

Medical Office Building | For Lease

The Jefferson

1600 W 38th Street, Austin, TX 78731

Owned and Managed by:



Leasing by:  TRANSWESTERN



Property Highlights

1600 W 38th Street, Austin, TX 78731



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

Ability to provide aggressive tenant improvement packages.



ACCESSIBILITY

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



ABUNDANT PARKING

Ample surface parking for patients with covered reserved spaces available for physicians.



COMMITTED OWNERSHIP

Consistently investing in building capital projects and upgrades.

Availabilities

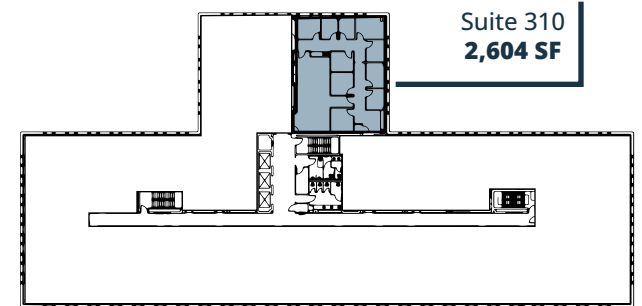
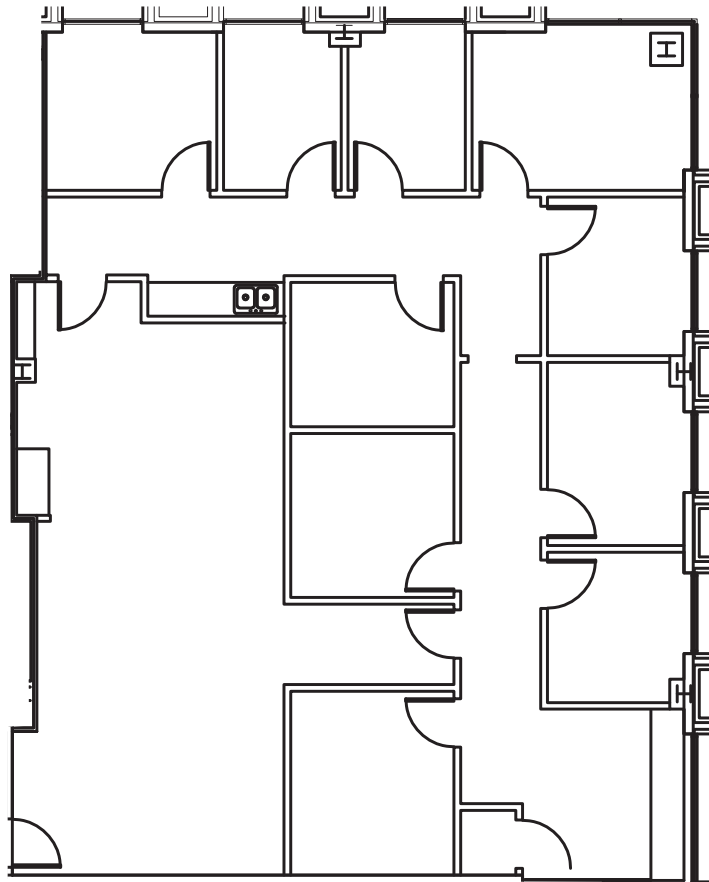
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AVAILABLE SUITES

Suite 310	2,604 SF	AVAILABLE NOW	Existing clinical condition. Efficient layout with 7 exam rooms on glass. Central hand washing station.
Suite 400	2,363 SF	AVAILABLE NOW	Warm shell condition. Landlord willing to get aggressive on tenant improvement allowance subject to deal terms. Great window line allowing natural light.
Suite 424	1,013 SF	AVAILABLE NOW	Updated with new building standard finishes. Can be combined with Suite 425 for 1,878 SF.
Suite 425	865 SF	CALL BROKER	Existing clinical condition. Can be combined with Suite 424 for a total of 1,878 SF.

