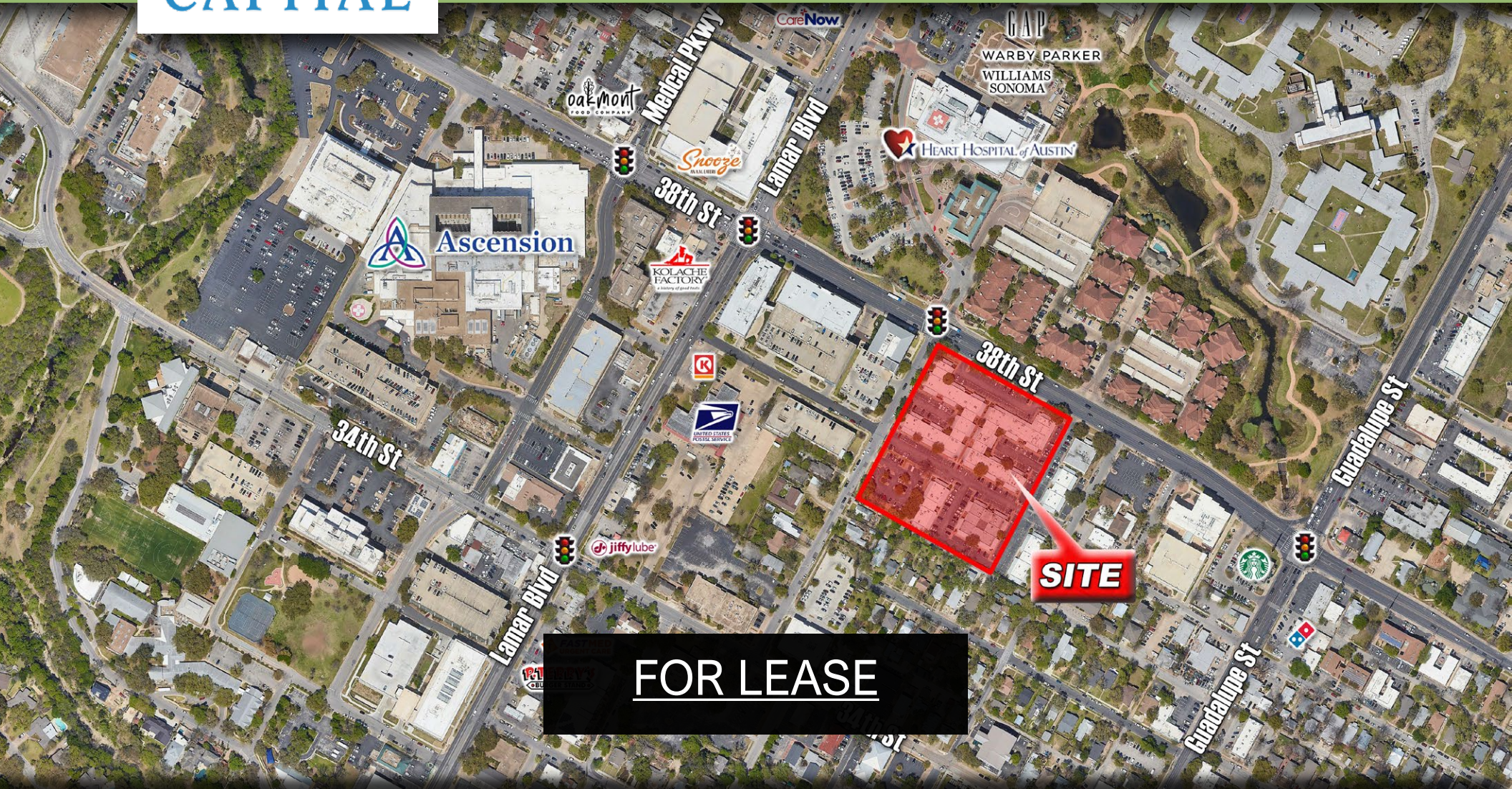




# MEDICAL OFFICE BUILDING

711 W 38th St, Austin, TX 78705



**FOR LEASE**

1016 Mopac Cir. Ste 102, Austin, TX 78746  
512-327-6586  
hthcapital.com

CHLOE GESSNER  
512-327-6586  
cgessner@hthcapital.com

WILL BLACKBIRD  
512-917-0157  
wblackbird@hthcapital.com

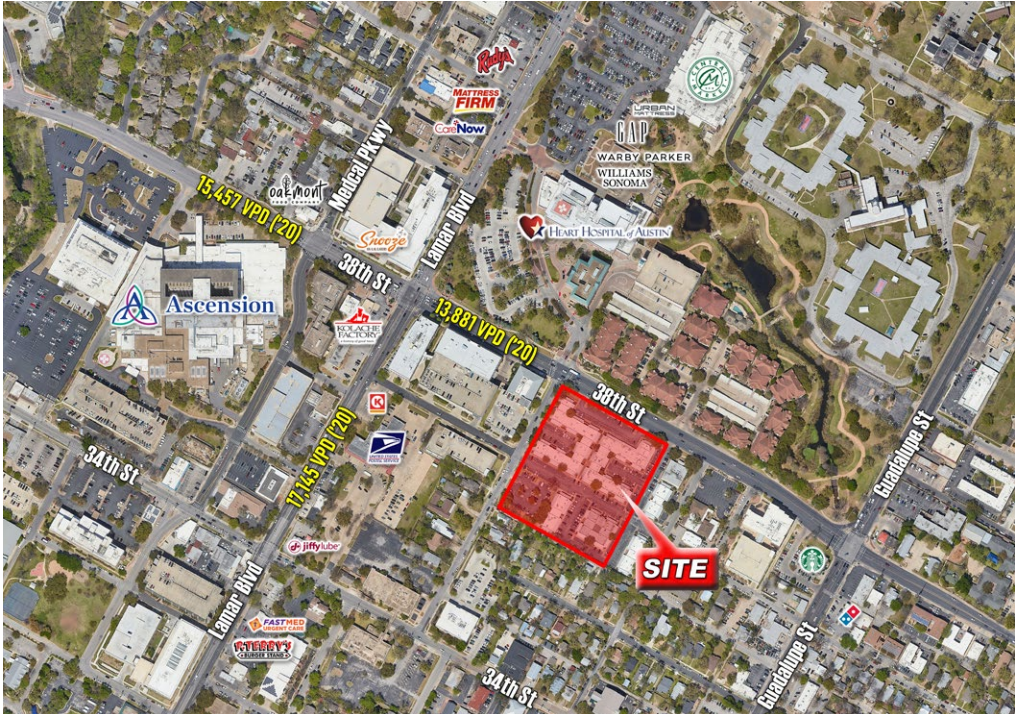
**NOW LEASING**

**FOR LEASE - \$25.00 NNN**





- Suite B5W: 772 SF
- Suite B9: 2,351 SF
- Suite B12: 1,151 SF
- Suite B14: 780 SF
- Suite C1: 2,672 SF
- Suite C8: 2,993 SF
- Suite C11: 2,977 SF
- Suite D4: 1,992 SF
- Suite E1: 1,685 SF
- Suite E2: 1,213 SF

**PROPERTY HIGHLIGHTS**

- Located on 38th St & N Lamar convenient to Ascension Seton Hospital & Heart Hospital of Austin
- Close proximity to numerous amenities that include retail, supermarkets, restaurants & banks
- Great access to I-35 & MoPac; minutes from Downtown



