

AUSTIN  
MEDICAL  
PLAZA  
OFFICE  
BUILDING



OWNED & MANAGED BY: LEASING BY:



# AUSTIN MEDICAL PLAZA OFFICE BUILDING



Located in the central medical micro-market, adjacent to Ascension Seton Medical Center

3705 Medical Parkway, Austin, TX 78705

## AVAILABILITIES

Suite 235	2,361 SF
Suite 370	1,646 SF
Suite 380	1,520 SF
Suite 410	5,209 SF
Suite 420	2,486 SF
Suite 510	2,365 SF
Suite 515	2,447 SF



PROPERTY  
VIDEO



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# Property Features



## UNBEATABLE LOCATION

Located in the premier Central Medical Micro-market, with easy access to the city's strongest demographics



## HEALTHCARE SYNERGY

Join the strongest medical Cluster in the Central Medical Micro-Market



## ON-SITE MANAGEMENT

Healthcare Realty has a full-time on-site management team consistent with their top tier reputation



## ACCESS & VISIBILITY

Easy access to Mopac Expy (Loop 1) and IH-35 - great visibility along 38<sup>th</sup> st. and Lamar Blvd.



## PARKING

Parking ratio of 3.9/1,000 RSF in adjacent parking garage with easy parking pass and patient validation options.



