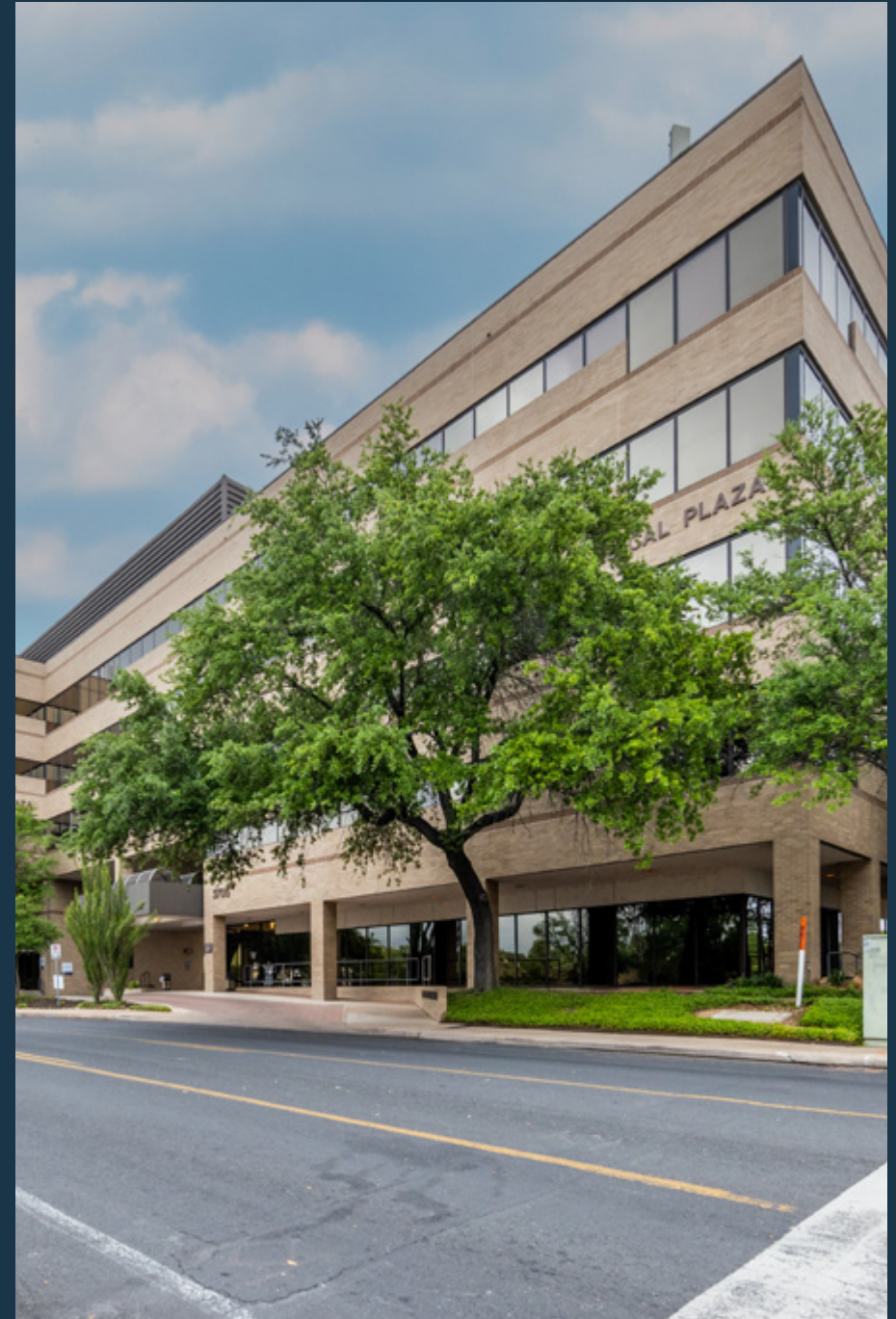


Medical Office | For Lease

Austin Medical Plaza

3705 Medical Parkway, Austin, TX 78705



Owned and Managed by:



