

Medical Office | For Lease

# Austin Medical Plaza

3705 Medical Parkway, Austin, TX 78705



Owned and Managed by:



Leasing by:



# Property Highlights

3705 Medical Parkway, Austin, TX 78705



## HEALTHCARE SYNERGY



Strong referral pattern and tenant mix among existing practices.

## UNBEATABLE LOCATION



Located in the premier central medical micro-market with top demographic access.

## COMPETITIVE LEASE TERMS



Aggressive tenant improvement packages + lease on the usable square footage.

## ACCESSIBILITY



Easy access to MoPac Expressway (Loop 1) and IH-35.

## ABUNDANT PARKING



4:1,000 parking in adjacent dedicated parking garage. Patient validation + employee passes offered.

## COMMITTED OWNERSHIP



Consistently investing in building capital projects and upgrades.

# Availabilities

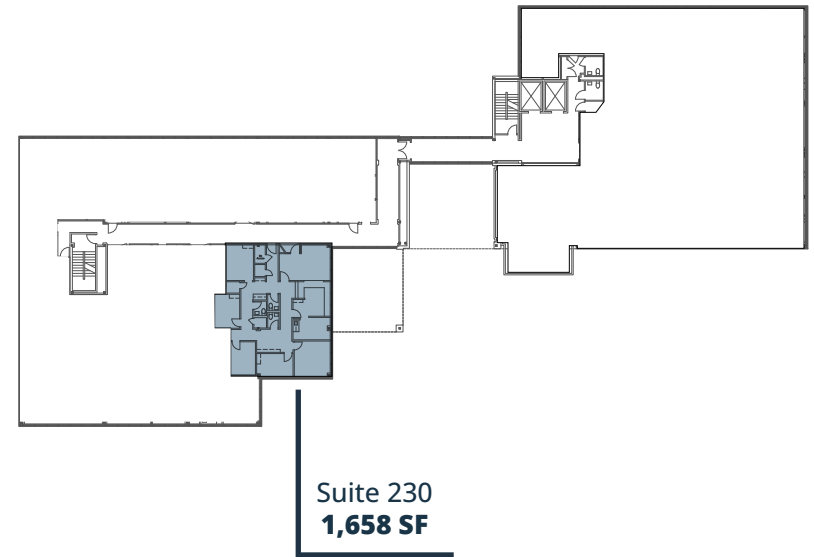
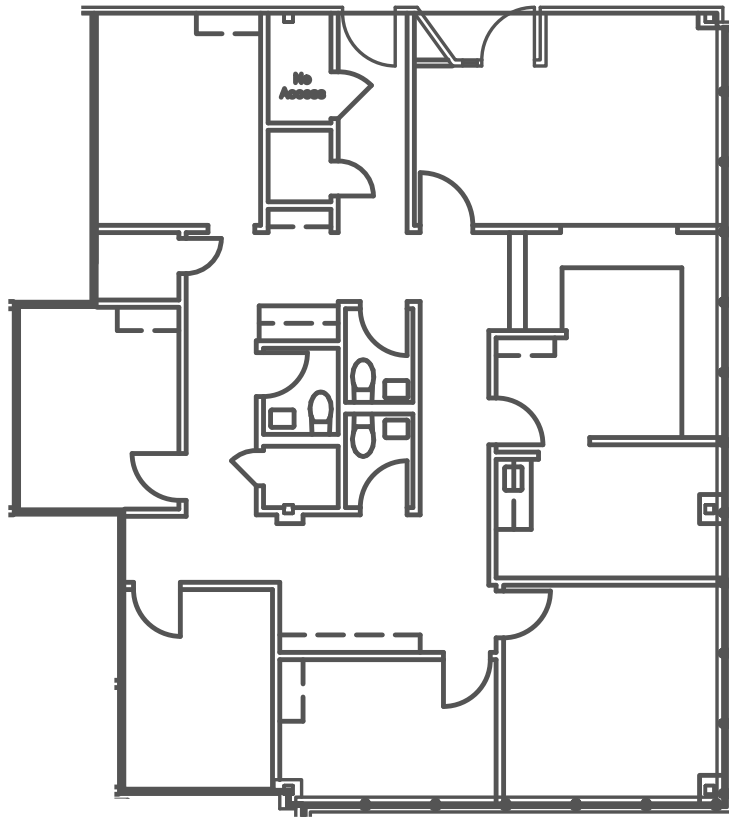
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## AVAILABLE SUITES

