



Twelve Oaks

11645 ANGUS ROAD



41,072 SF
Medical & Office

Your Premier Medical Opportunity

Twelve Oaks is a **41,072-square-foot** medical and office property in Northwest Austin, offering an unbeatable location with quick access to the city's most important hubs.

With its position just north of MoPac, Loop 360, and SH 183 intersection, Twelve Oaks provides excellent connectivity to all parts of Austin.

Now under new ownership by Woodside Health, the property is undergoing improvements and continued investment to enhance the tenant and patient experience.

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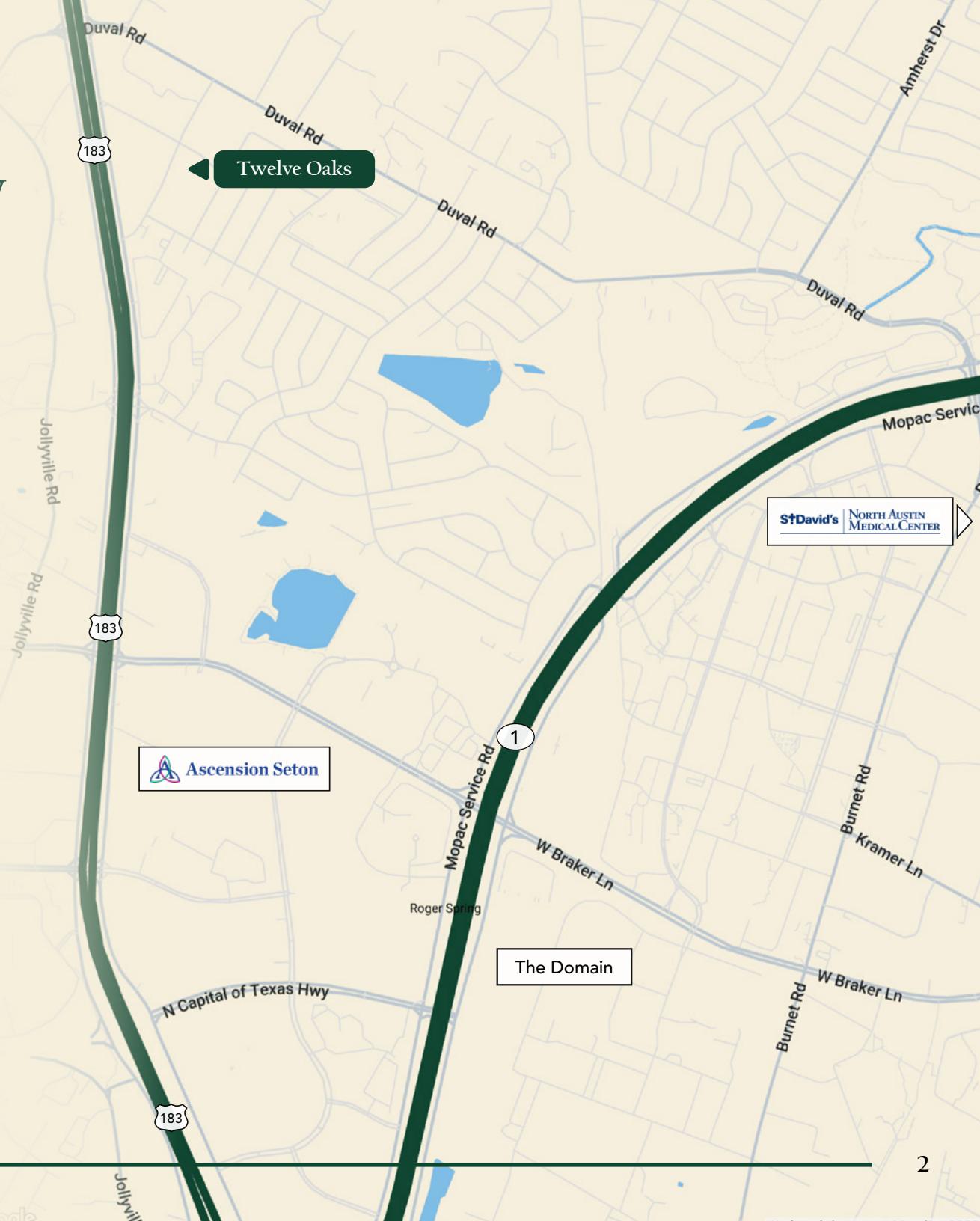
Minutes to
Ascension Seton
NW Hospital

