



Located in the central medical micro-market, adjacent to Ascension Seton Medical Center

3705 Medical Parkway, Austin, TX 78705

AVAILABILITIES

Suite 230	1,658 SF (2 nd Gen)
Suite 235	2,361 SF (Whitebox)
Suite 370	1,646 SF (2 nd Gen)
Suite 380	1,520 SF (2 nd Gen)
Suite 420	2,486 SF (Spec Suite)
Suite 510	2,365 SF *(2 nd Gen/Move-In Ready)
Suite 515	2,413 SF *(2 nd Gen)
Suite 520	1,645 SF *(2 nd Gen)

^{*}Contiguous up to 6,457 SF









Property Features



UNBEATABLE LOCATION

Located in the premier Central Medical Micro-market, with easy access to the city's strongest demographics



HEALTHCARE SYNERGY

Join the strongest medical Cluster in the Central Medical Micro-Market



ON-SITE MANANGEMENT

Healthcare Realty has a full-time onsite management team consistent with their top tier reputation



ACCESS & VISIBILITY

Easy access to Mopac Expy (Loop 1) and IH-35 - great visibility along 38th st. and Lamar Blvd.



PARKING

Parking ratio of 3.9/1,000 RSF in adjacent parking garage with easy parking pass and patient validation options.



RECENT RENOVATIONS

Common corridors and parking garage updated. Ownership constantly completing building upgrades to be consistent with Class A MOBs.