Leasing by:  TRANSWESTERN

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

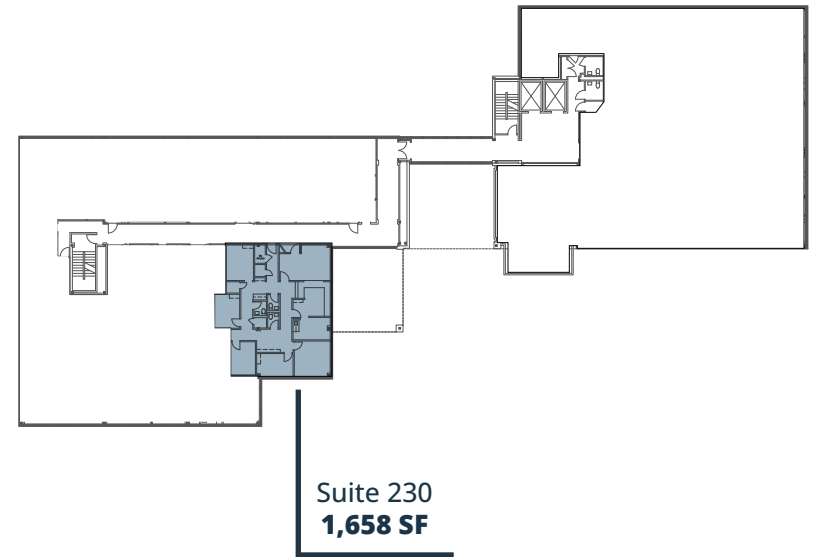
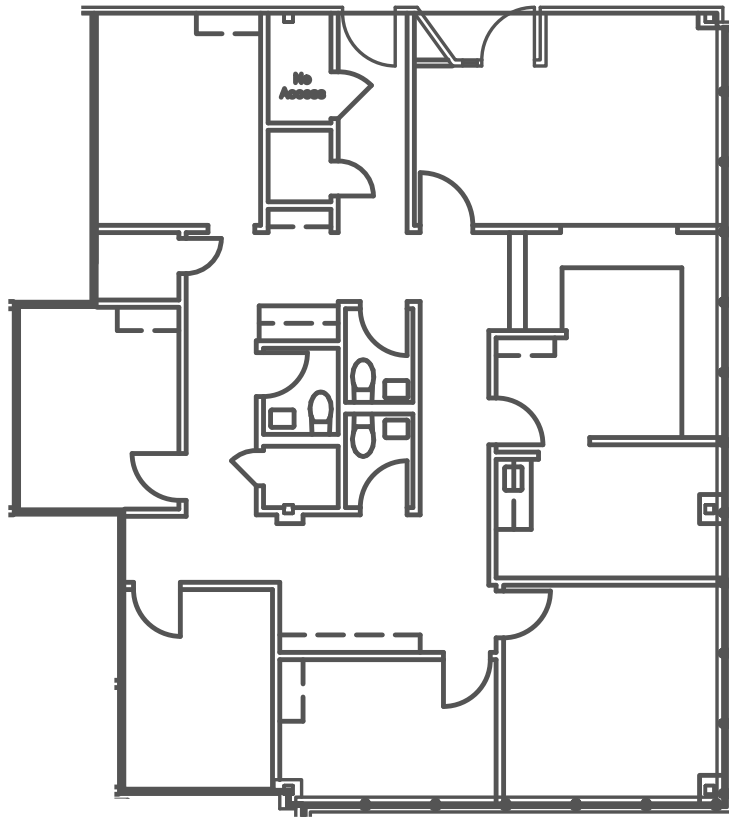
3705 Medical Parkway, Austin, TX 78705

AVAILABLE SUITES

Suite 230	1,658 SF	AVAILABLE NOW	Second generation clinical space. Needs cosmetic upgrades.
Suite 235	2,361 SF	AVAILABLE NOW	Shell condition space. Aggressive TI terms. Efficient corner block. Contiguous with suite 250 up to 6,140 SF.
Suite 250	3,779 SF	AVAILABLE NOW	Second generation clinical space. Needs cosmetic upgrades. Plumbing throughout. Contiguous with suite 235 up to 6,140 SF.
Suite 340	3,285 SF	AVAILABLE NOW	Second generation clinical space. Good condition with residual value. Plumbing throughout.
Suite 370	3,166 SF	AVAILABLE NOW	Spec suite delivering Q3 2025.
Suite 515	1,933 SF	AVAILABLE NOW	Open space for therapy/rehab user. Contiguous with suite 520 for 3,578 SF
Suite 520	1,645 SF	AVAILABLE NOW	Second generation counseling office. Good window line and views.
Suite 540	3,518 SF	AVAILABLE NOW	Second generation clinical space with efficient layout. Good window line and views.