<b>Suite 230</b>	1,658 SF	AVAILABLE NOW	Second generation clinical space. Needs cosmetic upgrades.
<b>Suite 235</b>	2,361 SF	AVAILABLE NOW	Shell condition space. Aggressive TI terms. Efficient corner block. Contiguous with suite 250 up to 6,140 SF.
<b>Suite 250</b>	3,779 SF	AVAILABLE NOW	Second generation clinical space. Needs cosmetic upgrades. Plumbing throughout. Contiguous with suite 235 up to 6,140 SF.
<b>Suite 340</b>	3,285 SF	AVAILABLE NOW	Second generation clinical space. Good condition with residual value. Plumbing throughout.
<b>Suite 370</b>	1,646 SF	AVAILABLE NOW	Aggressive TI terms. Contiguous with suite 380 up to 3,166 SF.
<b>Suite 380</b>	1,520 SF	AVAILABLE NOW	Aggressive TI terms. Contiguous with suite 370 up to 3,166 SF.
<b>Suite 515</b>	1,933 SF	AVAILABLE NOW	Open space for therapy/rehab user. Contiguous with suite 520 for 3,578 SF
<b>Suite 520</b>	1,645 SF	AVAILABLE NOW	Second generation counseling office. Good window line and views.
<b>Suite 540</b>	3,518 SF	AVAILABLE NOW	Second generation clinical space with efficient layout. Good window line and views.

