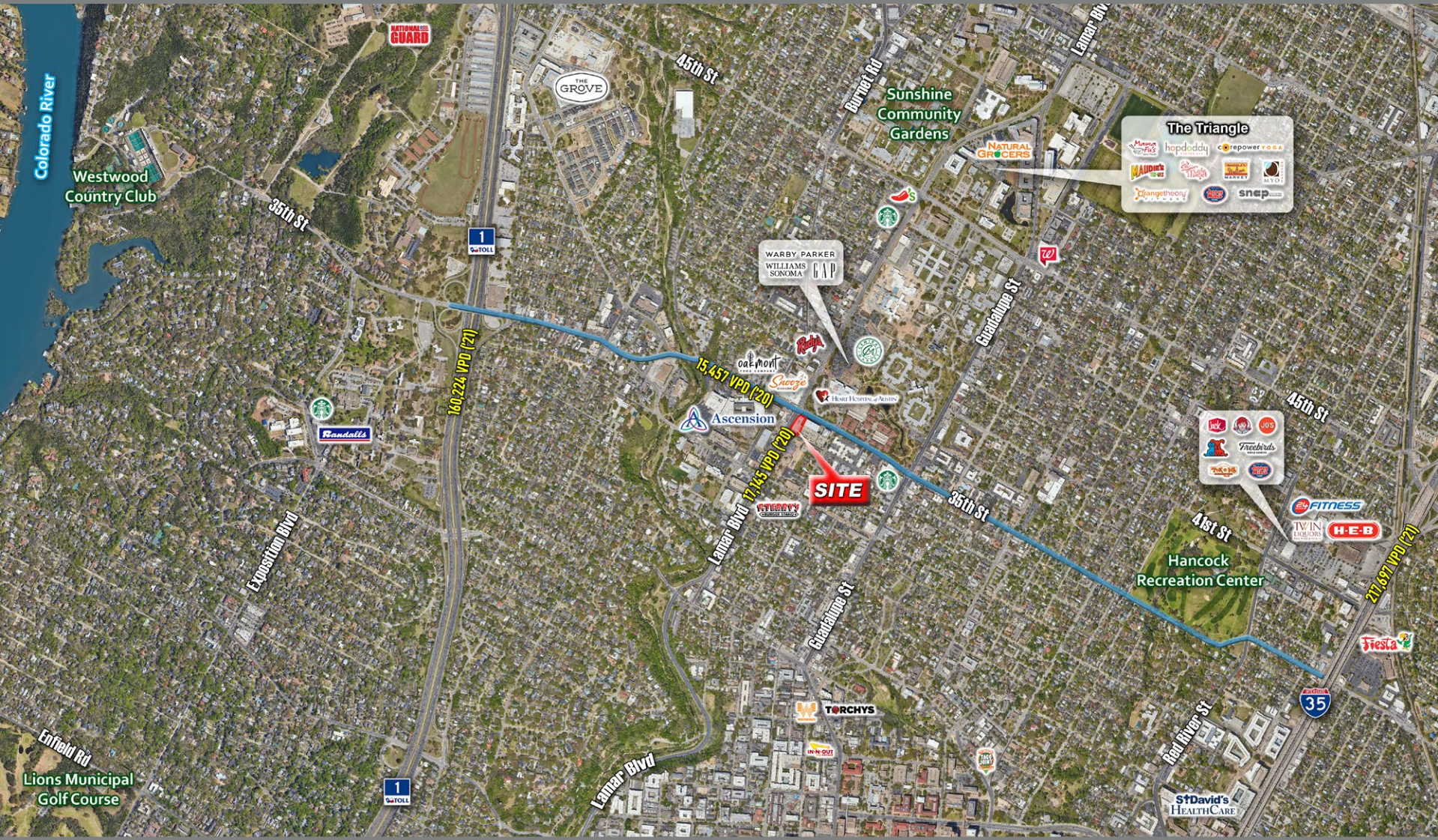
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