

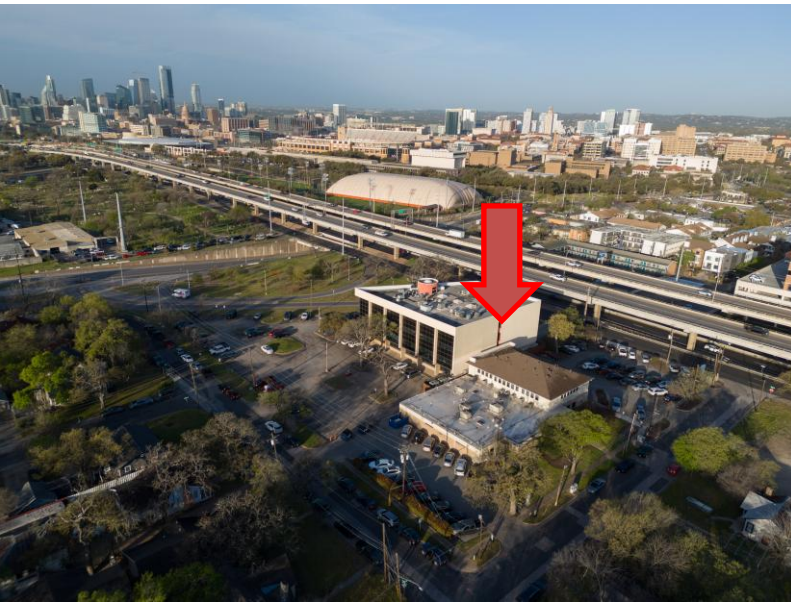
CENTRAL AUSTIN MEDICAL OFFICE SPACE FOR LEASE



2909 N IH 35

PROPERTY CHECKLIST

- ✓ GREAT LOCATION
- ✓ EASY ACCESS TO I-35
- ✓ FIRST FLOOR BUILT OUT MEDICAL
- ✓ SECOND FLOOR OFFICE
- ✓ MINUTES FROM DOWNTOWN
- ✓ LOCATED IN MEDICAL CORRIDOR
WITH ST DAVIDS, ASCENSION-SETON,
DELL CHILDRENS, ETC
- ✓ MOVE-IN READY



