

FOR SALE /
LEASE



Cherry Peak Building 2

3503 Wild Cherry Drive
Austin, TX 78738



Gayle
Berkbigler, CCIM

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Property Summary

3503 Wild Cherry Drive, Austin, TX 78738

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PROPERTY DESCRIPTION

Position your practice or investment in one of West Austin's most sought-after medical and professional corridors. Built in 2020, this modern office/medical condo offers exceptional flexibility, strong visibility, and proximity to healthcare infrastructure—just 0.6 miles from Baylor Scott & White.

The building totals 1,775 SF and is configured as two ±880 RSF suites, each featuring open-concept layouts, high ceilings, modern finishes, and private kitchenettes. A shared common-area entrance and restroom enhance efficiency, while ample parking and signage opportunities support both patient and client-facing uses.

PROPERTY HIGHLIGHTS

- Modern architecture with expansive windows for natural light
- Versatile floor plan to accommodate various business needs
- Ample parking and convenient access for clients and employees
- Spacious interior with opportunity to design ideal workspace
- State-of-the-art amenities and stylish finishes

OFFERING SUMMARY

Sale Price:	\$1,060,000
Lease Rate:	\$30 SF/yr (NNN)
Number of Units:	2
Available SF:	2 units at 880 SF
Lot Size:	1.19 Acres
Building Size:	1,775 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,961	11,456	23,355
Total Population	4,137	26,554	58,353
Average HH Income	\$188,765	\$203,134	\$219,523

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Exterior and Shared Space Photos

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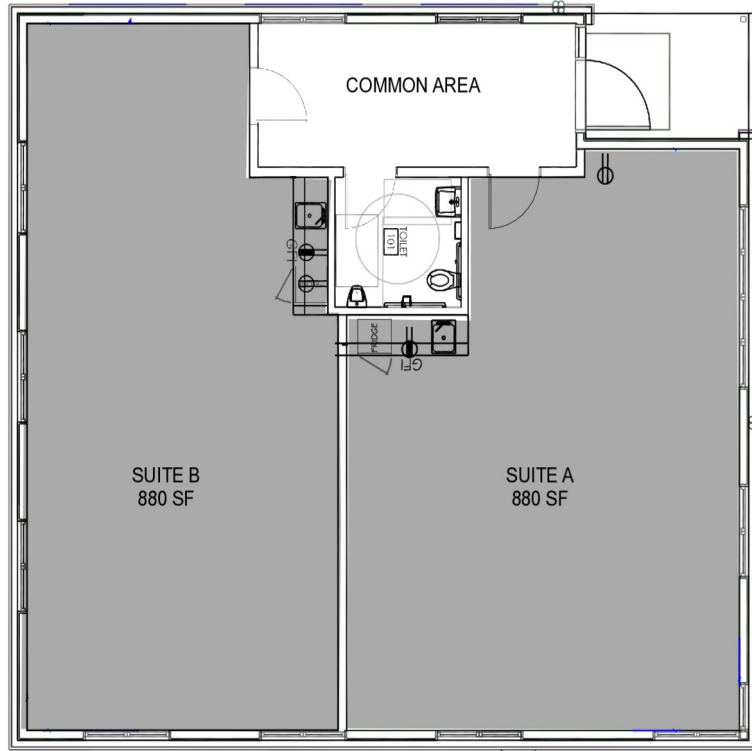


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Plans

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LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	880 SF	Lease Rate:	\$30 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite A	Available	880 SF	NNN	\$30.00 SF/yr	±880 RSF suite featuring open-concept layout, high ceilings, modern finishes, and private kitchenette. A shared common-area entrance and restroom enhance efficiency, while ample parking and signage opportunities support both patient and client-facing uses. Previously utilized as professional office space, the suites are well-suited for medical conversion and can be delivered as a blank canvas for exam rooms or specialty build-out.
Suite B	Available	880 SF	NNN	\$30.00 SF/yr	±880 RSF suite featuring open-concept layout, high ceilings, modern finishes, and private kitchenette. A shared common-area entrance and restroom enhance efficiency, while ample parking and signage opportunities support both patient and client-facing uses. Previously utilized as professional office space, the suites are well-suited for medical conversion and can be delivered as a blank canvas for exam rooms or specialty build-out.

