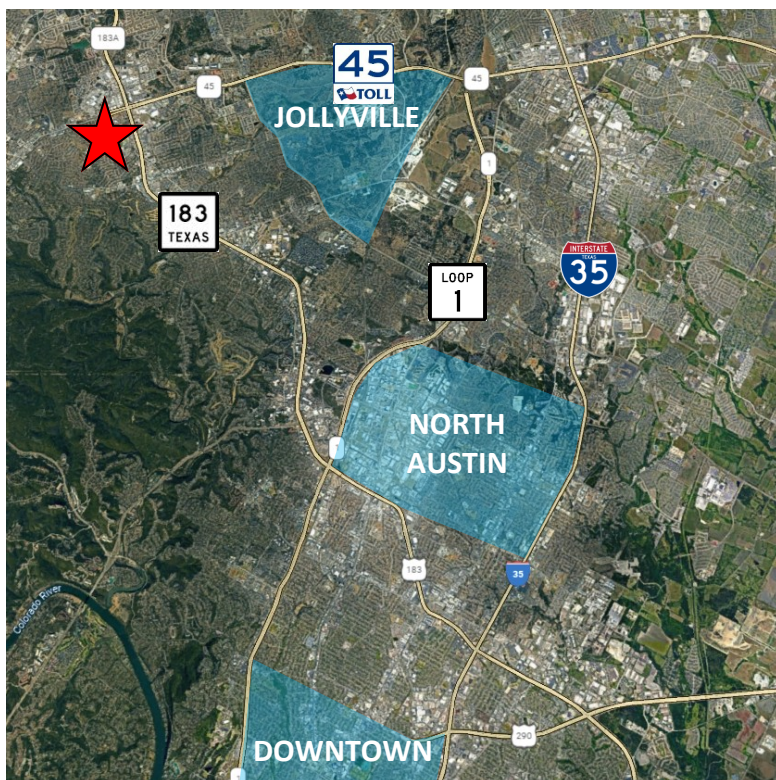




Anderson Mill Medical Center

12501 Hymeadow Drive, Austin, TX 78750

1,500 - 8,000 SF OFFICE/FLEX/MEDICAL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Easy ON/OFF access to Hwy 183
- Built-out office space
- Recently renovated, move-in ready suites
- Park-like setting
- All first-floor space
- Close to many great restaurants and food destinations
- Minutes to Domain, Mopac, Hwy 45 toll, Lakeline Mall



