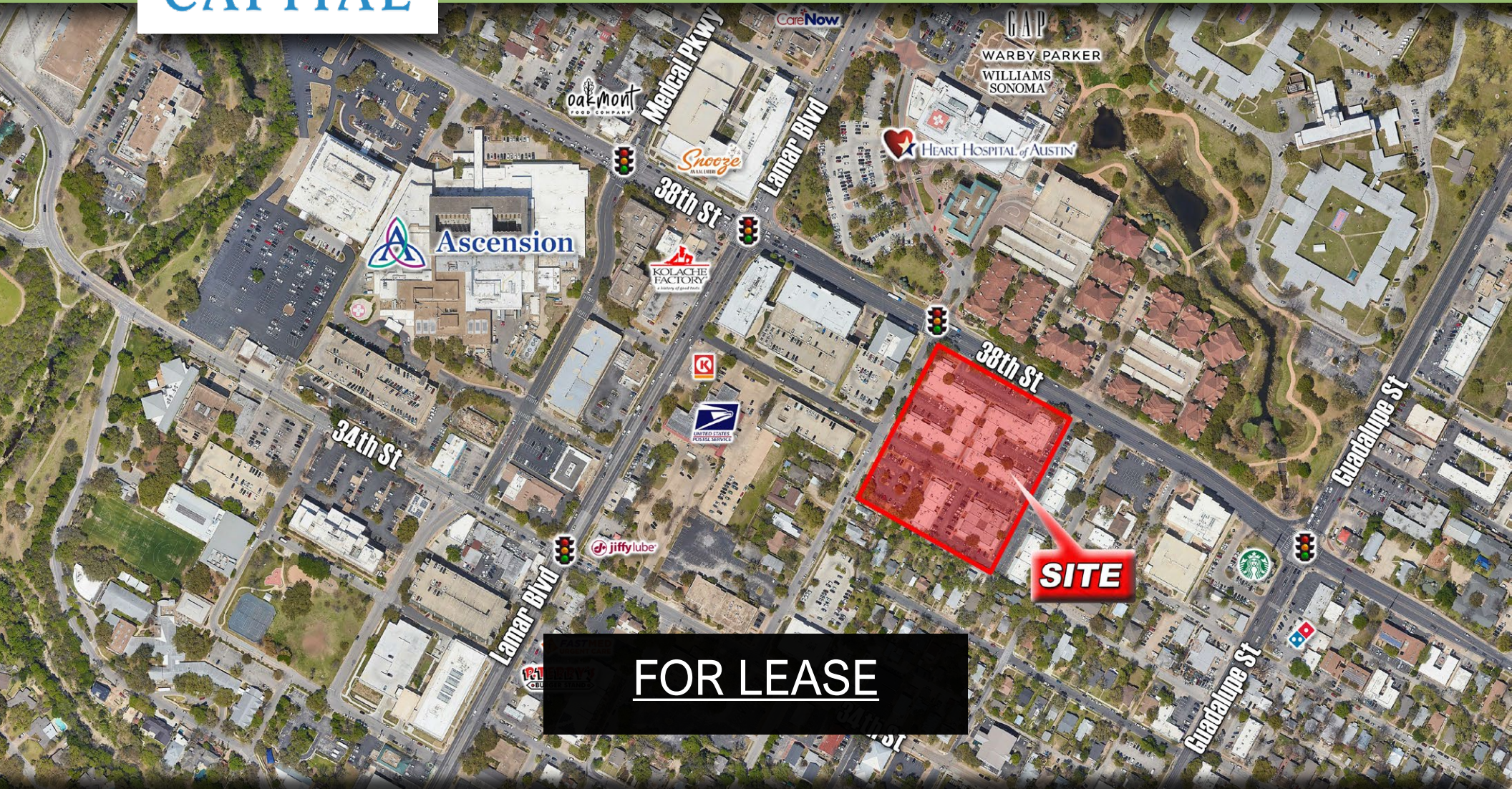




# MEDICAL OFFICE BUILDING

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  
512-917-0157  
wblackbird@hthcapital.com



**NOW LEASING**

**FOR LEASE - \$25.00 NNN**





- Suite B5W: 772 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	TOTAL	DAYTIME	AVERAGE HH
RADIUS	POPULATION	HOUSEHOLDS	POPULATION	INCOME
1 Mile	27,673	12,788	41,084	\$100,511
3 Mile	158,200	73,443	323,463	\$131,292
5 Mile	362,460	165,317	569,942	\$125,667

