

AUSTIN
MEDICAL
PLAZA
OFFICE
BUILDING



OWNED & MANAGED BY: LEASING BY:



AUSTIN MEDICAL PLAZA OFFICE BUILDING



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
VIDEO

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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 MANAGEMENT

Healthcare Realty has a full-time on-site 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.

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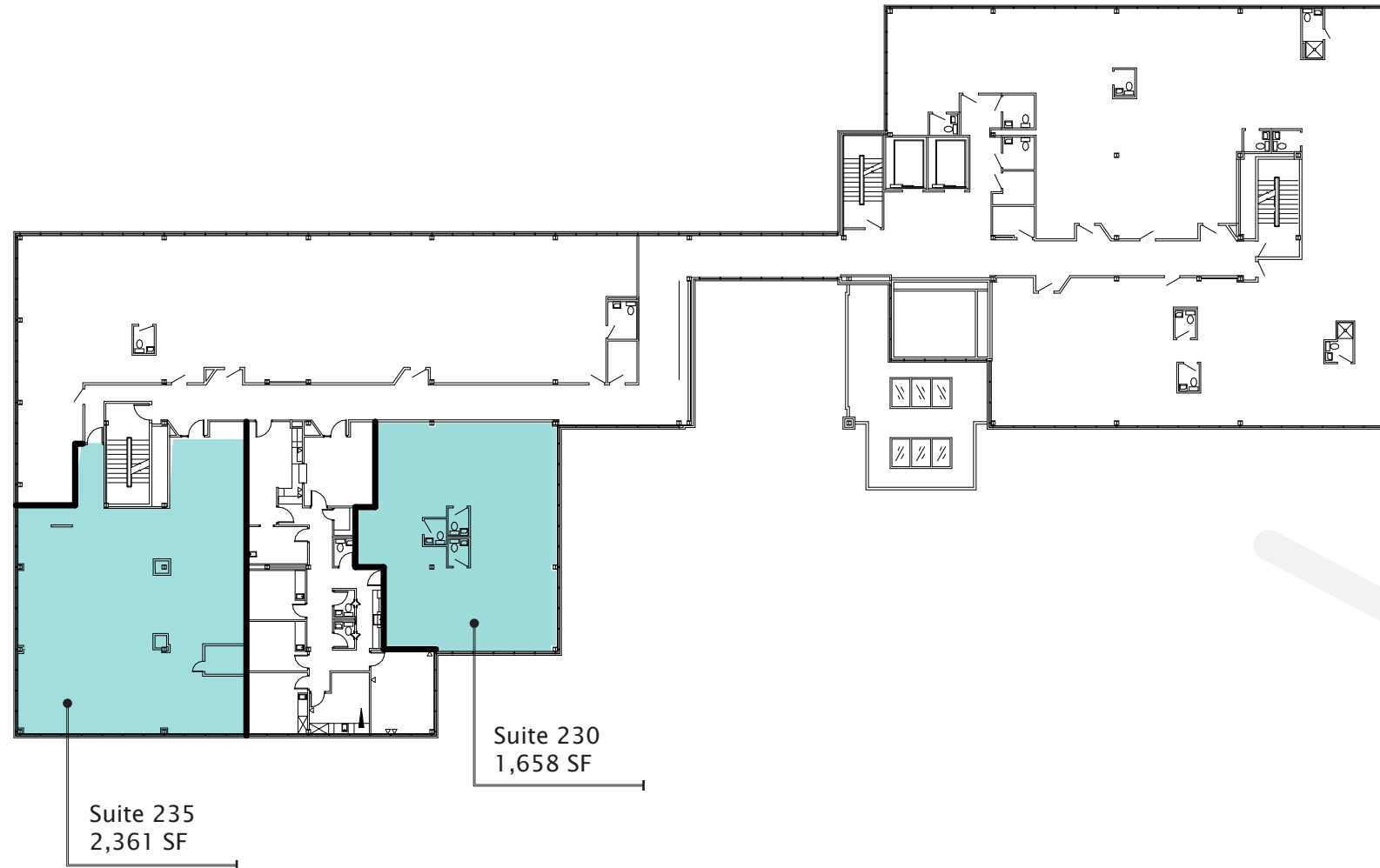
Floor 2