**2022 DEMOGRAPHICS**

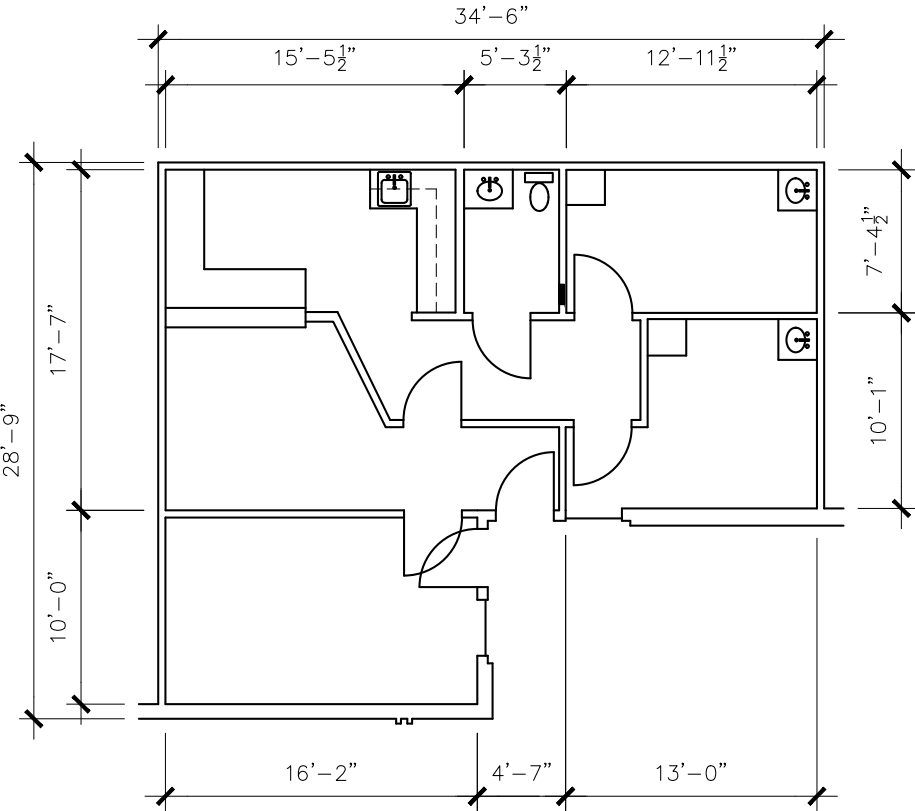
	 TOTAL POPULATION	 TOTAL HOUSEHOLDS	 DAYTIME POPULATION	 AVERAGE HH INCOME
<b>RADIUS</b>				
1 Mile	27,673	12,788	41,084	\$100,511
3 Mile	158,200	73,443	323,463	\$131,292
5 Mile	362,460	165,317	569,942	\$125,667

