

# LAKELINE MEDICAL TOWER



WESTMINSTER CAPITAL

**13621 LYNDHURST ST**  
**AUSTIN, TX 78717**



# PROPERTY DESCRIPTION

Lakeline Medical Tower is a proposed seven-story  $\pm 68,597$  RSF Class A Medical Office Building designed by Sixth River Architects, conveniently located in Northwest Austin, Texas. This highly desirable location is ideal for healthcare related users given its proximity to the Dell Children's Medical Center, Texas Children's Hospital, and the vast number of homes in the area. The building is uniquely designed providing ground floor space opportunities, with the remainder of the space located on the top floors (6th & 7th) above the parking garage providing fantastic views of the surrounding areas.

## AVAILABILITY

- For Lease
- Up to 68,597/sf (DIVISIBLE)
  - Level 1 Floorplate:  $\pm 9,881$  SF
  - Level 6 Floorplate:  $\pm 30,304$  SF
  - Level 7 Floorplate:  $\pm 28,412$  SF

## BUILDING HIGHLIGHTS

- Parking Garage located within the Building and 5/1,000 SF total ratio
- Building and monument signage opportunities
- Gurney elevator
- Covered ambulance drop off
- Electric vehicle ready parking garage
- Generator pad site(s) identified



**FOR MORE INFORMATION, PLEASE CONTACT:**

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# TEXAS CHILDREN'S HOSPITAL NORTH CAMPUS

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13621 Lyndhurst St is located just 450 yards from the New Texas Children's Hospital North Campus, a \$485 million dollar project that is expected to open in Q1 2024. This project will house a 365,000 square foot facility with 52 beds and offer neonatal intensive care, pediatric intensive care, operating rooms, epilepsy monitoring, a sleep center, an emergency center, a special delivery unit, diagnostic imaging and acute care. There will also be a Texas Children's Urgent Care clinic location on site and more than 1,200 free parking spaces.

In addition, there are plans for a 170,000 SF outpatient building next to the hospital where medical subspecialties will be housed such as cardiology, oncology, neurology, pulmonology and gastroenterology. The project is expected to create 600-800 new jobs.



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# DELL CHILDREN'S HOSPITAL NORTH CAMPUS

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13621 Lyndhurst St is located only one mile from the new Dell Children's North Campus, originally expected to open November 2023. This 135,000 square foot campus sits on 34 acres of land and will offer 36 beds, two operating rooms, endoscopy and procedure rooms, sleep labs, and a 60,000-square-foot medical office building. It will also include a Level III Trauma Center with 18 emergency bays, imaging center, and an outpatient retail pharmacy.

The 4th floor will provide additional space for future growth, with the potential of up to 72 beds. Additionally, the campus will include a 2-bedroom suite and family respite space provided by the Ronald McDonald House, as well as free parking.