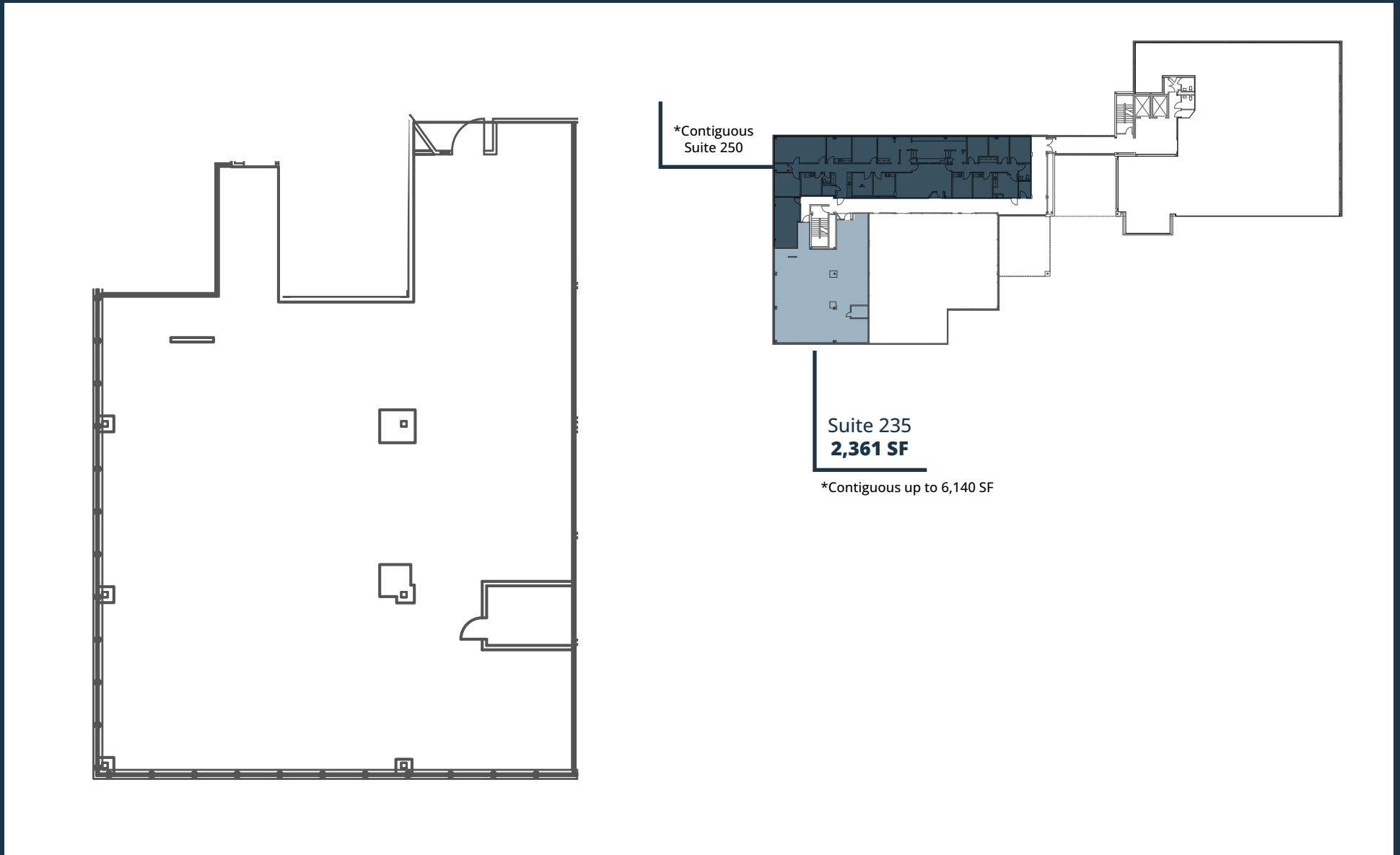
Suite 230 | 1,658 SF

3705 Medical Parkway, Austin, TX 78705



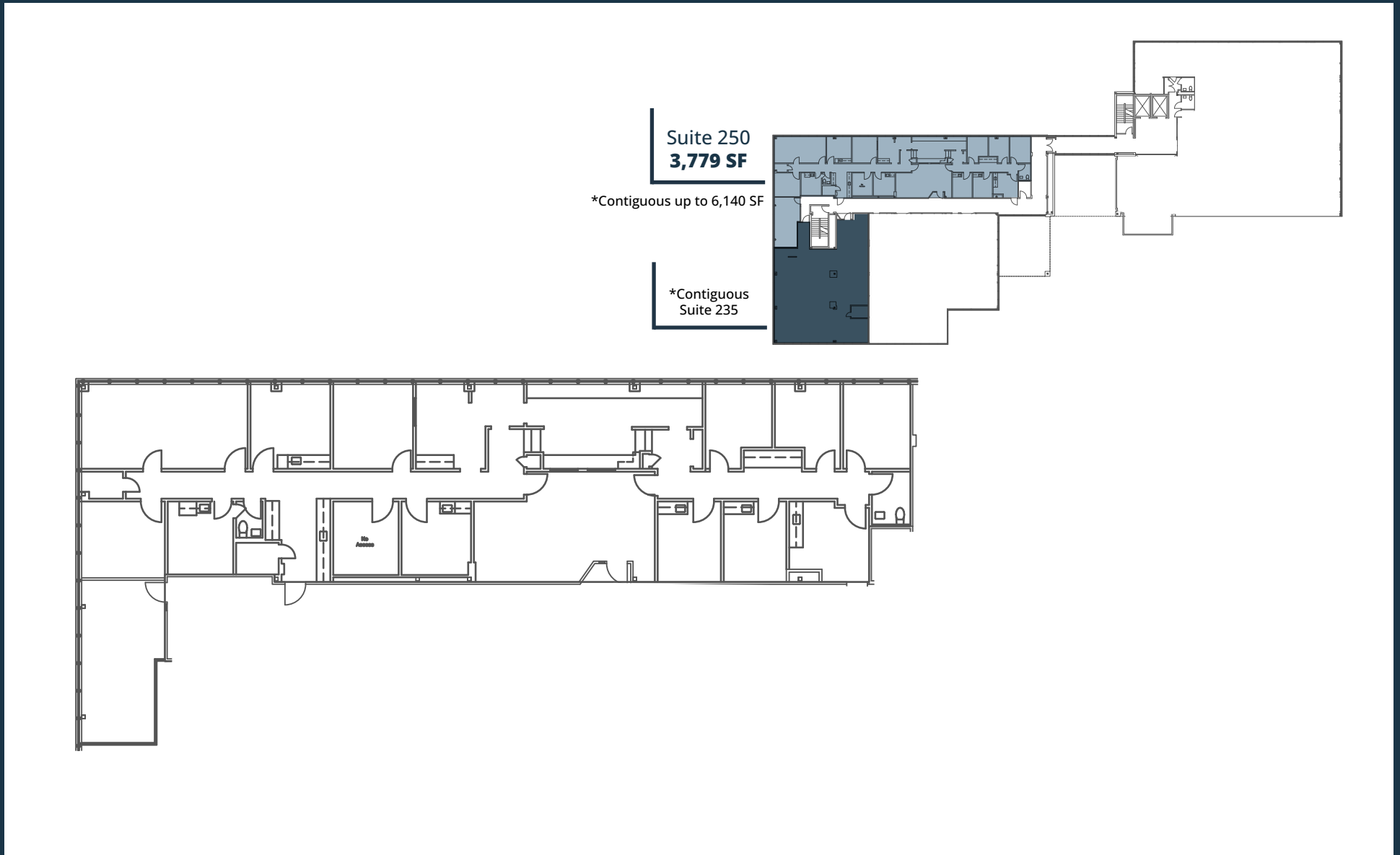