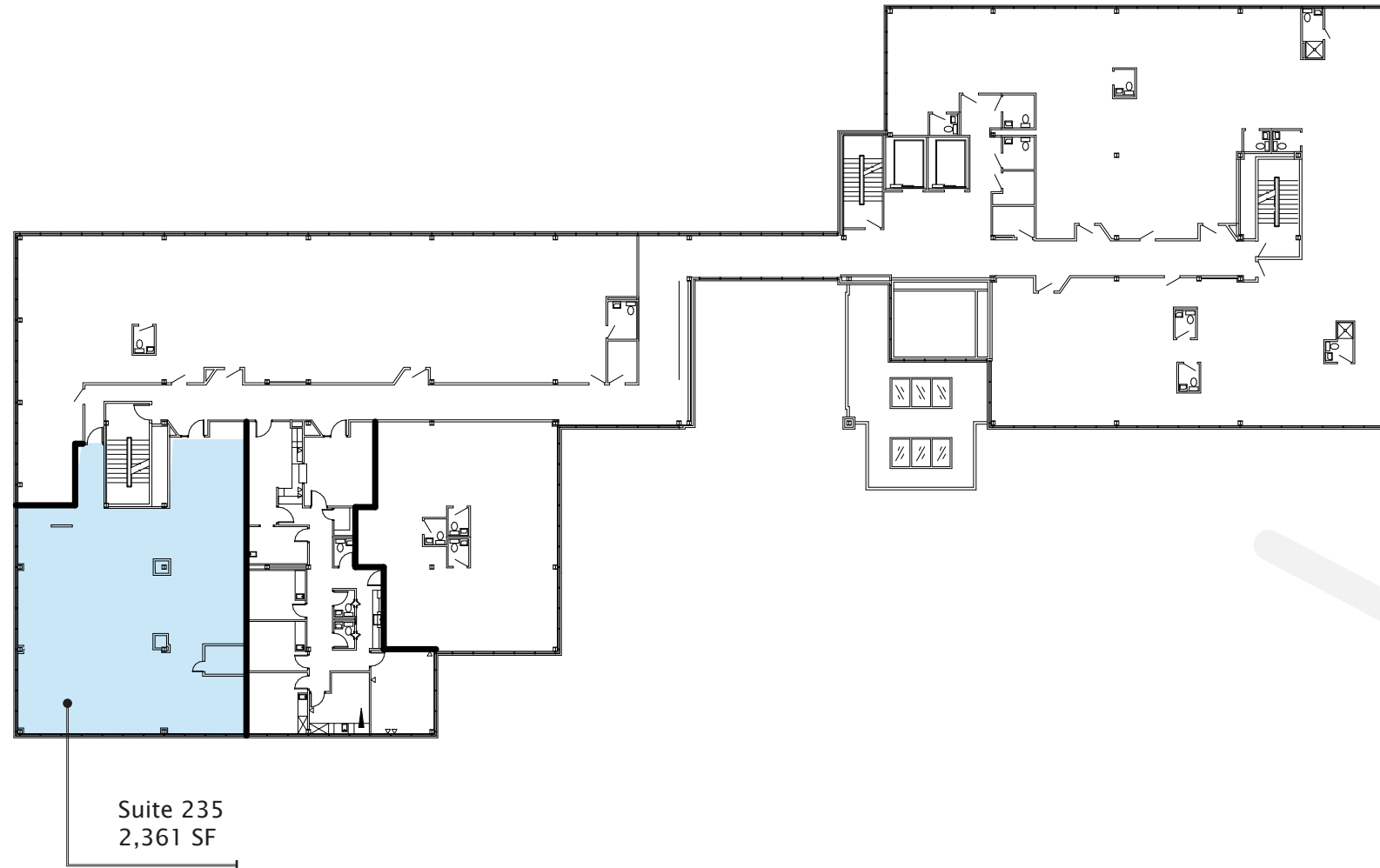
## RECENT RENOVATIONS

Common corridors and parking garage updated. Ownership constantly completing building upgrades to be consistent with Class A MOBs.