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

**NOW LEASING**

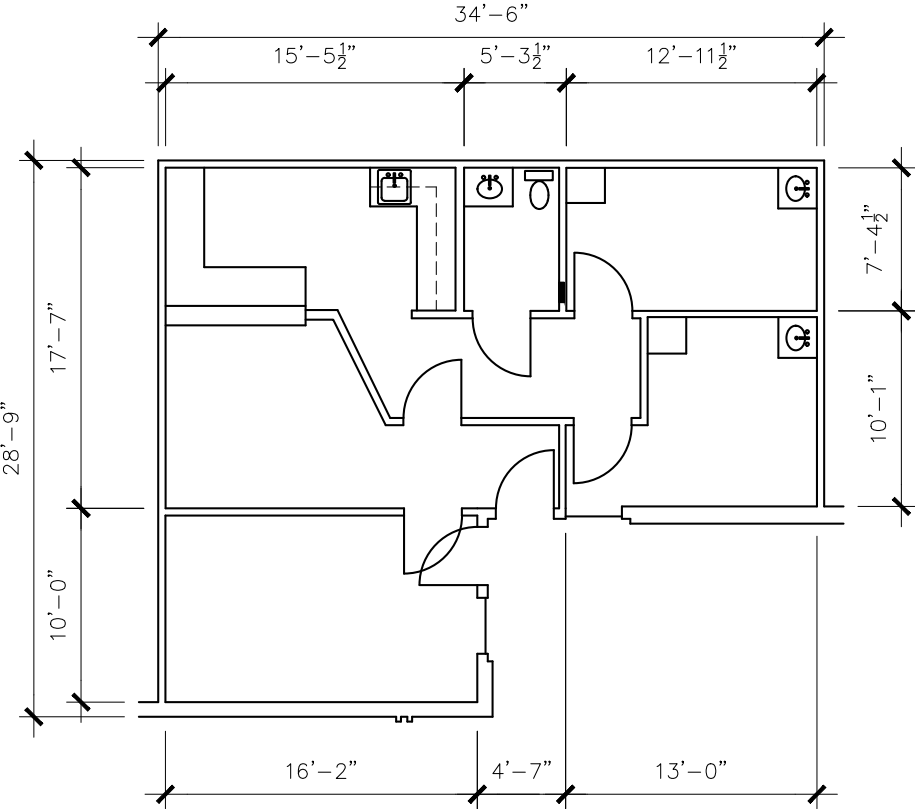
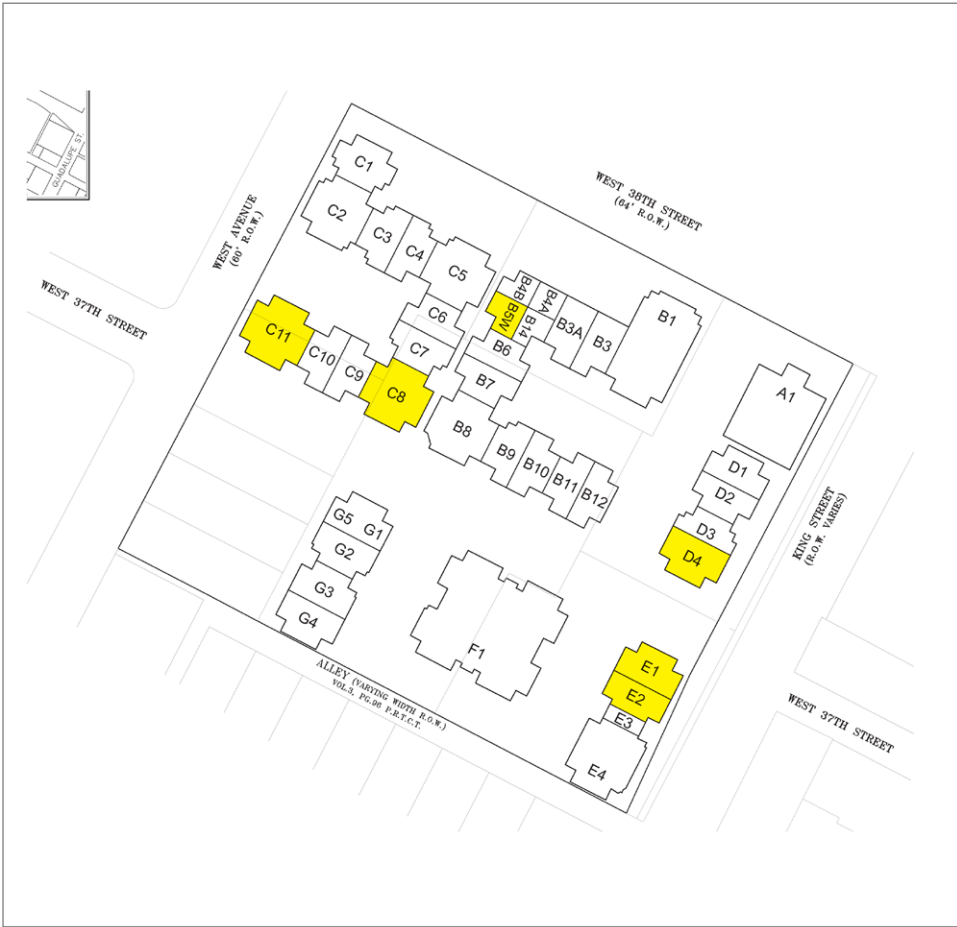