Site Plan

Anderson Medical Center

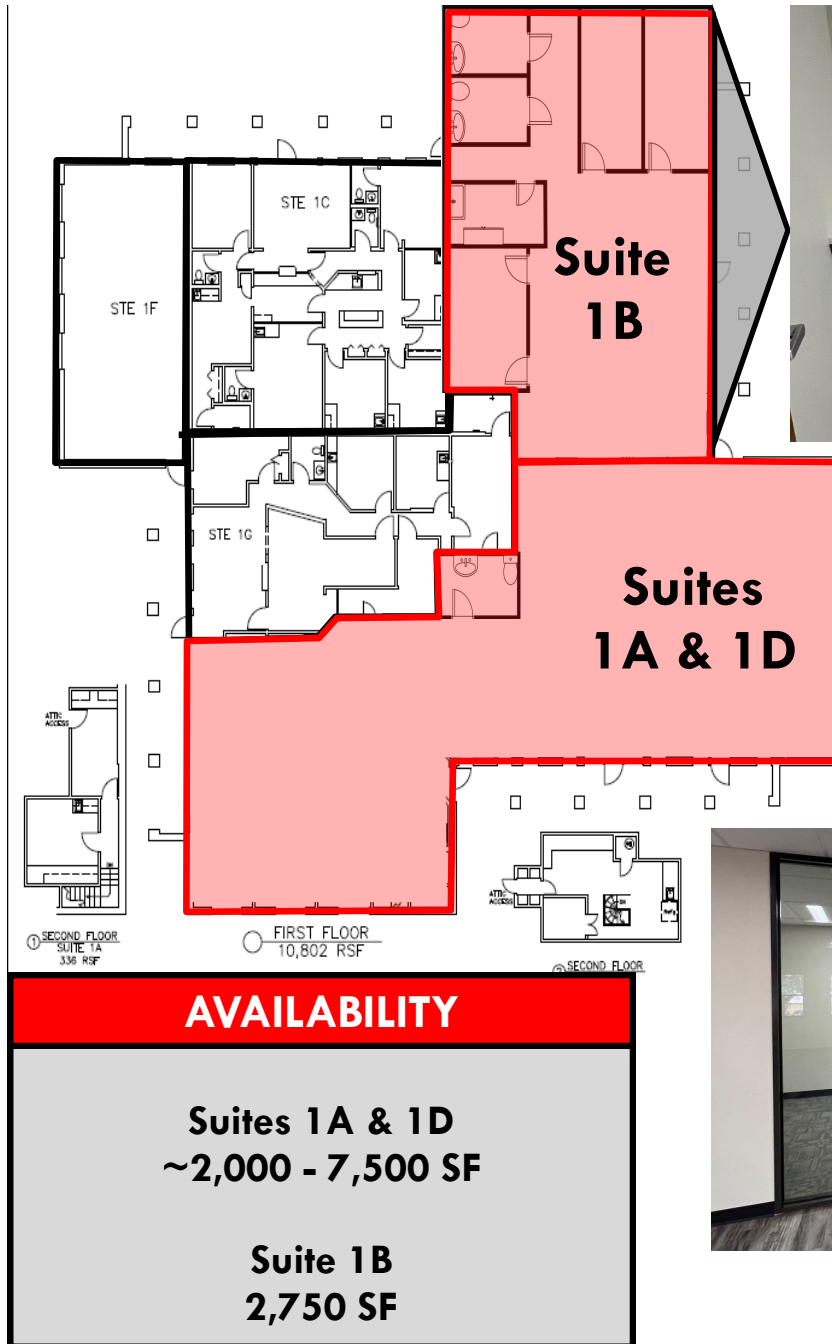


Nick Tarantino, CCIM
(512) 302 - 4500
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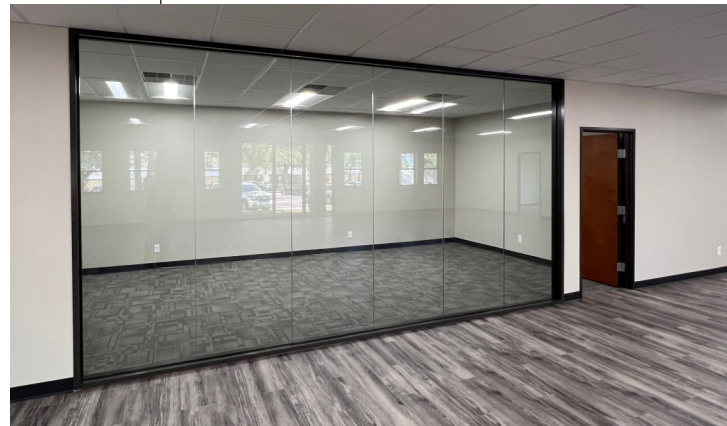
Chad Folts
(512) 302 - 4500
cfolts@tarantino.com