**MEDICAL OFFICE BUILDING - 711 W 38TH ST**  
Austin, TX 78705

**NOW LEASING**

**OVERALL SITE PLAN**

**Suite B5W: 772 SF | \$25 NNN**



**MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE B5W**  
Austin, TX 78705

**NOW LEASING**

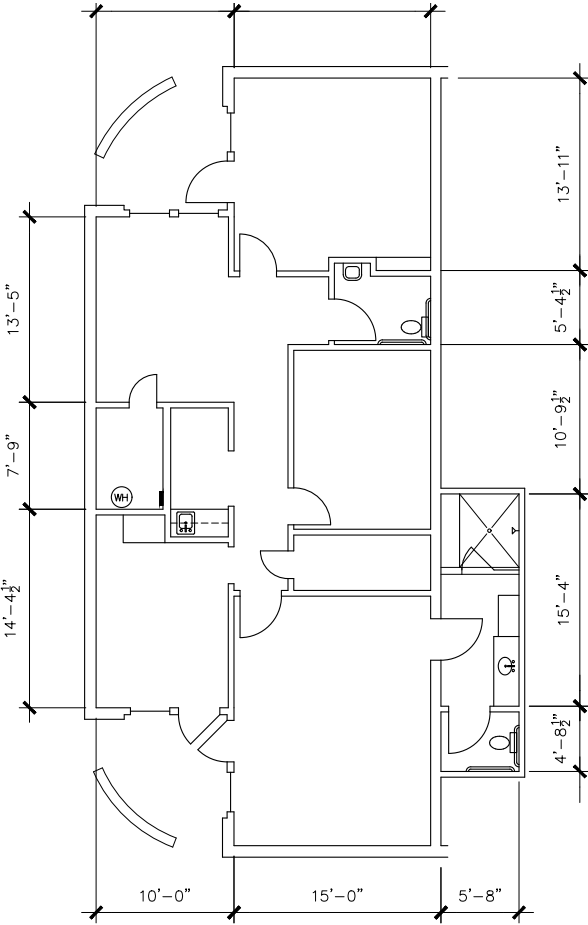
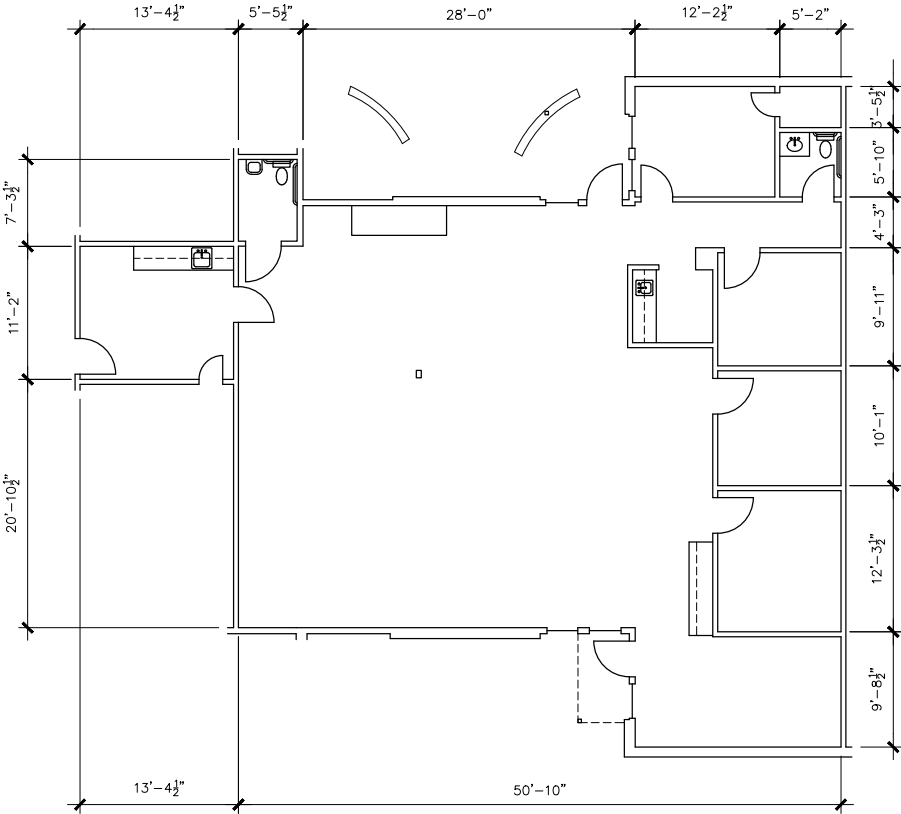


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**WILL BLACKBIRD**  
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**Suite B9: 2,351 SF | \$25 NNN**

