

Medical Office Building | For Lease

Seton Hays Medical Office Building 1

1180 Seton Parkway, Kyle, TX 78640



Owned and Managed by:



HEALTHCARE
REALTY

Leasing by:



TRANSWESTERN

Property Highlights

1180 Seton Parkway, Kyle, TX 78640



HEALTHCARE SYNERGY



Strong referral pattern and tenant mix among existing practices.

UNBEATABLE LOCATION



Only on-campus MOB in Kyle with direct access to Ascension Seton Hays Hospital.

TOP-TIER MEDICAL OFFICE



Covered drop-off, automatic sliding doors and direct access to hospital.

ACCESSIBILITY



Direct access to IH-35 via Kyle Parkway.

5:1,000 SF PARKING



Ample surface parking for patients with covered reserved spaces available for physicians.

QUALITY CONSTRUCTION



Class A Medical Office Building built in 2009. LEED Silver Certified.

Availabilities

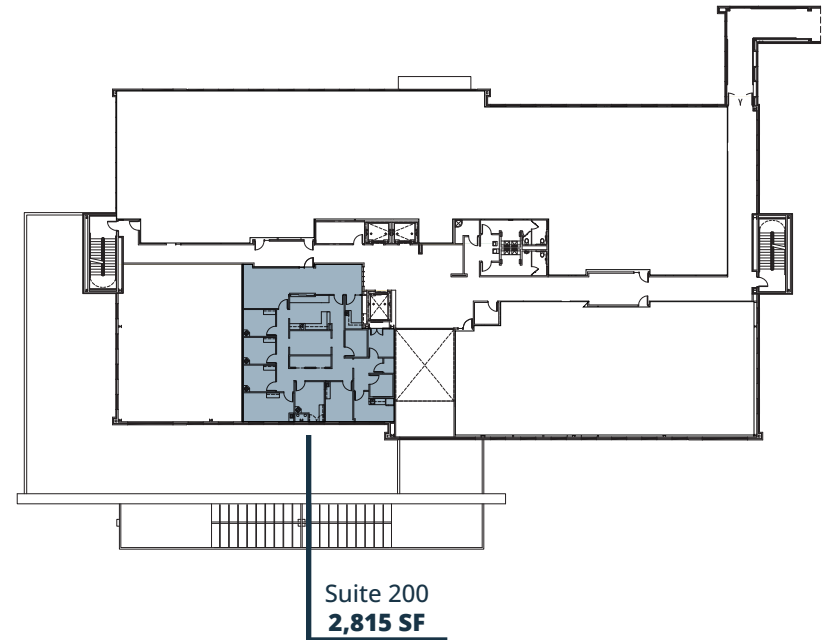
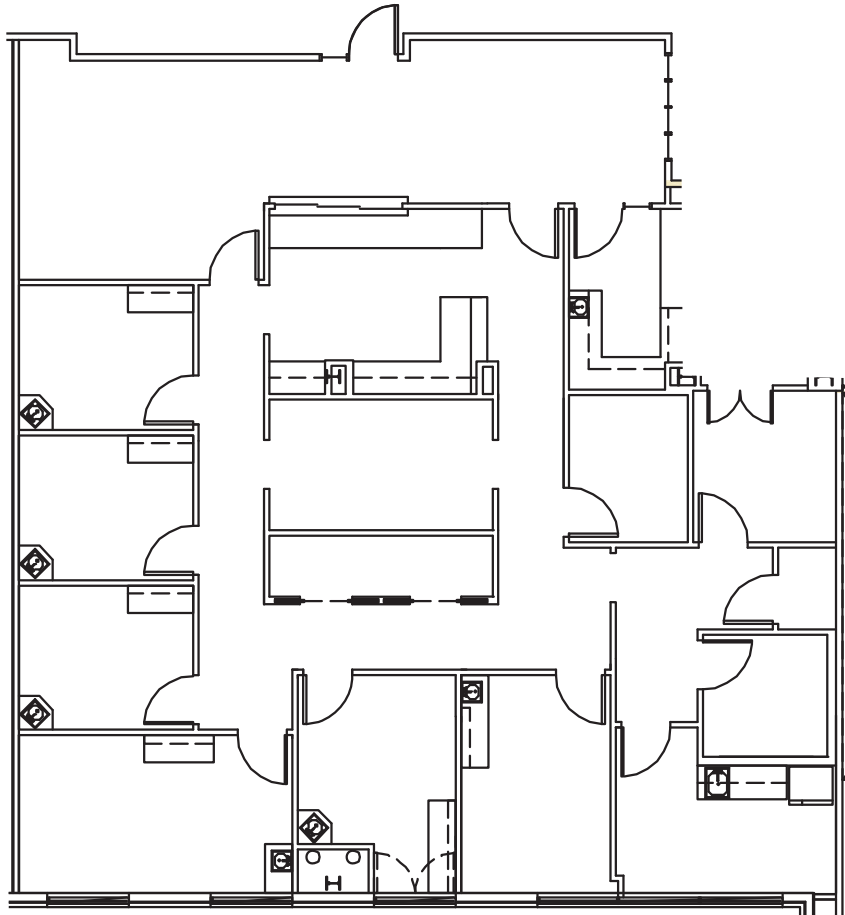
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AVAILABLE SUITES

