

OFFERING MEMORANDUM

# MOB Investment Opportunity

408 W 45th St & 4500 Ave B, Austin, TX 78751



# Disclaimer

Transwestern (including their affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “Transwestern” or “Agent”) is offering for sale 408 W 45th Street & 4500 Avenue B.

The Property is being offered for sale in an “as-is, where-is” condition and Agent makes no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

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The seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the seller.

The seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the seller and any conditions to the seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Transwestern.

Each prospective purchaser will be responsible for any claims for commissions by any broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Agent must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.

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Market Overview

# The Offering

Transwestern is proud to present a rare opportunity to lease or acquire two adjacent commercial parcels totaling 0.553 acres at a highly visible corner location at 408 W 45th Street and 4500 Avenue B in Austin's historic Hyde Park neighborhood.

The two parcels offer over 295 feet of frontage along the W 45th Street corridor. The site is positioned within an Equitable Transit Oriented Development (ETOD) overlay and has been entitled with additional height and density bonuses (DB-ETOD), making it highly attractive for future redevelopment.

The property currently includes an 8,343 SF medical office building at 408 W 45th Street, originally constructed in 1958 and renovated in 2002, as well as an 840 SF boutique office at 4500 Avenue B. Multiple access points are available along W 45th Street, Avenue A and Avenue B.

Located in one of Austin's most dynamic and affluent neighborhoods, the site offers convenient access to Mopac and IH-35 and sits at the center of the city's medical district, proximate to both St. David's Medical Center and Ascension Seton Medical Center Austin. Both properties are available for sale or for lease.

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408 W 45th St

4500 Ave B



W 45th St

# About the Property

Property Summary	
Total Building SF	9,183 RSF
Total Land Area	0.55 AC
Submarket	Central Austin
Zoning	Multiple with shared ETOD-DBETOD overlays
Price	Call broker for details
Lease Rates	Call broker for details
Current Rental Income	\$278,340.60
Leases Expire	December 31st, 2026
408 W 45th St	
Building Size	8,343 RSF
Land Area	0.36 AC
Year Built/Renovated	1958/2002
Zoning	GO-NCCD-ETOD-DBETOD-NP
4500 Ave B	
Building Size	840 RSF
Land Area	0.19 AC
Year Built/Renovated	1945/2002
Zoning	NO-NCCD-ETOD-DBETOD-NP

## NNN Income Stability

The property is structured as a multi-tenant NNN investment, providing stable income with expenses passed through to tenants, minimizing landlord responsibilities and expense exposure.

## Central Austin Medical Offering

This offering represents a rare medical office investment opportunity in the heart of Austin, Texas, within a highly established and supply-constrained submarket.

## Premier Healthcare Proximity

The property is located near St. David's Medical Center and Ascension Seton Medical Center, positioning it within one of Austin's leading healthcare corridors and supporting sustained medical demand.

## Strong Transportation Access

The site offers convenient access to MoPac Expressway and Interstate 35, providing efficient connectivity to Downtown Austin and major employment centers.

## Favorable Texas Tax Climate

Texas does not impose a state income or investment tax, enhancing investor returns and attracting businesses and population growth.

## Unparalleled Market Growth

Austin has experienced exceptional population and economic growth over the past decade, driving sustained demand for healthcare services and commercial real estate.

