

FOR SALE

# Owner User Ambulatory Surgery Center

630 West 34th Street | Austin, Texas 78705



Dell Seton Medical Center



2 MILES TO DOWNTOWN



partners




## PRIMARY CONTACT

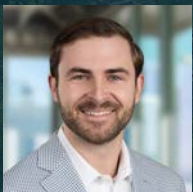


**Ryan McCullough**

Partner

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**Connor Watson**

Vice President

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## PROPERTY AT A GLANCE

ADDRESS	<b>630 WEST 34TH STREET</b>
CITY, STATE, ZIPCODE	<b>AUSTIN, TEXAS 78705</b>
LAND ACRES	<b>0.5418 AC</b>
BUILDING SIZE	<b>16,376 SF</b>
YEAR BUILT/RENOVATED	<b>1987/2004</b>
ZONING	<b>CS-CO-NP</b>



## EXECUTIVE SUMMARY

The Medical Investment Group of Partners Real Estate is excited to offer this exceptional ambulatory surgery center in central Austin, TX. This facility is Quad A accredited, featuring three fully equipped operating rooms designed to meet the highest standards of medical care. Situated in a prime downtown location, the property offers unparalleled real estate value in one of the nation's most competitive markets, providing unmatched accessibility and prestige. Nestled within a dense medical corridor, it is minutes from Ascension Seton Medical Center and St. David's Medical Center, collectively offering over 900 beds and serving as a major hub for healthcare professionals. With a generous parking ratio of 5:1000 and ample covered spaces, the property ensures convenience for patients and staff alike in this bustling urban setting. Contact our team for more information.

**Please contact Ryan McCullough for More information at (512) 580-6224**





## OFFERING DETAILS



SALE PRICE  
**\$5,500,000**



PRICE PER SF  
**\$335.85**



BUILDING SIZE  
**16,376 SF**



AVAILABLE SF FOR OCCUPANCY  
**8,484 SF**  
**Can Be Sold as Condo Units**



LOT SIZE  
**0.5418 AC**



YEAR BUILT/RENOVATED  
**1987/2004**



PARKING RATIO  
**4:1,000**



ZONING  
**CS-CO-NP**



# RENT ROLL

SUITE #	TENANT	RENTABLE SF	% OF TOTAL	TERM	START DATE	END DATE	LEASE TYPE	RENT PSF/ YEAR	CURRENT MONTHLY RENT	ANNUALIZED RENT
201	Vacant Sugery Center/Clinic (2nd Floor)	8,484	51.81%	-	-	-	-	-	-	-
301	Carma	2,613	15.96%	12	4/1/18	7/1/26	NNN	\$26.27	\$5,720.33	\$68,644.00
302	Safeguard Strategy	1,900	11.60%	60	6/1/23	6/30/28	Gross	\$34.74	\$5,500.00	\$66,000.00
303	Elevate Health Management	2,871	17.53%	66	11/1/23	11/30/28	Gross	\$37.67	\$9,013.00	\$108,156.00
-	3rd Floor Storage/Common Area	506	3.09%	-	-	-	-	-	-	-
-	-	16,374	100.00%	-	-	-	-	-	\$20,233.33	\$242,800.00





## PROPERTY HIGHLIGHTS

### ■ QUAD A ACCREDITED SURGERY CENTER

This ambulatory surgery center is Quad A accredited and features three fully equipped operating rooms, offering an exceptional facility for medical professionals.

### ■ PRIME REAL ESTATE IN DOWNTOWN AUSTIN

Located in the heart of central Austin, this property represents irreplaceable real estate in a highly sought-after market, offering unmatched accessibility and prestige.

### ■ DENSE MEDICAL CORRIDOR

Minutes away from Ascension Seton Medical Center & St. Davids Medical Center – with over 900 beds combined, this asset boasts an ideal proximity for physicians looking to be near one of Austin's major medical destinations.

