

FOR SALE OR LEASE



Investment / Owner-User Medical Office Opportunity - Partial In-Place Income

**±8,664 SF Medical Office Building | Circle C Ranch - Southwest Austin
Current Occupancy: 28% Leased | 72% Available**



**CLICK HERE For
Virtual Walkthrough**



**CENTRIC
COMMERCIAL**

5915 LA CROSSE AVE

PROPERTY SUMMARY

5915 La Crosse Avenue
Austin, Texas 78739



This ±8,664 SF medical office building in the highly desirable Circle C Ranch community of Southwest Austin is available for sale or lease, offering a rare opportunity for an owner-user, investor, or medical practice seeking Class A space to lease. The property features a large medical vacancy ideal for an owner occupant, alongside an existing lease with Blue Sky Dental, providing immediate in-place income and stability.

Previously occupied by Brave Care Pediatrics, the available space is a well-finished, turnkey medical suite suited for primary care or specialty practices. The layout and existing improvements allow a new user to step into a functional medical environment with minimal downtime.

Situated within one of Southwest Austin's most established master-planned communities, the property benefits from strong demographics, dense surrounding neighborhoods, and excellent patient accessibility. This offering provides the flexibility to purchase and occupy while offsetting occupancy costs with existing income, or lease a high-quality medical space in a supply-constrained submarket.

Property Overview

- Building Size: ±8,664 SF
- Sale Price: Call Broker
- Lease Rate: Call Broker
- Available for Lease:
±6,214 SF Turn-Key Medical Office
- Turnkey Medical Buildout
(Former Brave Care Pediatrics)
- Occupancy:
28% Leased / 72% Available

Income / Tenancy

- Credit Tenant: Blue Sky Dental
(±2,500 SF Existing Lease In Place)
- Stabilized Income:
Call Broker for Details

Location Highlights

- Location:
Circle C Ranch - Southwest Austin
- Strong Demographics &
Dense Residential Base
- High Visibility & Convenient
Patient Access

FOR MORE INFORMATION, PLEASE CONTACT:

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AERIAL VIEW

5915 La Crosse Avenue
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**±6,214 RSF
LEASE SPACE
AVAILABLE**

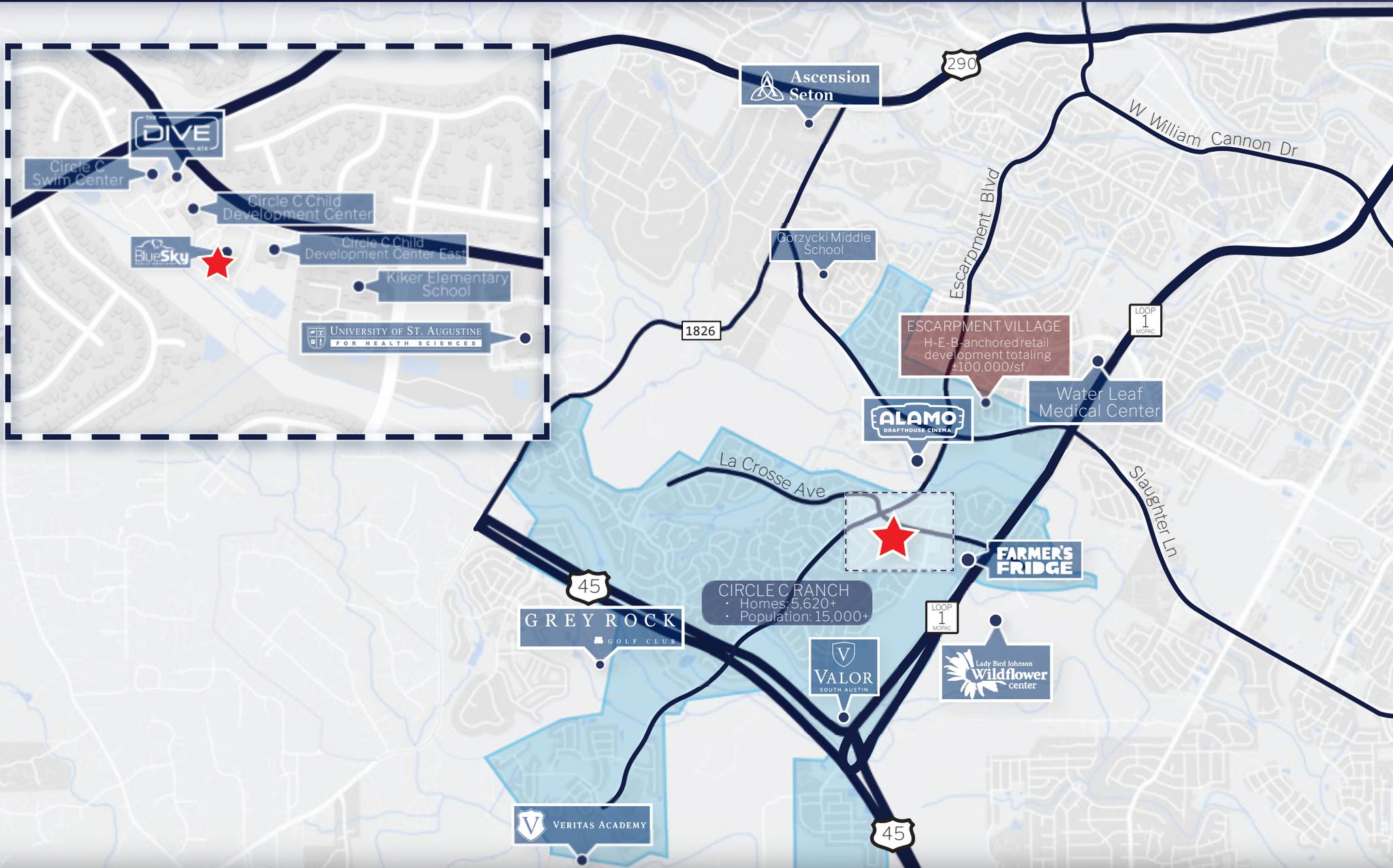


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MAP VIEW

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Austin, Texas 78739



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INTERIOR PHOTOS

5915 La Crosse Avenue
Austin, Texas 78739



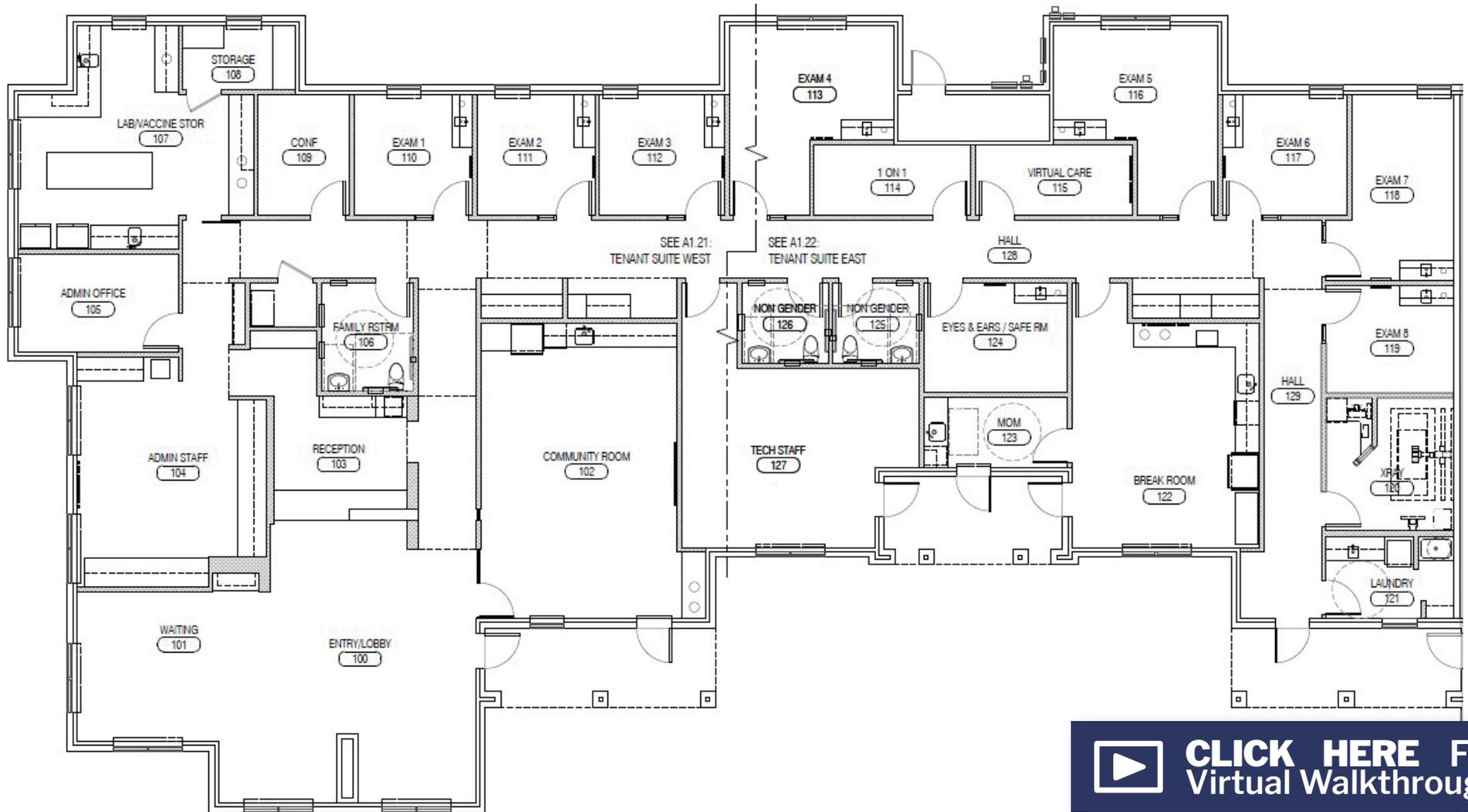
CLICK HERE For
Additional Photos



