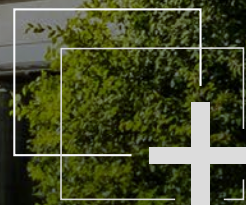
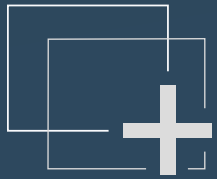




1401 Philomena Street
Austin, TX



**1401
PHILOMENA**
At Mueller



1401 PHILOMENA At Mueller

Intentionally Designed, + The First of its Kind.

1401 Philomena is a best-in-class medical office building, built with patients and staff in mind, designed to transform the approach to collaborative thinking and delivery of world-class care.



73k+ SF

MEDICAL OFFICE
SPACE AVAILABLE

4.32/1,000

PARKING RATIO
559 SPACES

**Garage
Connectivity**

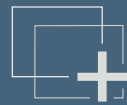
LEVEL 4

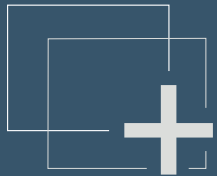
3 Elevators

ONE GURNEY SIZE
ELEVATOR

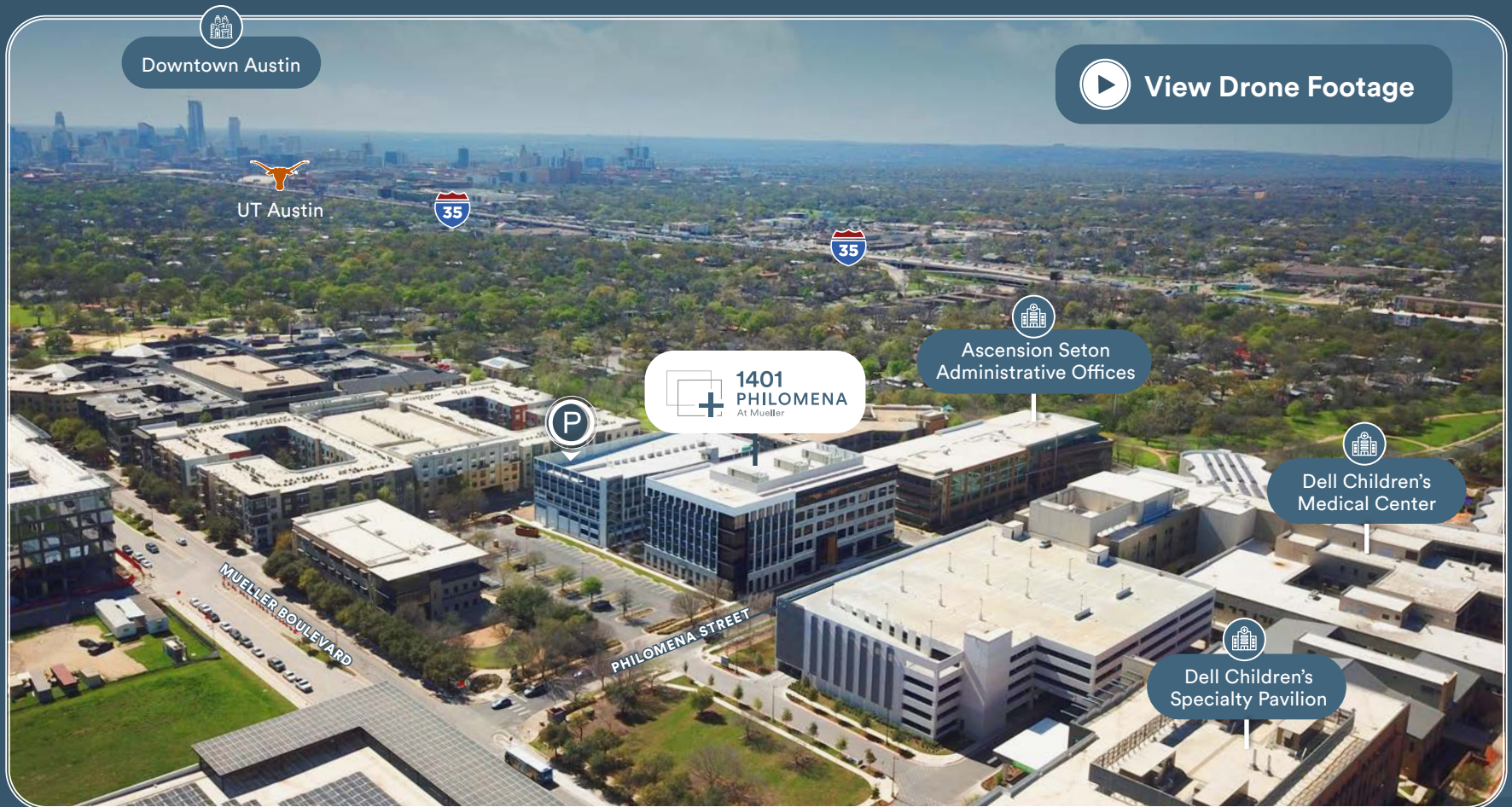
Spec Suites

COMING
SOON!





Strategically Located



This best in class medical office building boasts seamless building access for both patients and physicians. Conveniently situated adjacent to Dell Children's Medical Center, 1401 Philomena is at the heart of the bustling medical hub in Mueller, surrounded by a network of specialized medical facilities and services. Its prime location also provides easy access to nearby food, leisure, entertainment, and hospitality options.

Seamless Access to All of Austin