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**OVERALL SITE PLAN**

**Suite B5W: 772 SF | \$25 NNN**

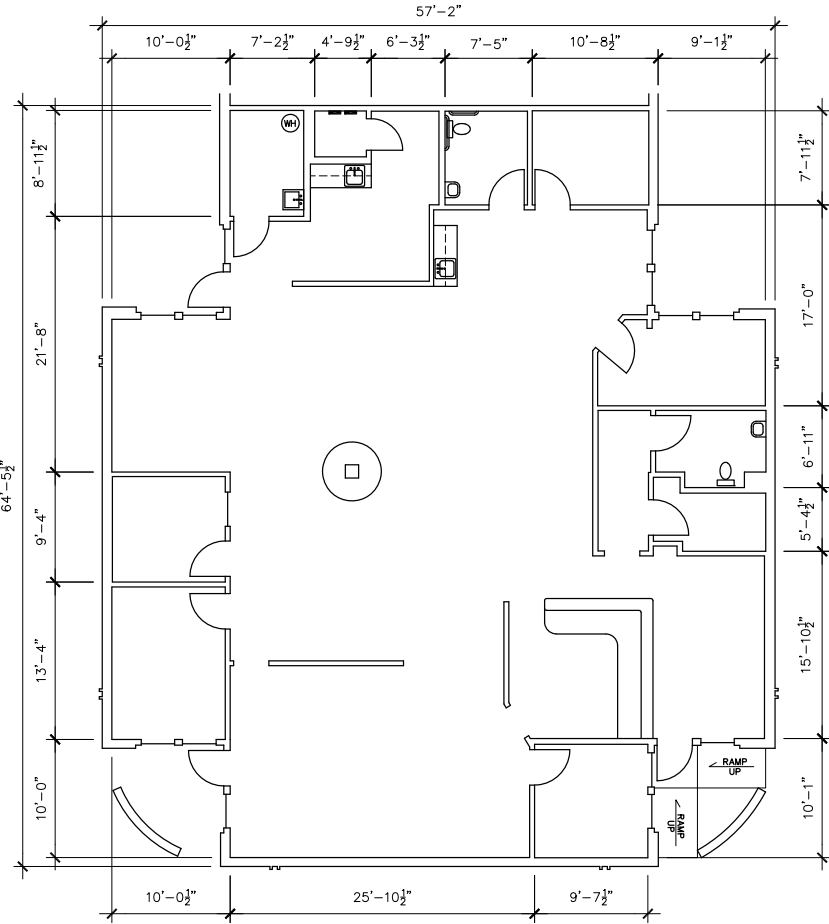
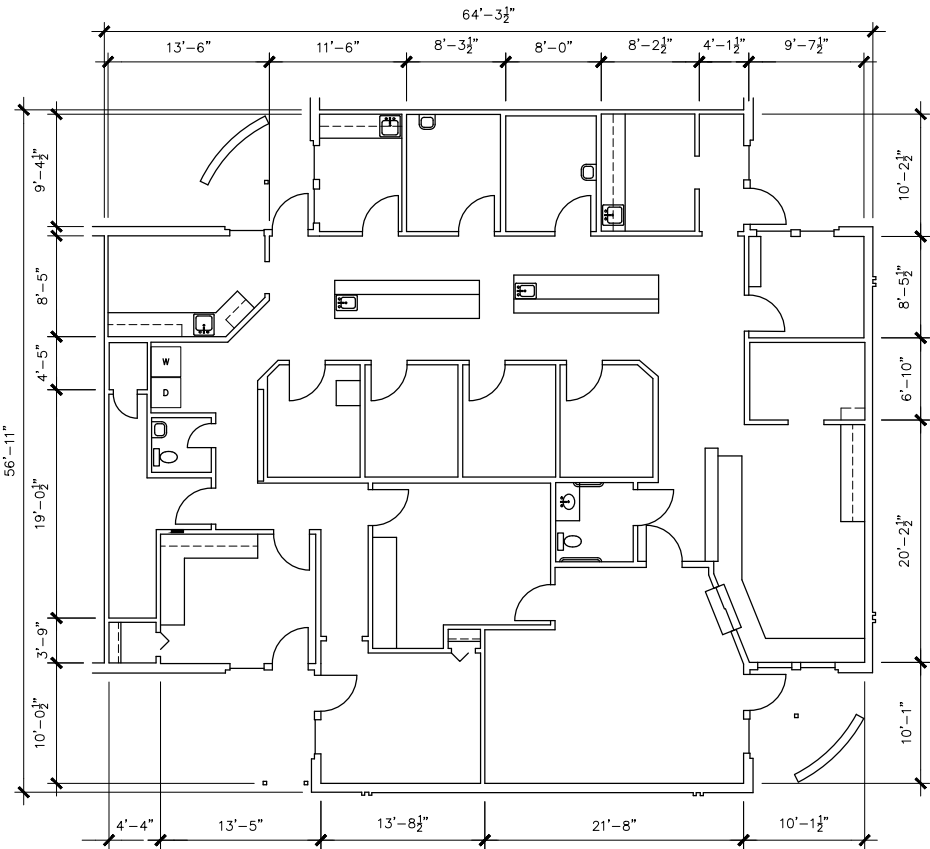


**MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE B5W**  
Austin, TX 78705

NOW LEASING

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

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



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

**NOW LEASING**

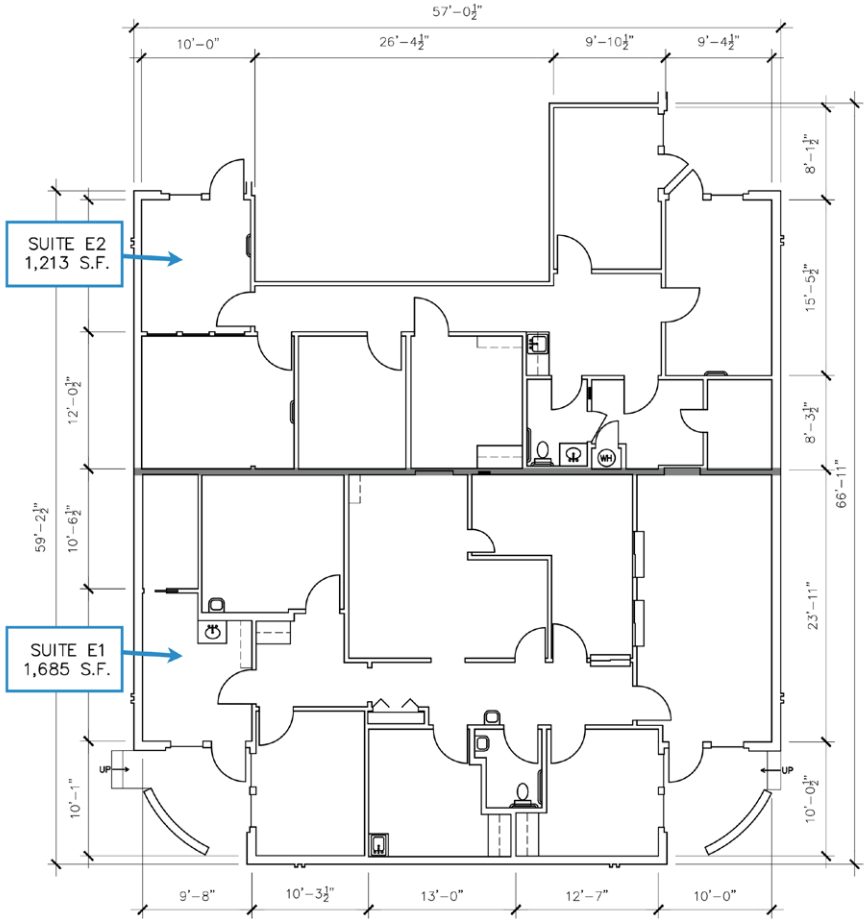
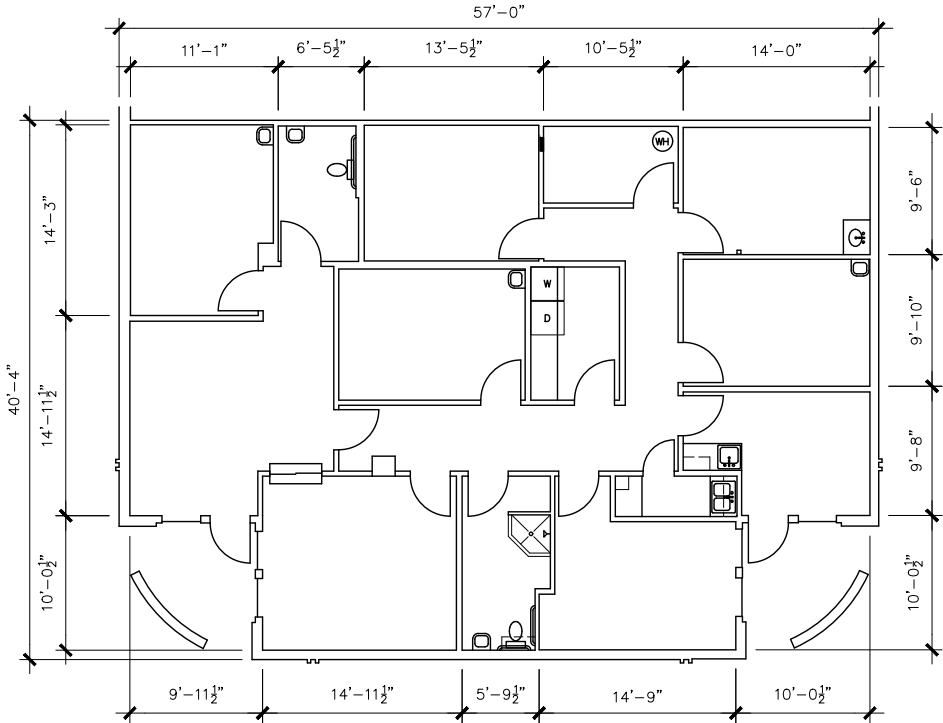


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**Suite D4: 1,992 SF | \$25 NNN**