**Suite B12: 1,300 SF | \$25 NNN**



**MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE B9, B12**  
Austin, TX 78705

NOW LEASING

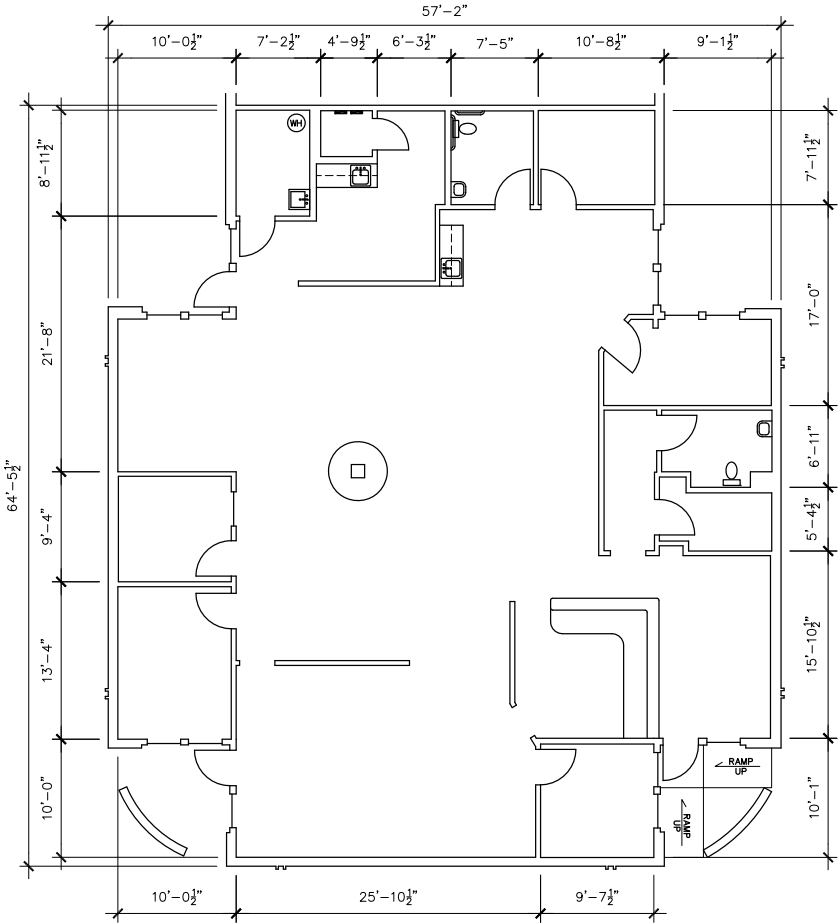
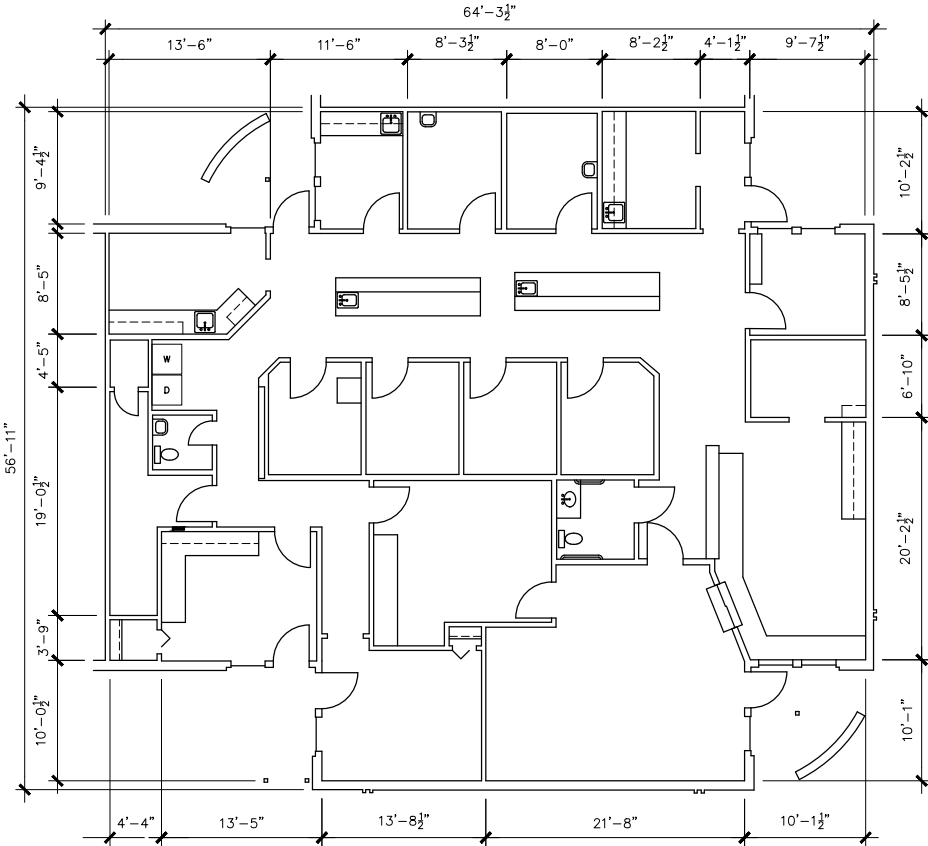


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Suite C8: 2,993 SF | \$25 NNN