1401 Philomena's prime location in the center of Mueller offers unparalleled convenience and accessibility, making it an ideal setting for medical professionals and their clients, who can enjoy the vibrant community, diverse dining options, and extensive recreational opportunities right at their doorstep.

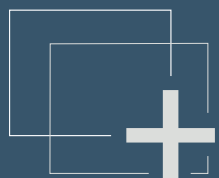
AREA DEMOGRAPHICS

1 mi	19,035 POPULATION	\$135,680 AVG HH INCOME	34 AVG AGE
3 mi	173,359 POPULATION	\$97,472 AVG HH INCOME	29 AVG AGE
5 mi	370,659 POPULATION	\$110,999 AVG HH INCOME	31 AVG AGE

DRIVE TIMES

14 min		Austin Bergstrom INTERNATIONAL AIRPORT	15 min		The Domain SHOPPING CENTER
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Building Highlights



+ Sustainable Build

- + LEED Gold Certified
- + Located in the Largest LEED Certified Neighborhood in the world
- + Austin Energy Green 3-star Building
- + Touch-less Entry & Exits
- + Highly Efficient HVAC Systems
- + UV Air Filtration
- + Low VOC Emitting Interior Finishes
- + Recycling Program
- + Reflective Roofing for Heat Island Reduction



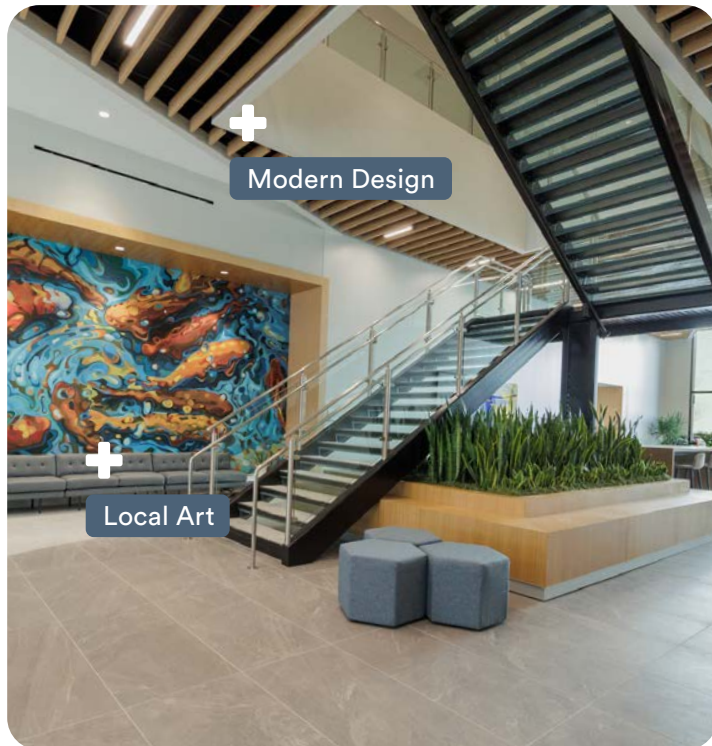
+ Outdoor Courtyard

The Central Courtyard at 1401 Philomena creates a vital connection between people and nature, enhancing well-being and productivity. Designed for comfort and social distancing, it features drought-tolerant native plants, reducing irrigation needs and promoting sustainability in modern building design.



