

# 3607 Manor Road

Medical Office For Lease



PRACTICE  
REAL ESTATE



LEASE

3607 MANOR RD #101 // AUSTIN, TX // 78758

MEDICAL  
OFFICE  
FOR LEASE

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## OVERVIEW

*4,512 SF fully equipped medical office with an in-suite Operating Room. This well-appointed, turnkey former ENT/Plastic Surgery suite is move-in ready.*

### Property Highlights

- Prime Manor Road location between I-35 and 183 Tollway intersection
- \$106,422 average household income within a two-mile radius
- Population projected to grow 2% annually through 2029
- Exceptional visibility on Manor Road
- Minutes from both St. David's Medical Center and Dell Children's
- Walking distance to the vibrant Mueller neighborhood
- Near Morris Williams Golf Course, The Thinkery, and the University of Texas
- Free parking with walk up access

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## SPACE DETAILS

This fully built out medical office is perfect for a physician looking to also provide in-office procedures, including surgery. While medical offices are common in the area, this is currently the only space for lease with an operating room.

**Address:** 3607 Manor Rd, Ste. 101, Austin, Texas 78758

**Size:** 4,512 SF

**Type:** Medical Office

**Status:** Move-in ready

- General dentist and urgent care are both current tenants in the building.
- Ideal for oral surgeons, plastic surgeons, dermatologists, and specialties requiring in-office surgical capabilities.





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For more information,  
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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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