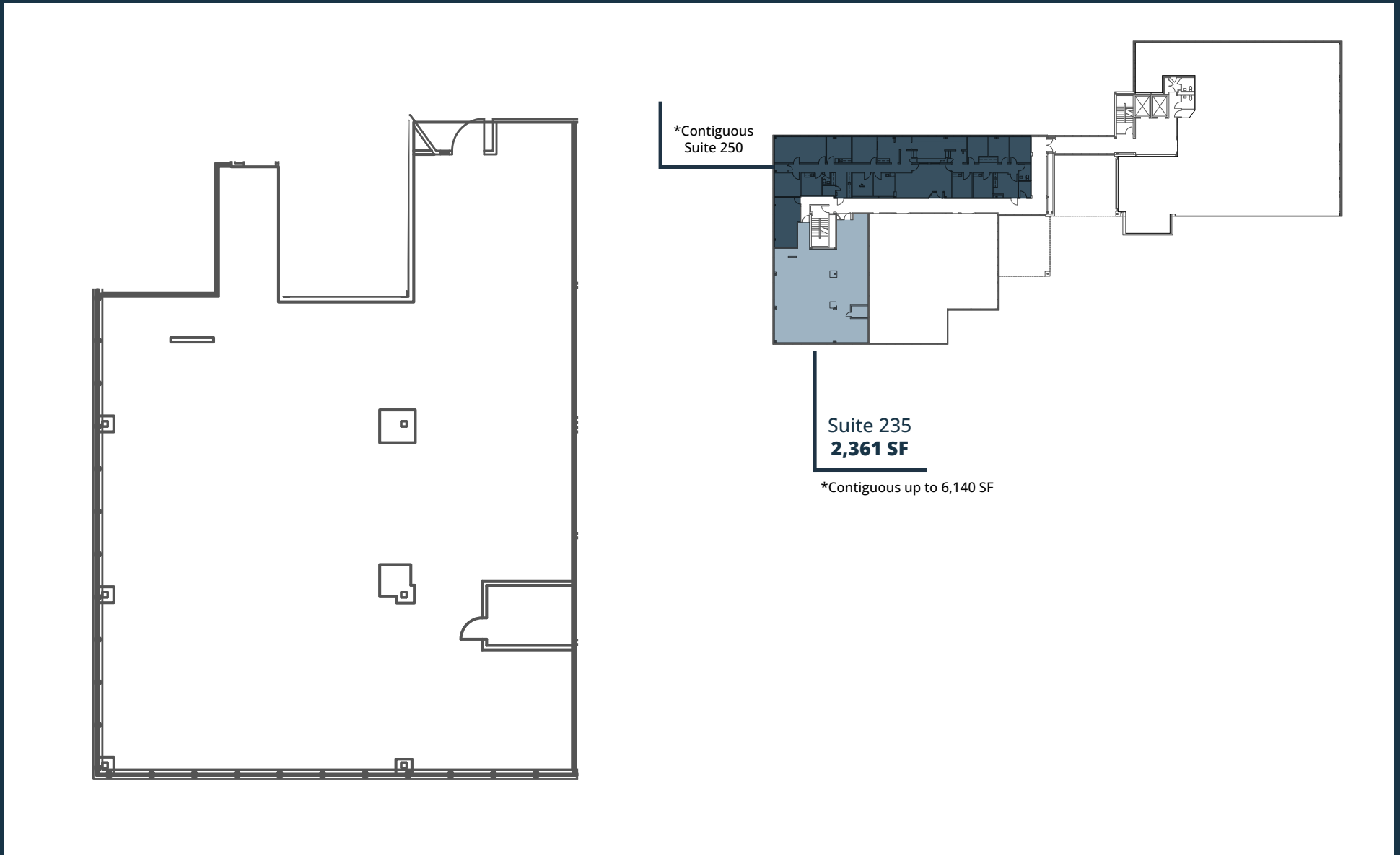
# Suite 230 | 1,658 SF

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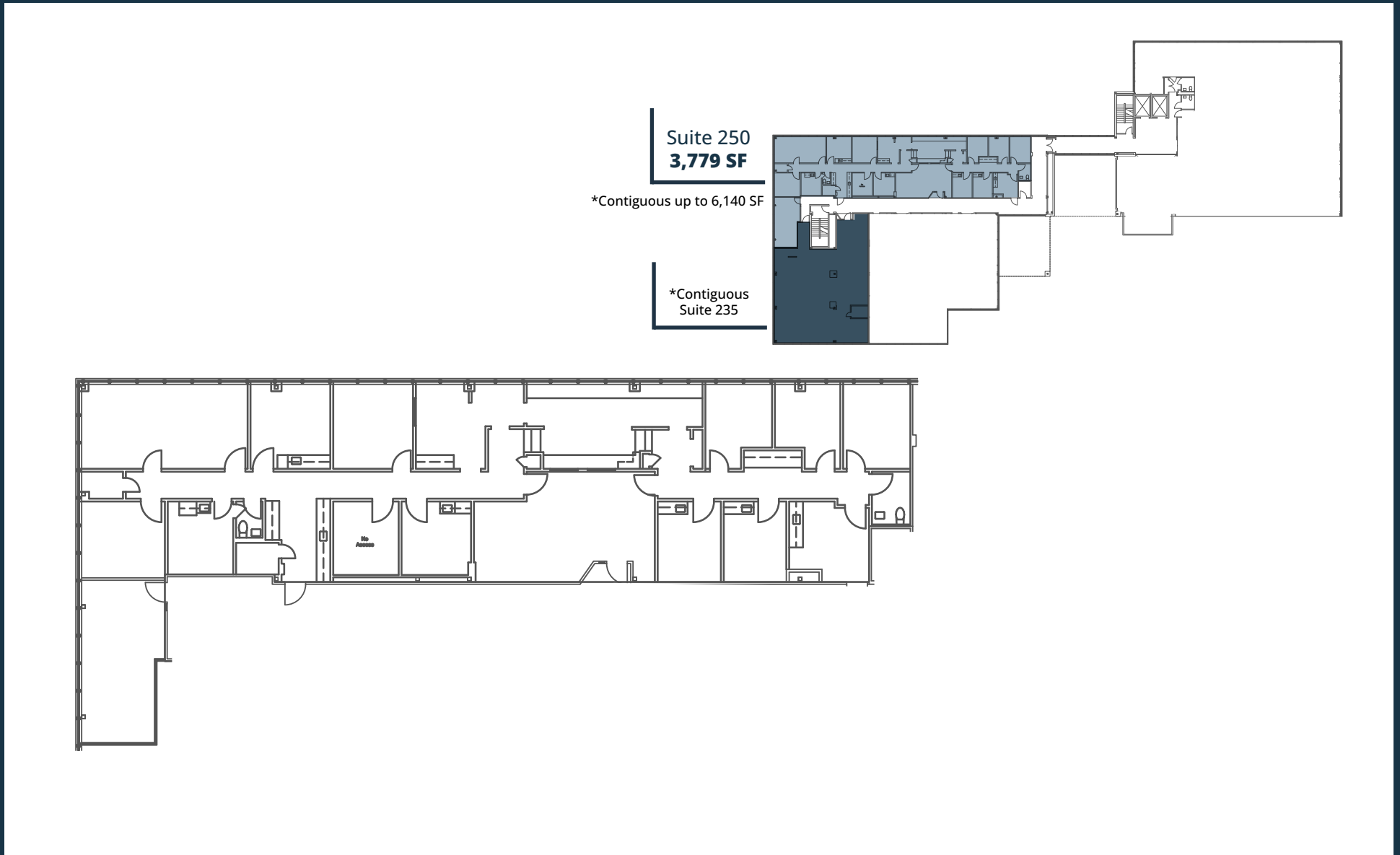
# Suite 235 | 2,361 SF