CONTACT US TODAY

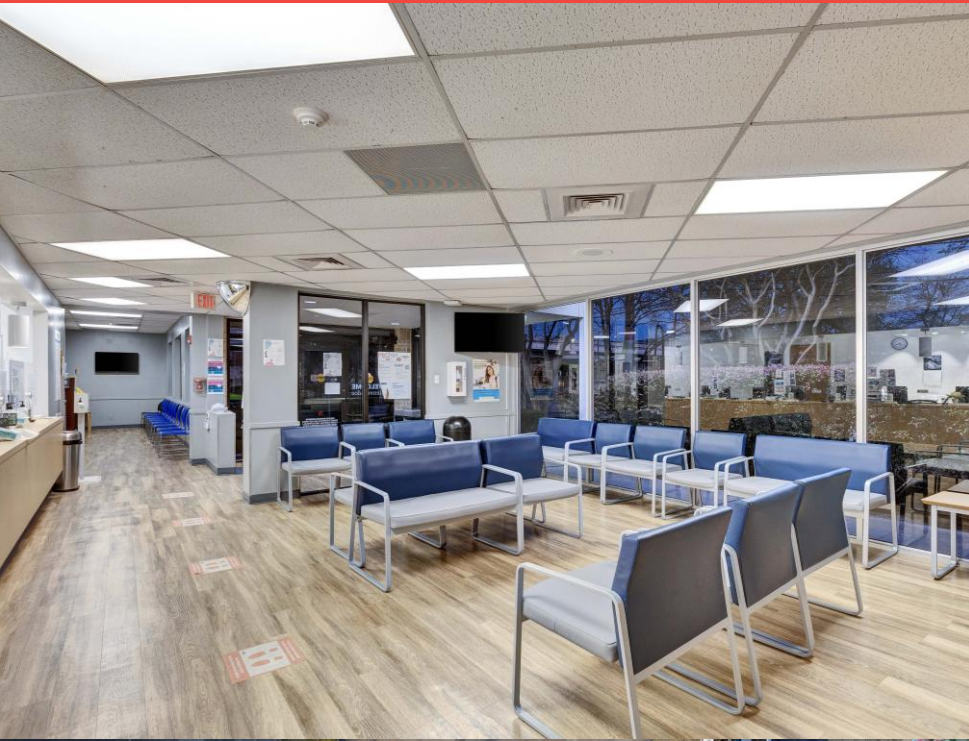
512.302.4500

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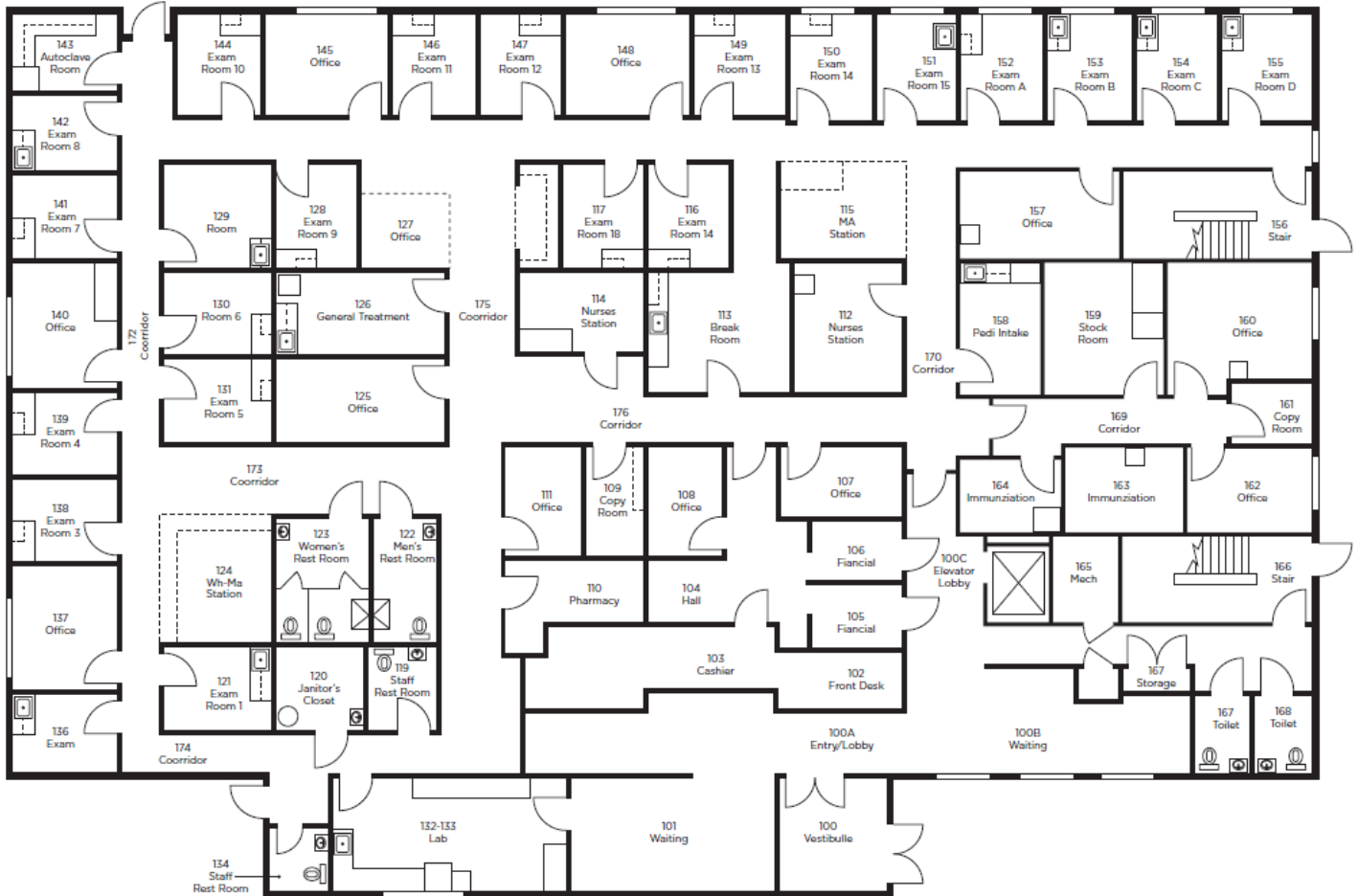
Ryan Hightower – rhightower@tarantino.com



THE PROPERTY



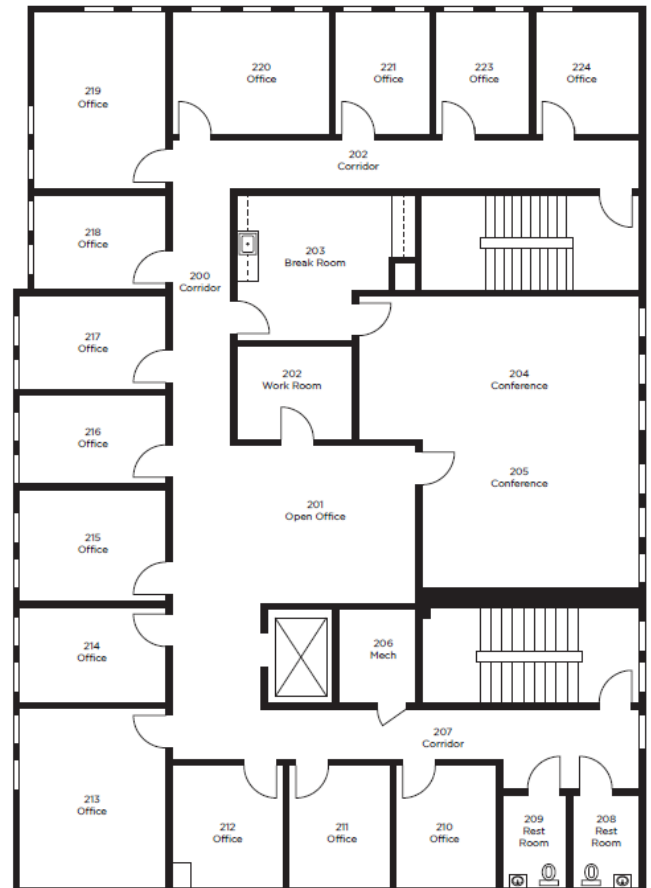
THE SPACE



First Floor Plan

- Built out medical grade space
- 10,432 SF
- Move-in ready office space
 - 4,200 SF