Suite 235 | 2,361 SF

3705 Medical Parkway, Austin, TX 78705



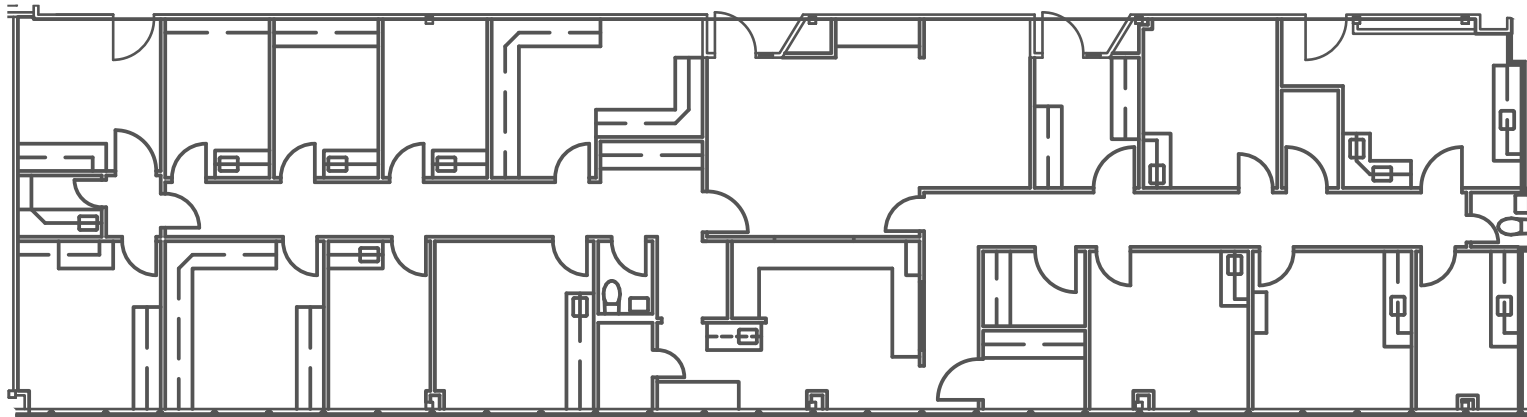
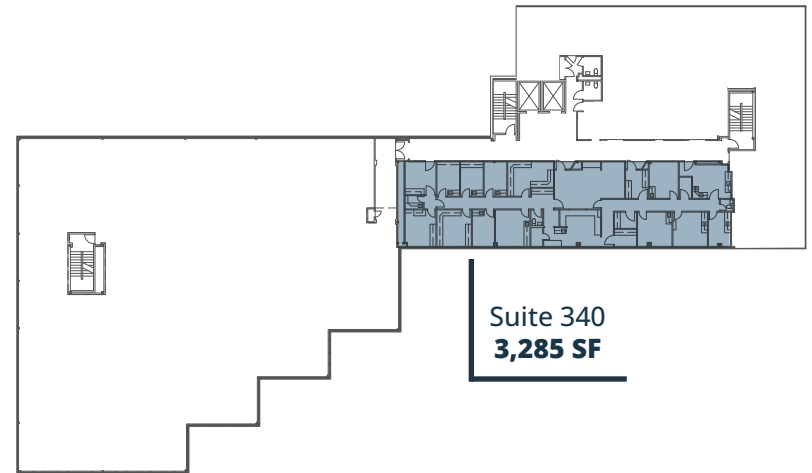
Suite 250 | 3,779 SF