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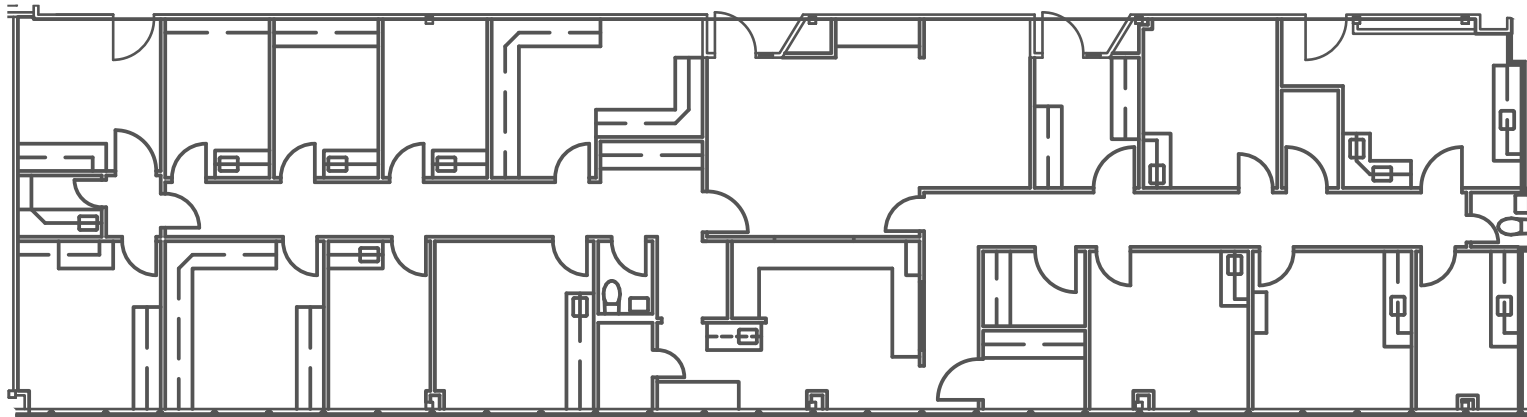
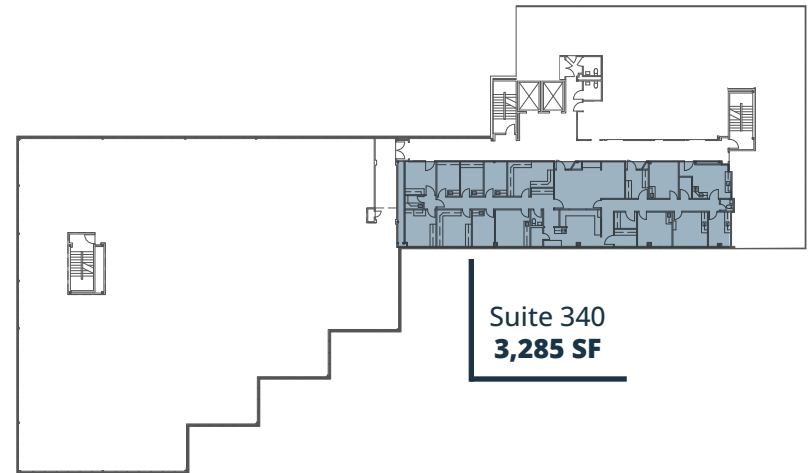
# Suite 250 | 3,779 SF