Suite 200	2,815 SF	December 1, 2024	Second Generation. Good condition.
Suite 270	1,968 SF	AVAILABLE NOW	Second Generation.
Suite 310	1,782 SF	AVAILABLE NOW	Second Generation. Updated finishes.
Suite 320	2,110 SF	January 1, 2025	Second Generation. Updated finishes.

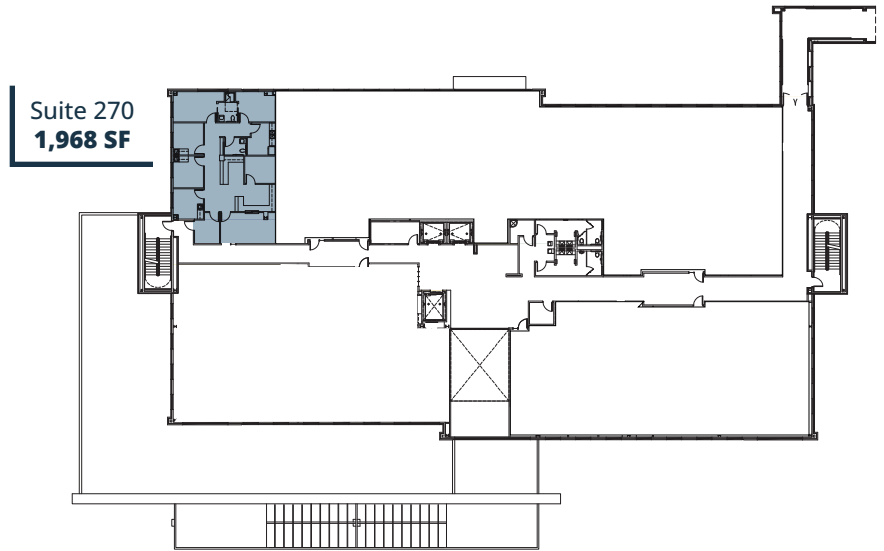
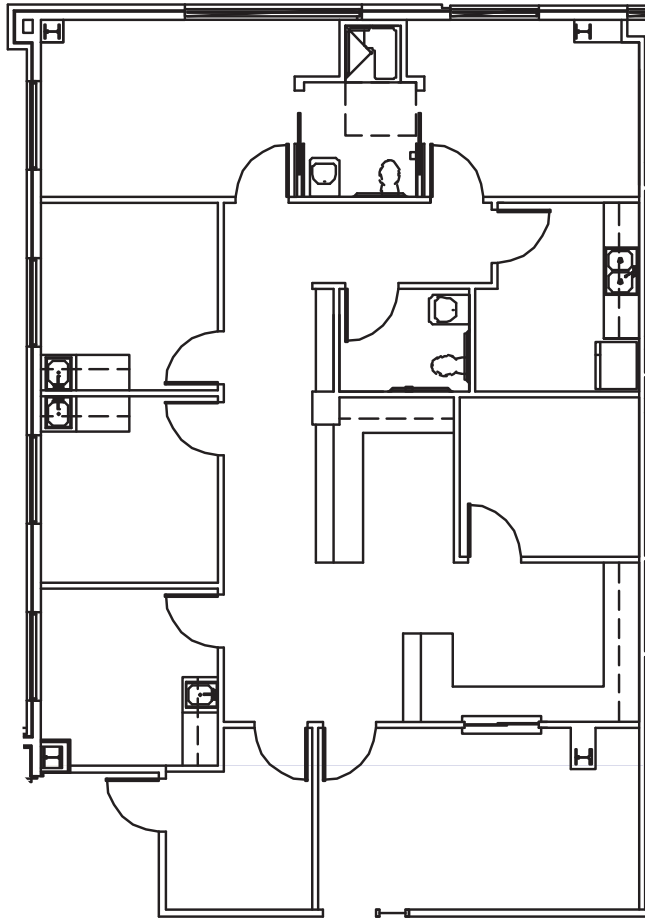
Suite 200 | 2,815 SF

