

FOR SALE

Owner User Ambulatory Surgery Center

630 West 34th Street | Austin, Texas 78705



partners

PRIMARY CONTACT



Ryan McCullough

Partner

512.580.6224

ryan.mccullough@partnersrealestate.com



Connor Watson

Vice President

512.643.8079

connor.watson@partnersrealestate.com

PROPERTY AT A GLANCE

ADDRESS

CITY, STATE, ZIPCODE

630 WEST 34TH STREET

AUSTIN, TEXAS 78705

LAND ACRES

0.5418 AC

BUILDING SIZE

16,376 SF

YEAR BUILT/RENOVATED

1987/2004

ZONING

CS-CO-NP

partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)

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



partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)

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

partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)

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



partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)

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. David's 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®**
A campus of St. David's Medical Center

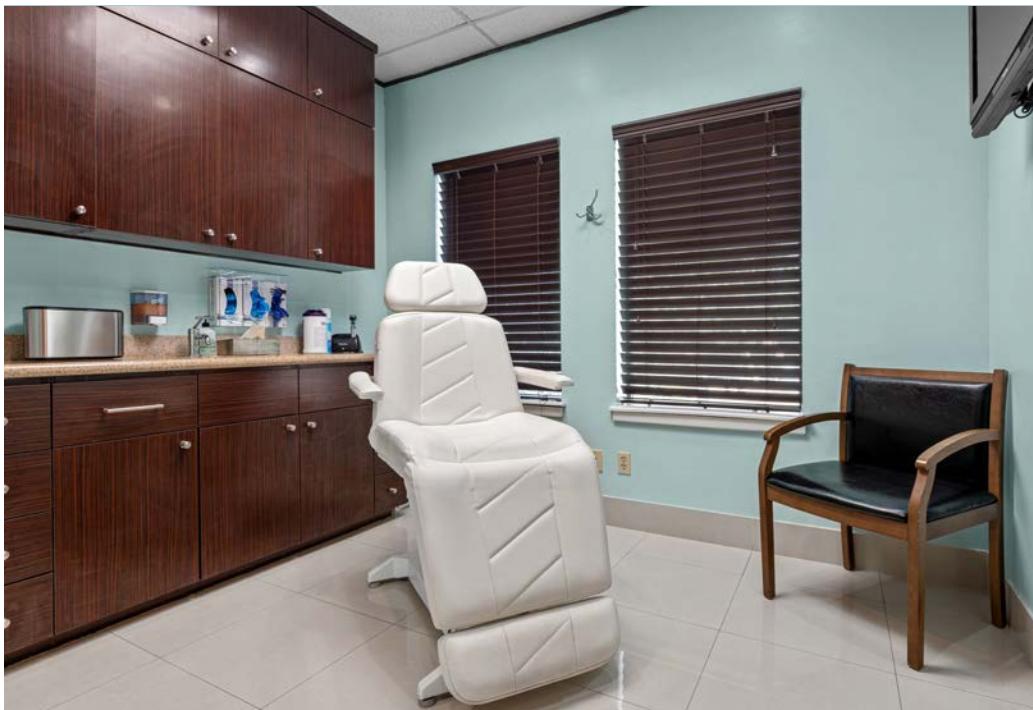


partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)