1,658 SF

Suite 230-2nd Gen

2,361 SF

Suite 235-Whitebox



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Floor 3

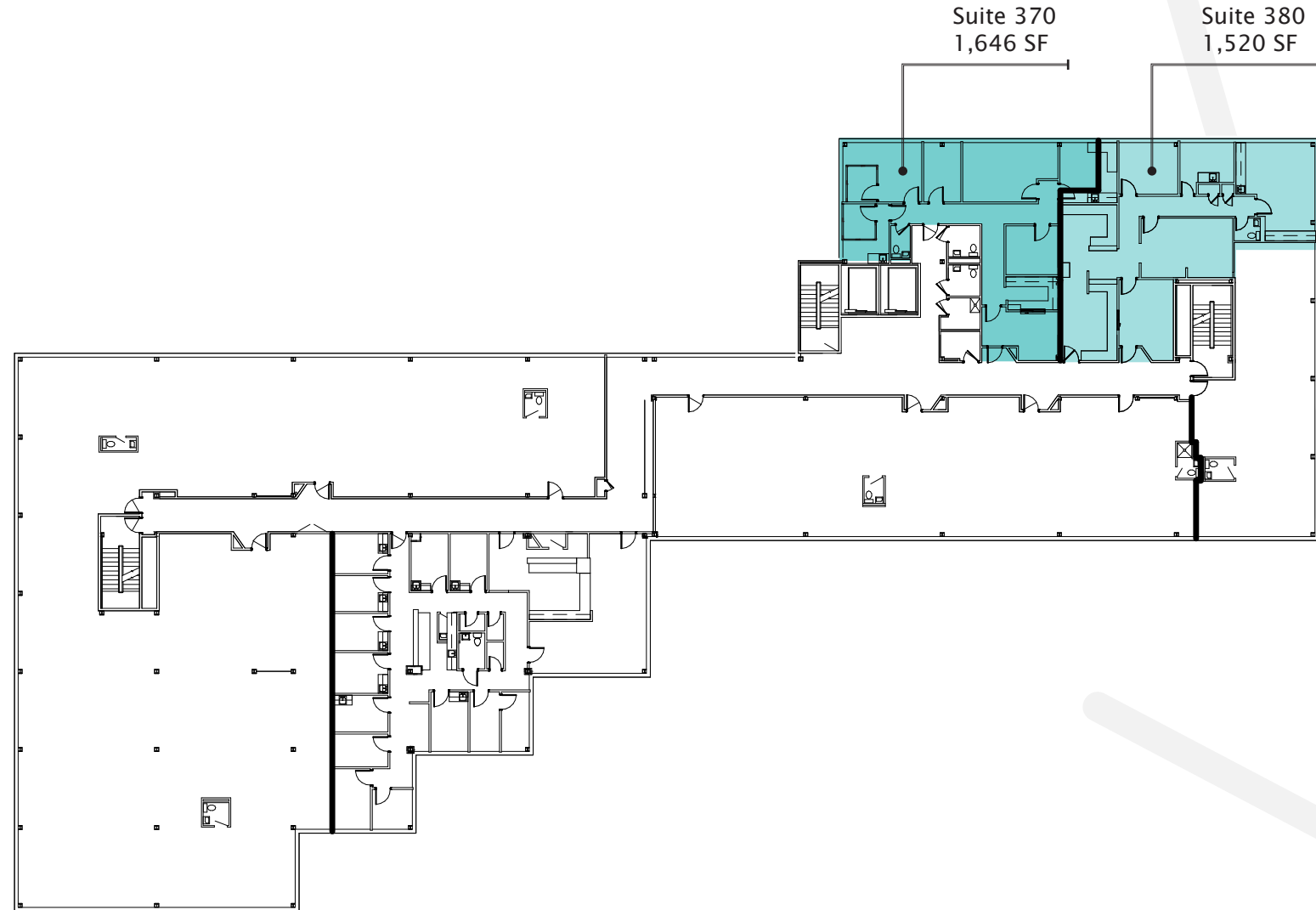
1,646 SF

Suite 370-2nd Gen

1,520 SF

Suite 380-2nd Gen

Contiguous up to 3,166 SF

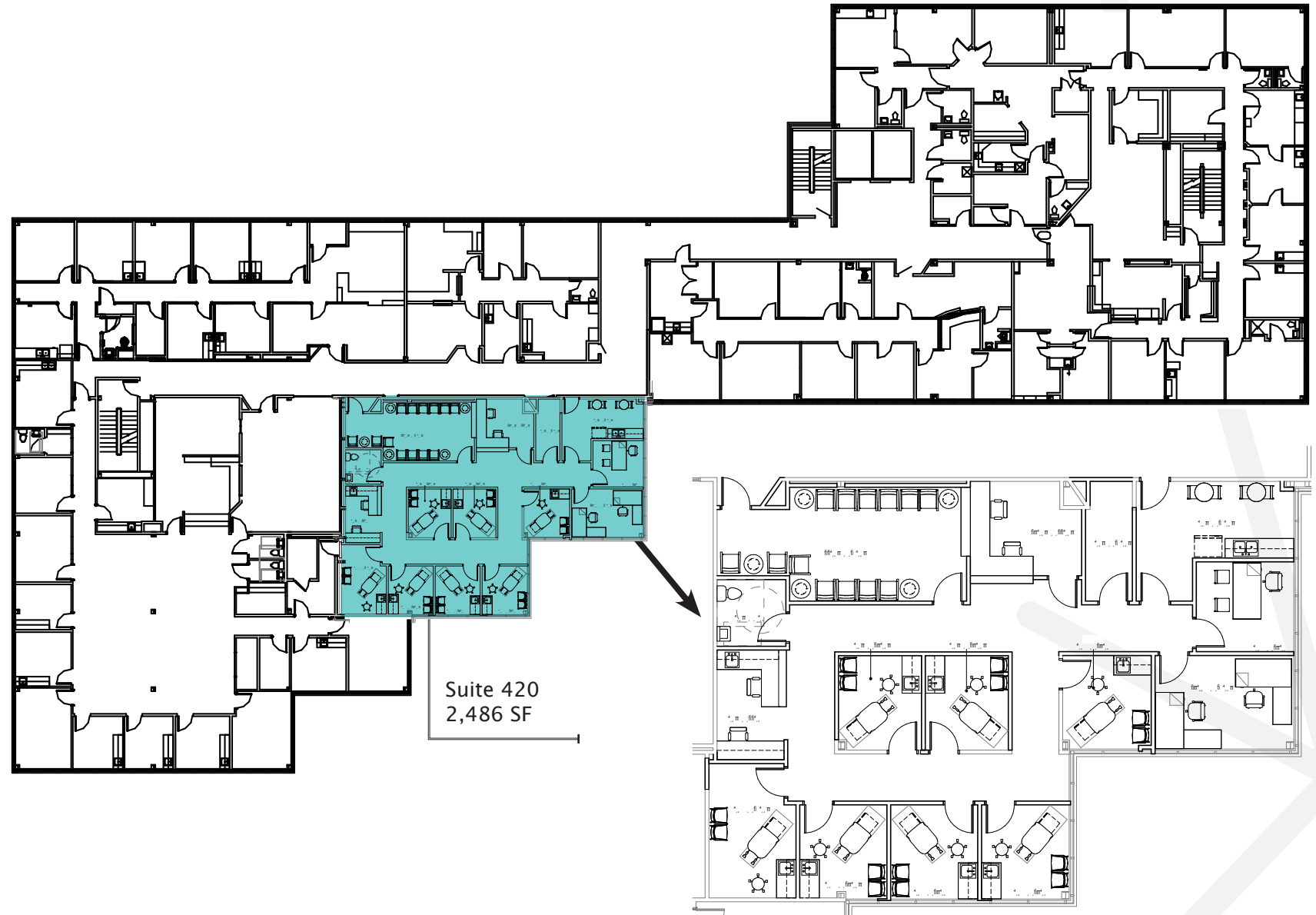