3705 Medical Parkway, Austin, TX 78705



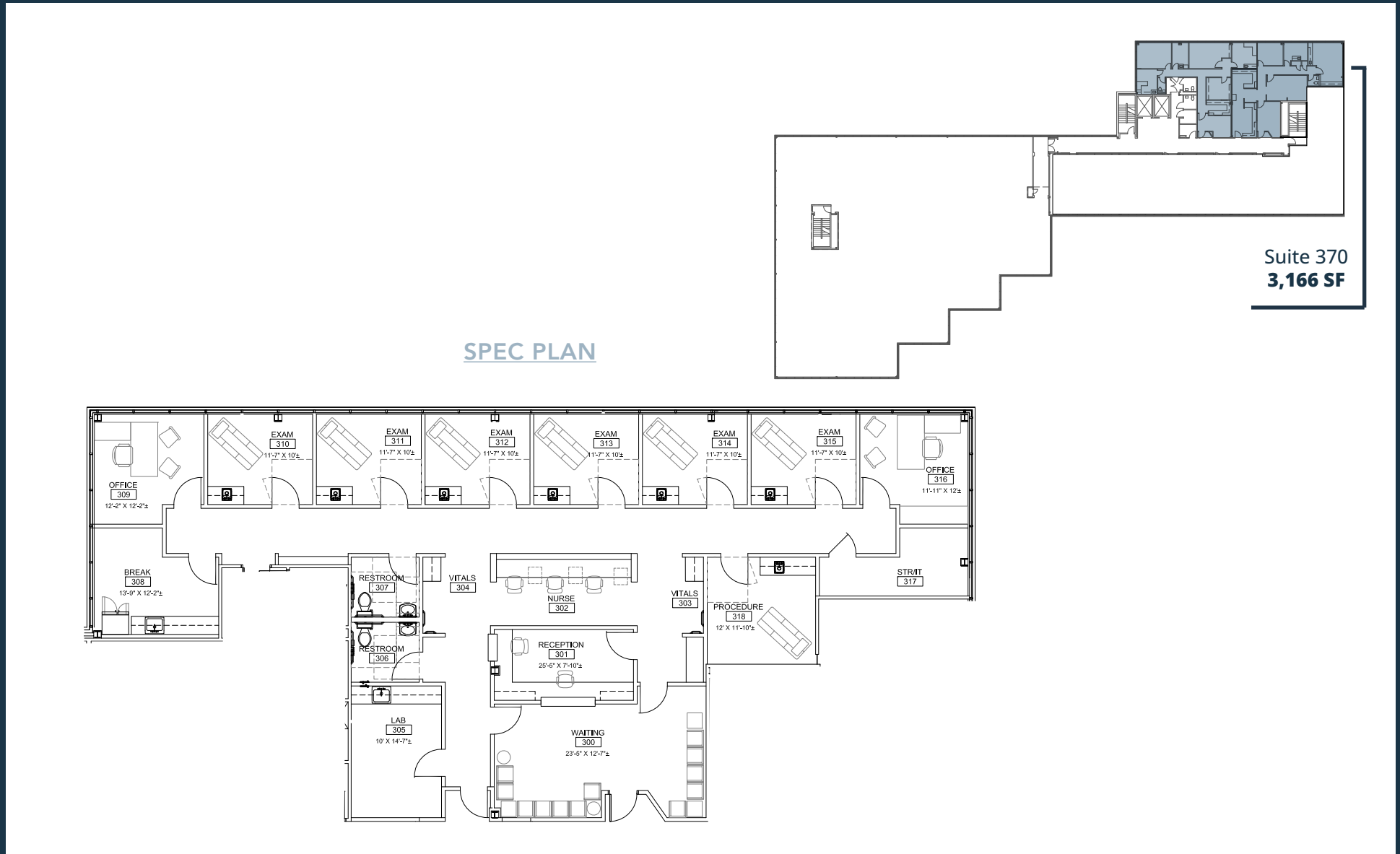
Suite 340 | 3,285 SF

3705 Medical Parkway, Austin, TX 78705