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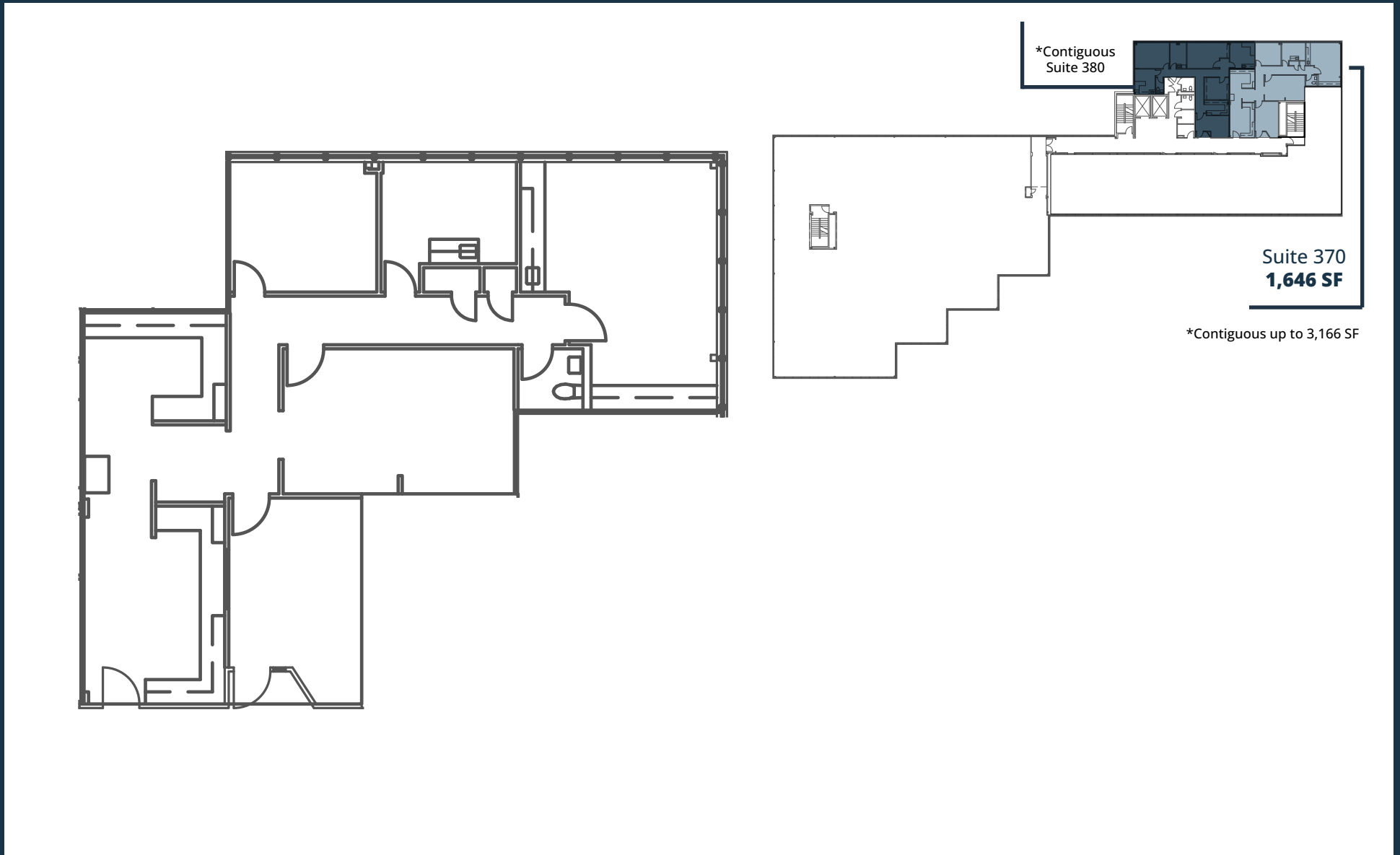
# Suite 340 | 3,285 SF