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Floor 4

2,486 SF

Suite 420
*Move-in Ready Spec Suite



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Floor 5

2,365 SF

Suite 510-2nd Gen / Move-In Ready

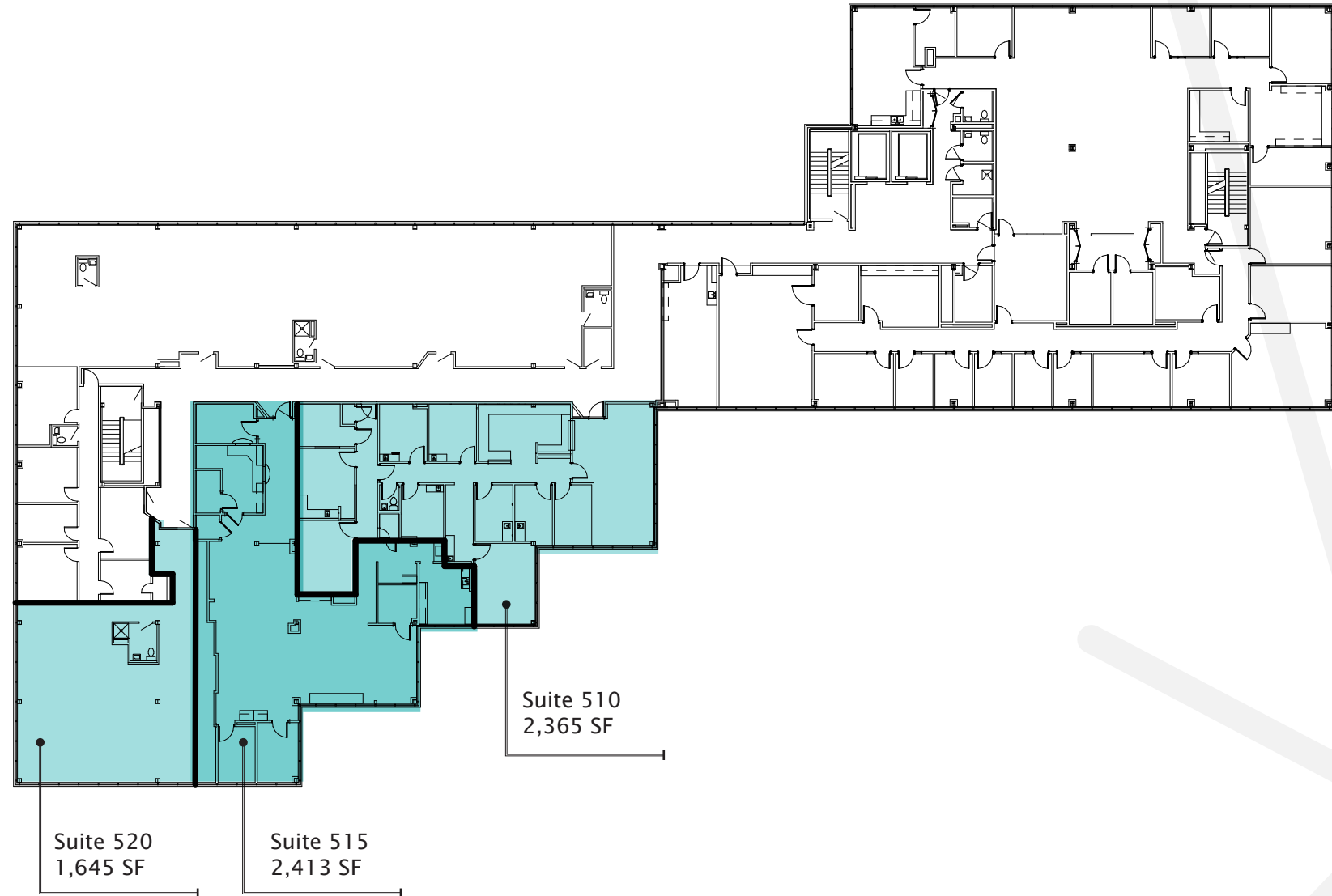
2,413 SF

Suite 515-2nd Gen

1,645 SF

Suite 520-2nd Gen

Contiguous up to 6,457 SF



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LAMAR BLVD.

MEDICAL PKWY

W 38TH ST.



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For additional leasing information, contact

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HEALTHCARE
REALTY

LEASING BY:

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