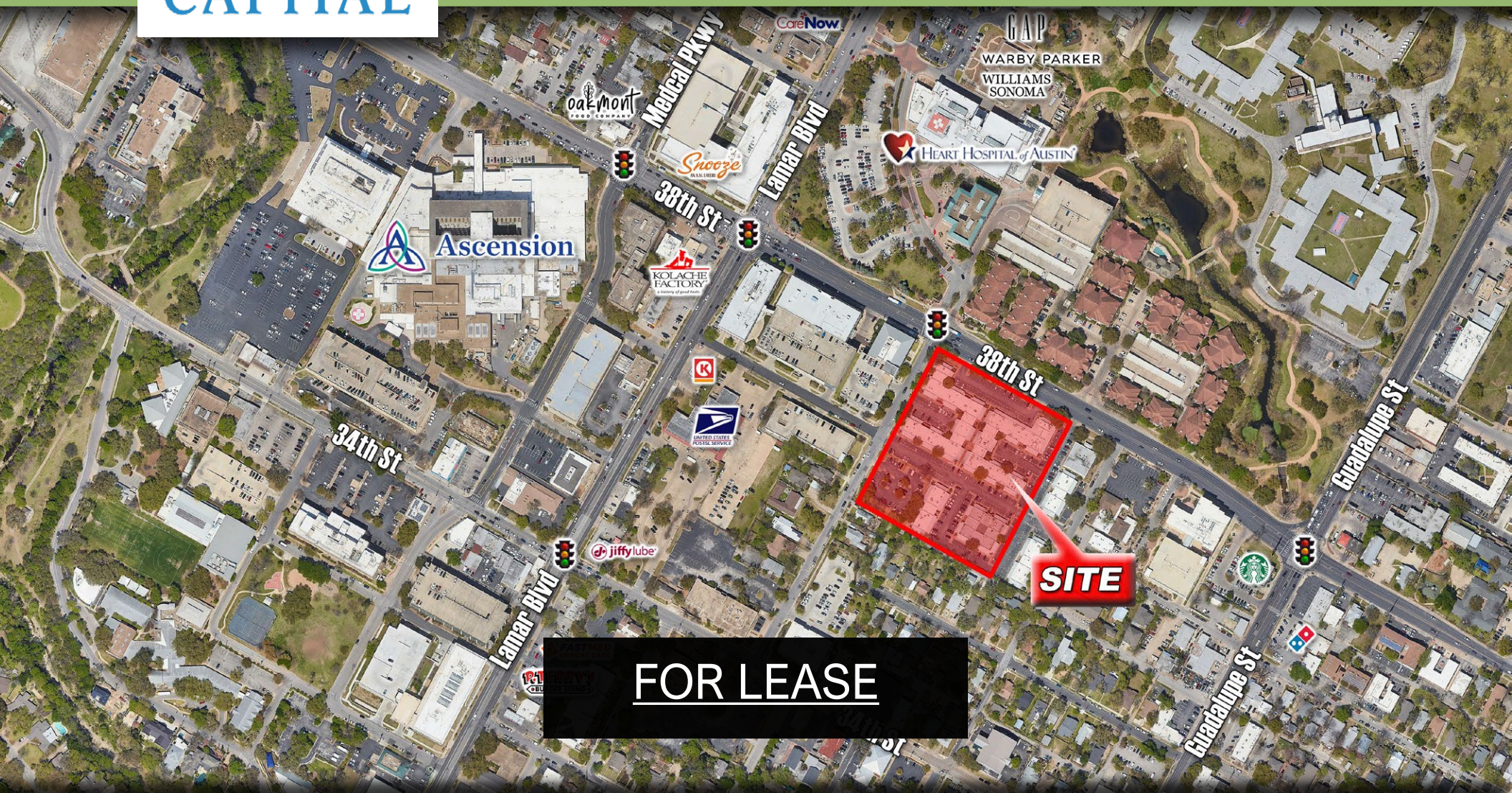




MEDICAL OFFICE BUILDING

711 W 38th St, Austin, TX 78705



FOR LEASE

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

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

WILL BLACKBIRD
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NOW LEASING



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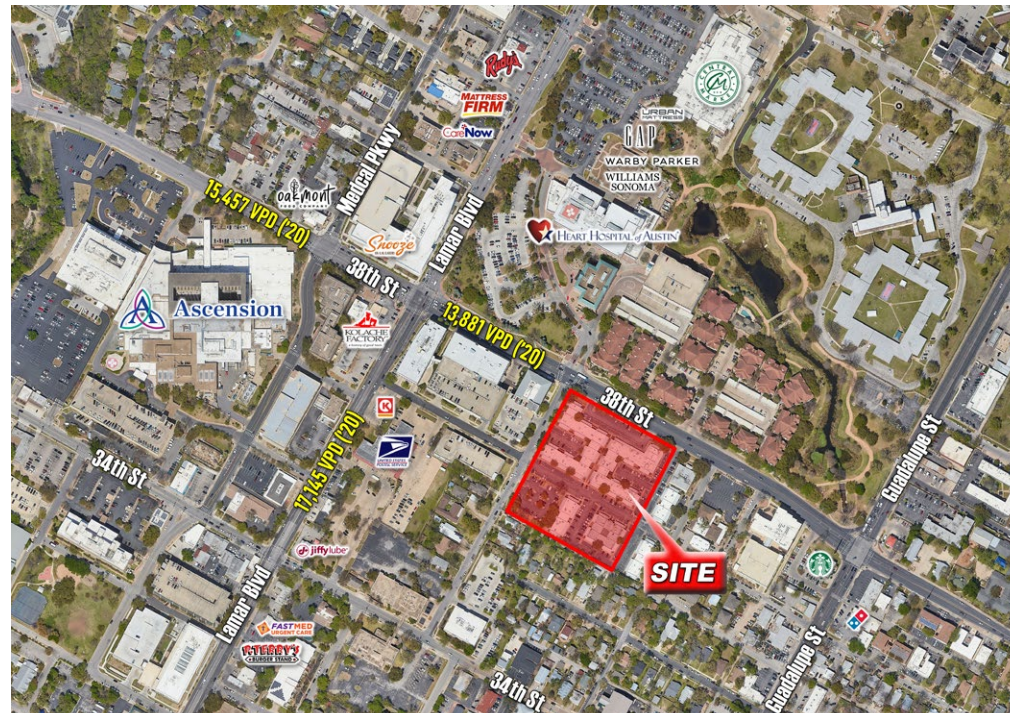
FOR LEASE - \$25.00 NNN

Suite B5W: 772 SF
Suite C2: 2,080 SF
Suite C8: 2,993 SF
Suite C11: 2,977 SF
Suite D4: 1,992 SF
Suite E1: 1,685 SF
Suite E2: 1,213 SF
Suite G4: 1,681 SF

PROPERTY HIGHLIGHTS

- Located on 38th St & N Lamar convenient to Ascension Seton Hospital & Heart Hospital of Austin
- Close proximity to numerous amenities that include retail, supermarkets, restaurants & banks
- Great access to I-35 & MoPac; minutes from Downtown