### ■ AMPLE COVERED PARKING

With covered parking and a parking ratio of up to 5:1000, the property ensures convenience for both staff and patients in a bustling downtown location.

### ■ UNPARALLELED MARKET GROWTH

In Austin, Texas, owner-user ambulatory surgery centers offer a unique opportunity for healthcare providers to own and operate state-of-the-art facilities tailored to their specific needs. These centers, located in a dynamic and growing healthcare market, provide efficient and cost-effective solutions for outpatient surgical care. With strategic access to Austin's major highways and a rapidly expanding population, these facilities are ideal for practitioners seeking to deliver patient-centered care while maintaining operational control. This positive trend highlights Austin's capacity to support owner-user medical facilities with innovation, convenience, and long-term growth potential.

### ■ FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.





**Ascension  
Seton**  
0.5 MILES AWAY

MIDTOWN  
**UROLOGY**  
Texas Orthopedic  
Sports & Rehabilitation Assoc.

**aspire**  
FERTILITY  
The Prelude Network

**AUSTIN RETINA**  
ASSOCIATES

**HEART  
HOSPITAL**  
of AUSTIN<sup>®</sup>  
A campus of St. David's Medical Center



**partners**

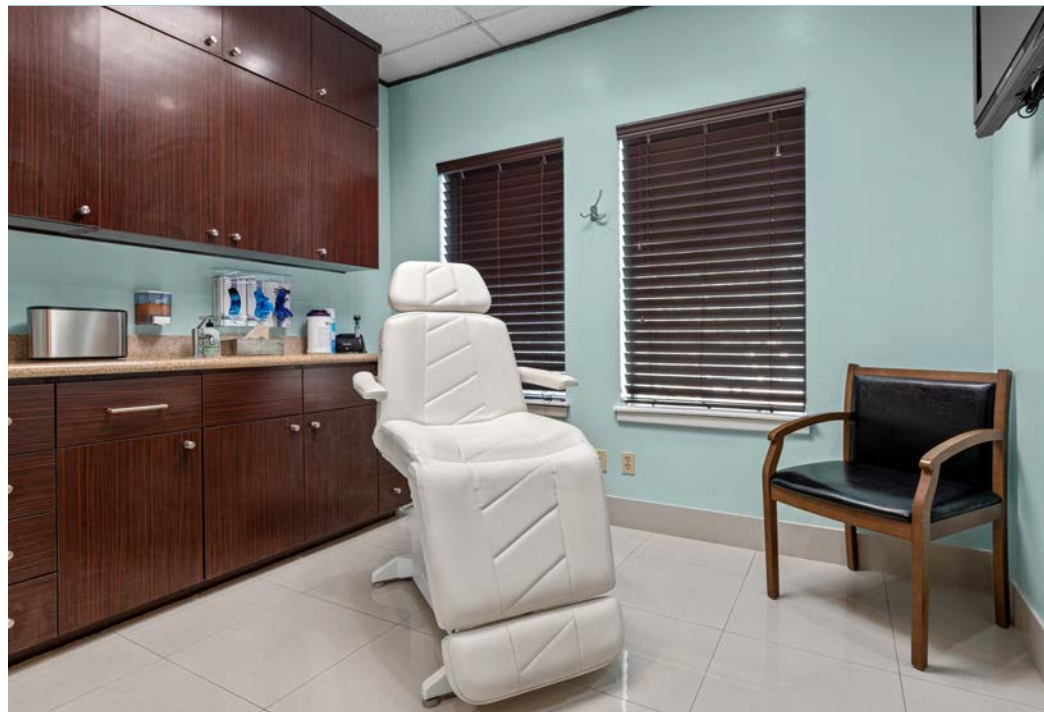
[SCHEDULE TOUR](#)

[SUBMIT LOI](#)