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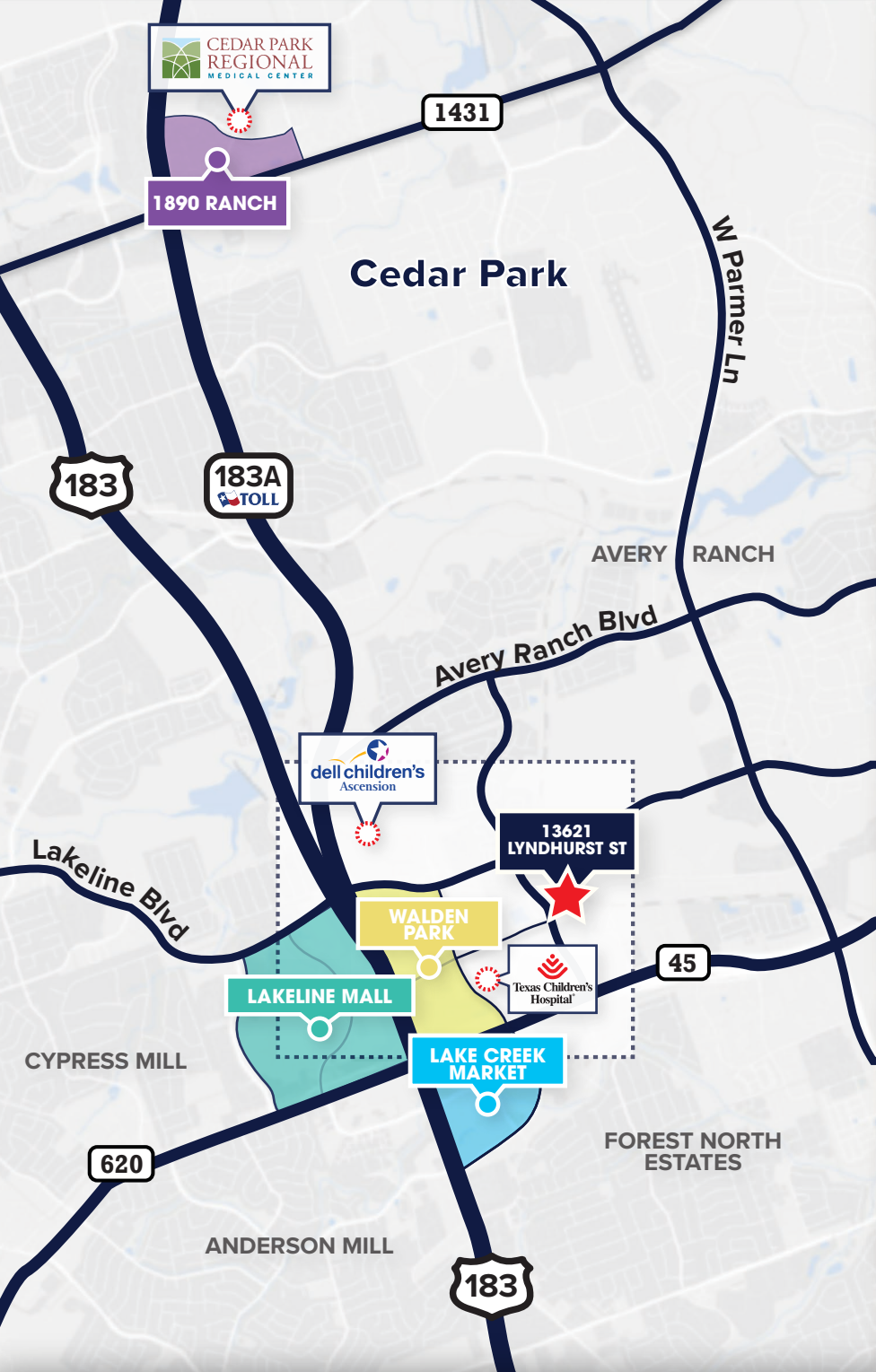
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## NEARBY