2022 DEMOGRAPHICS



TOTAL
POPULATION

RADIUS

1 Mile	27,673
3 Mile	158,200
5 Mile	362,460



TOTAL
HOUSEHOLDS

12,788
73,443
165,317



DAYTIME
POPULATION

41,084
323,463
569,942



AVERAGE HH
INCOME

\$100,511
\$131,292
\$125,667

MEDICAL OFFICE BUILDING - 711 W 38TH ST
Austin, TX 78705

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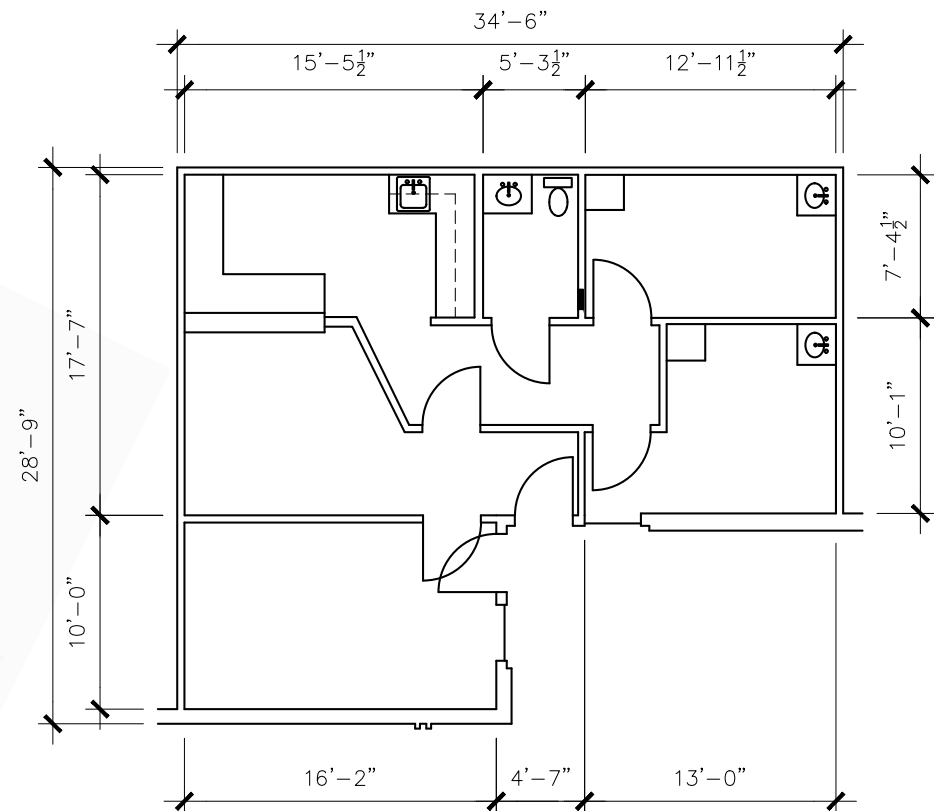
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OVERALL SITE PLAN