Suite 310 | 2,604 SF

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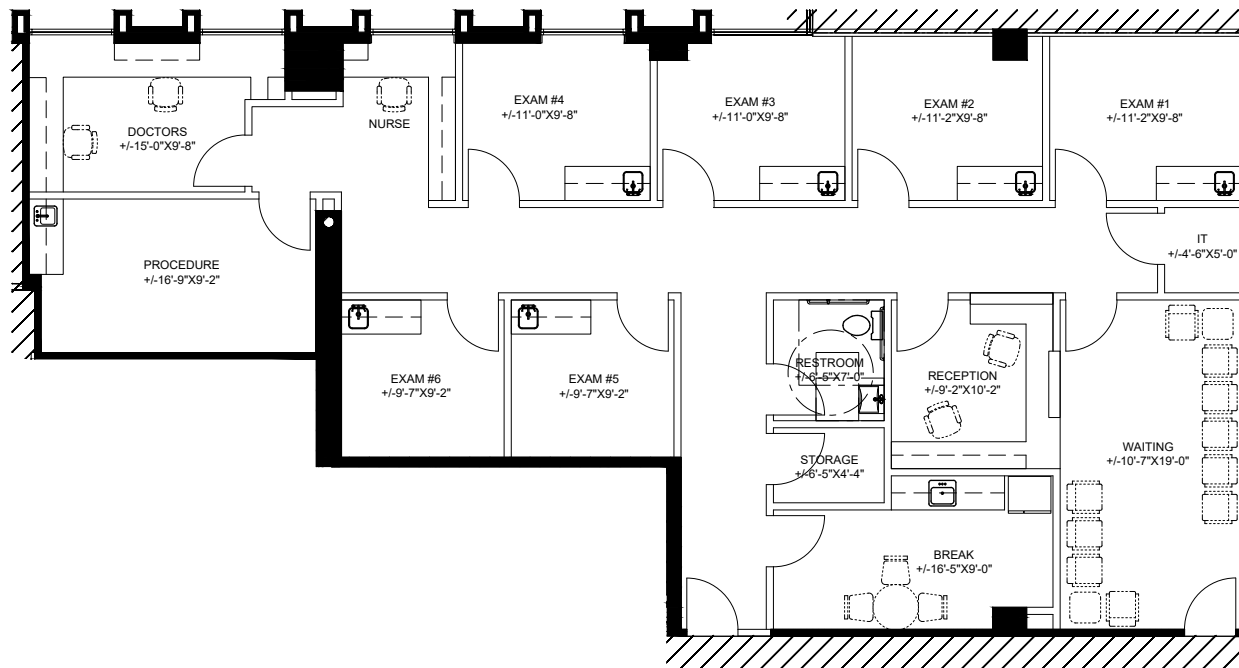


Suite 400 | 2,363 SF

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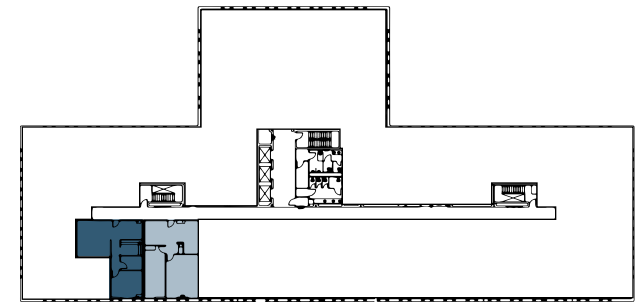
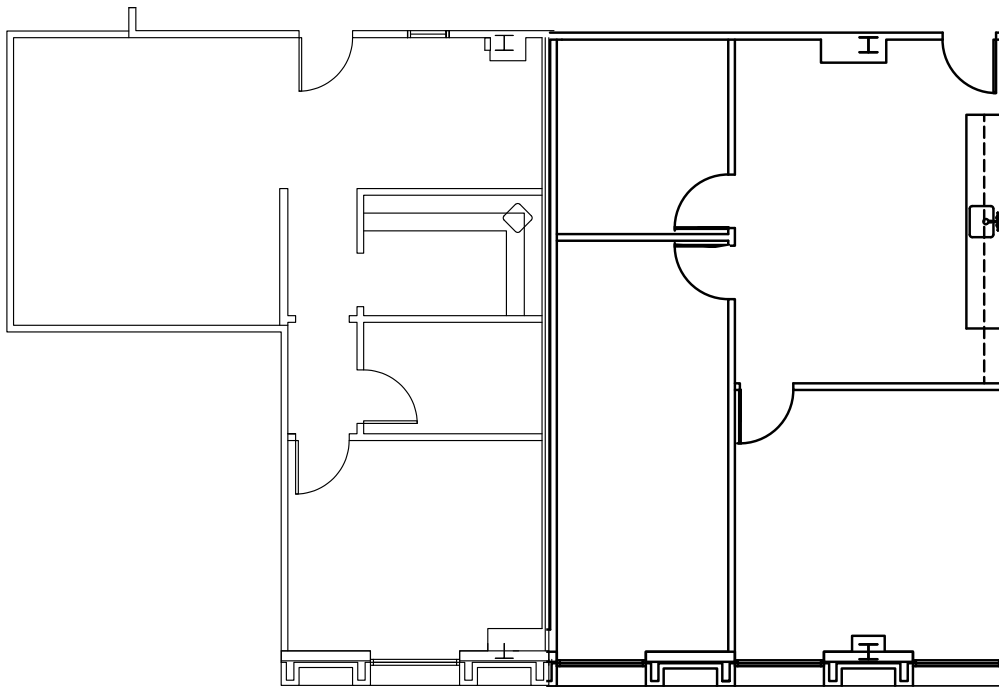
Suite 400
2,363 SF
*Shell Space

CONCEPT PLAN



Suite 424 - 425 | Up to 1,878 SF

1600 W 38th Street, Austin, TX 78731



Suite 425
865 SF

Suite 424
1,013 SF

*Suites can be combined for a total
of 1,878 SF

Aerial

South View



THE UNIVERSITY OF
TEXAS AT AUSTIN

DOWNTOWN
AUSTIN

JEFFERSON SQUARE
SHOPPING CENTER

W 38th St.

Jefferson St.

Nearby Amenities

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For Leasing Information:

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