

# 2,110 - 7,984 SF Available of Medical Office

630 West 34th St, Austin, TX 78705

FOR LEASE

Free Rent if signing a 3-5 year lease at \$22/SF



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# Executive Summary

Unique and significant value-added opportunity for physicians that need an office in the Austin Medical area. Can be leased as a medical office, med spa space or as an office + surgery center (would cost up to \$2M and one year to complete the accreditation process). Suitable for Surgeons, Urologists, Endoscopy and any physician that needs his own surgical facility. Surgical Facility has been a Plastic Surgery Facility for over 30 years and is an established known destination for plastic surgery services & Med Spa. The reason for the transition is that the main surgeon wishes to take more time off and is downsizing.

## Highlights

- Can be split in up to 4 different medical suites
- QuadA Surgical Facility with current Accreditation available for lease
- 7,894K SF +/- (2,067 +/- minimum) up to 5 follow up rooms, reception, front desk, nurses station
- 5 recovery beds , 2 fully equipped operating rooms, 1 fully equipped endoscopy room, built-in large steam sterilizer, instrument area, admin offices, 2 kitchens

## Listing Details

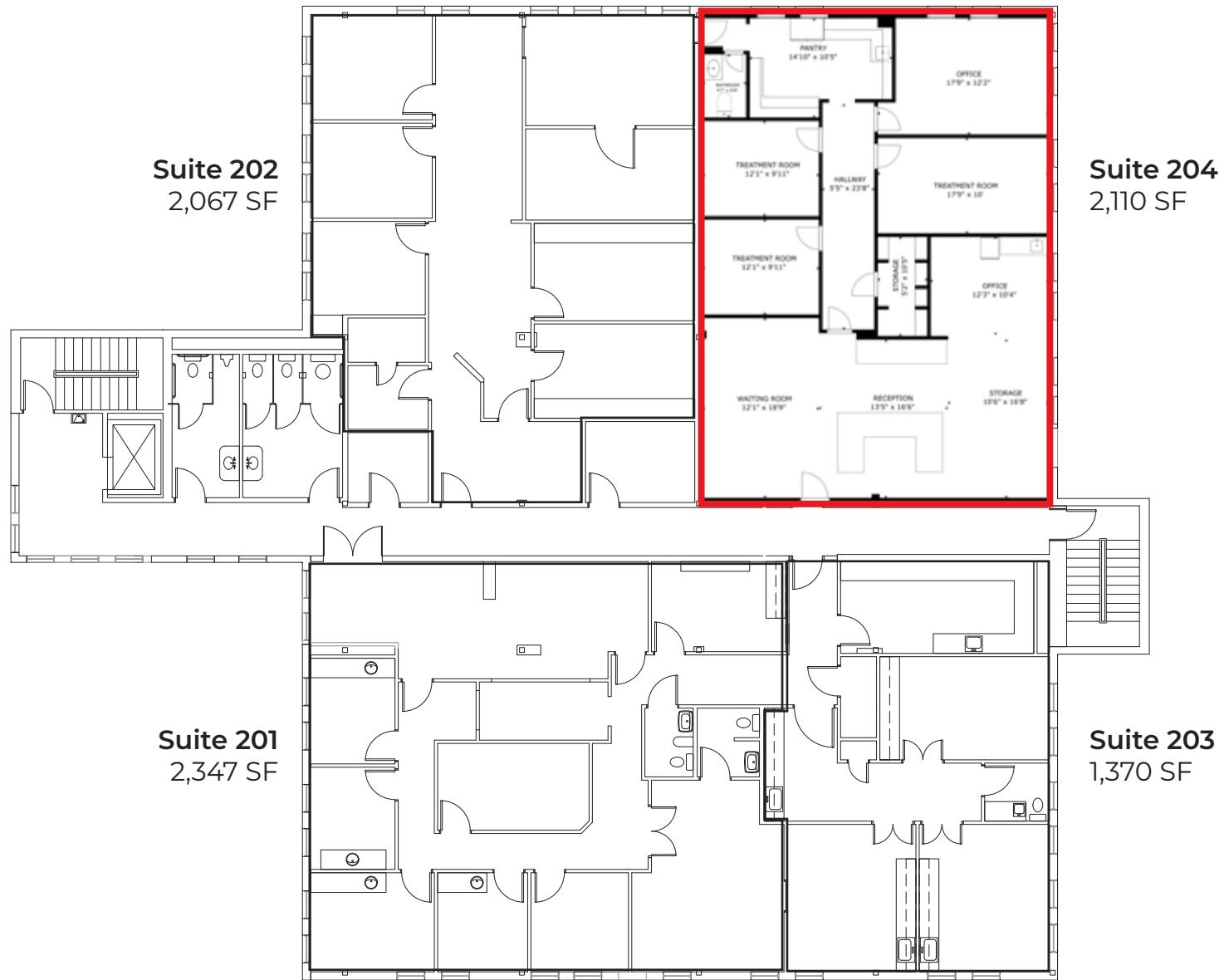
Lease Rate:	\$22/SF + NNN
Property Type:	Medical Office
Total Building SF:	16,376 SF
Available SF:	2,110 - 7,894 SF
Available:	Immediately
Zoning:	CS-CO-NP
Parking:	3.5/1,000 SF
Year Built:	2004
Lease Term:	Negotiable
Neighborhood:	Austin Medical District