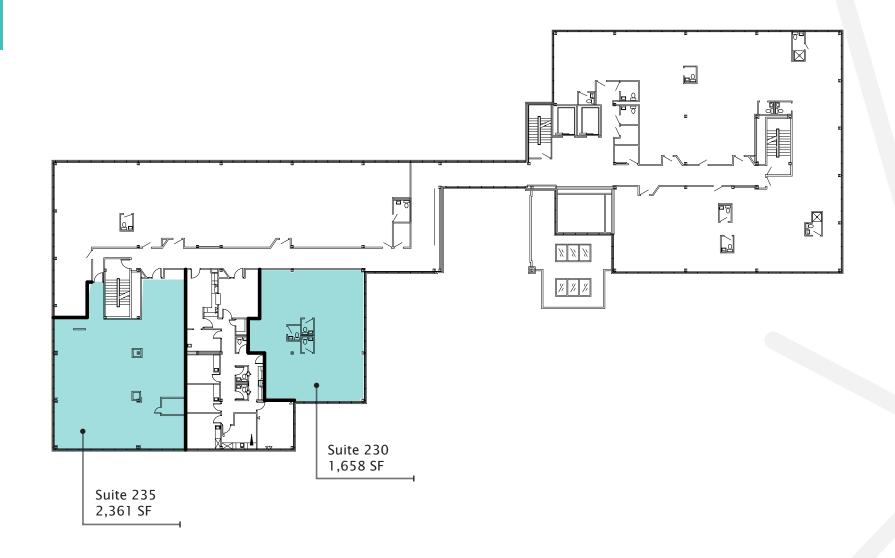


Floor 2 1,658 SF

Suite 230-2nd Gen

2,361SF

Suite 235-Whitebox



Floor 3

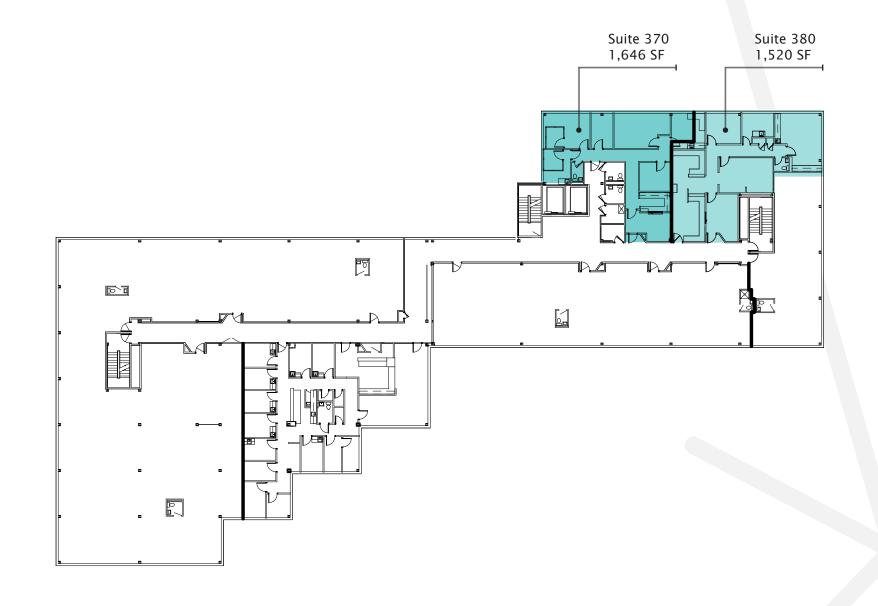
1,646 SF

Suite 370-2nd Gen

1,520 SF

Suite 380-2nd Gen

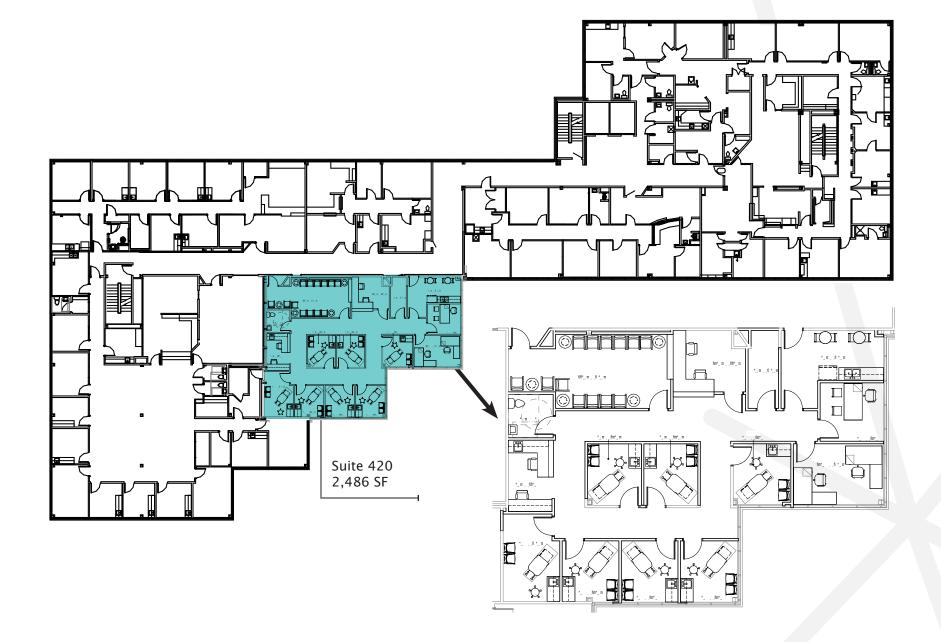
Contiguous up to 3,166 SF





Floor 4 2,486 SF

Suite 420
*Move-in Ready Spec Suite





Floor 5

2,365 SF

Suite 510-2nd Gen / Move-In Ready

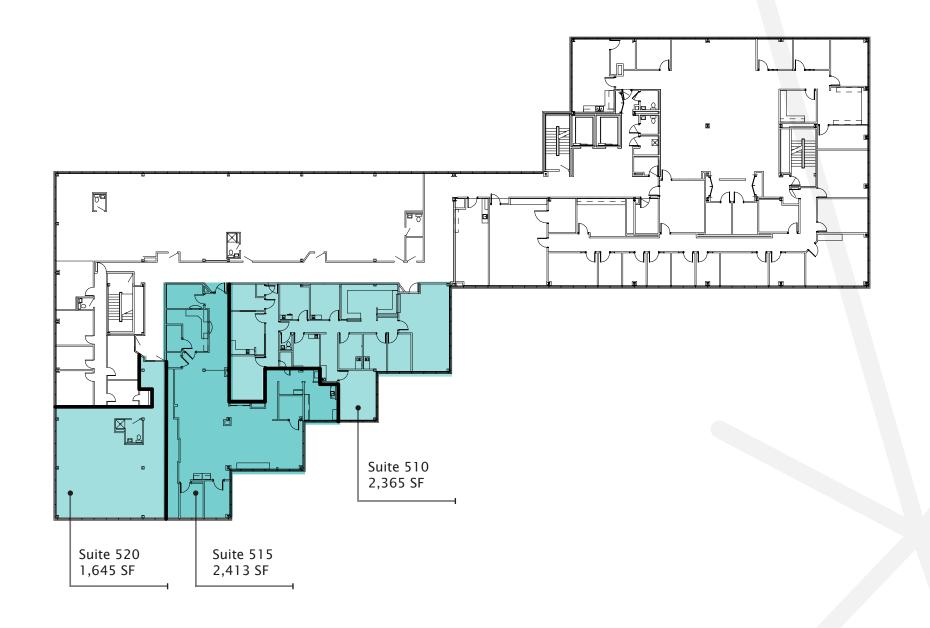
2,413 SF

Suite 515-2nd Gen

1,645 SF

Suite 520-2nd Gen

Contiguous up to 6,457 SF





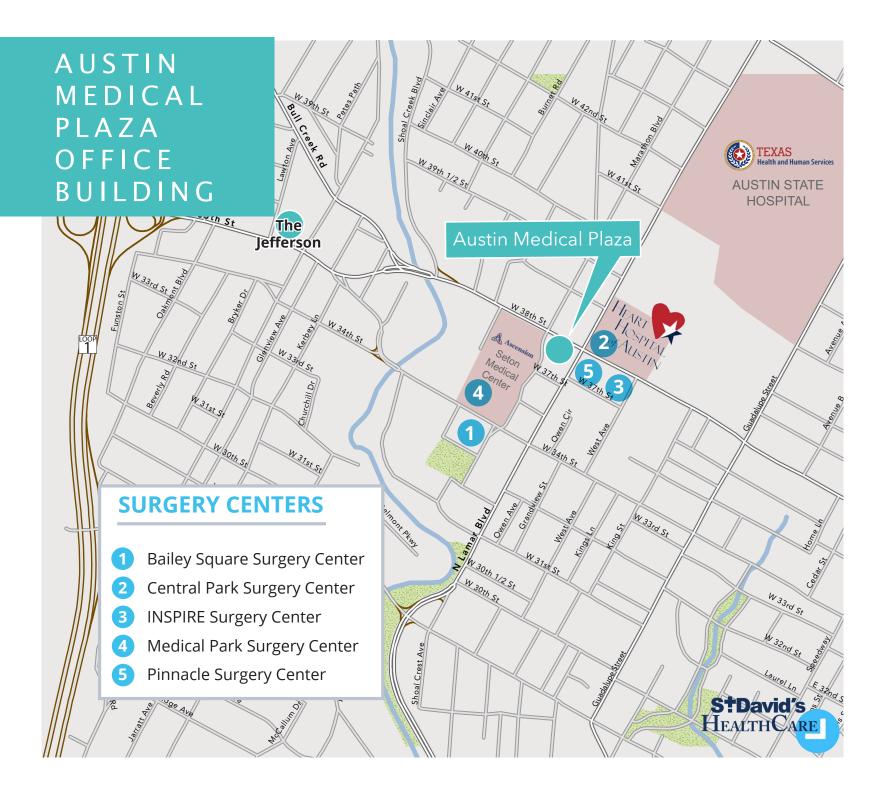












The connection your employees need and your patients deserve.

NEARBY AMENITIES

PHARMACIES

38th Street Pharmacy Acclaim Pharmacy Avita Pharmacy CVS Pharmacy Hunter Pharmacy Services Lifecare Pharmacy of Austin Medical Park Tower Pharmacy MedSavers Pharmacy Randalls Pharmacy Tarrytown Pharmacy Walgreens Pharmacy

MEDICAL SUPPLIES

A & P Quality Care Medical Amtec Medical Arbor Home Medical Equipment **Ebisu Supplies** Gimmi Home Medical Equip-Kerring Group Medical Product Sales Mid Cities Medical ParkCrest Medical Patient Care Medical Patton Medical Devices Response Link of Central Texas The Comfort Store **Total Respiratory** U-Scoot