Building 1



**NEWLY
RENOVATED
SUITE!**



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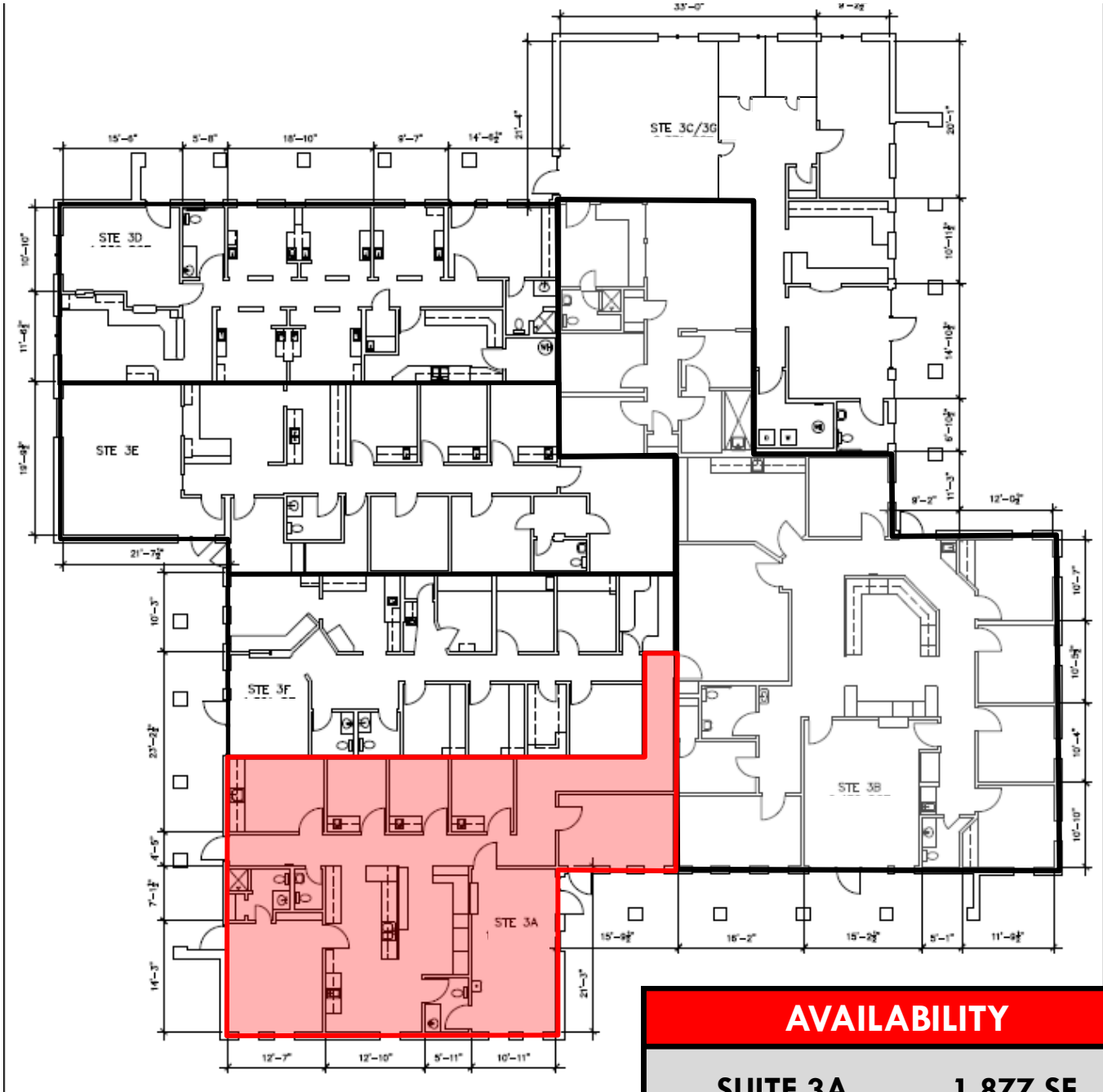


FULLY LEASED

Chad Folts
(512) 302 - 4500
cfolts@tarantino.com



Building 3



AVAILABILITY	
SUITE 3A	1,877 SF

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DEMOGRAPHICS (2024)			
MILE(S)	1	3	5
Total Population	15,125	118,267	234,987
Total Households	6,648	50,217	94,958
Average HH Income	\$99,663	\$119,472	\$130,379

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