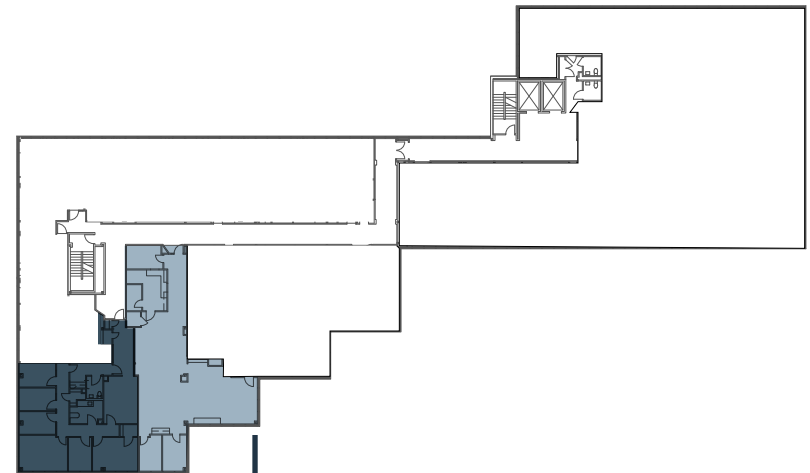
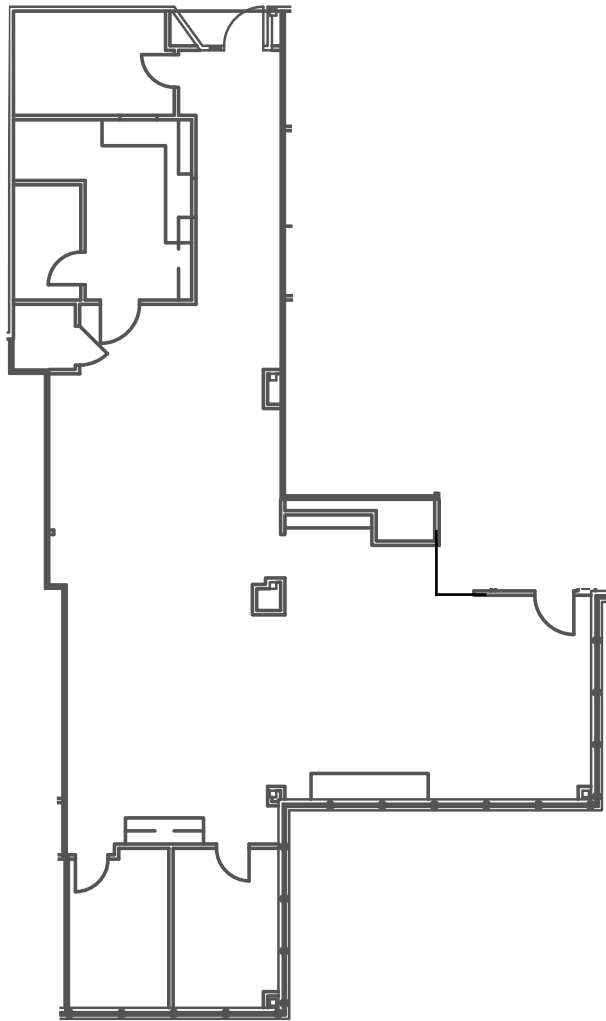
Spec Suite 370 | 3,166 SF *Estimated Delivery Q3 2025*