+ Building Amenities

- + Visitor Lounge Area
Provides additional space within the building for patients to wait comfortably for their appointment.
- + Secure Bike Parking
- + Central Conferencing Center
- + Central Huddle Room
- + Walking Distance to a plethora of restaurants, retail and hotels.
- + Private Badge Access Elevator



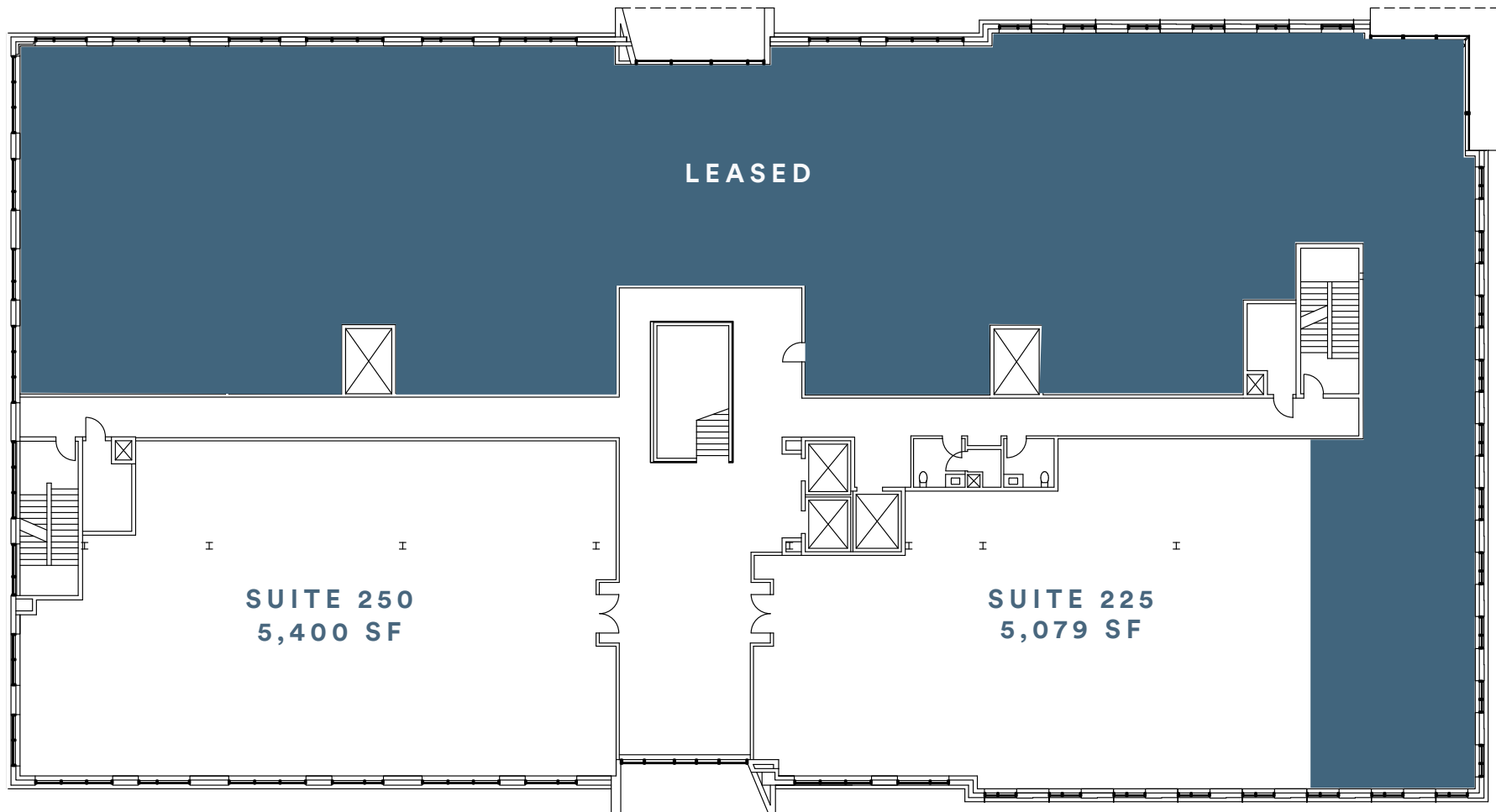
First Floor

SQUARE FOOTAGES ARE APPROXIMATIONS



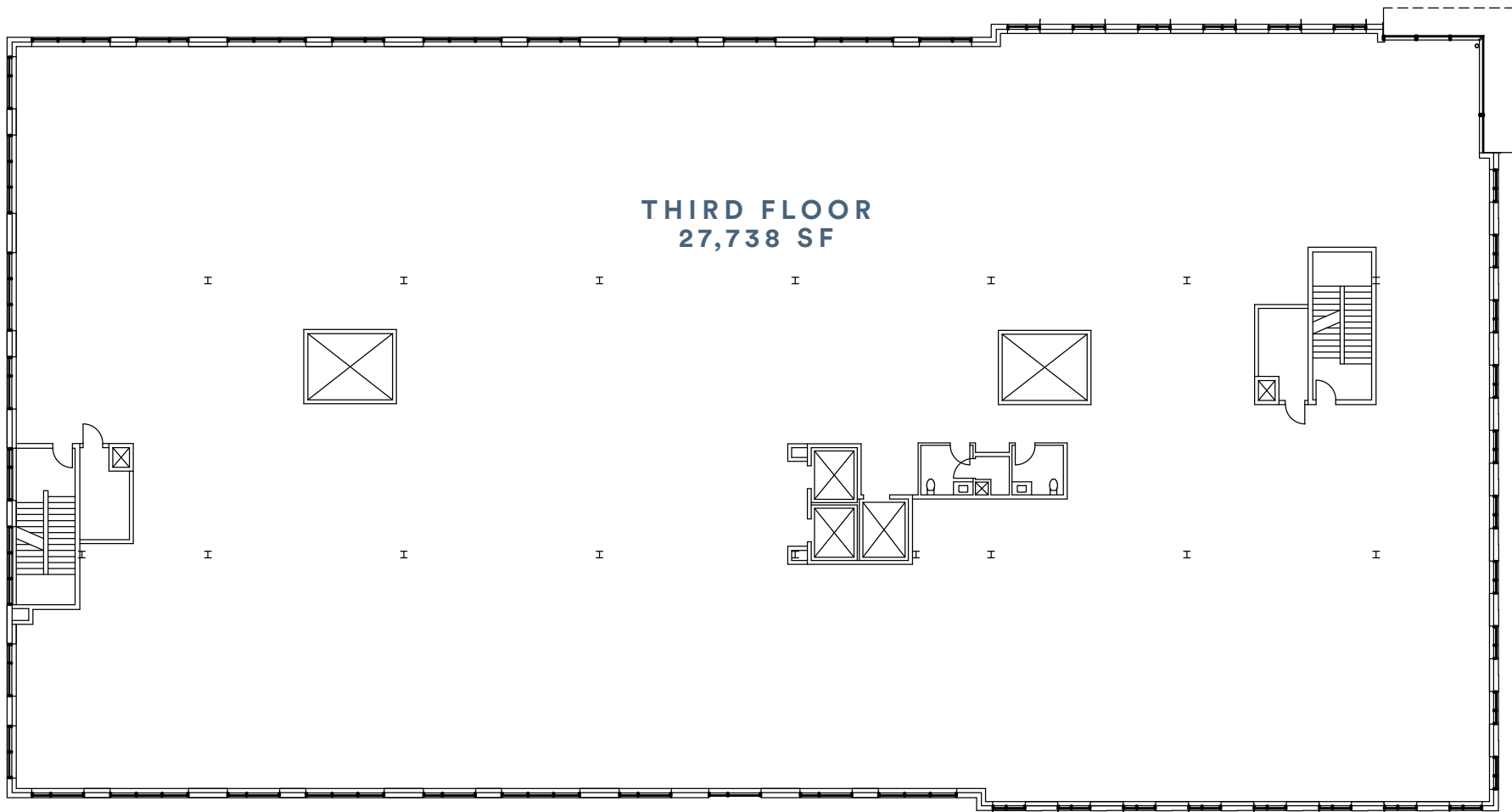
Second Floor

SQUARE FOOTAGES ARE APPROXIMATIONS



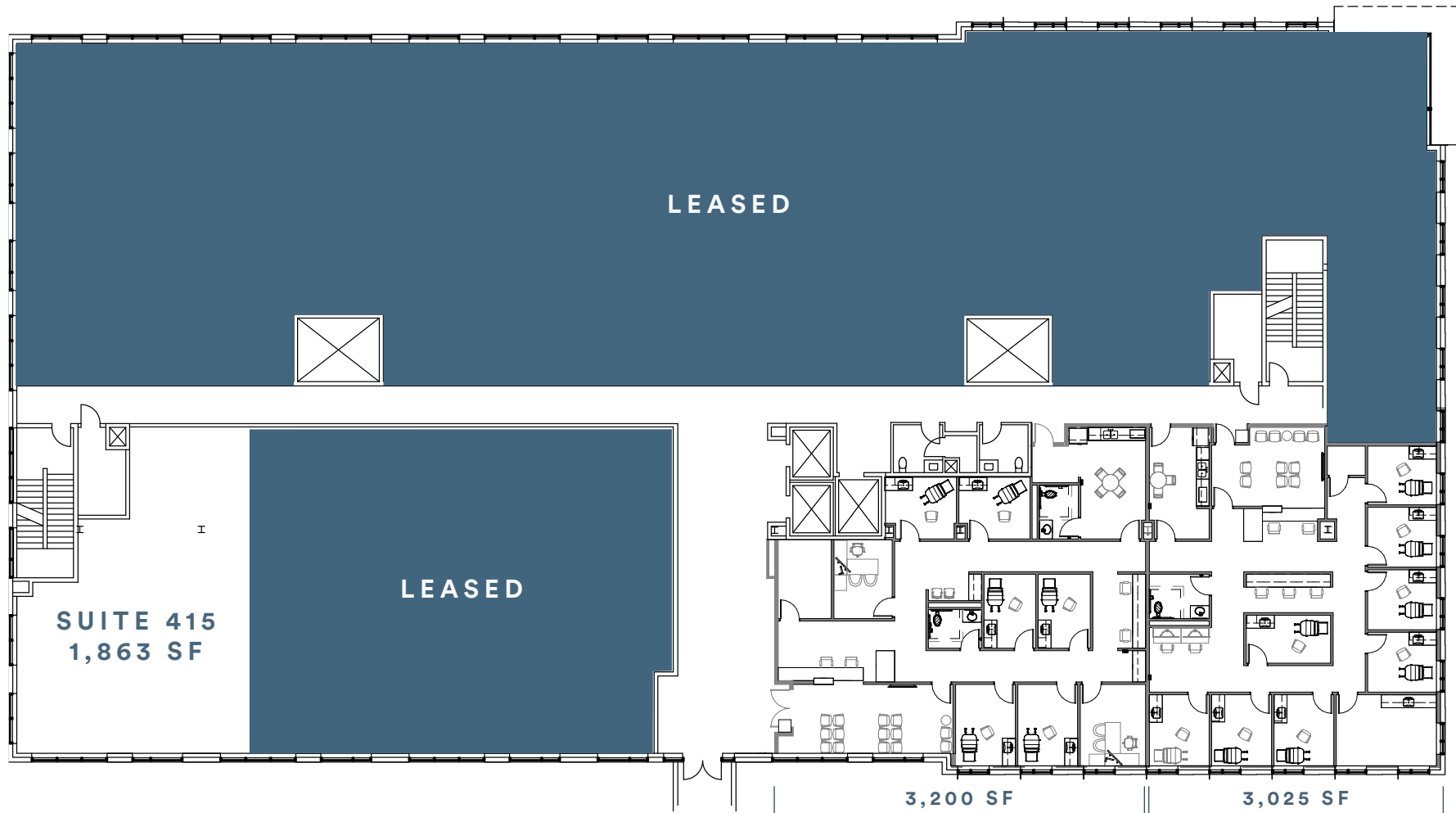
Third Floor

SQUARE FOOTAGES ARE APPROXIMATIONS



Fourth Floor

SQUARE FOOTAGES ARE APPROXIMATIONS