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# Suite 370 | 1,646 SF

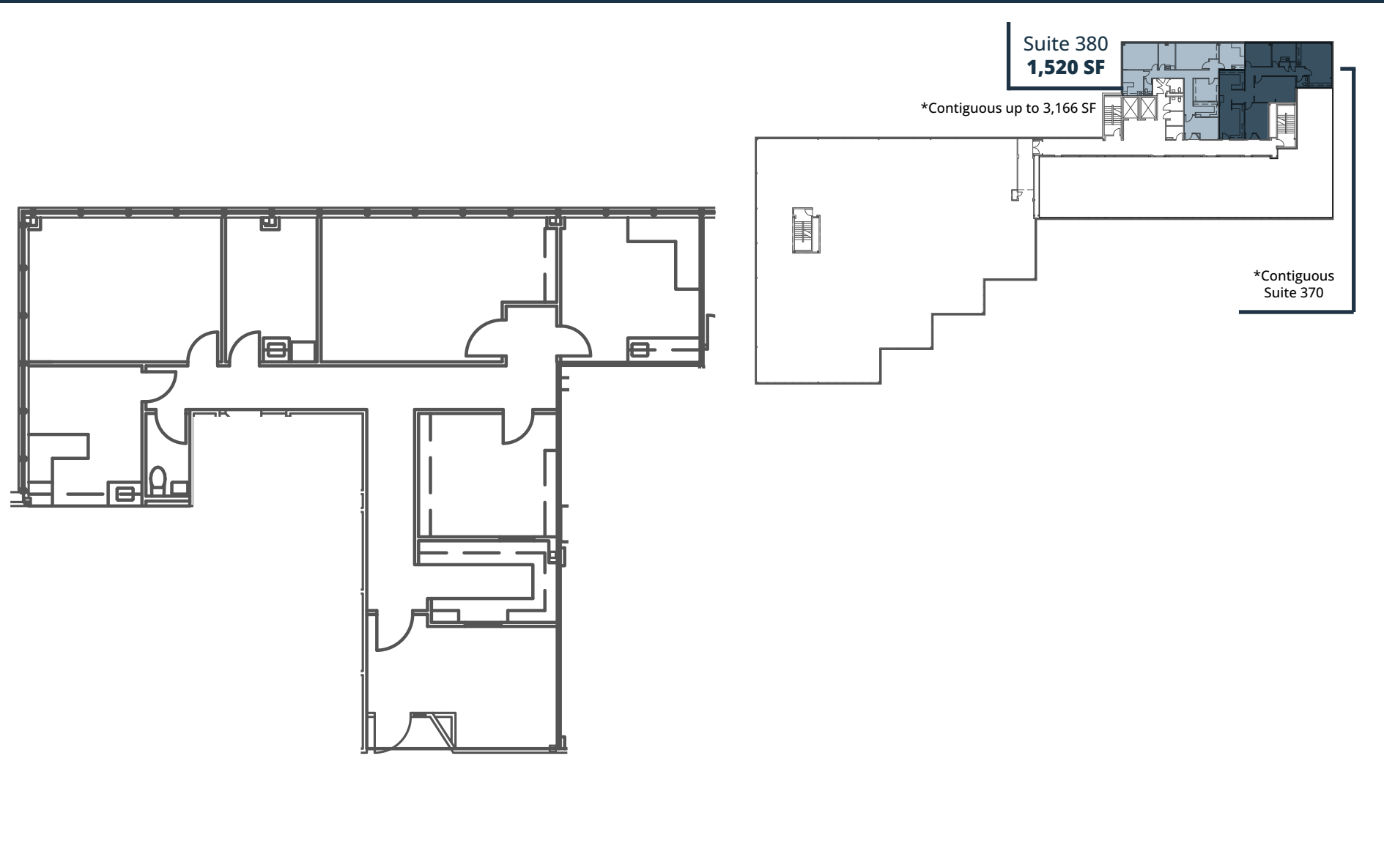
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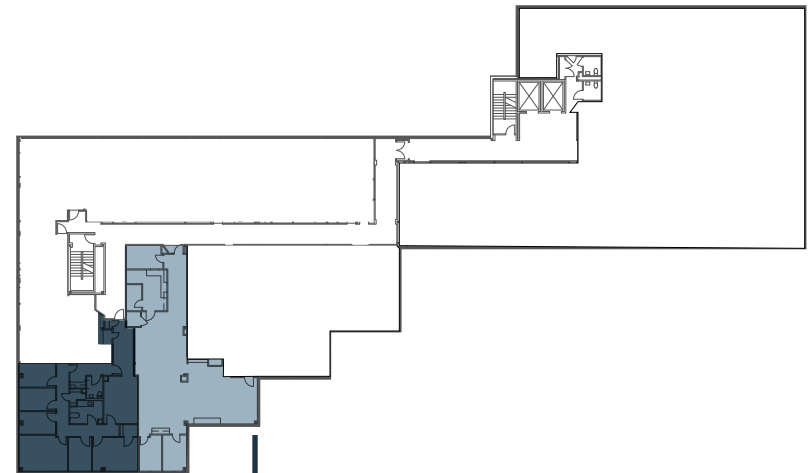
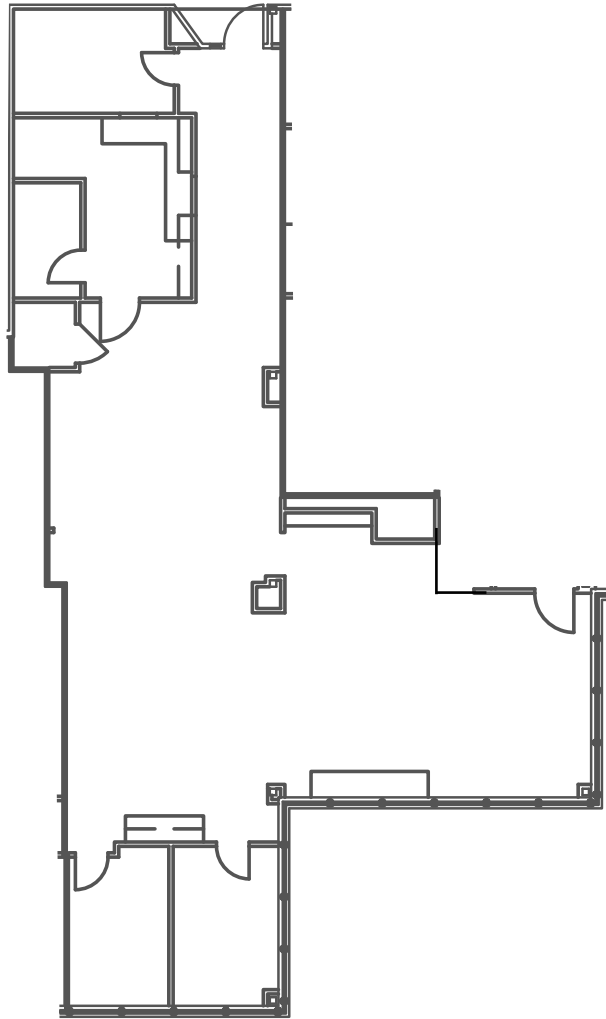
# Suite 380 | 1,520 SF