7

Minutes to
The Domain

9

Minutes to
St. David's N.
Austin Hospital



Property Overview



AMPLE PARKING

Generous parking ratio of 4.63 / 1,000 SF



PROXIMITY

Connectivity to major Austin Hospitals



MEDICAL SYNERGY

Maintains a well-established medical tenancy



LOCATION

Great access to MoPac, Loop 360 & SH 183

AVAILABILITY

***Suite C11: 2,250 SF**

*fully built-out medical spec suite planned delivery of Q1 2026

Suite C23: 3,180 SF

LEASE TERMS

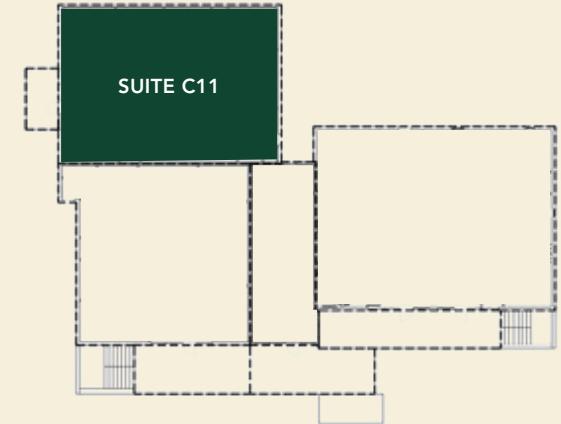
Asking Rate: \$29.00 NNN

OpEx: \$10 + E&J

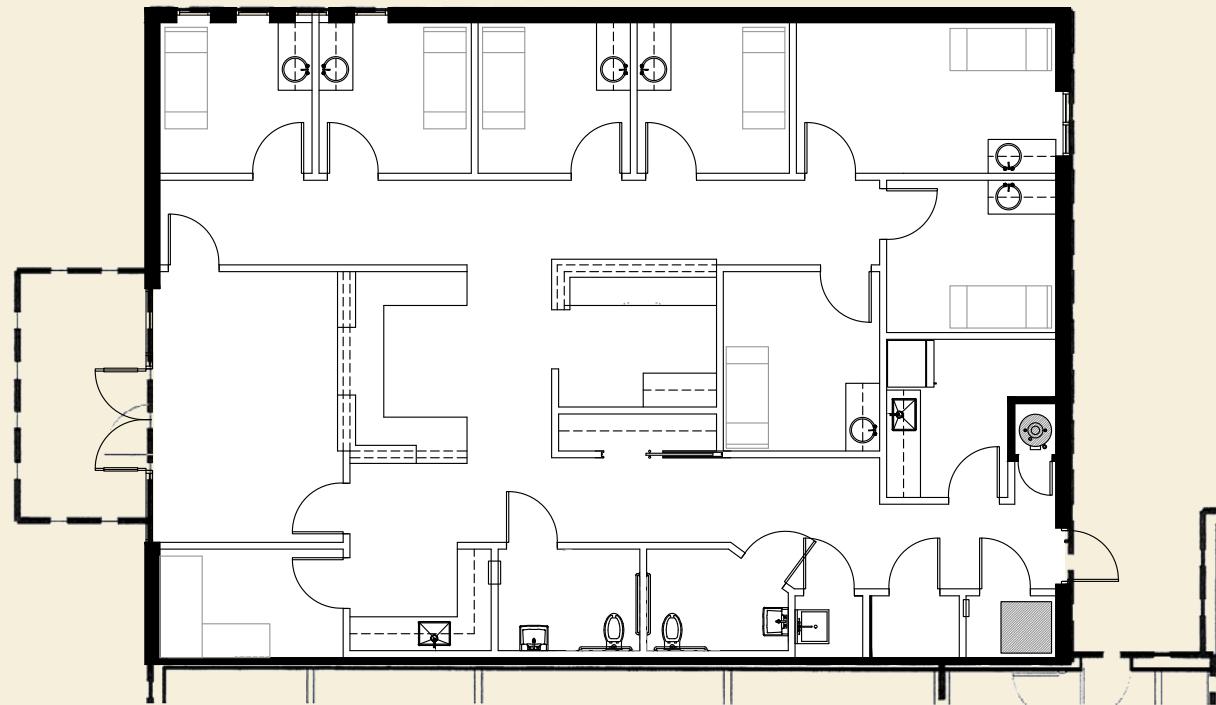
TIs: Negotiable