408 W 45th St



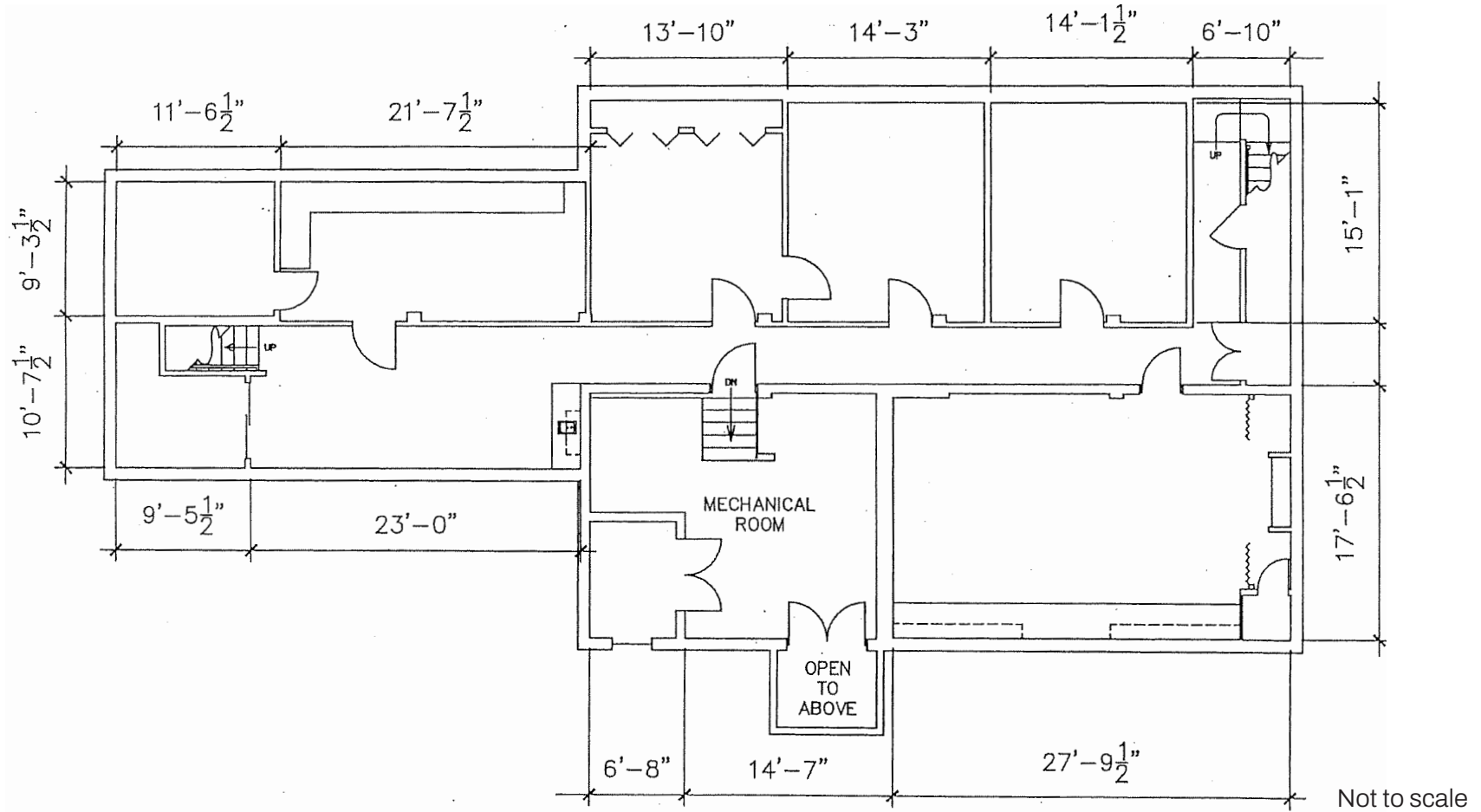
4500 Ave B



W 45th St



# Floor Plan





408 W 45th St  
Austin, TX 78751



# Austin Kidney Associates

CURRENT TENANT • LEASE EXPIRES DECEMBER 31ST, 2026

Austin Kidney Associates is a nephrology practice dedicated to delivering comprehensive kidney care throughout Central Texas, offering specialized treatment and long-term management for patients living with kidney disease.

Austin Kidney Associates provides patient-centered nephrology care focused on the diagnosis, treatment, and ongoing management of kidney-related conditions. Their physicians emphasize a collaborative approach to care, helping patients understand their condition while guiding them through personalized treatment plans designed to improve long-term health outcomes.

The practice offers a full spectrum of services including chronic kidney disease (CKD) management, anemia treatment, dialysis therapy, and in-center and home-based dialysis options. These services allow patients to access advanced care tailored to their individual needs and lifestyle.

Through experienced physicians, specialized treatment programs, and a strong commitment to patient education, Austin Kidney Associates has built a reputation as a trusted provider of kidney care within the Austin medical community.

Austin Kidney Associates currently occupies 408 W 45th Street, with its lease scheduled to expire at the end of the year. This upcoming availability presents a compelling opportunity for a future tenant or owner-occupant to establish a presence in this well-located medical corridor.