INTERIOR PHOTOS

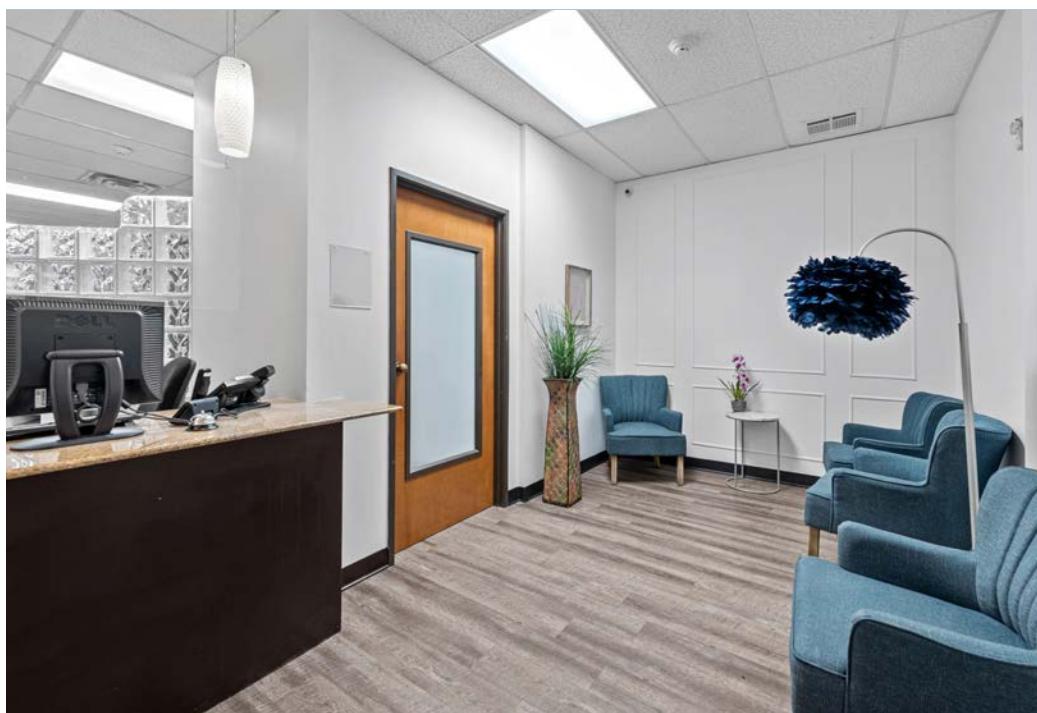


partners

[SCHEDULE TOUR](#)

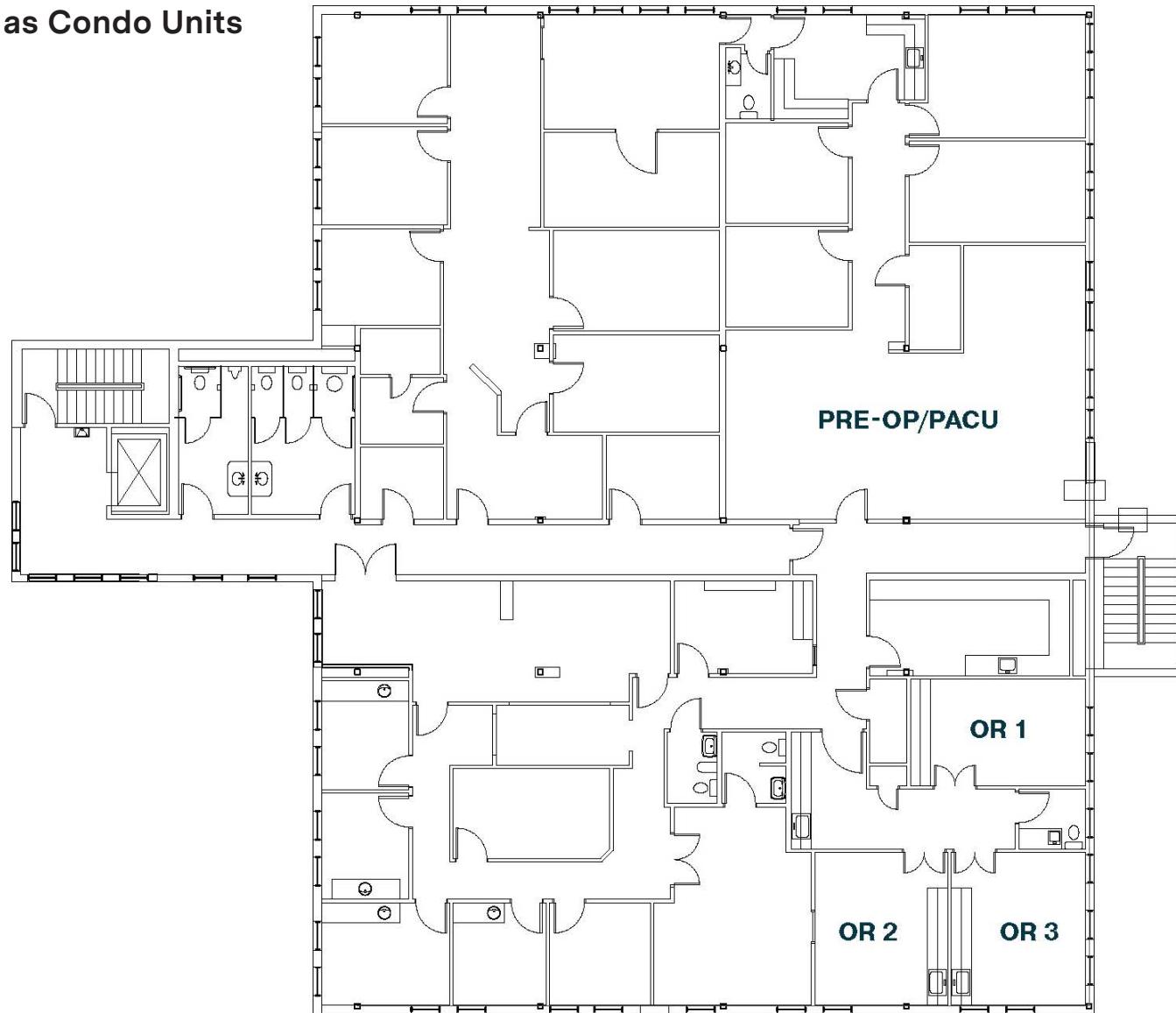
[SUBMIT LOI](#)

