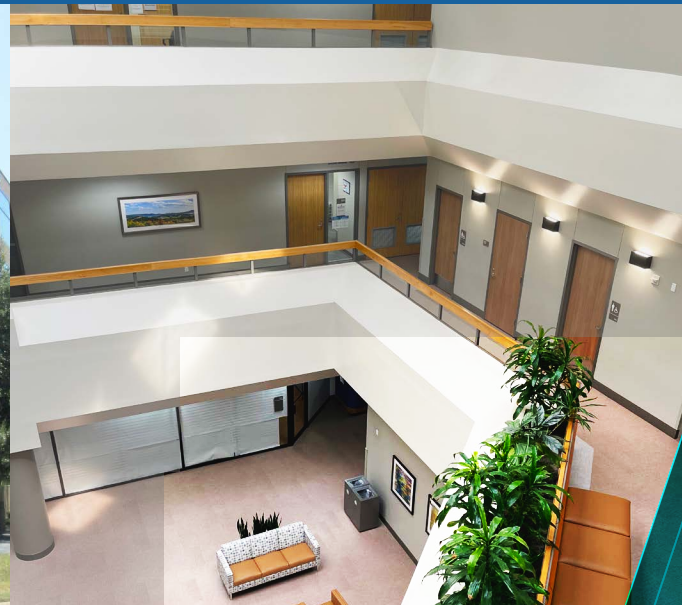


WE CREATE EXCEPTIONAL PLACES OF CARE



NORTHWEST HEALTH PLAZA

11111 RESEARCH BLVD | AUSTIN, TX



PROPERTY OVERVIEW

Seton Northwest Medical Plaza is a recently renovated, four-story, Class B medical office building (MOB) serving a balanced mix of healthcare specialties in Austin, Texas. This MOB is conveniently located on the Ascension Seton Northwest Hospital campus, providing direct access to the hospital, a bustling community of medical professionals, and major thoroughfares such as HWY 183 and the West Braker Lane retail corridor. Ample surface parking, balcony access, and comfortable common areas further cement Seton Northwest Medical Plaza as an exceptional place of care.

KEY FEATURES

- **Renovated** in 2022, including common areas
- **Direct access** to Seton Northwest Hospital
- **Easy access** to W Braker Lane and HWY 183
- **Ample surface parking** with 200 spaces
- **Generous tenant** improvement allowance
- **Competitive lease** packages
- **Atrium** and balcony features

SUITES AVAILABLE NOW

1st Floor – Ste 175 (2,219 SF)

1st Floor – Ste 190 (5,328 SF)

[\(CLICK TO SEE THIS SPACE REIMAGINED\)](#)

3rd Floor – Ste 350 (1,657 SF)

3rd Floor – Ste 390 (6,781 SF)

4th Floor – Ste 450 (4,378 SF)

Available October 1, 2023:

1,200–4,378 SF, partial build-out

Contact Lillibridge to Learn More

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