Suite B5W: 772 SF | \$25 NNN



MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE B5W
Austin, TX 78705

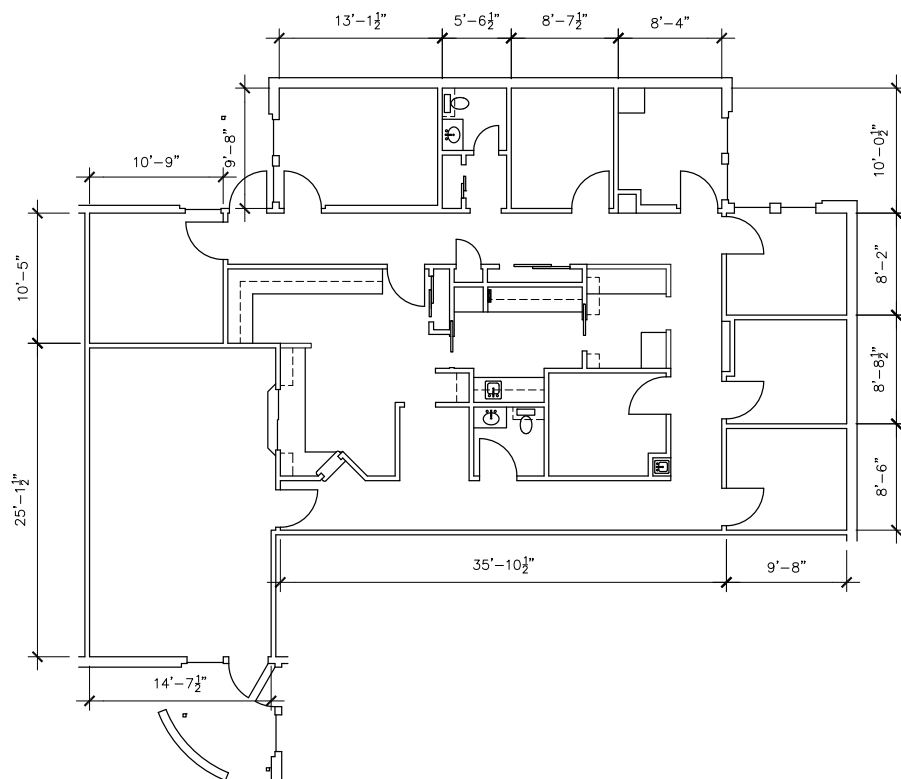
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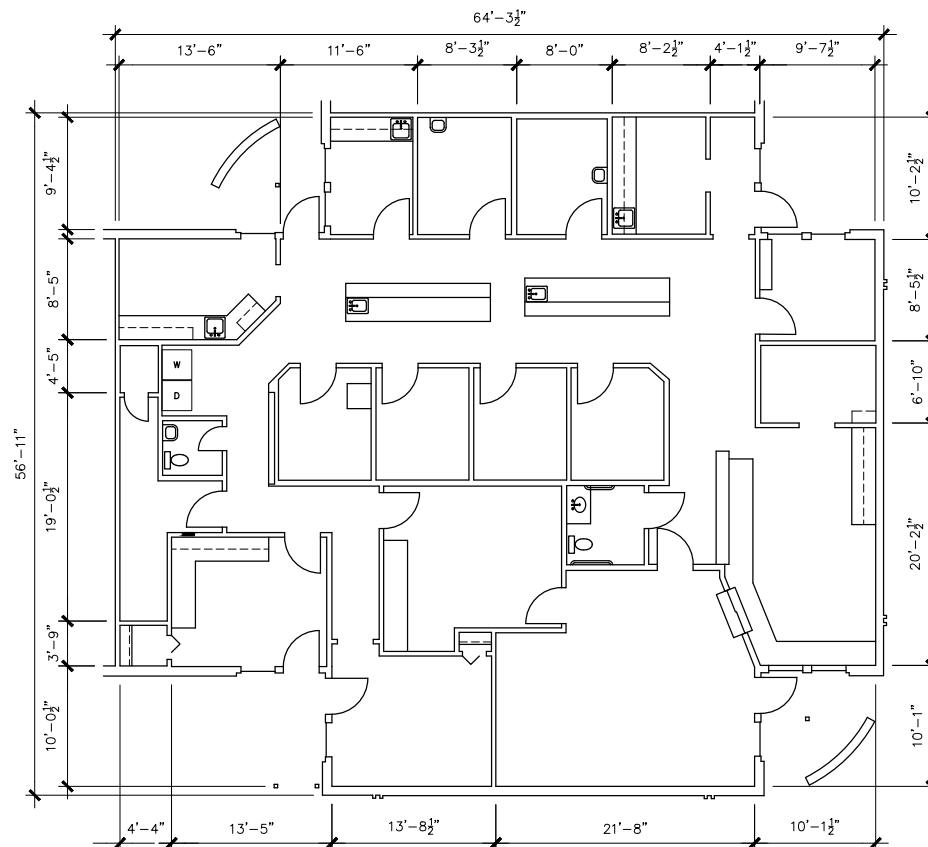
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Suite C2: 2,080 SF | \$25 NNN