AUSTIN  
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Floor 2  
2,361 SF

Suite 235



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Floor 3

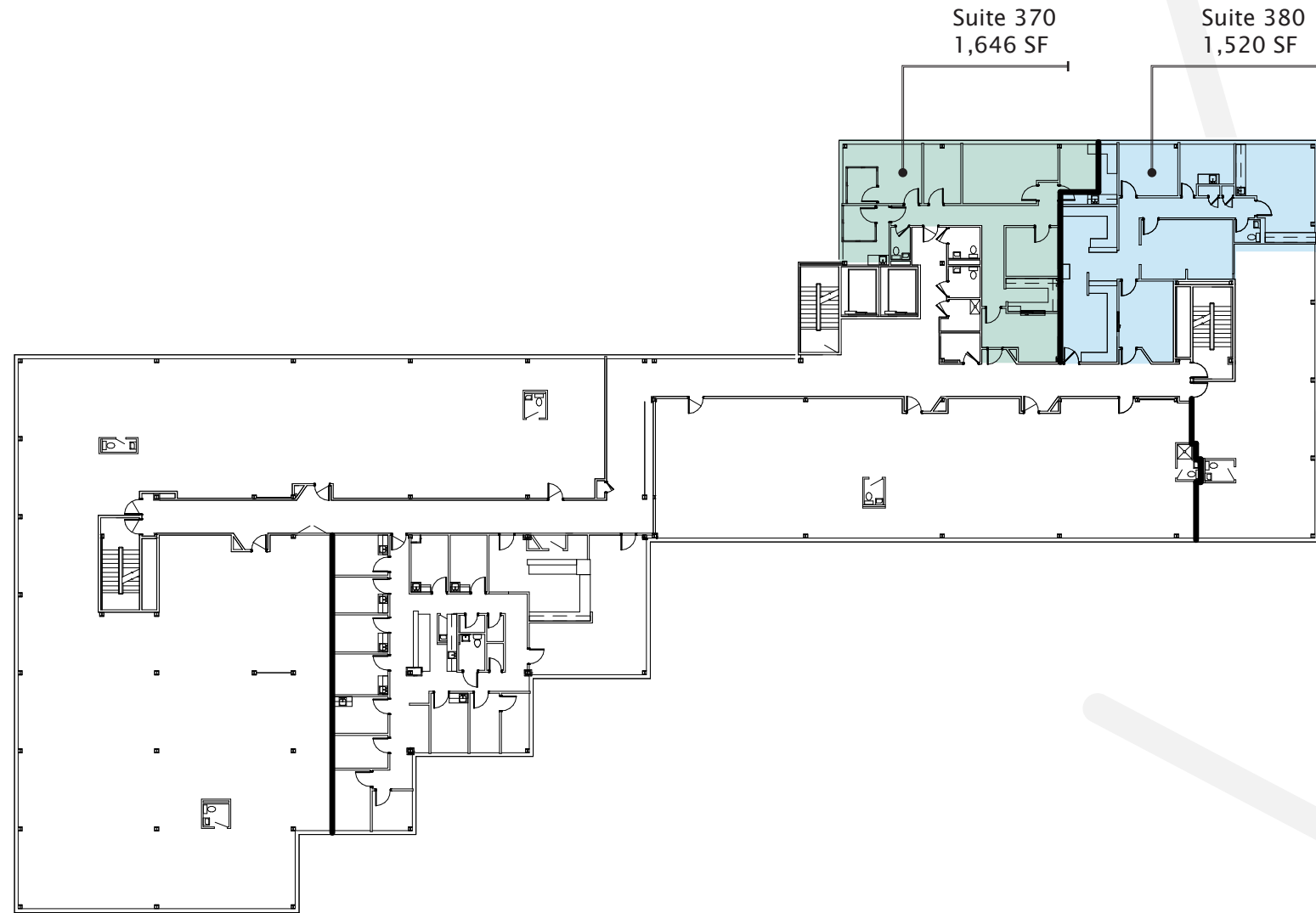
1,646 SF

Suite 370

1,520 SF

Suite 380

Contiguous  
up to 3,166 SF



AUSTIN  
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Floor 4

5,209 SF

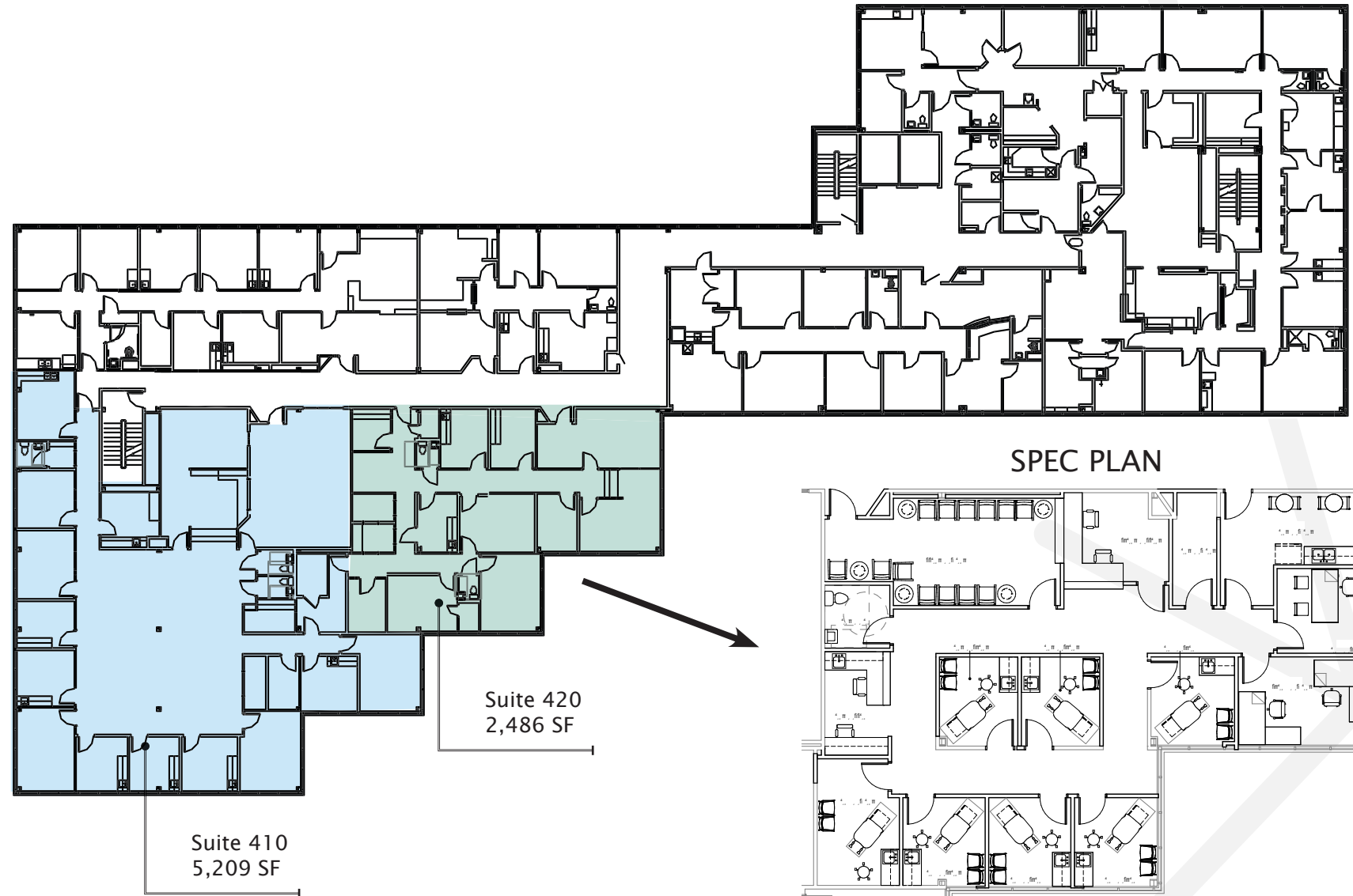
Suite 410

2,486 SF

Suite 420

\*Spec suite delivery: Q4 2022

Contiguous  
up to 7,695 SF



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Floor 5

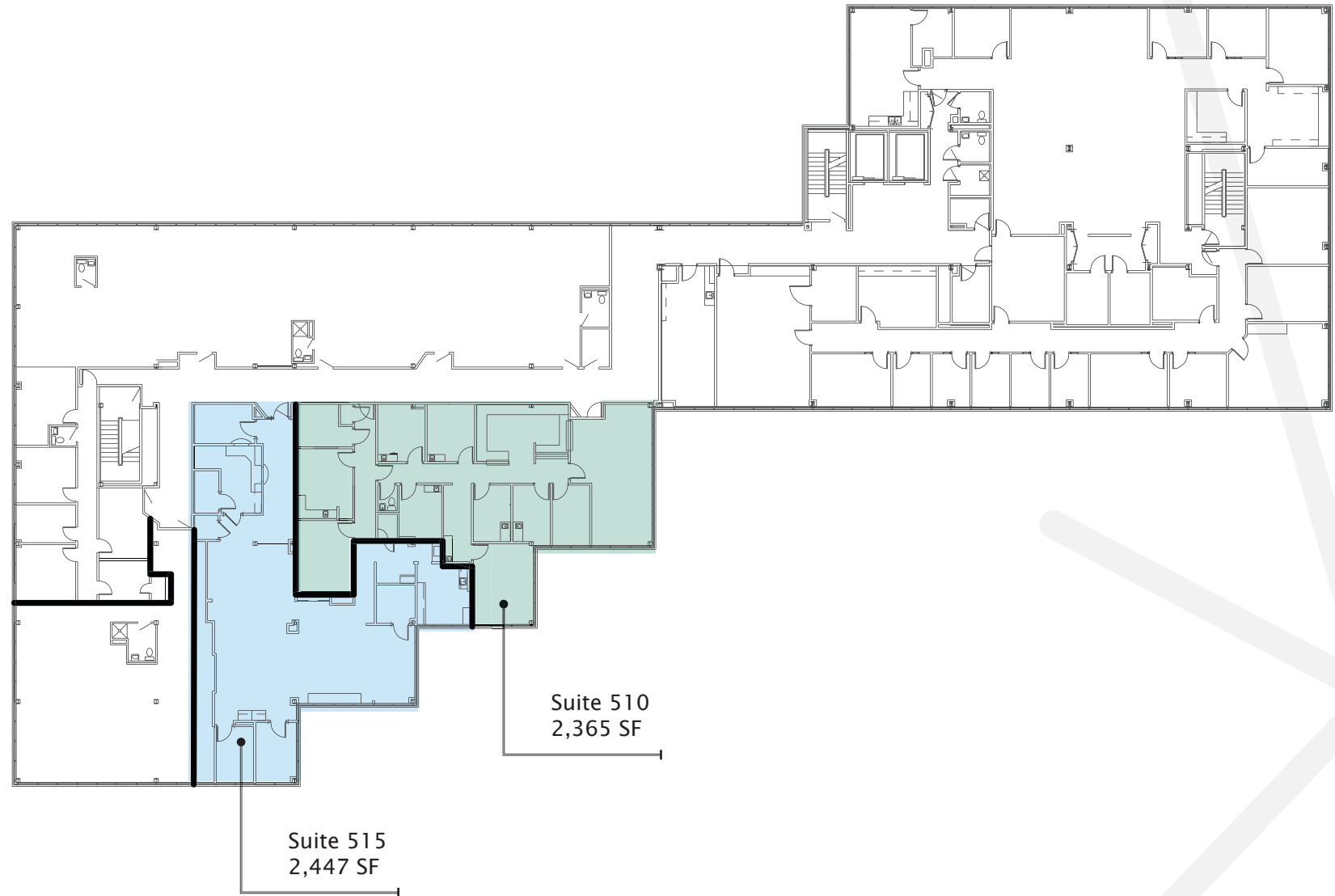
2,365 SF

Suite 510

2,447 SF

Suite 515

Contiguous  
up to 4,812 SF



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OWNED BY  
  
HEALTHCARE  
REALTY

 Ascension  
Seton

MEDICAL PKWY

W 38TH ST.

# AUSTIN MEDICAL PLAZA OFFICE BUILDING



## SURGERY CENTERS

- 1 Bailey Square Surgery Center
- 2 Central Park Surgery Center
- 3 INSPIRE Surgery Center
- 4 Medical Park Surgery Center
- 5 Pinnacle Surgery Center