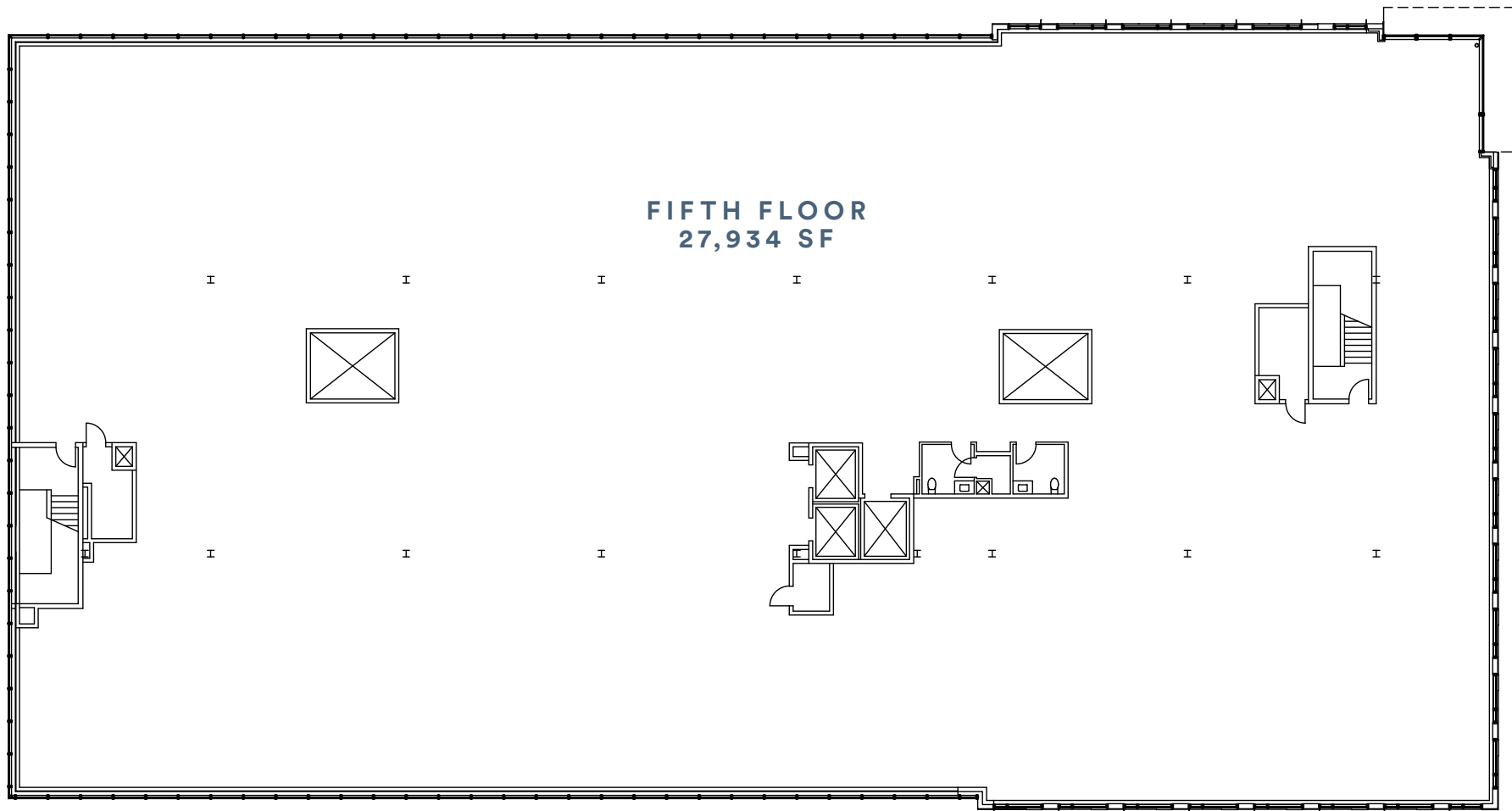
FUTURE SPEC SUITES

SKY-BRIDGE ACCESS TO GARAGE



Fifth Floor

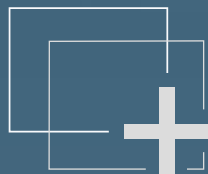
SQUARE FOOTAGES ARE APPROXIMATIONS



Surgery Center Capable

- ✓ UNOBSTRUCTED DOWNTOWN VIEWS
- ✓ 8' WIDE CORRIDORS FROM SUITE TO FIRST FLOOR BUILDING EXIT
- ✓ GURNEY-SIZED ELEVATOR
- ✓ 14 OR 15' FLOOR TO FLOOR HEIGHTS
- ✓ EMERGENCY GENERATOR LOCATION
- ✓ COVERED AMBULANCE DROP OFF





1401 PHILOMENA

At Mueller

Will Stewart

Will.Stewart@transwestern.com

512.314.3574

Hunter Jones

Hunter.Jones@transwestern.com

512.314.3571

Rachel Becker

Rachel.Becker@transwestern.com

512.314.3576

1401 PHILOMENA ST - AUSTIN, TX 78723