Suite C11: 2,977 SF | \$25 NNN

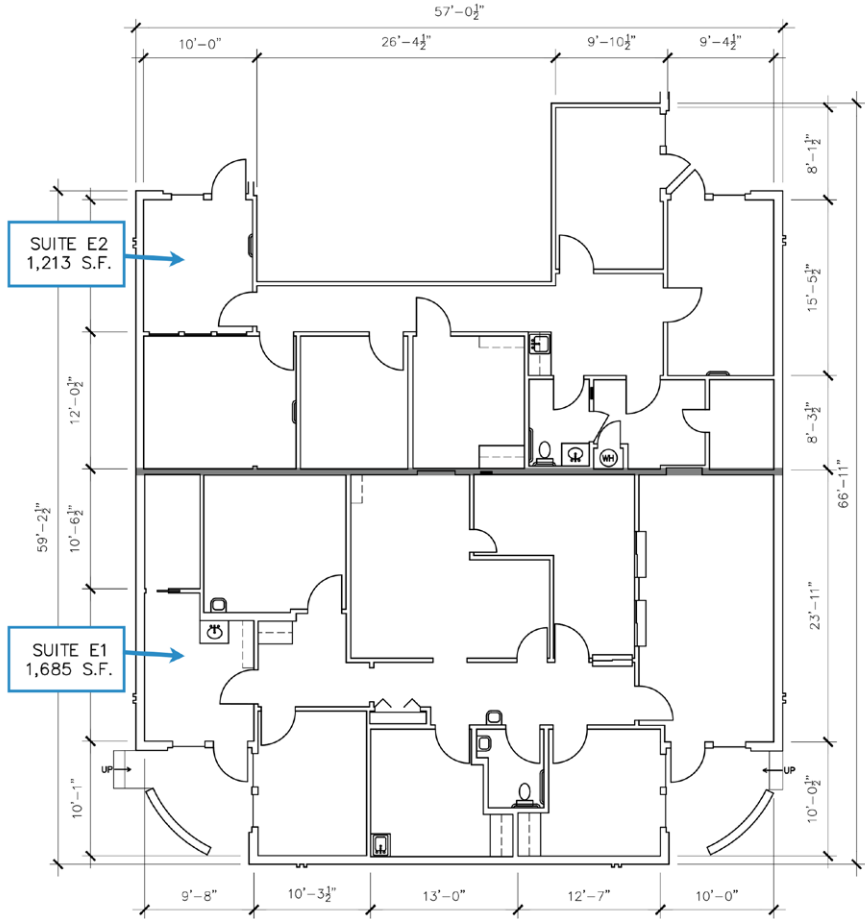
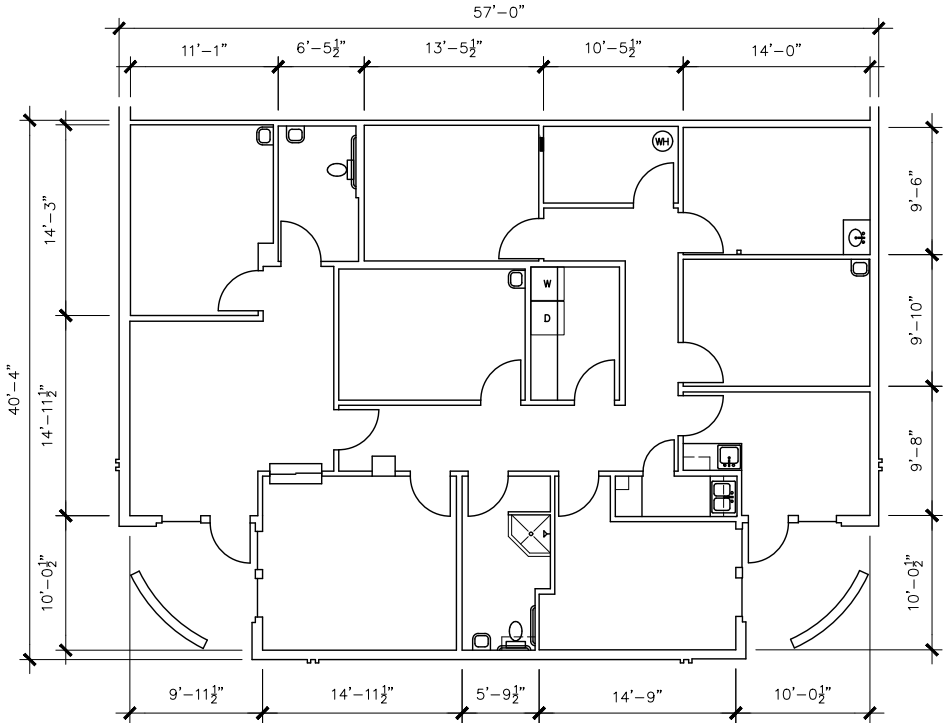


MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE C8, C11  
Austin, TX 78705