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Suite A- Photos

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Suite B- Photos

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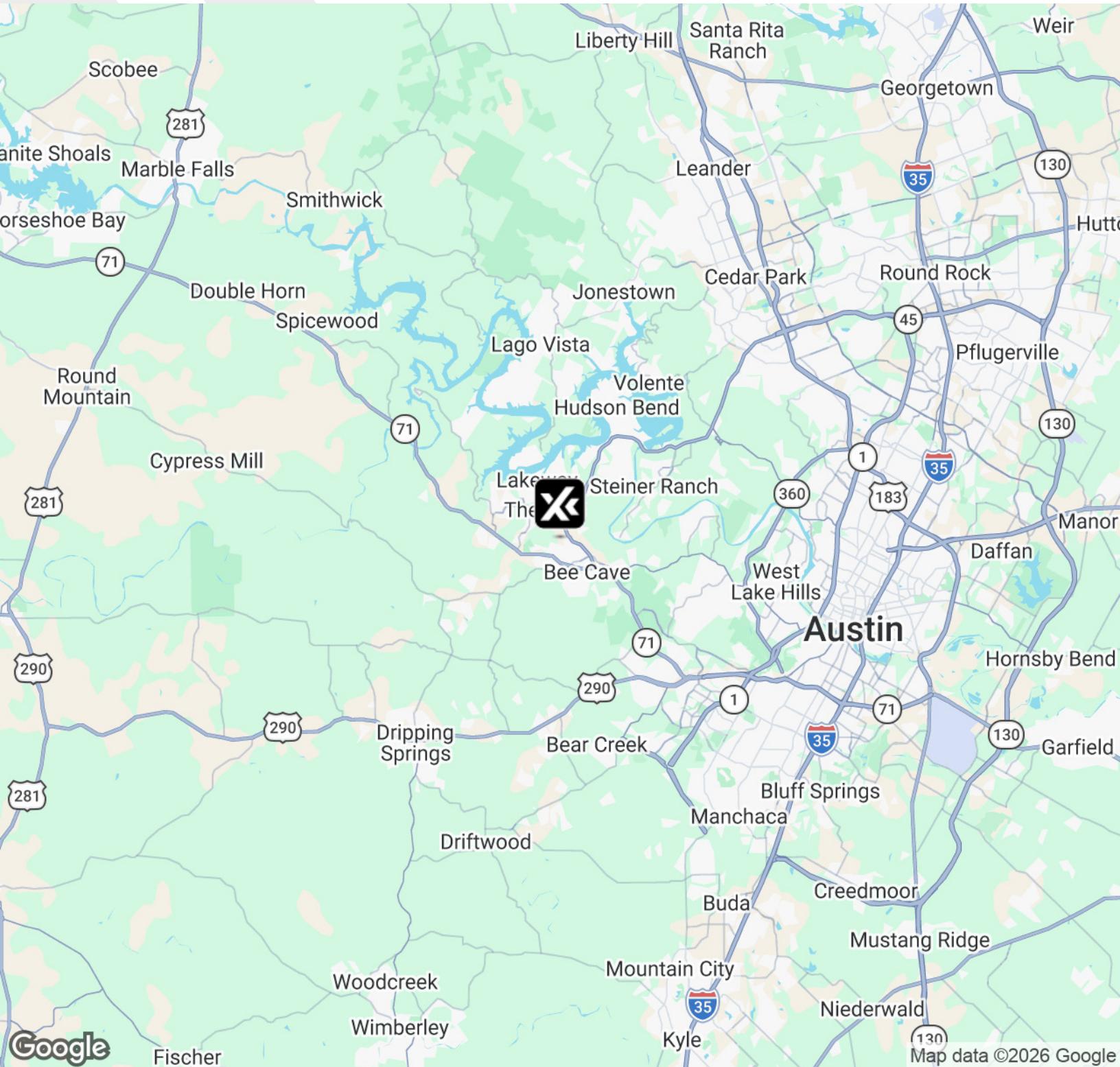