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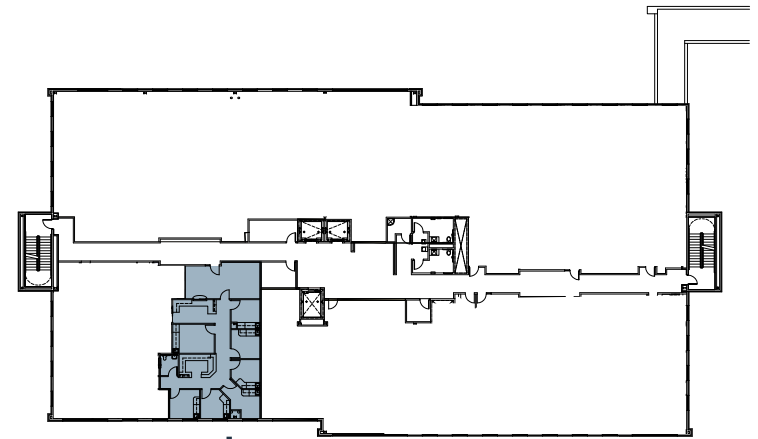
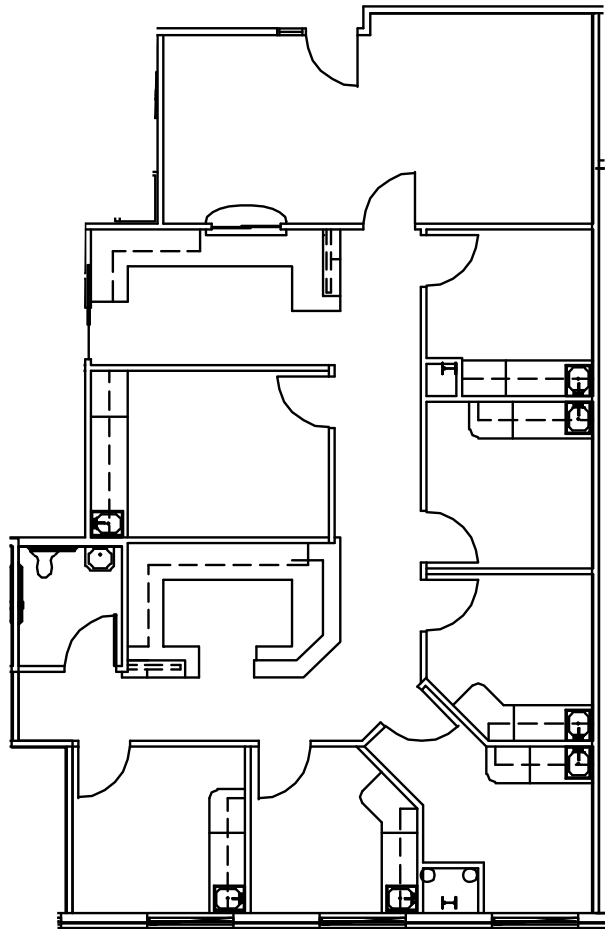
Suite 270 | 1,968 SF

