

SOUTH LAMAR MEDICAL CENTER DISCOUNTED MEDICAL OFFICE CONDOS FOR SALE

**DISCOUNTED
PRICING
=
SALES VELOCITY**
See Results
Below

Since closing on 112,854 SF on June 6th, 2024
±51,000 SF SOLD + ±47,071 SF UNDER CONTRACT
±14,879 SF AVAILABLE (Divisible to Min. 2,500 SF)

Don't miss out on the best medical investment opportunity in Austin!



±47,071 SF UNDER CONTRACT | 2,500-14,879 SF AVAILABLE

4544 SOUTH LAMAR  **MAP**

BEST SOUTH CENTRAL LOCATION IN AUSTIN



NEARBY

- Brodie Oaks Development**

Downtown Austin

Sunset Valley

Lakehills Plaza
- St. David's Medical Center**

Westgate Shopping Center

Barton Creek Square Mall

FOR MORE INFORMATION, PLEASE CONTACT:

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CENTRIC
 COMMERCIAL

PROPERTY OVERVIEW

REMAINING AVAILABILITY

- **±2,500-14,879 SF AVAILABLE**

BUILDING HIGHLIGHTS

- **Building Size:** 112,854 SF Total
- **Parking:** ±5.2 per 1,000 SF (includes reserved garage parking)
- **Signage:** Building and Monument Available
- **ASC Compatibility:** Generator pad locations & covered drop off available
- **Clear Height:** ±16'
- **Infrastructure:** Shell condition with restrooms throughout
- **Abundant Power for Medical uses**



RARE OPPORTUNITY

Centric Commercial is pleased to announce South Lamar Medical Center:

- New Medical Office Condominium Project – One-of-Kind buying Opportunity
- Strategically located in the heart of South Central Austin by Central Market & Brodie Oak Center
- The Seller recently acquired the 112,854 SF office building (formerly AT&T call center) and converted the Project into Medical Office Condominiums for purchase.
- The Seller's acquisition cost allows Seller to provide significant discount to the market.
- Seller objective is to sell units quickly, in exchange, provide sophisticated prospective purchasers the ability to acquire medical office condominiums at far below-market discounted pricing.

**RECENT COMPARABLE
Medical Office Sale in Area
\$500+ /SF**

(EXCLUDES exterior work of \$50+, equivalent \$550+/ SF)

**DISCOUNTED PRICING
\$375/SF - \$390/SF**

(INCLUDES exterior improvements by Seller)

Below-market pricing offering is subject to increase as the project continues to sell out. **38% (41,436/sf)** of the project has already sold in the first month.



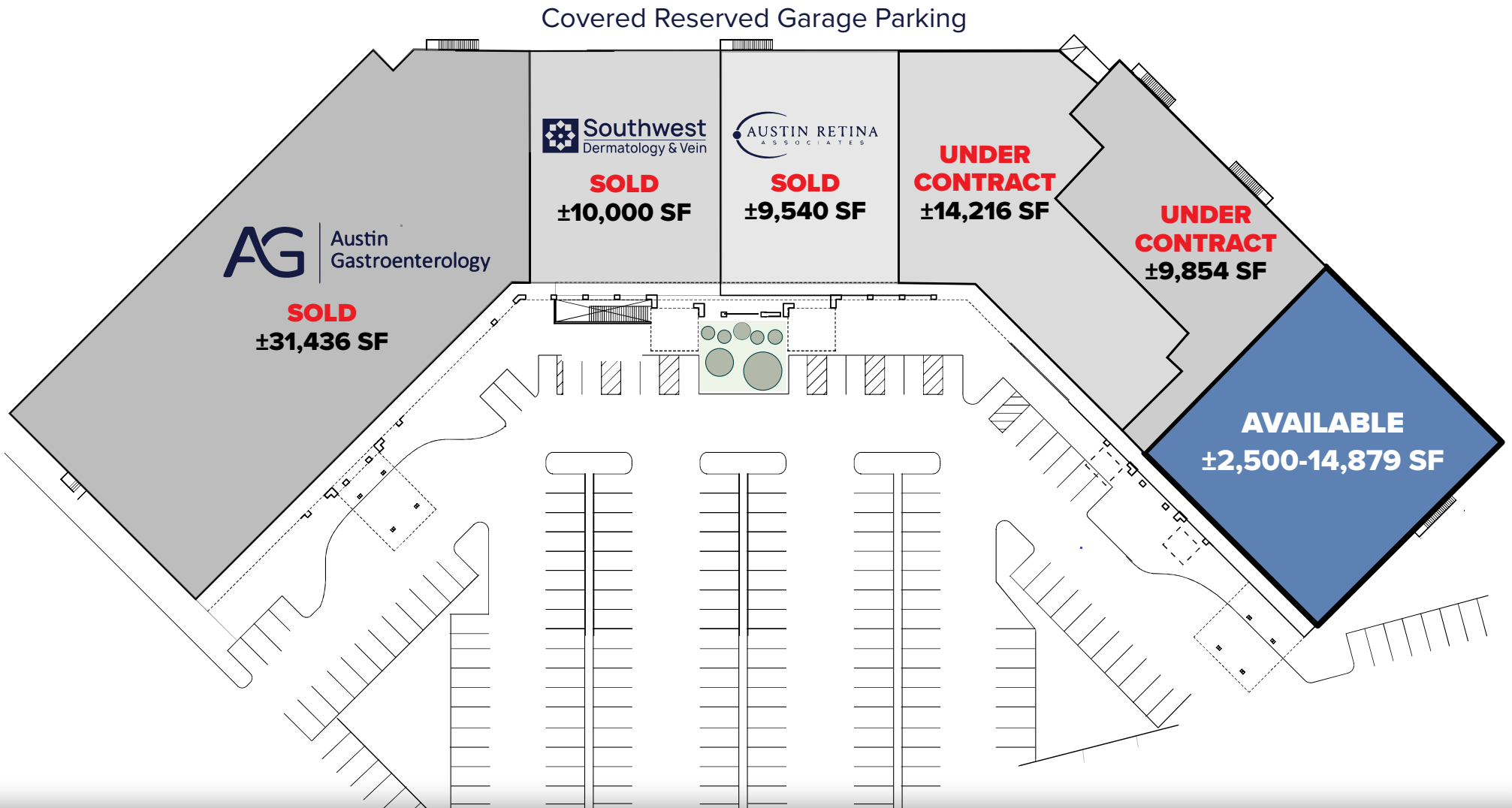
CAPITAL IMPROVEMENTS
±\$2.3m in project renovations underway