Suite C8: 2,993 SF | \$25 NNN



MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE C8, C11
Austin, TX 78705

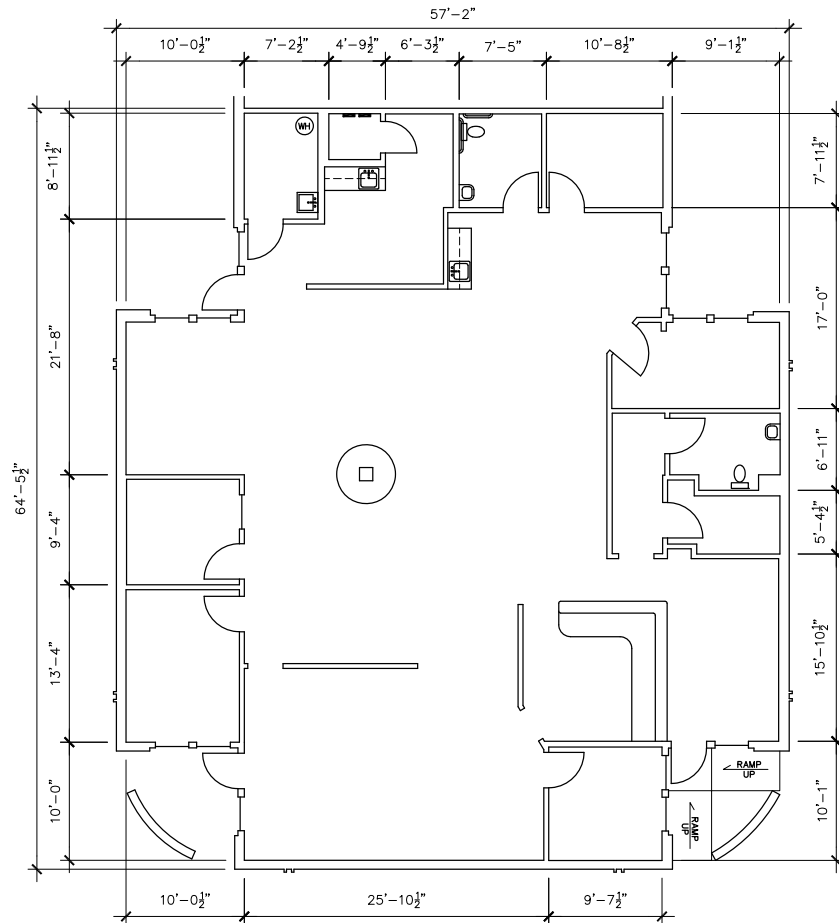
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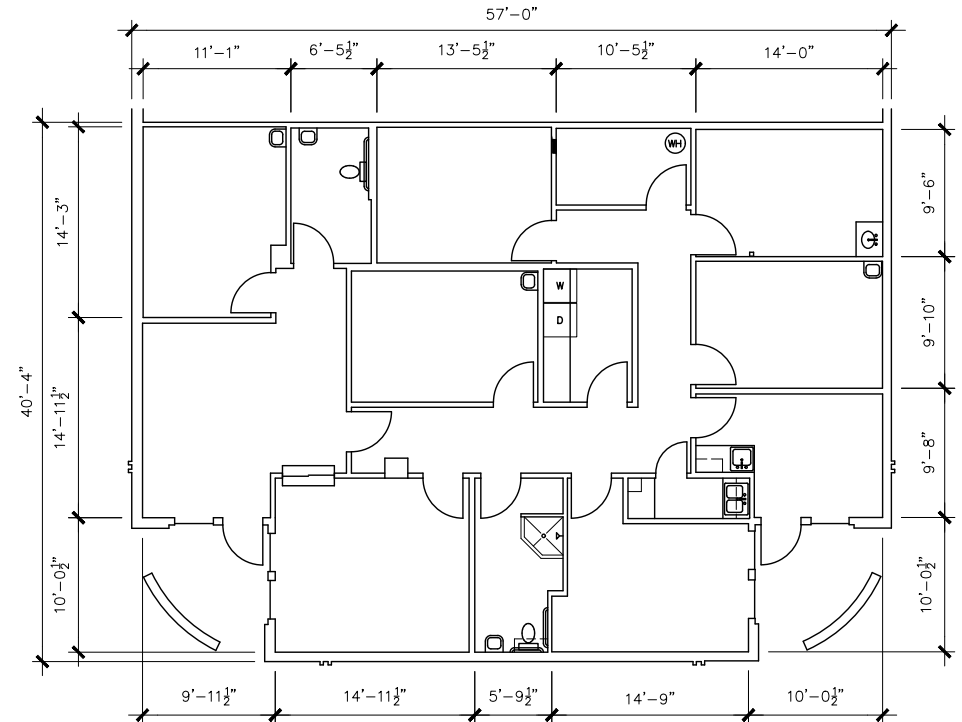
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Suite C11: 2,977 SF | \$25 NNN



Suite D4: 1,992 SF | \$25 NNN



MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE D4, E1, E2
Austin, TX 78705