3705 Medical Parkway, Austin, TX 78705



Suite 515 | 1,933 SF

3705 Medical Parkway, Austin, TX 78705



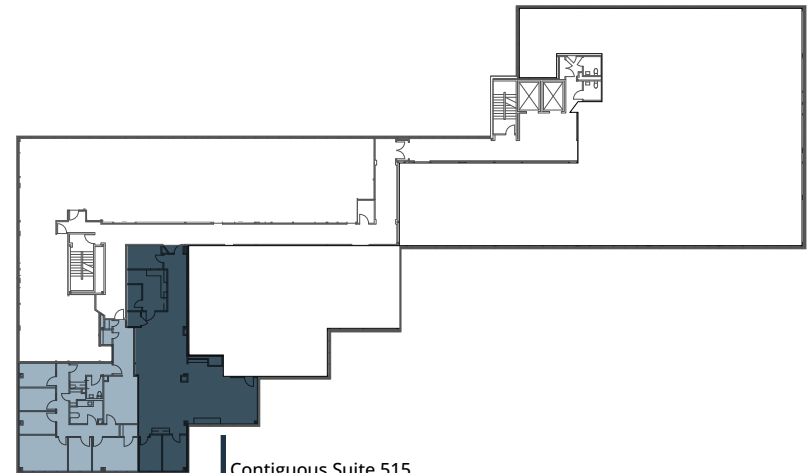
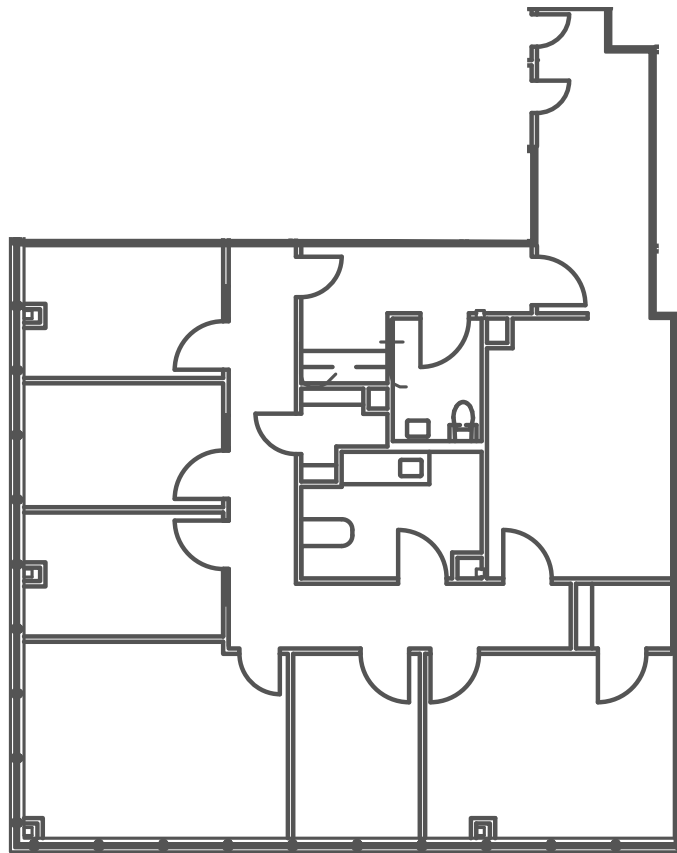
Contiguous Suite 520