Second Floor Plan



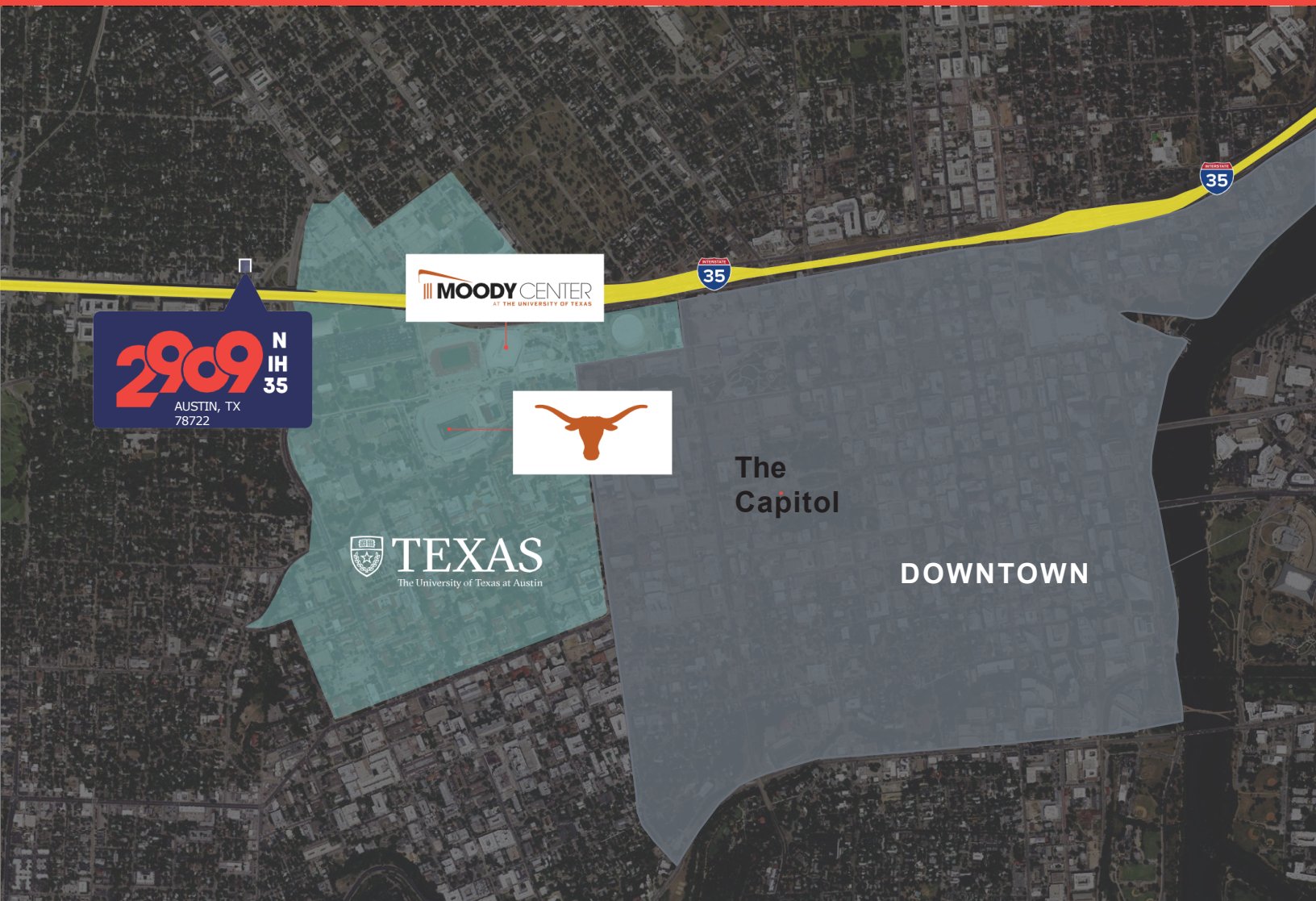
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THE LOCATION



DEMOGRAPHICS

Miles	1	3	5
Population	21,977	188,306	393,381
2029 Pop Projection	24,200	206,129	430,072
Ann Growth 2020-2024	6.8%	4.8%	4.5%
HHs	9,807	88,435	178,784
Average HH Income	\$95,245	\$111,399	\$106,647