### HOSPITALS

**Texas Children's Hospital**  
0.3 Miles

**Dell Children's Hospital**  
1 Mile

**Cedar Park Regional Medical Center**  
6 Miles

### SHOPPING CENTERS

**Shops at Walden Park**  
0.6 Miles

**Lakeline Mall Shopping Center**  
1.4 Miles

**Lake Creek Market**  
1.6 Miles

**1890 Ranch Shopping Center**  
5.5 Miles

### NEIGHBORHOODS

- AVERY RANCH
- FOREST NORTH ESTATES
- ANDERSON MILL
- CYPRESS MILL

# LEVEL 1 FLOORPLAN

±9,881 SF



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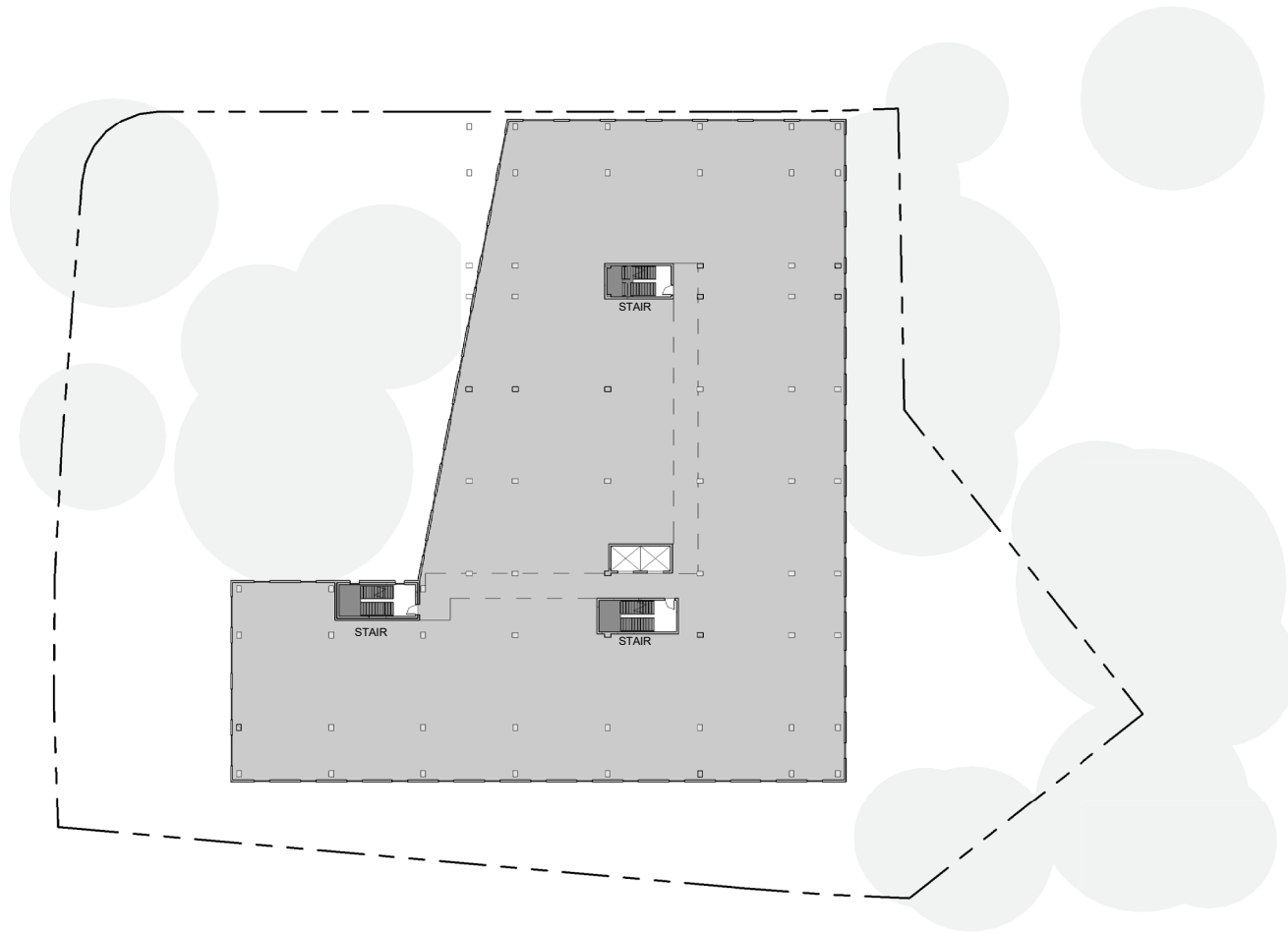


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# LEVEL 6 FLOORPLAN

±30,304 SF

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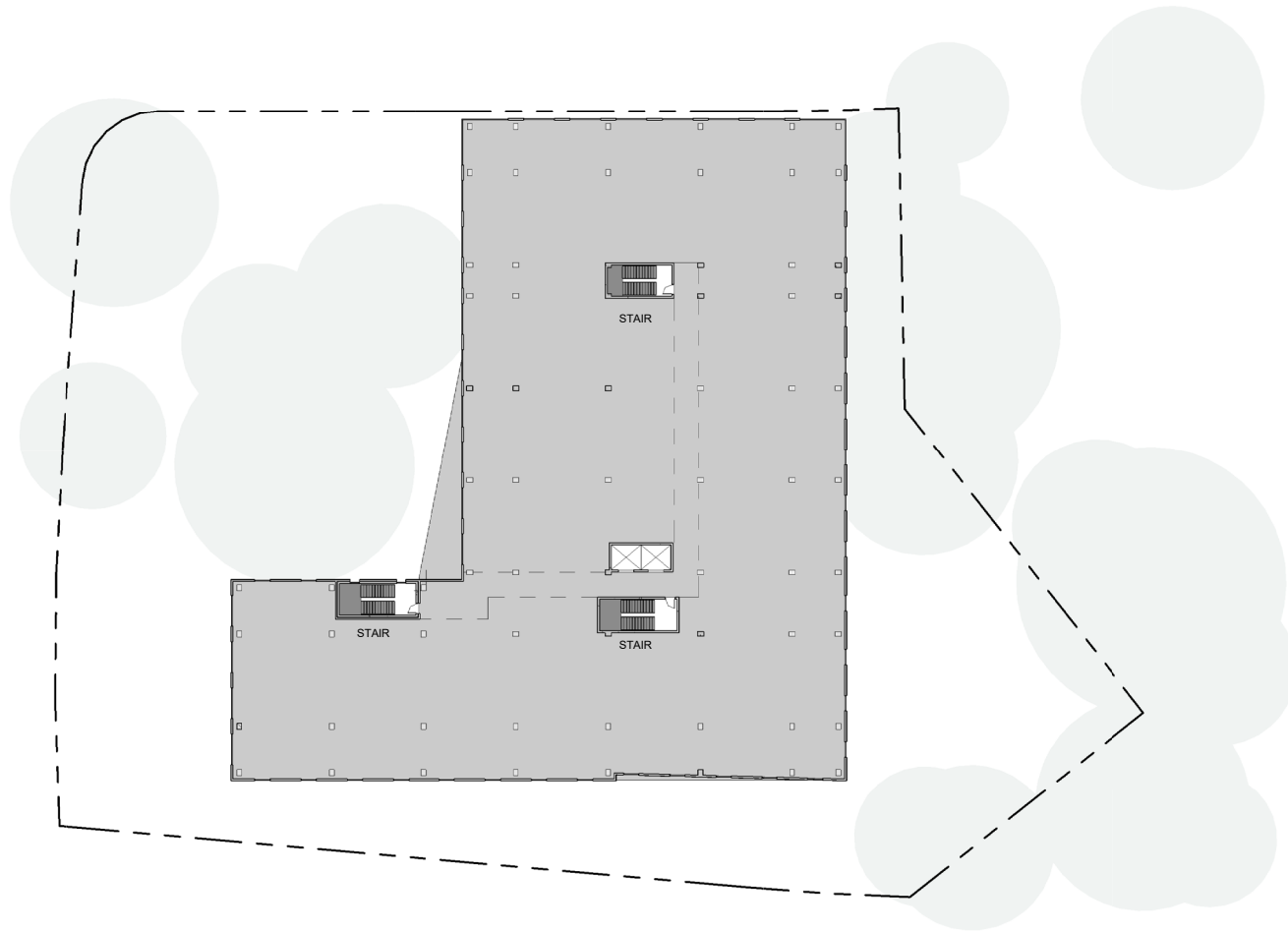