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# Suite 515 | 1,933 SF

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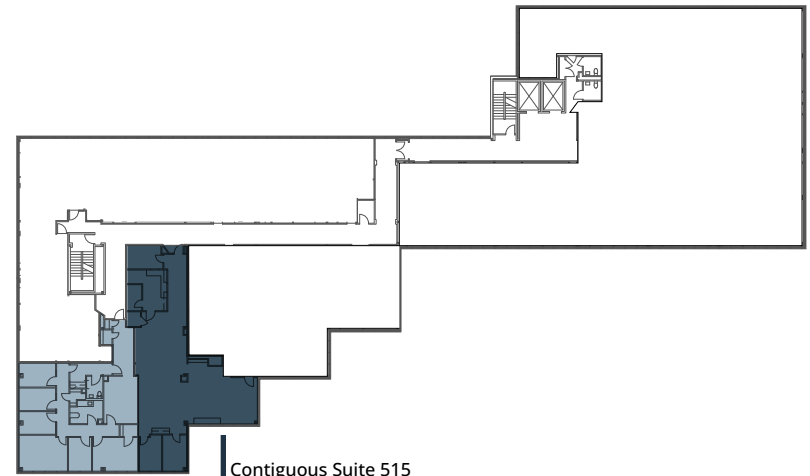
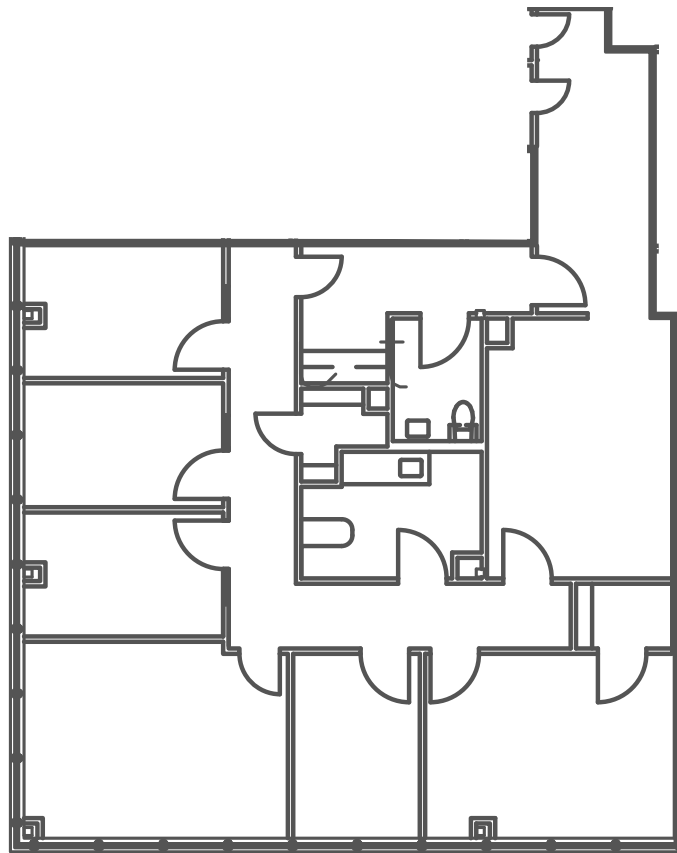
Contiguous Suite 520