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Suite 310 | 1,782 SF

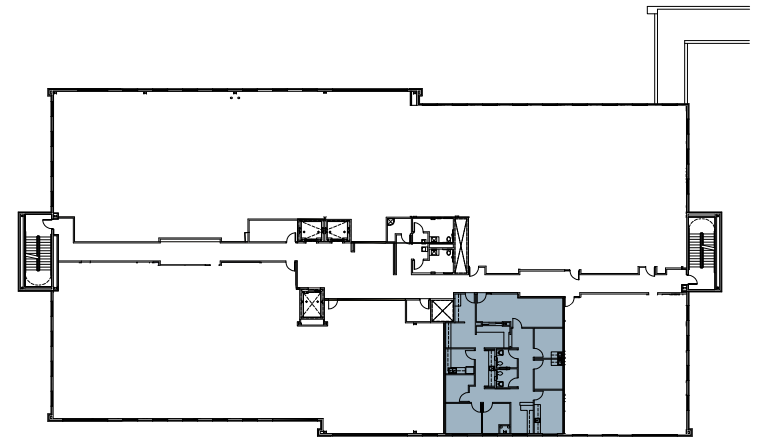
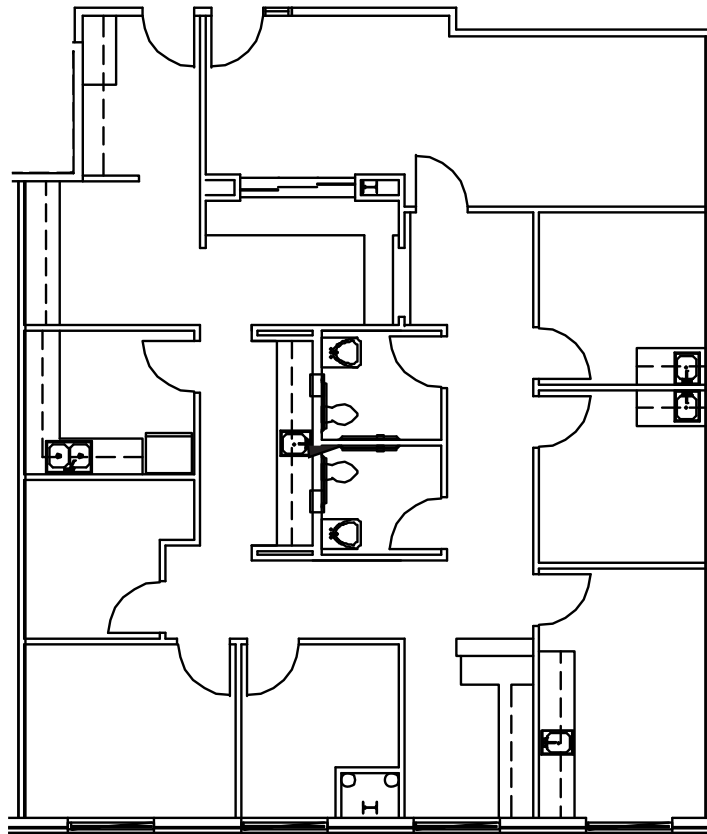
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Suite 310
1,782 SF

Suite 320 | 2,110 SF

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Suite 320
2,110 SF

Aerial

South View



PAM REHABILITATION
HEALTH HOSPITAL

Ascension Seton

Walmart
Save money. Live better.

target

H-E-B
plus!

LOWE'S
Home Improvement Warehouse

35

KYLE PARKWAY

SETON PARKWAY

DIRECT ACCESS TO HOSPITAL
VIA ENCLOSED CORRIDOR

RESERVED COVERED PARKING
PHYSICIAN PARKING

Nearby Amenities

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For Leasing Information:

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