# Research Management Inc.

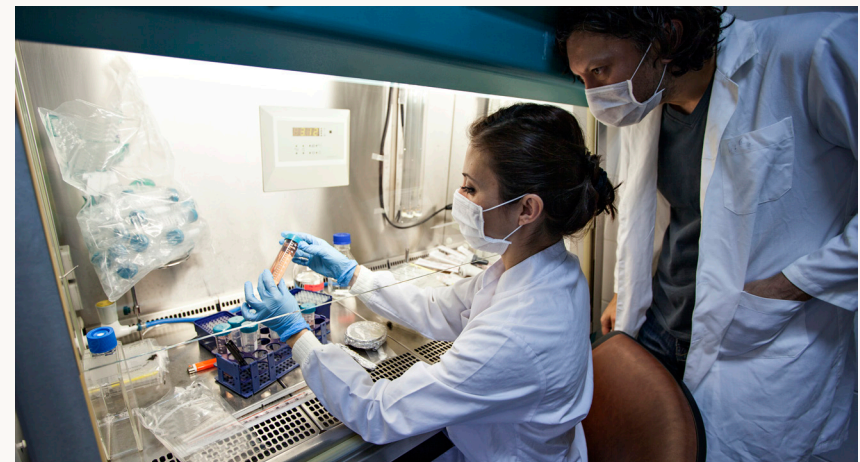
CURRENT TENANT • LEASE EXPIRES DECEMBER 31ST, 2026

Research Management Inc. is a clinical research organization dedicated to advancing healthcare through the management and execution of high-quality clinical trials.

Research Management Inc. partners with physicians, healthcare providers, and sponsors to conduct clinical studies evaluating new therapies and treatment approaches. Their team works to ensure that research protocols are implemented with precision while maintaining rigorous standards for patient safety and ethical clinical practice.

The organization specializes in coordinating clinical trials across therapeutic areas including nephrology, dialysis, and endocrinology. Through its integrated research network, the firm helps bring innovative treatments to patients while supporting the scientific development of emerging medical solutions.

By combining experienced research professionals with strong operational oversight, Research Management Inc. continues to contribute to meaningful medical advancements and improved patient outcomes through clinical research.





408 W 45th St





4500 Ave B - Exterior





# Market Overview

Austin, Texas, widely recognized as one of the nation's leading innovation and technology hubs, stands as a vibrant and rapidly growing city known for its strong economic fundamentals and highly educated workforce.

Founded in 1839 as the capital of the Republic of Texas, Austin has evolved into one of the nation's most prominent urban success stories, consistently ranked among the fastest-growing large cities in the United States. Today, Austin is the 10th-largest city in the United States and the 4th-largest in Texas. According to the U.S. Census Bureau, Austin's population reached approximately 974,000 residents as of 2024, reflecting sustained growth driven by domestic migration, job creation, and strong quality-of-life fundamentals.

Austin's growth is supported by a strong, diversified economic base encompassing sectors such as technology, government, advanced manufacturing, healthcare, education, and professional services. Major employers including Apple, Tesla, Oracle, Dell Technologies, and Samsung maintain significant operations in the region. The Austin metropolitan area continues to demonstrate strong economic momentum, with employment growth consistently outpacing national averages and approximately 28,000 jobs added in 2024, reflecting sustained corporate expansion and population inflows.

With continued population growth, strong employment fundamentals, and investment in infrastructure and innovation, Austin remains one of the most attractive markets in the United States, offering compelling opportunities for long-term economic and real estate investment.

10th  
LARGEST CITY IN TEXAS

1.5M  
CIVILIAN LABOR FORCE

3.6%  
UNEMPLOYMENT RATE

1.0M  
TOTAL POPULATION IN 2026

# Demographics

1 MILE

20,935

POPULATION

11,339

HOUSEHOLDS

\$69,237

MEDIAN HOUSEHOLD INCOME

\$103,753

AVERAGE HOUSEHOLD INCOME

33.4

MEDIAN AGE

3 MILES

175,025

POPULATION

77,247

HOUSEHOLDS

\$71,846

MEDIAN HOUSEHOLD INCOME

\$104,378

AVERAGE HOUSEHOLD INCOME

32.8

MEDIAN AGE

5 MILES

382,767

POPULATION

171,043

HOUSEHOLDS

\$76,950

MEDIAN HOUSEHOLD INCOME

\$110,202

AVERAGE HOUSEHOLD INCOME

34.9

MEDIAN AGE



408 W 45th St &  
4500 Ave B

INVESTMENT SALES

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