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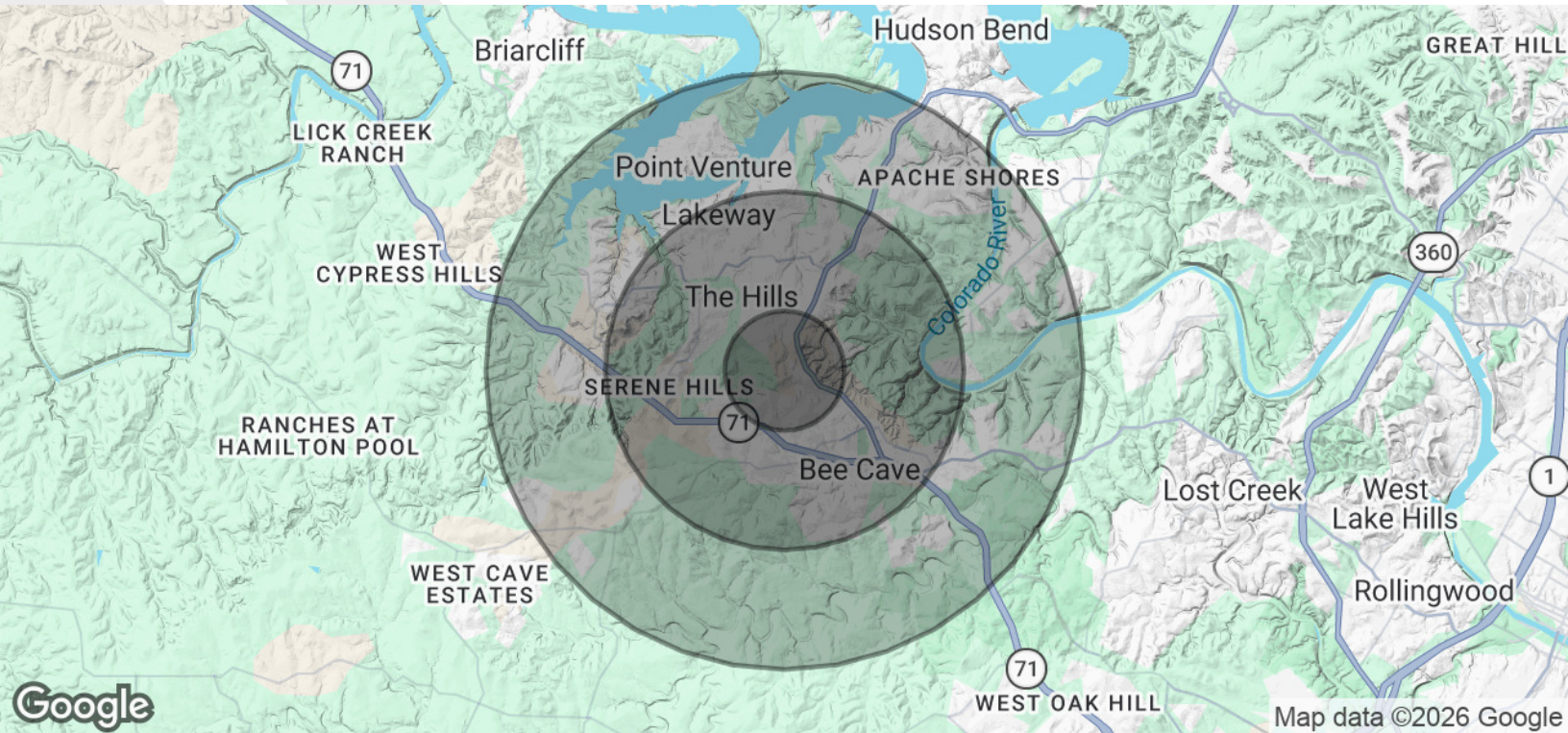


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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,137	26,554	58,353
Average Age	49.8	48.8	45.9
Average Age (Male)	48.0	48.0	46.1
Average Age (Female)	52.4	49.2	45.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,961	11,456	23,355
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$188,765	\$203,134	\$219,523
Average House Value	\$710,800	\$767,517	\$807,594

2023 American Community Survey (ACS)

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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.

2-10-2025



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' 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 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.

eXp Commercial	9010212	tx.broker@expcommercial.com	855.450.0324
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
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Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gayle Berkbigler, CCIM	TX #451428	gayle.berkbigler@expcommercial.com	512.844.4653
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date