Suite 515  
**1,933 SF**

\*Contiguous up to 3,578 SF

# Suite 520 | 1,645 SF

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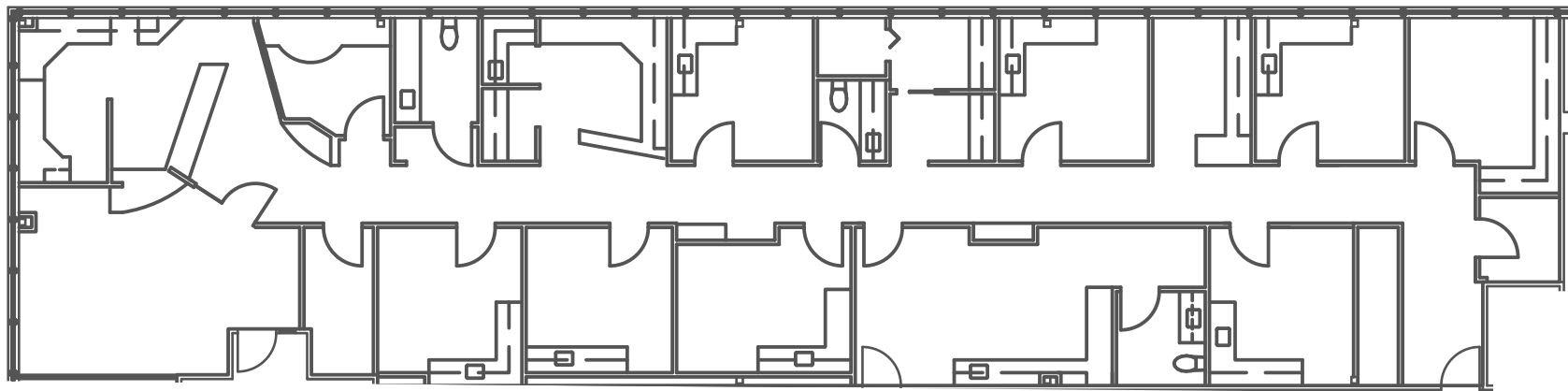
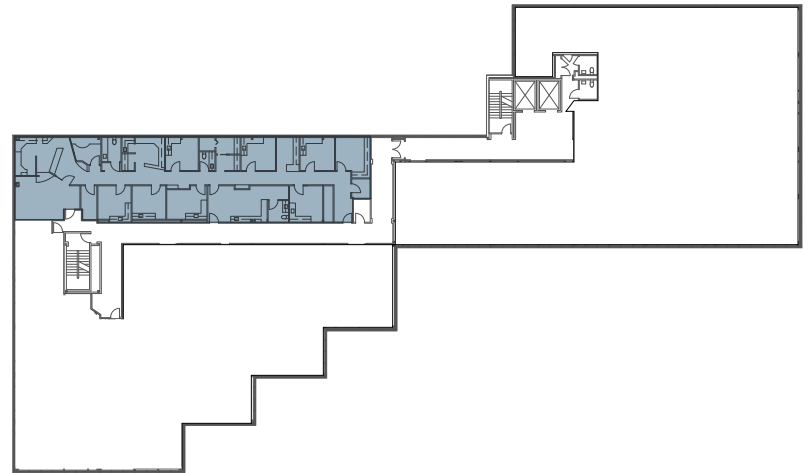
Suite 520  
**1,645 SF**

\*Contiguous up to 3,578 SF

# Suite 540 | 3,518 SF

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Suite 540  
3,518 SF



# Aerial

North View

Central Market  
MKT

Austin Heart  
Setting the Standard in Cardiac & Vascular Care

W 38th St.

Lamar Blvd.

Medical Pkwy.

Ascension  
Seton

# Nearby Amenities

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For Leasing Information:

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