Suite 515
1,933 SF

*Contiguous up to 3,578 SF

Suite 520 | 1,645 SF

3705 Medical Parkway, Austin, TX 78705



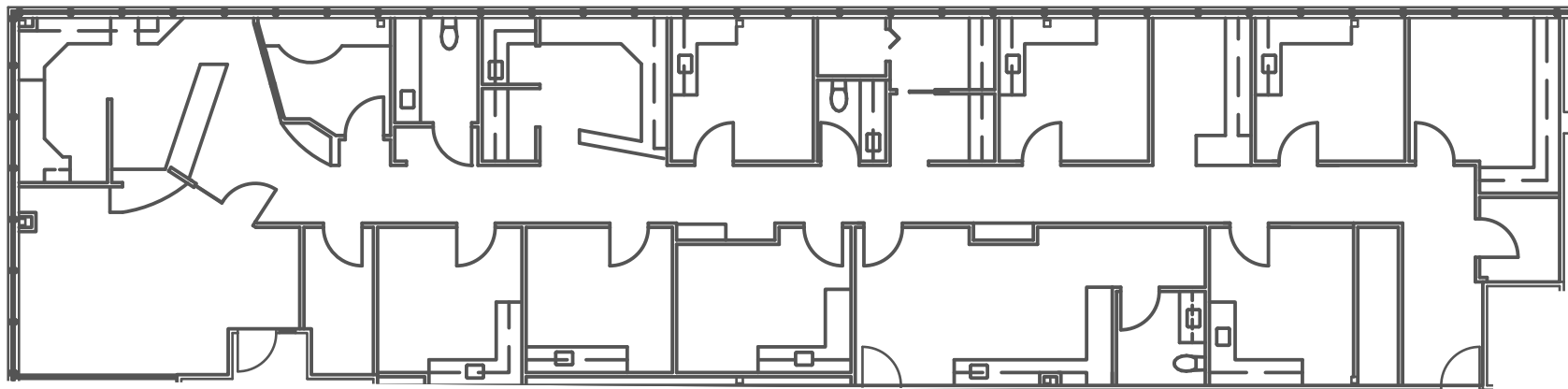
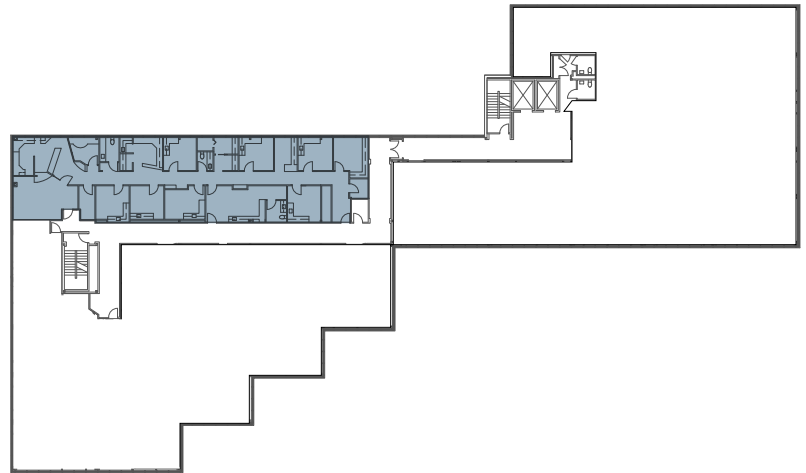
Suite 520
1,645 SF

*Contiguous up to 3,578 SF

Suite 540 | 3,518 SF

3705 Medical Parkway, Austin, TX 78705

Suite 540
3,518 SF



Aerial

North View

Central Market

Austin Heart
Setting the Standard in Cardiac & Vascular Care

W 38th St.

Lamar Blvd.

Medical Pkwy.

Ascension Seton

Nearby Amenities

3705 Medical Parkway, Austin, TX 78705



Austin Medical Plaza

3705 Medical Parkway, Austin, TX 78705

For Leasing Information:

HUNTER JONES

512.314.3571

hunter.jones@transwestern.com

MARSHALL THURMOND

512.314.5211

marshall.thurmond@transwestern.com

