

NOW LEASING!
Leander Medical Plaza MOB, located on the
future campus of St. David's Medical Center.



LEANDER MEDICAL PLAZA



HEALTHCARE
FACILITIES
DEVELOPMENT

StDavid's | LEANDER
MEDICAL CENTER
COMING SOON

505 St. David's Loop, Leander Texas 78641

CONVENIENT LOCATION

Located on St. David's Leander Medical Center Campus

AVAILABLE

±48,000 SF available for lease

BUILDING SIZE

3-Stories, approximately 60,000 square feet

BUILDING AMENITIES & DESIGN

Class "A" building, designed by O'Connell Robertson, features include covered patient drop-off, upgraded interior finishes, close-in patient surface parking, energy-efficient HVAC systems and three over-sized elevators.

TENANT CONSTRUCTION

As part of the generous Tenant Interior Finish Improvement Allowance, the HCFD Design Team will provide in-depth space planning, interior design and construction services for physicians who wish to control the design of their new medical office suite.

LEASE RATES

Physician-tenants will be offered a lease term package which is very competitive with the local market area.

CURRENT TENANTS

- Austin Diagnostic Clinic
- Austin Heart
- Capital Gastro, P.A.
- Central Texas Brain and Spine
- Central Texas Pulmonary
- Texas Cardiac Arrhythmia
- Texas Oncology

In cooperation with St. David's Leander Medical Center and HCA Healthcare, HealthCare Facilities Development Corporation (HCFD) is currently providing opportunities for "Class A" medical office space in the Leander Medical Plaza



98 San Jacinto Blvd., Suite 1810, Austin, TX 78701



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Theresa Ellington 512-493-5467 | 512-775-3803
Theresa_Ellington@hcfcd.com

Cheryl Smith 512-736-4778
cheryl_smith@hcfcd.com

LEANDER MEDICAL PLAZA

The information contained herein was obtained from sources believed reliable. However, HealthCare Facilities Development Corporation, St. David's Healthcare and their related affiliates assume no liability for the contents of this brochure and make no guarantee, warranty or representation as to the completeness or accuracy thereof. The presentation of this brochure is subject to errors, omissions, changes in price or conditions, prior sale or lease or withdrawal without notice.



LEANDER MEDICAL PLAZA

The information contained herein was obtained from sources believed reliable. However, HealthCare Facilities Development Corporation, St. David's Healthcare and their related affiliates assume no liability for the contents of this brochure and make no guarantee, warranty or representation as to the completeness or accuracy thereof. The presentation of this brochure is subject to errors, omissions, changes in price or conditions, prior sale or lease or withdrawal without notice.