INTERIOR PHOTOS

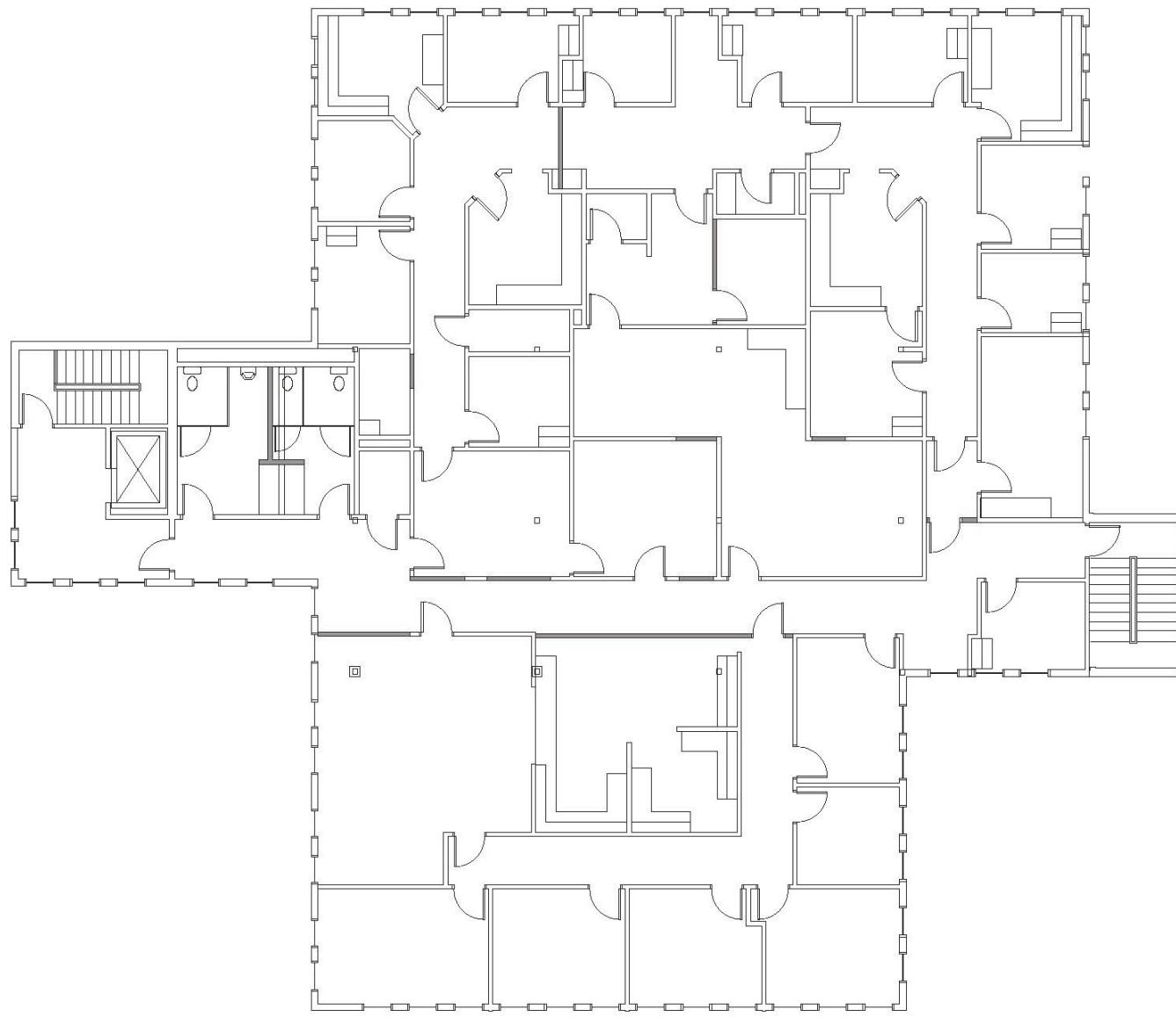


FLOORPLAN LEVEL 2

Can Be Sold as Condo Units



FLOORPLAN LEVEL 3



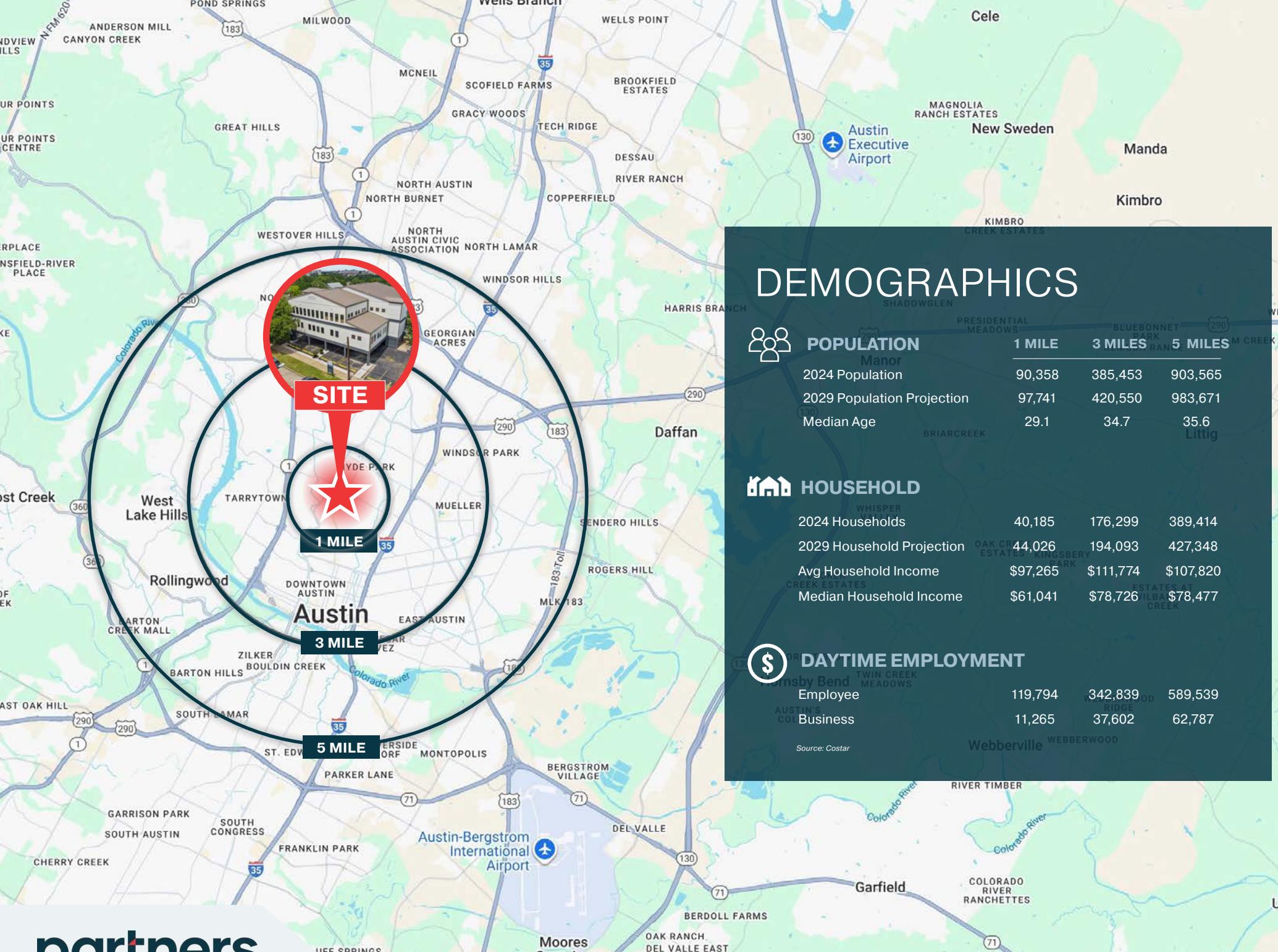
SITE OVERVIEW



partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)



DEMOGRAPHICS