First Floor

Suite C11 - 2,250 SF

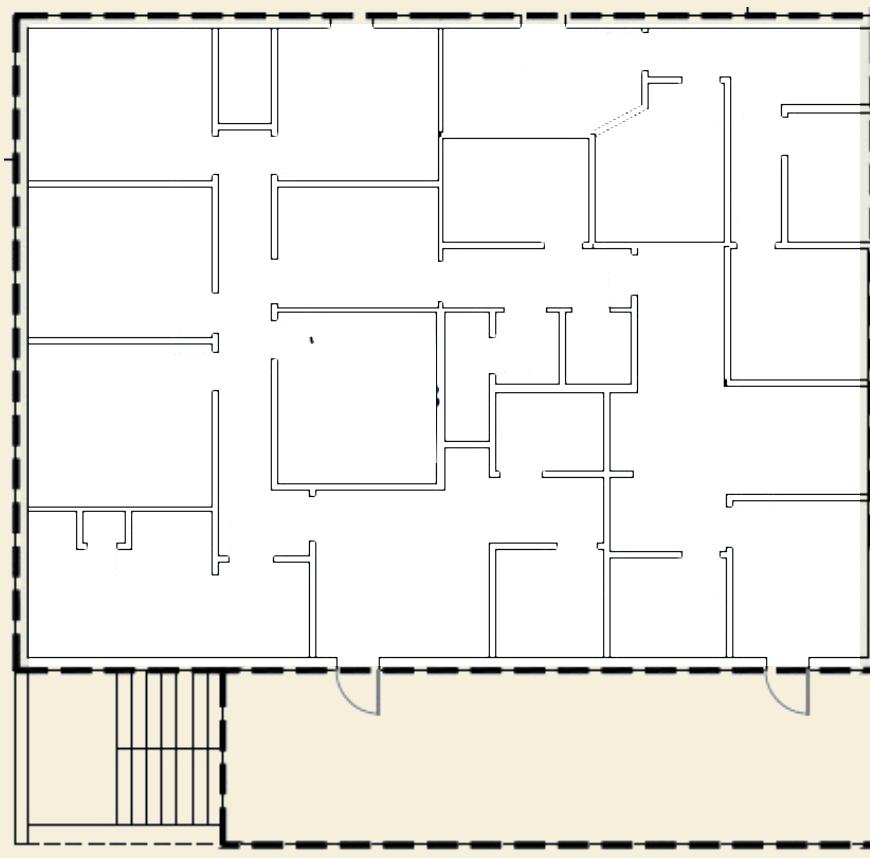
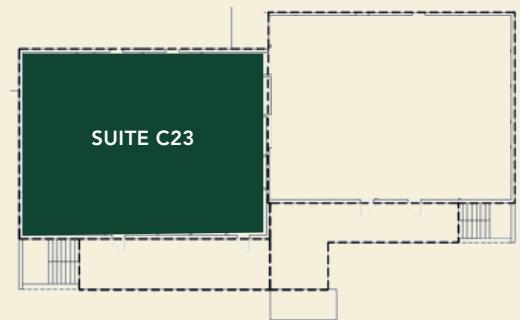


Medical Spec Suite
Planned Delivery of Q1 2026



Second Floor

Suite C23 - 3,180 SF



Property Demographics

Within a 15-Minute Drive Time

HEALTHCARE

32%

Private
Insurance

\$4k

Healthcare
Spending

ECONOMICS

34

Median
Age

\$93k

Per Household
Income

\$611k

Median
Home Value

EMPLOYMENT

11.7%

Service

11.7%

Blue Collar

76.6%

White Collar

POPULATION

558k

Total
Population

377k

Total Business
Employees



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