DISCOUNTED PRICING
Discounted Sale Price - **LOWEST PRICING** of
any comparable projects in Austin

SITE PLAN

±2,500-14,879 SF AVAILABLE



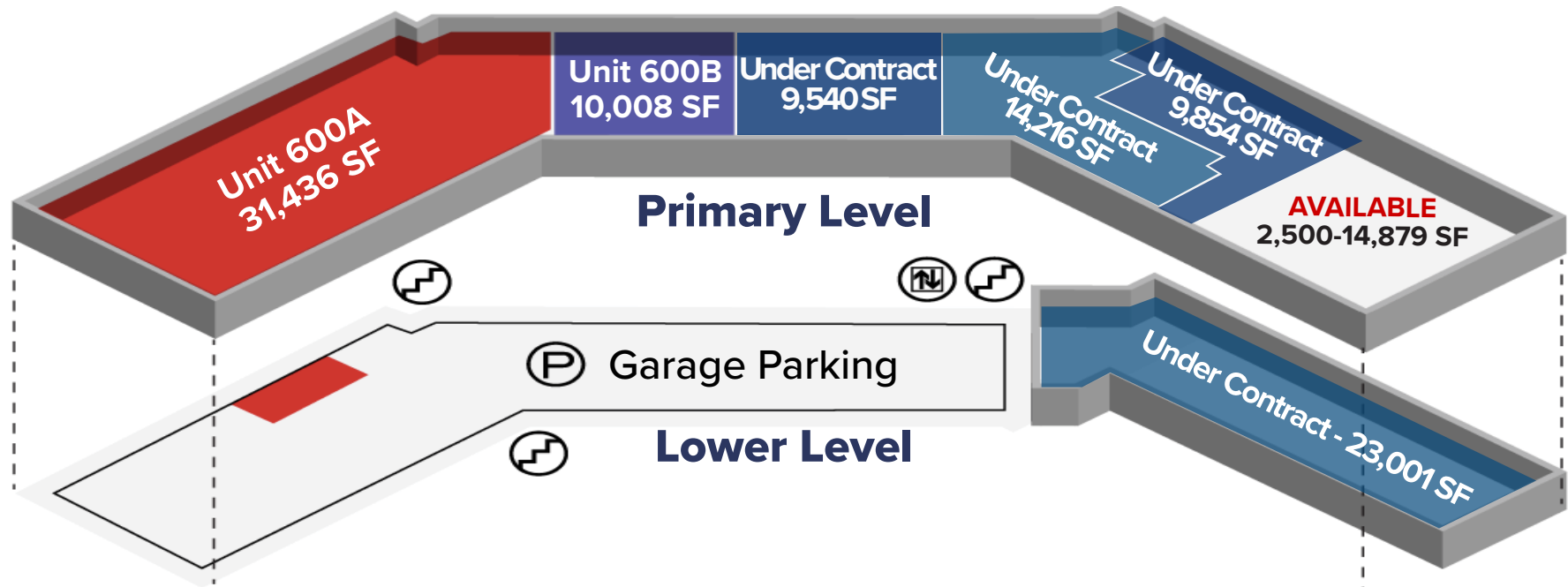
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BUILDING DIAGRAM

Unit 600 is a 2-level structure. The Primary Level is entirely shell office space. The Lower Level is split between garage parking and shell space.

Building 112,854 SF | Primary Level 89,853 SF | Lower Level 23,001 SF

Primary Level - 86,595 SF at grade with surface parking lot and serves as primary entry to all suites.



Lower Level - 23,001 SF accessible via access around back of building. Garage Parking has 128 Spots.

AMENITY MAP



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PROJECT RENOVATION PLANS UNDERWAY

Seller, at Seller's expense, is investing ±\$2.3M in renovation improvements for end purchaser's benefit and cost savings. Improvements include but not limited to:



New Roof



**Refinish + Paint Exterior
Facade**



**Construct New Monument
Signage**



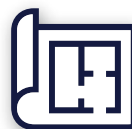
New Native Landscaping



**Repair, Seal Coat + Stripe
Parking Lot**



**New Electric Utility
Transformer**



**Delivering "Cold Shell"
Interior Canvas**

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