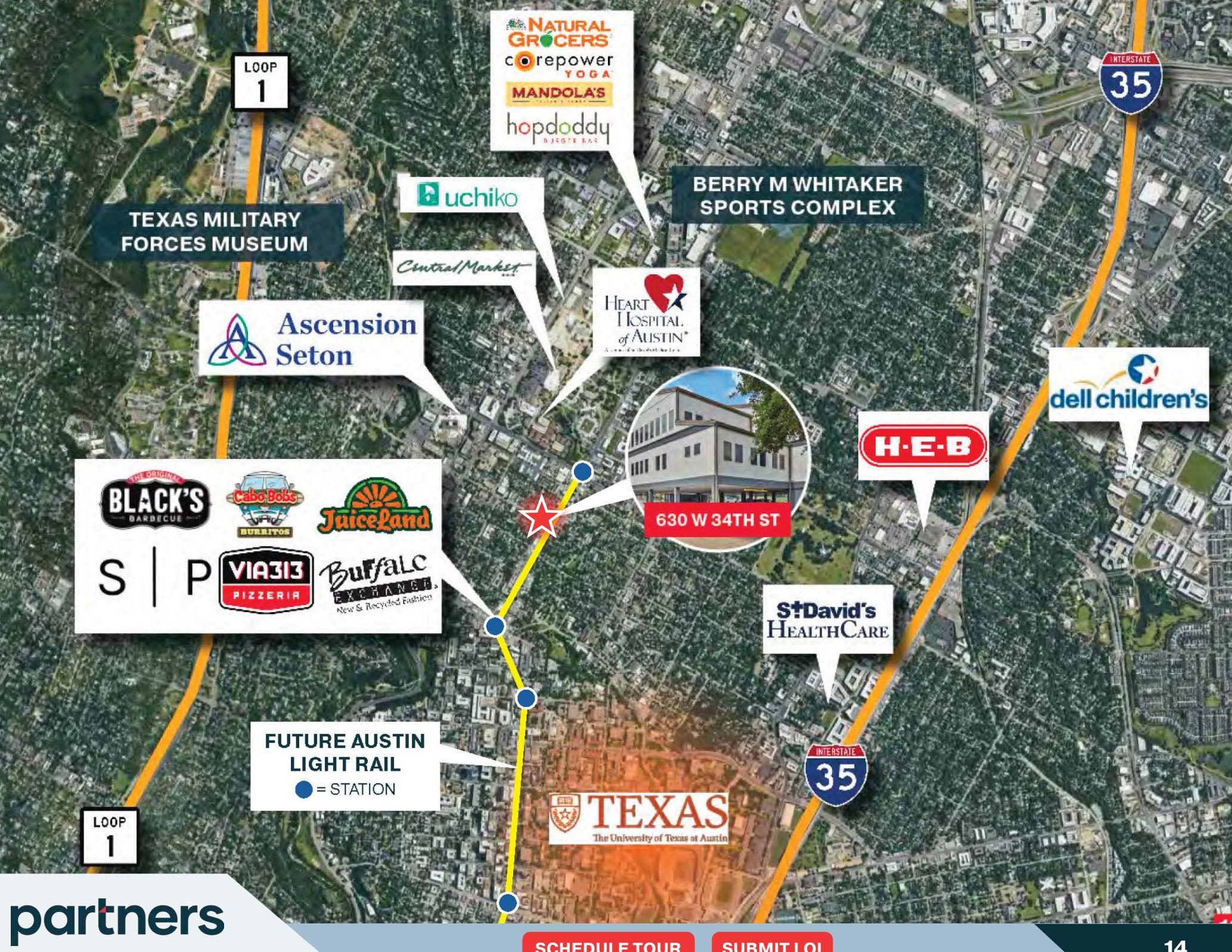
	1 MILE	3 MILES	5 MILES	
POPULATION				
Manor	2024 Population	90,358	385,453	903,565
	2029 Population Projection	97,741	420,550	983,671
	Median Age	29.1	34.7	35.6
HOUSEHOLD				
Whisper	2024 Households	40,185	176,299	389,414
	2029 Household Projection	44,026	194,093	427,348
Creek Estates	Avg Household Income	\$97,265	\$111,774	\$107,820
	Median Household Income	\$61,041	\$78,726	\$78,477
DAYTIME EMPLOYMENT				
Austin's Core	Employee	119,794	342,839	589,539
	Business	11,265	37,602	62,787