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# LEVEL 7 FLOORPLAN

±28,412 SF

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# CITY OF AUSTIN

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Austin continues to solidify itself as the nation's top city for business, entertainment, and quality of life.

Austin is home to some of the nation's most prestigious public and private universities. There are over 50,000 college students attending the University of Texas and thousands more among the private universities providing the employment sector with a highly educated workforce.

Throughout the COVID-19 pandemic, nearly 100 companies relocated their headquarters to Texas, 24 of which chose Austin.

Austin has positioned itself ideally to receive the unprecedented growth and continues to adapt to the ever-growing demand. It has proven to be a top destination for young professionals by offering quality employment, affordable cost of living, unique amenities, and a gorgeous landscape.

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# CITY OF CEDAR PARK

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Cedar Park is the third largest city in the Austin metropolitan area, known for its outstanding schools, pro-business climate and relaxed family environment. Named one of Family Circle's Top 10 Places to Raise a Family, Cedar Park offers all the benefits of life in the beautiful Texas Hill Country, with desirable neighborhoods, an entrepreneurial business environment, and a business friendly city government. Cedar Park is part of the Austin-Round Rock MSA (population 2.284 million), which is in one of the fastest growing regions in the US.

Cedar Park is strategically positioned in the triangle of Dallas, Houston, and San Antonio. Only 30 minutes from Austin-Bergstrom International Airport, location is never a problem for Cedar Park, Texas.



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# ABOUT WESTMINSTER CAPITAL

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WESTMINSTER CAPITAL

Westminster Capital manages real estate investment strategies on behalf of private wealth capital, including sponsorship of closed-end investment funds and separate account portfolios totaling more than \$1.1 billion of investor capital. Westminster Capital makes commercial property investments throughout the United States across Industrial/Distribution, Apartments, Medical Office and Senior Living properties offering Value-Add to Opportunistic risk-reward returns. Such work includes rebuilding income streams of existing properties, or manufacturing them through new construction, by careful investment underwriting and pursuit of well-funded tenants motivated by powerful long-term secular changes in their needs for such properties. Founded in 1988, the firm is headquartered in Lake Forest, Illinois.

# ABOUT TBB DEVELOPMENT

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TBB  
DEVELOPMENT  
AUSTIN, TEXAS

TBB Development is an Austin, Texas based private commercial real estate development and investment firm. TBB seeks out and specializes in value-add repositioning, ground up, adaptive reuse, urban infill and land assemblage strategies across a specific set of asset classes. Established in Austin, Texas as the real estate development arm of a broader family of companies, TBB Development has over three decades of commercial real estate expertise and history. Rooted in diligence, TBB has a calculated and strategic approach to identifying opportunistic investments, as well as investment partners. TBB Development's mission is to construct value through collaborative interdisciplinary diligence and deliver projects propelled by initiative oriented resourcefulness. TBB Development's approach upholds a forward-looking commitment that embraces change and fluidity.

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