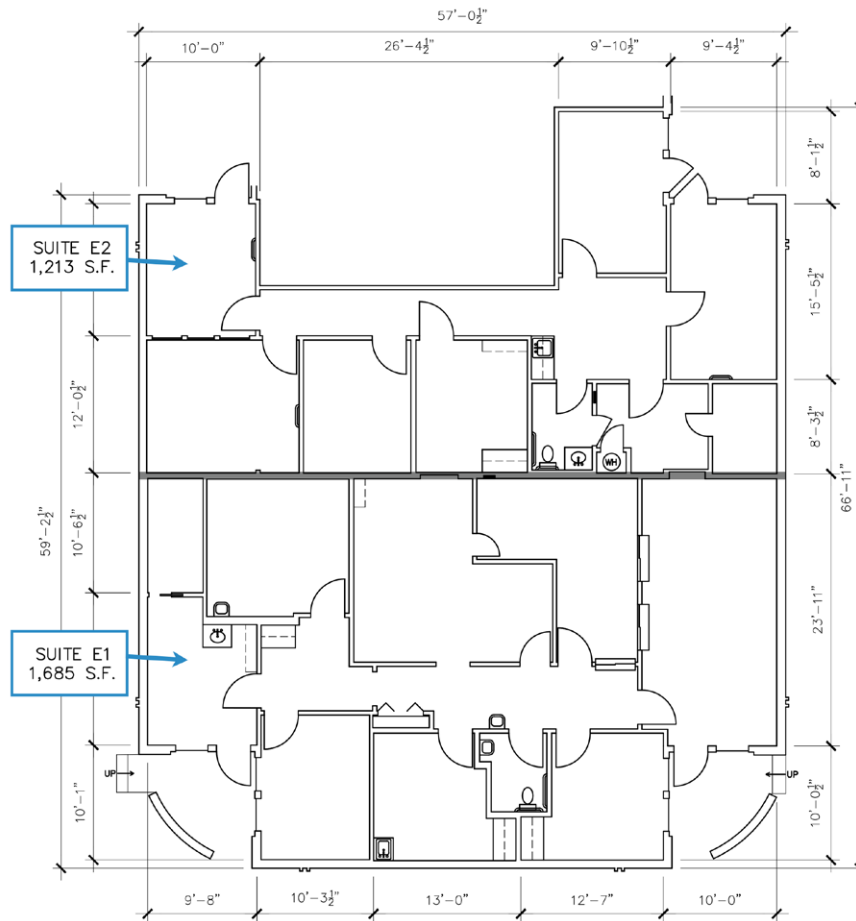
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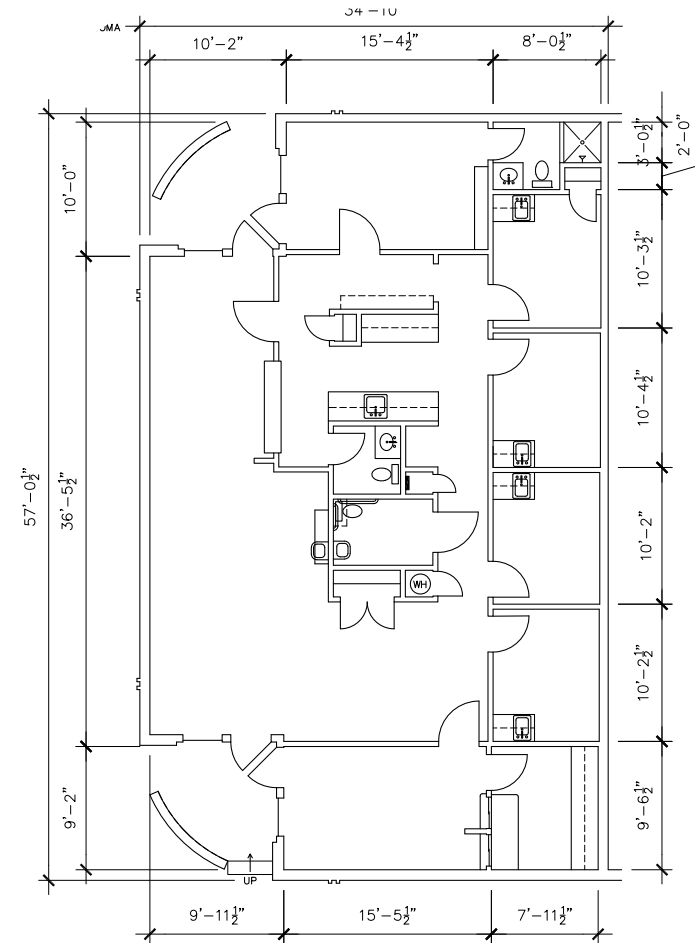
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Suite E1: 1,685 SF | \$25 NNN
Suite E2: 1,213 SF | \$25 NNN