The connection your employees need and your patients deserve.

## NEARBY AMENITIES

### PHARMACIES

- 38th Street Pharmacy
- Acclaim Pharmacy
- Avita Pharmacy
- CVS Pharmacy
- Hunter Pharmacy
- Services
- Lifecare Pharmacy of Austin
- Medical Park Tower Pharmacy
- MedSavers Pharmacy
- Randalls Pharmacy
- Tarrytown Pharmacy
- Walgreens Pharmacy

### MEDICAL SUPPLIES

- A & P Quality Care Medical
- Amtec Medical
- Arbor Home Medical
- Equipment
- Ebisu Supplies
- Gimmi
- Home Medical Equipment
- Kerring Group
- Medical Product Sales
- Mid Cities Medical
- ParkCrest Medical
- Patient Care Medical
- Patton Medical Devices
- Response Link of Central Texas
- The Comfort Store
- Total Respiratory
- U-Scout

### RESTAURANTS

- 360 Uno
- Austin Bistro
- Barley Swine
- Bartlett's
- Bert's BBQ
- Biderman's Deli
- Bufalina Due
- Chez Zee
- Chinatown North
- Citizen Eatery
- Craig O's Pizza & Pastaria
- Cucina on 35th
- District Kitchen
- Eldorado Café
- Epicerie Café & Grocery
- Fonda San Miguel
- Honest Mary's Healthy
- Honey Moon
- Hopdoddy Burger Bar
- Jade Restaurant
- Jan Chi Korean BBQ
- Judy's Mediterranean
- Kapatad Kitchen
- Kerbey Lane Café
- La Cocina De Consuelo
- Little House
- Lucky's BBQ
- Maru Japanese
- Oakmont
- Olive & June
- Picnik
- Poke-Poke
- Rosedale Kitchen & Bar
- Saffron
- Santa Rita Cantina
- Seven Spice
- Siena Restaurant

- Snooze AM Eatery
- Spicy Szechuan
- Spread & Co.
- The Peached Tortilla
- Tinney Barbecue
- T-Loc's Sonora
- Torchys Tacos
- Tres Monarcas
- ZuZu Handmade Mexican

### BANKS

- Bank of America
- Bank of the Ozarks
- BB&T Bank
- BBVA
- Benchmark Bank
- Broadway Bank
- Chase Bank
- Comerica Bank
- First State Bank Central Texas
- Frost Bank
- Vista Bank
- Washington Federal
- Wells Fargo Bank

### SHOPPING

- Allendale Village
- Casis Center
- Central Park Center
- Crossroads Center
- Far West Center
- Gateway Center
- Jefferson Square
- Mesa Woods Center

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For additional leasing information, contact

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REALTY

LEASING BY:



TRANSWESTERN