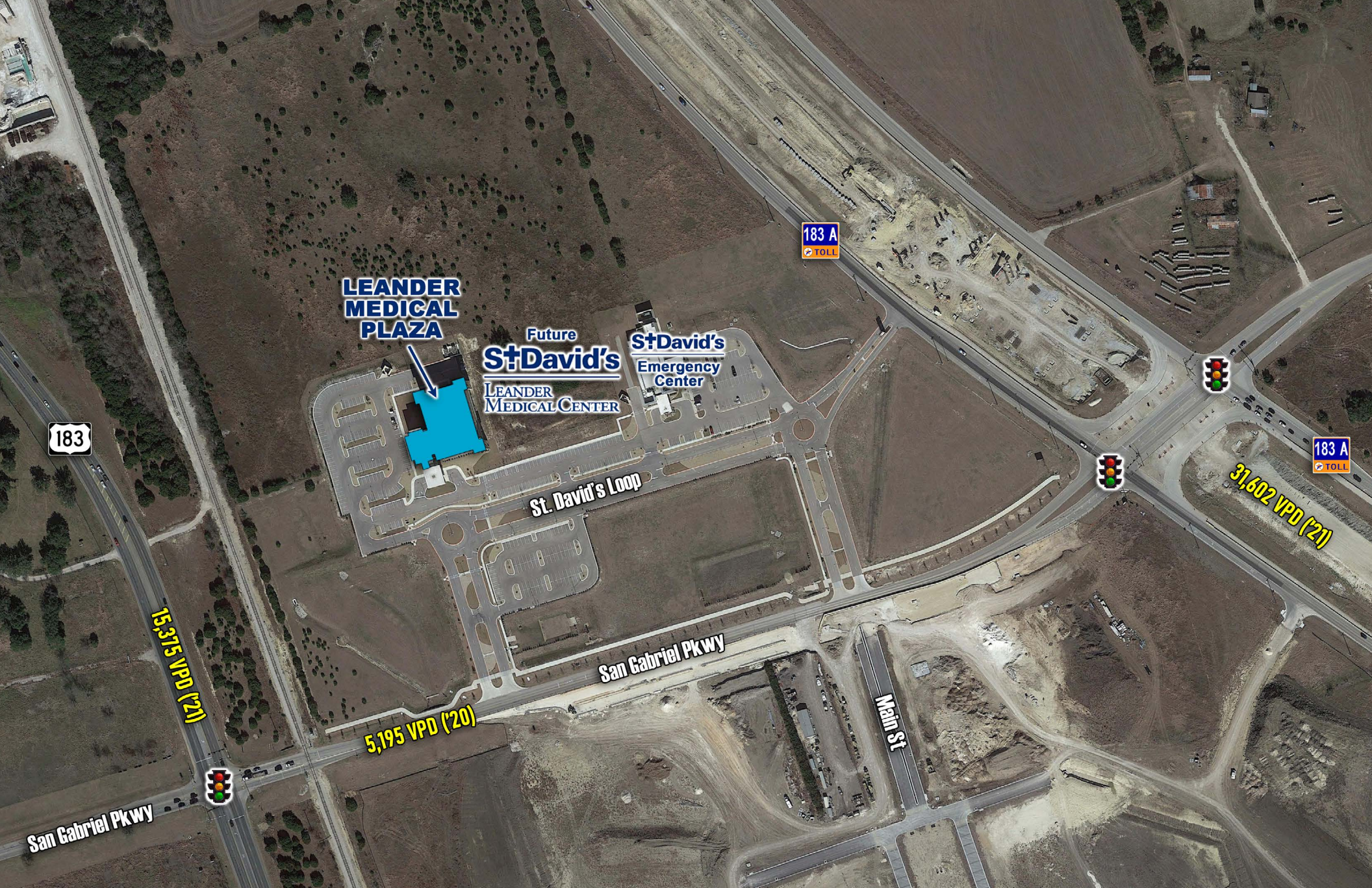
Future
StDavid's
LEANDER
MEDICAL CENTER



HEALTHCARE
FACILITIES
DEVELOPMENT

LEANDER MEDICAL PLAZA

The information contained herein was obtained from sources believed reliable. However, HealthCare Facilities Development Corporation, St. David's Healthcare and their related affiliates assume no liability for the contents of this brochure and make no guarantee, warranty or representation as to the completeness or accuracy thereof. The presentation of this brochure is subject to errors, omissions, changes in price or conditions, prior sale or lease or withdrawal without notice.



LEANDER MEDICAL PLAZA

The information contained herein was obtained from sources believed reliable. However, HealthCare Facilities Development Corporation, St. David's Healthcare and their related affiliates assume no liability for the contents of this brochure and make no guarantee, warranty or representation as to the completeness or accuracy thereof. The presentation of this brochure is subject to errors, omissions, changes in price or conditions, prior sale or lease or withdrawal without notice.



HEALTHCARE
FACILITIES
DEVELOPMENT

LEANDER MEDICAL PLAZA

The information contained herein was obtained from sources believed reliable. However, HealthCare Facilities Development Corporation, St. David's Healthcare and their related affiliates assume no liability for the contents of this brochure and make no guarantee, warranty or representation as to the completeness or accuracy thereof. The presentation of this brochure is subject to errors, omissions, changes in price or conditions, prior sale or lease or withdrawal without notice.

TAKE A TOUR OF OUR SPACE



HEALTHCARE
FACILITIES
DEVELOPMENT

LEANDER MEDICAL PLAZA

The information contained herein was obtained from sources believed reliable. However, HealthCare Facilities Development Corporation, St. David's Healthcare and their related affiliates assume no liability for the contents of this brochure and make no guarantee, warranty or representation as to the completeness or accuracy thereof. The presentation of this brochure is subject to errors, omissions, changes in price or conditions, prior sale or lease or withdrawal without notice.



HEALTHCARE
FACILITIES
DEVELOPMENT

LEANDER MEDICAL PLAZA

The information contained herein was obtained from sources believed reliable. However, HealthCare Facilities Development Corporation, St. David's Healthcare and their related affiliates assume no liability for the contents of this brochure and make no guarantee, warranty or representation as to the completeness or accuracy thereof. The presentation of this brochure is subject to errors, omissions, changes in price or conditions, prior sale or lease or withdrawal without notice.



LEANDER MEDICAL PLAZA

The information contained herein was obtained from sources believed reliable. However, HealthCare Facilities Development Corporation, St. David's Healthcare and their related affiliates assume no liability for the contents of this brochure and make no guarantee, warranty or representation as to the completeness or accuracy thereof. The presentation of this brochure is subject to errors, omissions, changes in price or conditions, prior sale or lease or withdrawal without notice.



Theresa Ellington
512-493-5467 / 512-775-3803
Theresa_Ellington@hcfcd.com

Cheryl Smith
512.736.4778
Cheryl_Smith@hcfcd.com

LEANDER MEDICAL PLAZA



HEALTHCARE
FACILITIES
DEVELOPMENT

StDavid's | **LEANDER
MEDICAL CENTER
COMING SOON**

505 St. David's Loop, Leander Texas 78641



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.

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:
 - 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.

HCFD Development

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Mike Cunningham

Designated Broker of Firm

Theresa Lynn Ellington

Licensed Supervisor of Sales Agent/ Associate

Cheryl R Smith

Sales Agent/Associate's Name

431897

License No.

417200

License No.

623645

License No.

538409

License No.

mike_cunningham@hcfid.com

Email

mike_cunningham@hcfid.com

Email

theresa_ellington@hcfid.com

Email

cheryl_smith@hcfid.com

Email

512-493-5425

Phone

512-493-5425

Phone

512-493-5467

Phone

512-736-4778

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0