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SUITE 140 FLOOR PLAN

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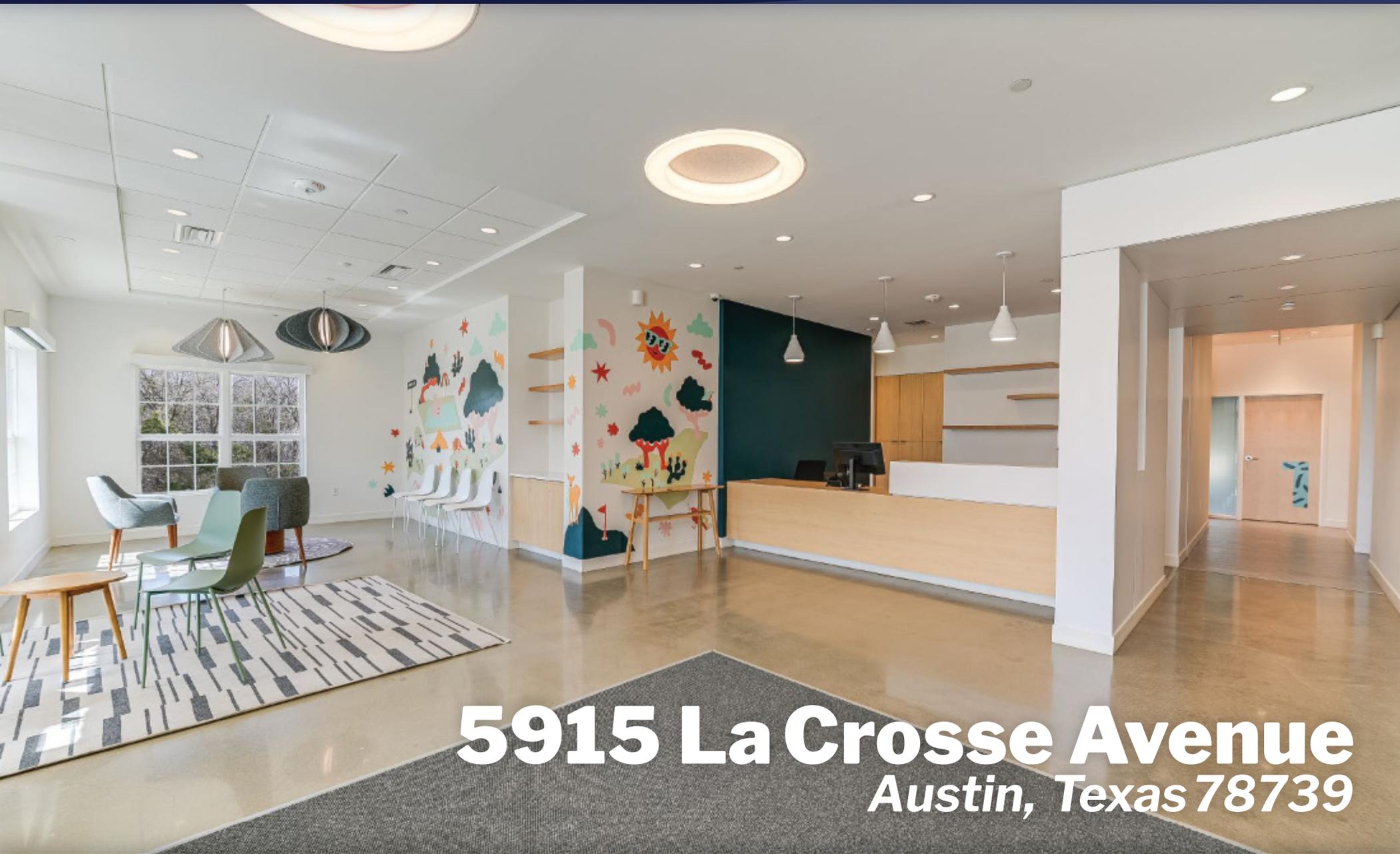
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Centric Commercial LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9004397</u> License No.	<u>couch@centric-re.com</u> Email	<u>512-320-9190</u> Phone
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<u>Nick Owens</u> Sales Agent/Associate's Name	<u>717202</u> License No.	<u>owens@centric-re.com</u> Email	<u>512-320-9190</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date