Source: Castar

partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)



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.

partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)



TEXAS STATE CAPITOL



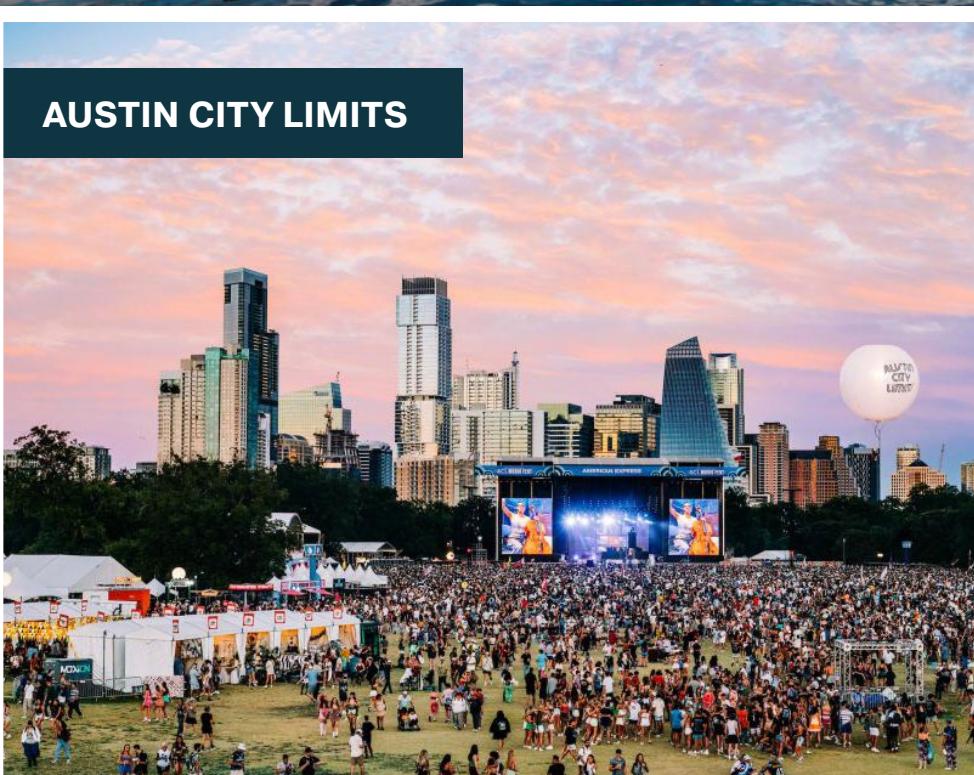
LADY BIRD LAKE



SOUTH BY SOUTHWEST



AUSTIN CITY LIMITS



partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)



DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

FOR SALE

Owner User Ambulatory Surgery Center

630 West 34th Street | Austin, Texas 78705

partners



Ryan McCullough

Partner

512.580.6224

ryan.mccullough@partnersrealestate.com



Connor Watson

Vice President

512.643.8079

connor.watson@partnersrealestate.com