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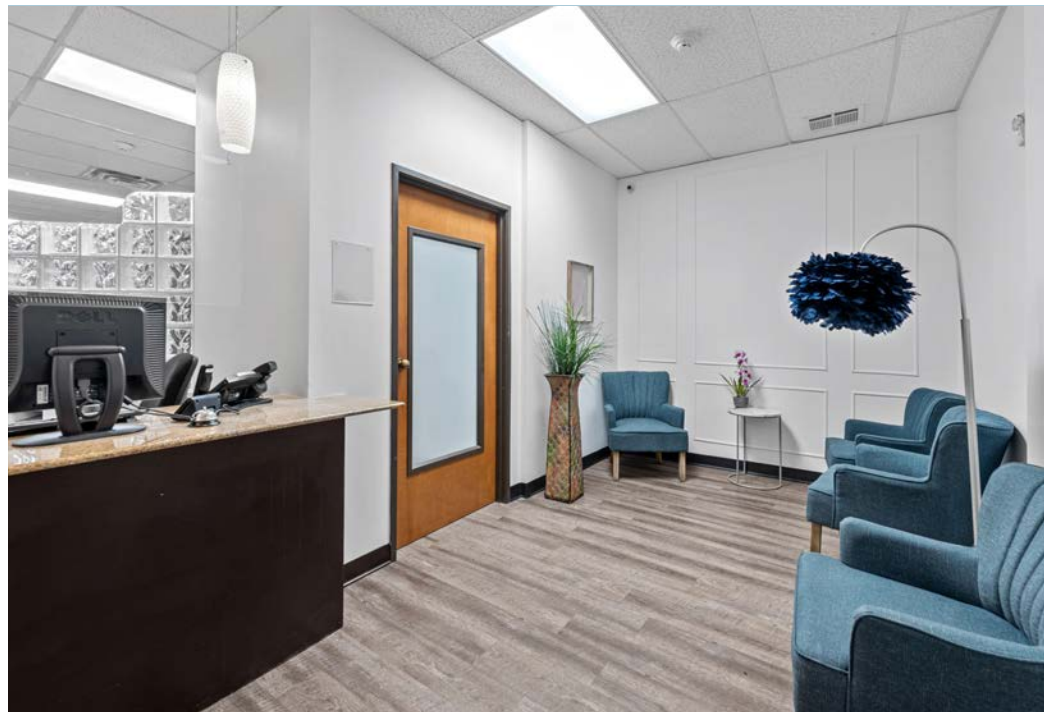