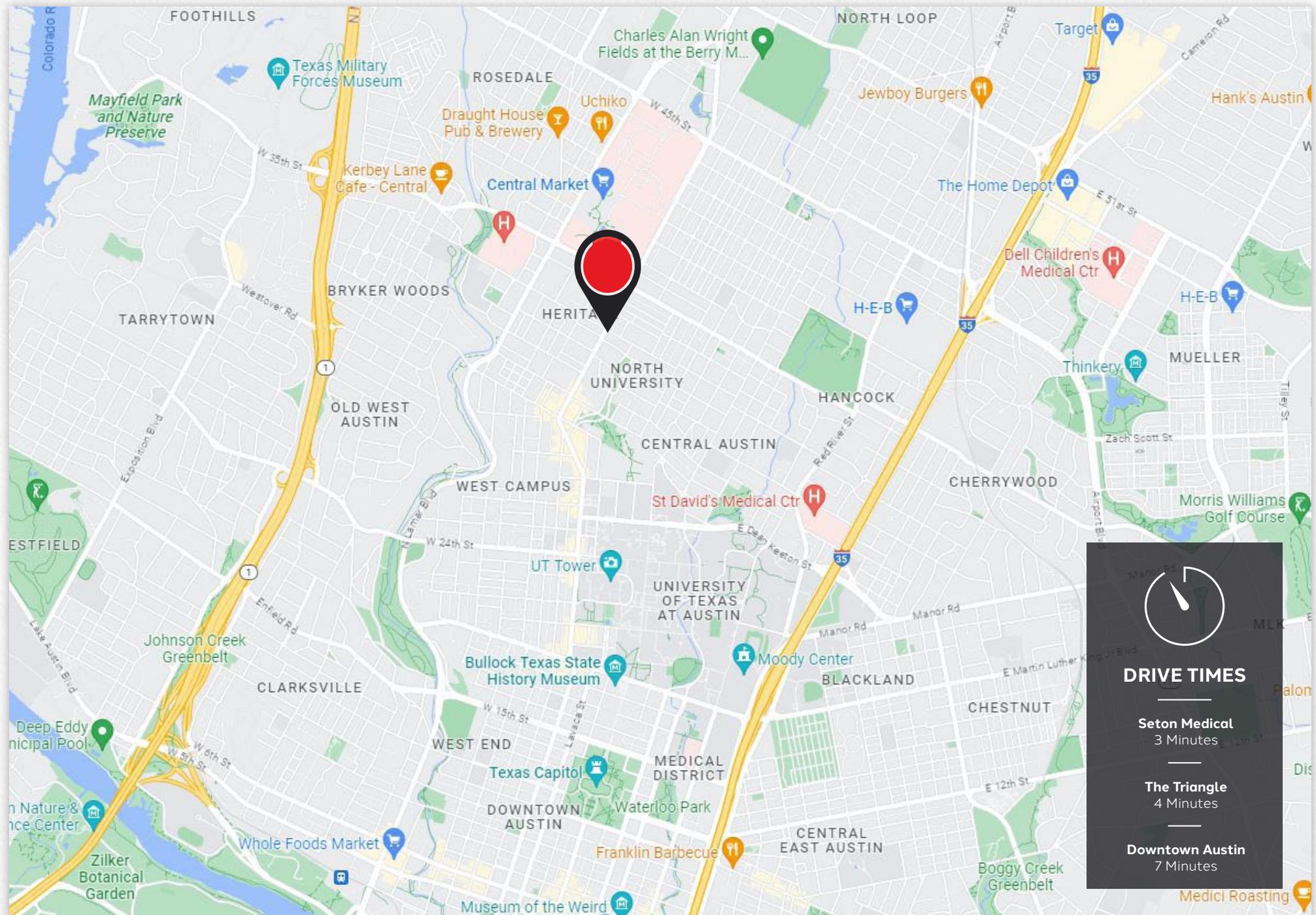






Can be separated into 4 sections +/- 2k SF each





# Contact



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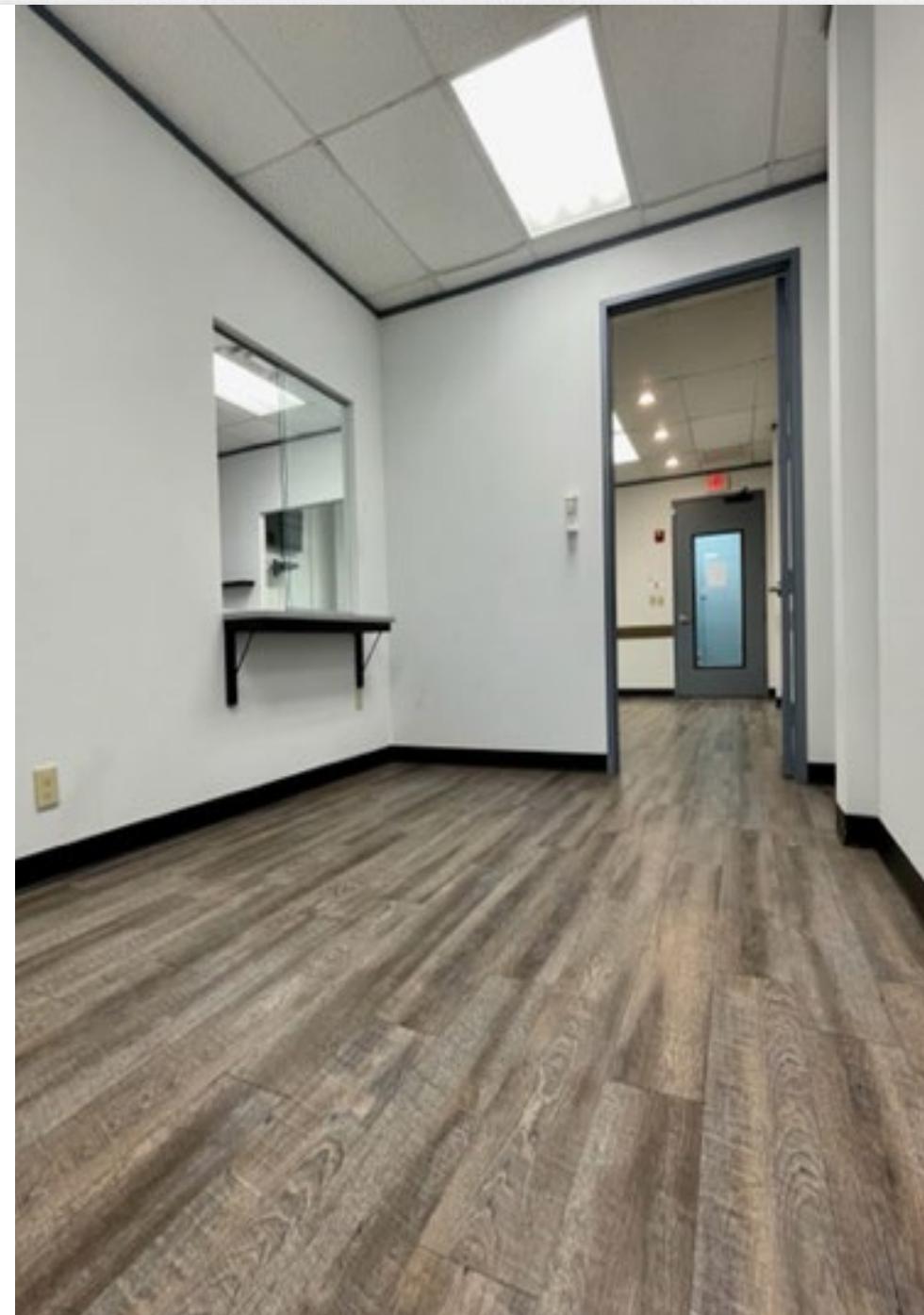
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Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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 interests 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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 state 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' 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 or any other 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 the interests of the owner first.

### **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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Sales Agent/Associate's Name	License No.	Email	Phone
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