**NOW LEASING**

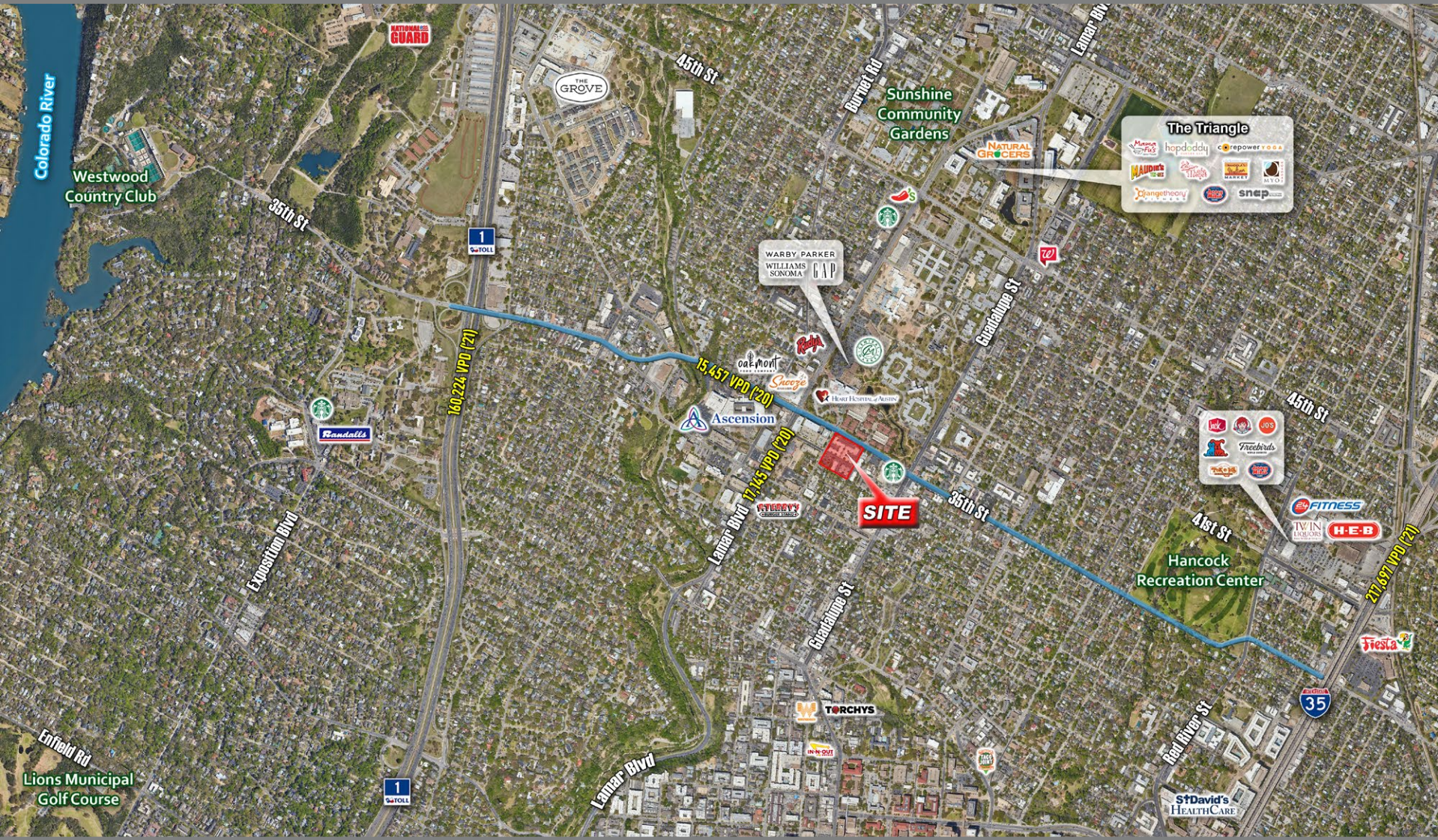
**Suite D4: 1,992 SF | \$25 NNN**

**Suite E1: 1,685 SF | \$25 NNN**  
**Suite E2: 1,213 SF | \$25 NNN**



**MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE D4, E1, E2**  
**Austin, TX 78705**

NOW LEASING



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Austin, TX 78705