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



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

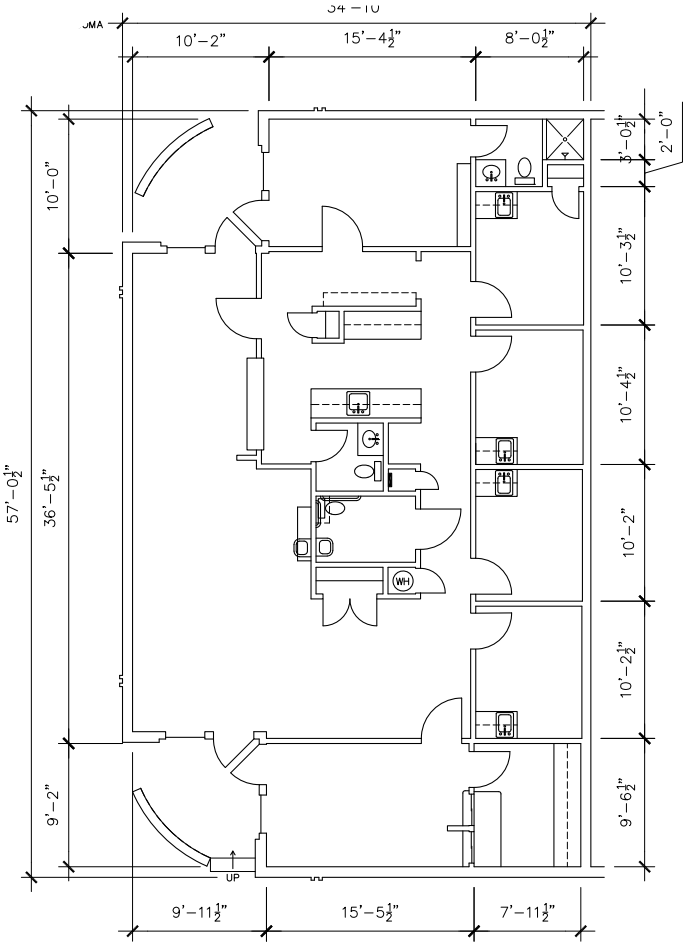
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