Suite G4: 1,681 SF | \$25 NNN



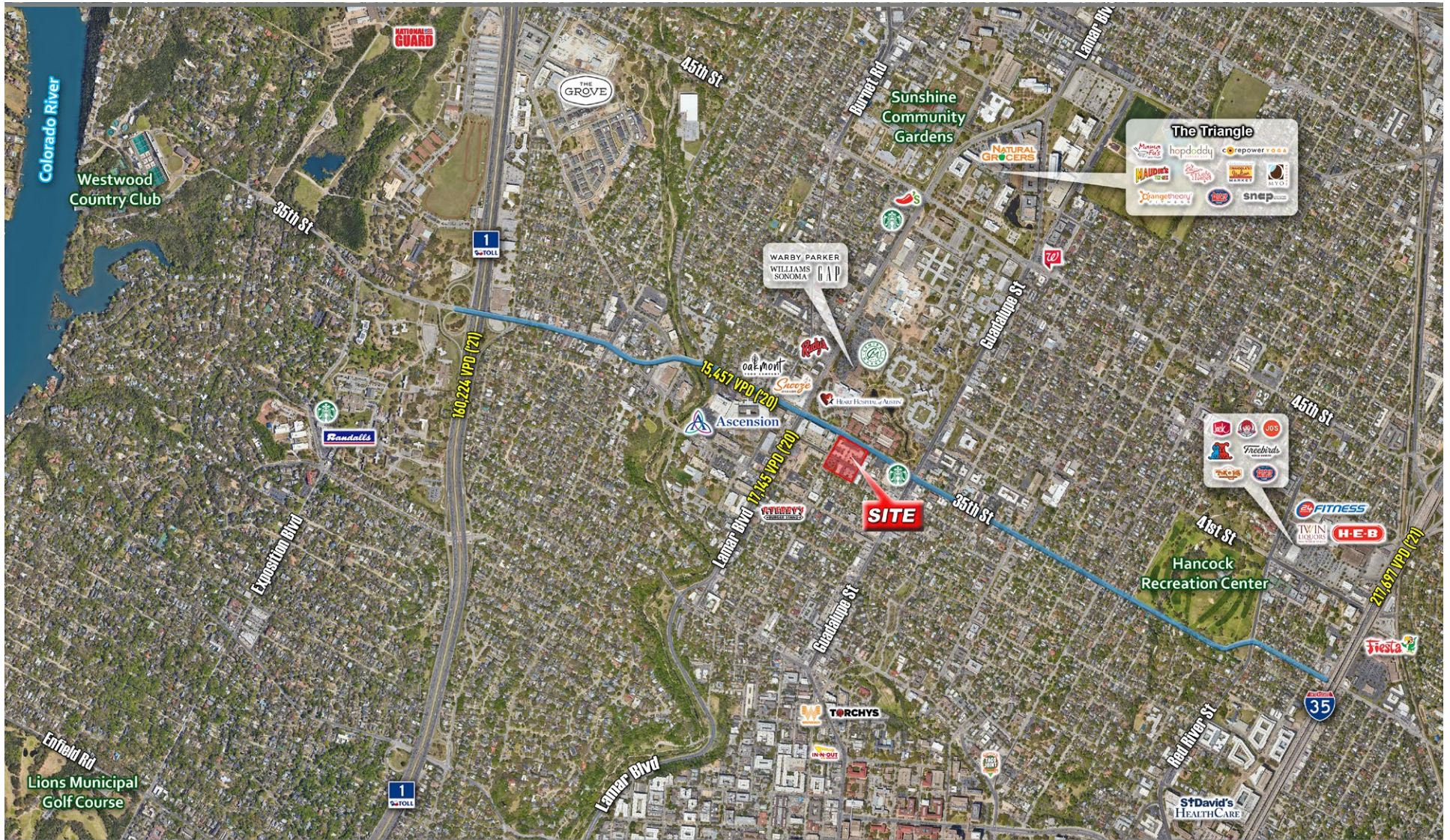
MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE G4
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