# INTERIOR PHOTOS





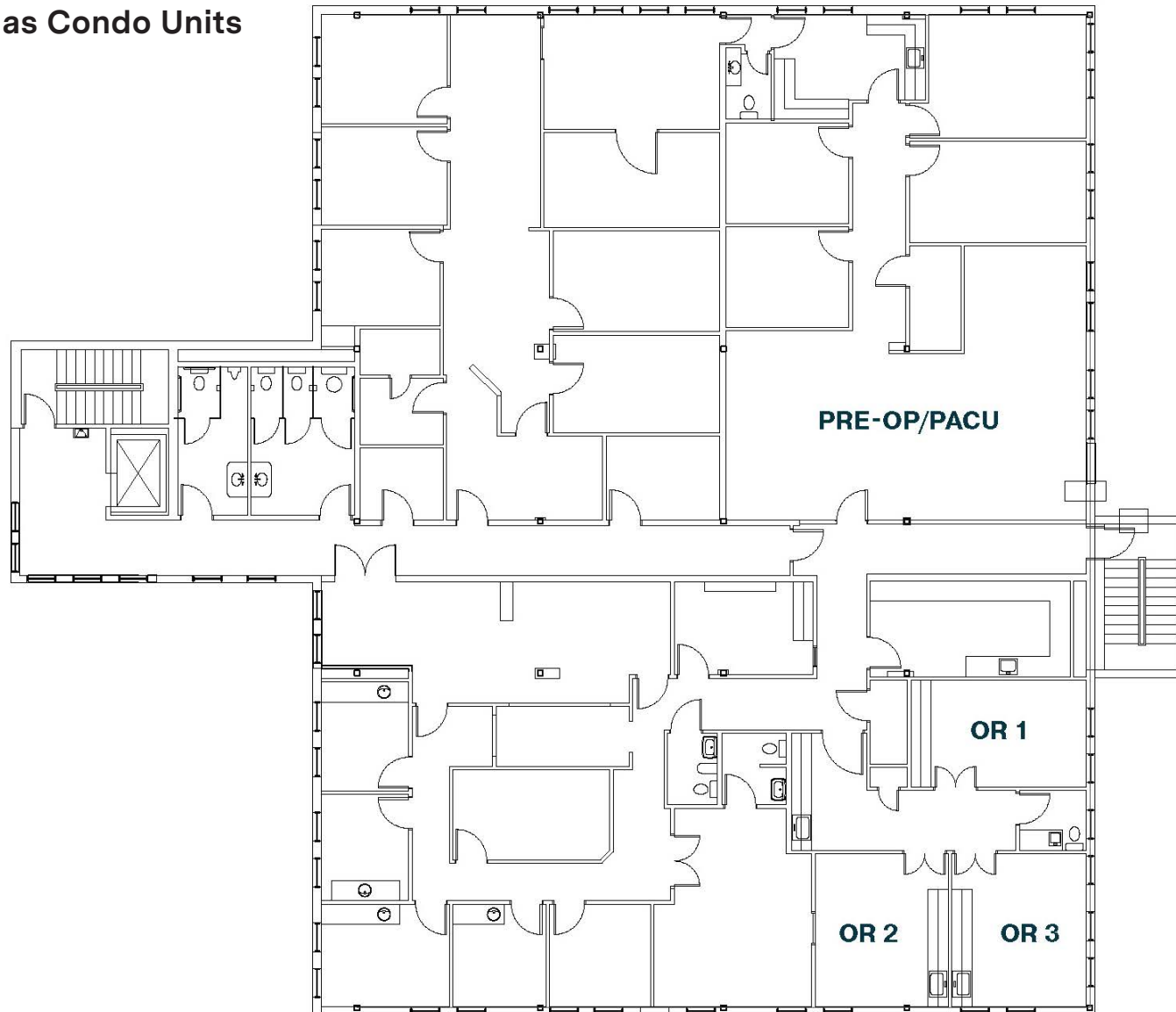
# INTERIOR PHOTOS





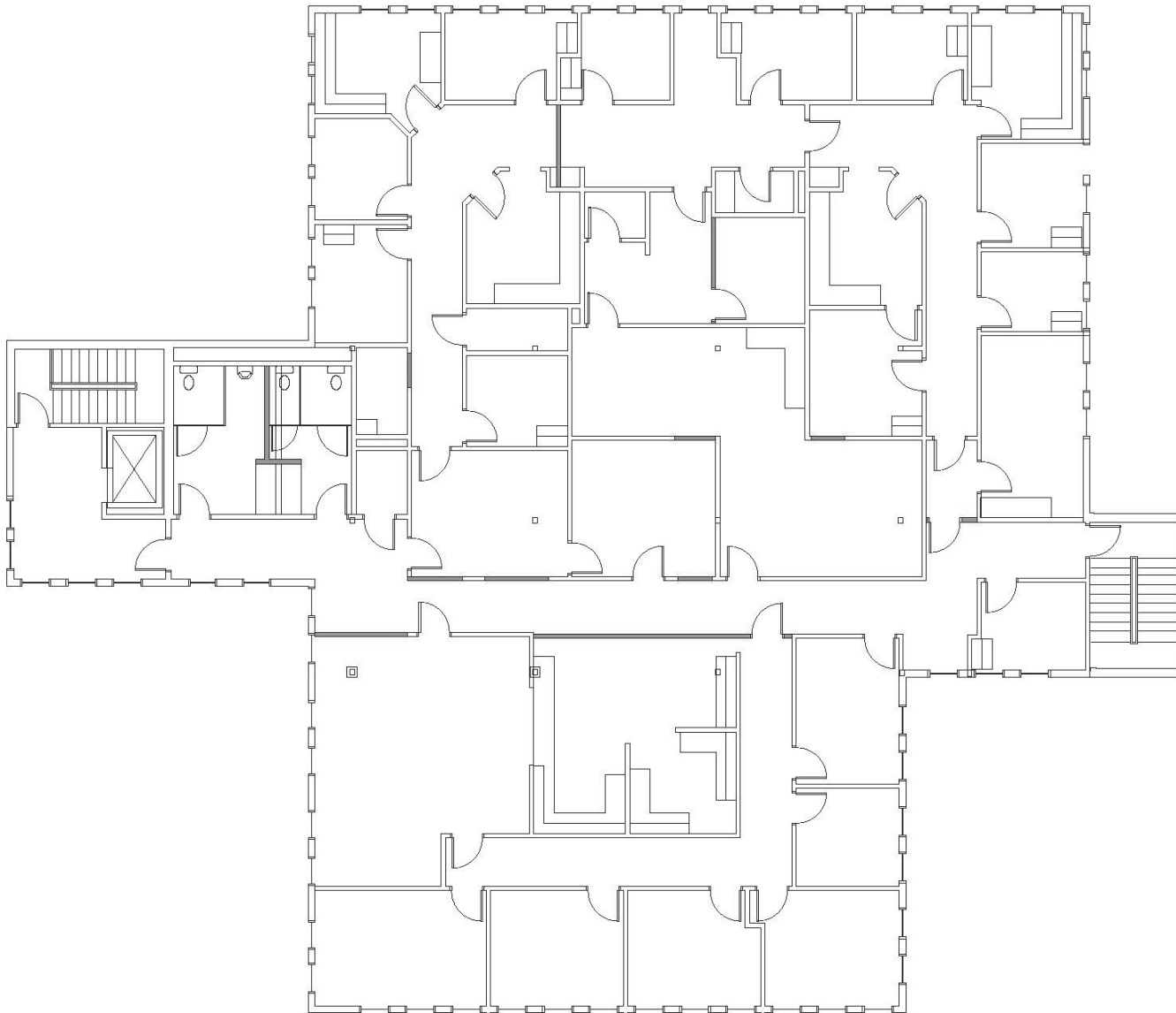
# FLOORPLAN LEVEL 2

Can Be Sold as Condo Units





# FLOORPLAN LEVEL 3

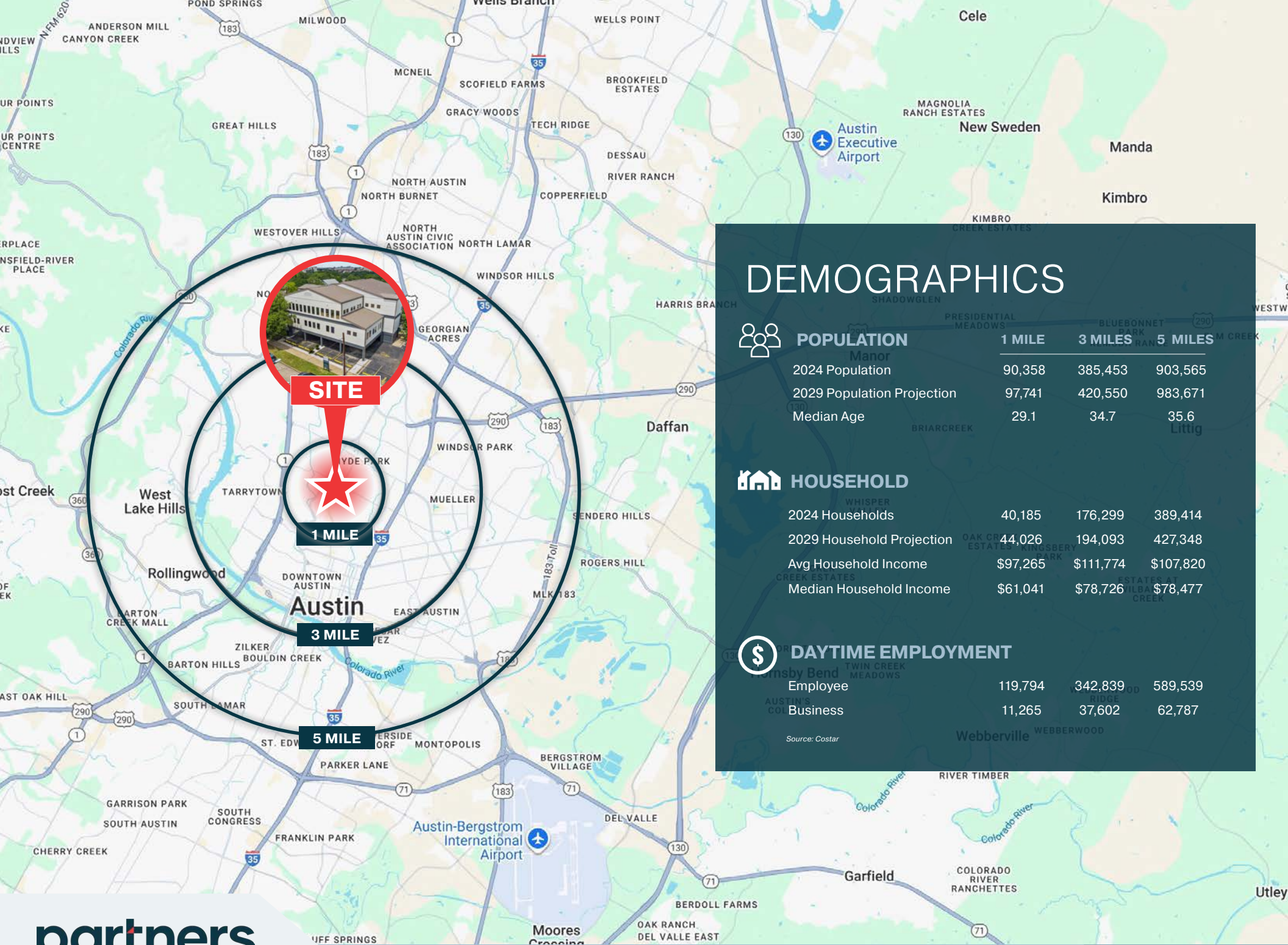




# SITE OVERVIEW







## DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	90,358	385,453	903,565
2029 Population Projection	97,741	420,550	983,671
Median Age	29.1	34.7	35.6



### HOUSEHOLD

2024 Households	40,185	176,299	389,414
2029 Household Projection	44,026	194,093	427,348
Avg Household Income	\$97,265	\$111,774	\$107,820
Median Household Income	\$61,041	\$78,726	\$78,477



### DAYTIME EMPLOYMENT

Employee	119,794	342,839	589,539
Business	11,265	37,602	62,787

Source: Costar







## AUSTIN, TEXAS MSA



POPULATION  
**2,300,000+**

AVG. AGE  
**34**

HOUSEHOLD INCOME  
**\$86.5K**

### KEY INDUSTRIES



**TECHNOLOGY**



**EDUCATION**



**HEALTHCARE**



**CREATIVE**

**\$222B** 2% INCREASE  
IN 2024 GDP

### MAJOR EMPLOYERS



**ORACLE**

**3.4%** UNEMPLOYMENT  
RATE 2024

This rate remains below both the Texas state average of **4.1%** and the national average of **4.2%** for the same period.



TEXAS STATE CAPITOL



LADY BIRD LAKE



SOUTH BY SOUTHWEST



AUSTIN CITY LIMITS



partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)





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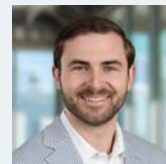
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