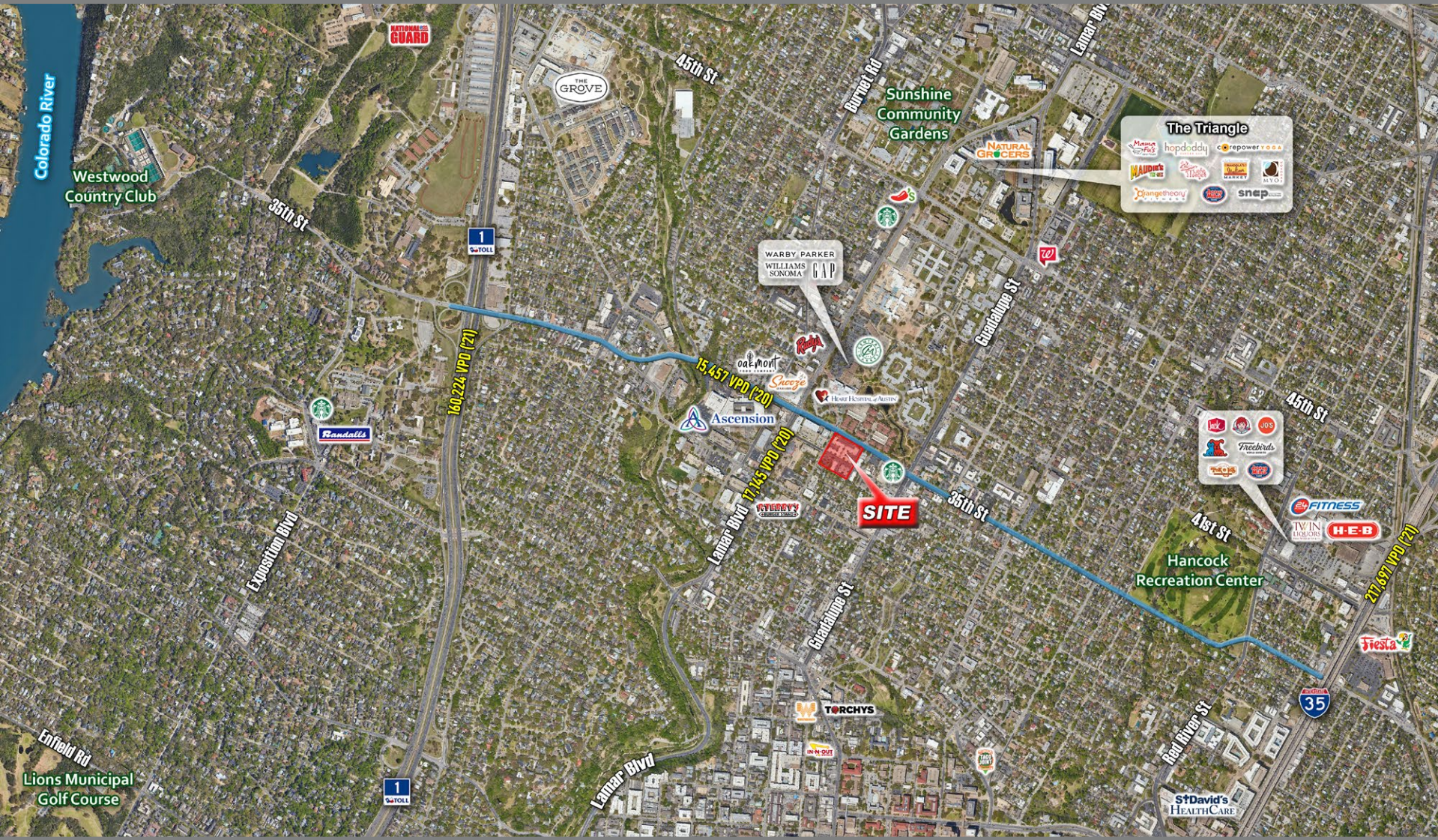
Suite G4: 1,681 SF | \$25 NNN



MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE G4  
Austin, TX 78705



NOW LEASING



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