RESTAURANTS

360 Uno Austin Bistro Barley Swine Bartlett's Bert's BBO Biderman's Deli Bufalina Due Chez Zee Chinatown North Citizen Eatery CraigO's Pizza & Pastaria Cucina on 35th District Kitchen Eldorado Café Epicerie Café & Grocery Fonda San Miguel Honest Mary's Healthy Honey Moon Hopdoddy Burger Bar Jade Restaurant Jan Chi Korean BBQ Judy's Mediterranean Kapatad Kitchen Kerbey Lane Café La Cocina De Consuelo

Little House Lucky's BBQ

Oakmont

Picnik

Saffron

Olive & June

Poke-Poke

Seven Spice

Rosedale Kitchen & Bar

Santa Rita Cantina

Siena Restaurant

Maru Japanese

Snooze AM Eatery Spicy Szechuan Spread & Co. The Peached Tortilla Tinney Barbecue T-Loc's Sonora Torchys Tacos Tres Monarcas ZuZu Handmade Mexican

BANKS

Bank of America
Bank of the Ozarks
BB&T Bank
BBVA
Benchmark Bank
Broadway Bank
Chase Bank
Comerica Bank
First State Bank Central
Texas
Frost Bank
Vista Bank
Washington Federal
Wells Fargo Bank

SHOPPING

Allendale Village
Casis Center
Central Park Center
Crossroads Center
Far West Center
Gateway Center
Jefferson Square
Mesa Woods Center





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BRANDON LESTER Senior Vice President 512.314.3576

OWNED & MANAGED BY:



LEASING BY:

