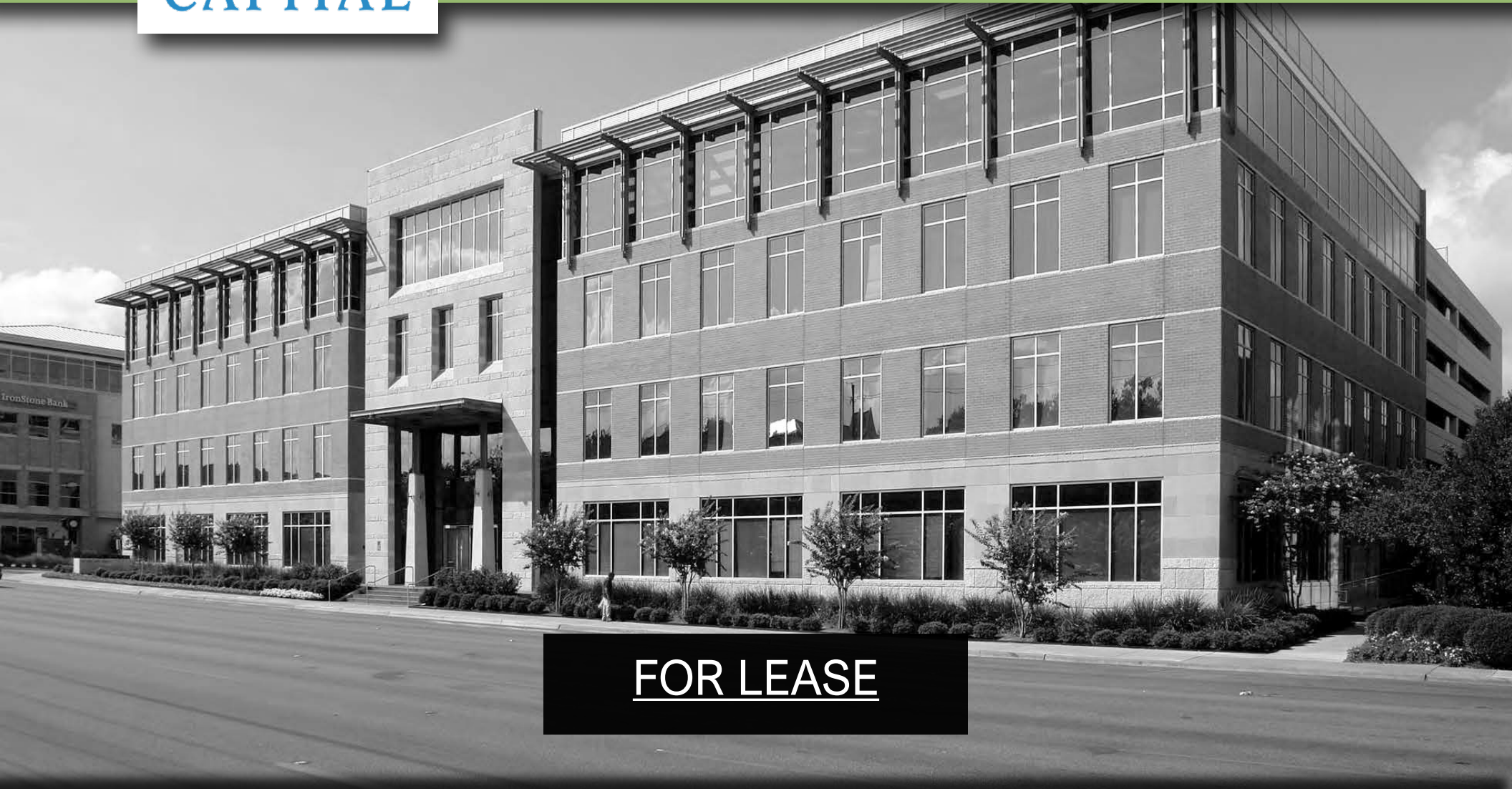




# MIDTOWN MEDICAL I - OFFICE BUILDING

901 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**

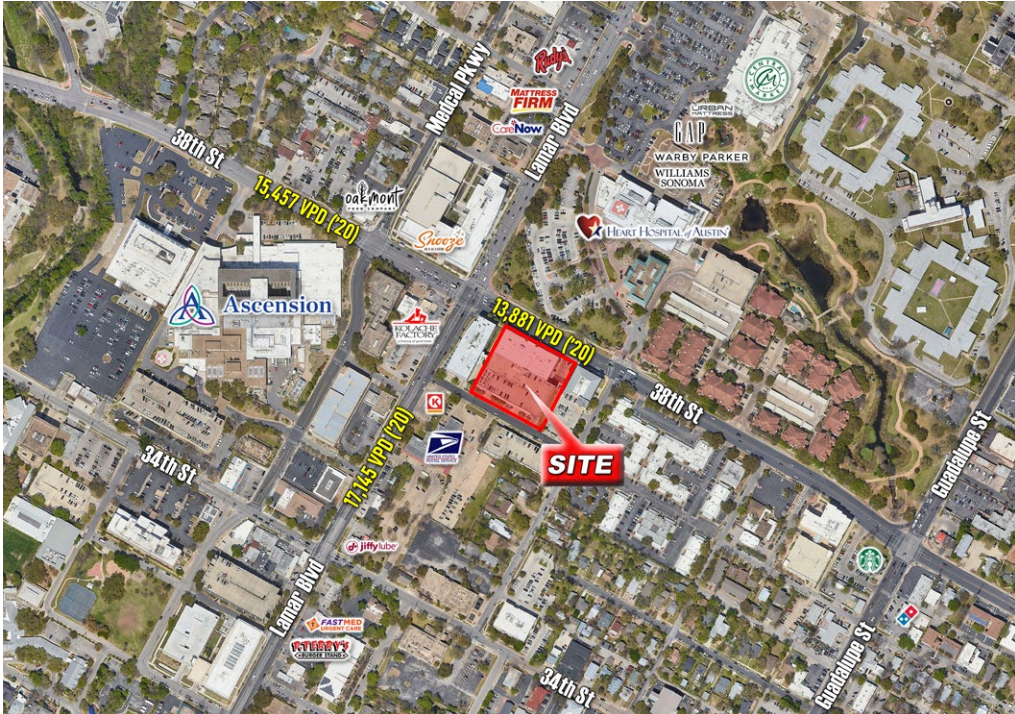
**FOR LEASE**

Suite 301 ±10,793 SF  
Suite 404 ±1,308 SF





\* Rental rates available upon request

**PROPERTY HIGHLIGHTS**

- Class A Medical Office Building 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
- Onsite Imaging & Surgery Center adjacent
- Shared parking garage with neighboring office building



**2023 DEMOGRAPHICS**

	 TOTAL POPULATION	 TOTAL HOUSEHOLDS	 DAYTIME POPULATION	 AVERAGE HH INCOME
<b>RADIUS</b>				
1 Mile	27,979	12,927	43,727	\$100,262
3 Mile	167,095	74,294	335,340	\$134,314
5 Mile	377,581	167,526	592,650	\$130,016

**MEDICAL OFFICE BUILDING I - 901 W 38TH ST**  
Austin, TX 78705

NOW LEASING

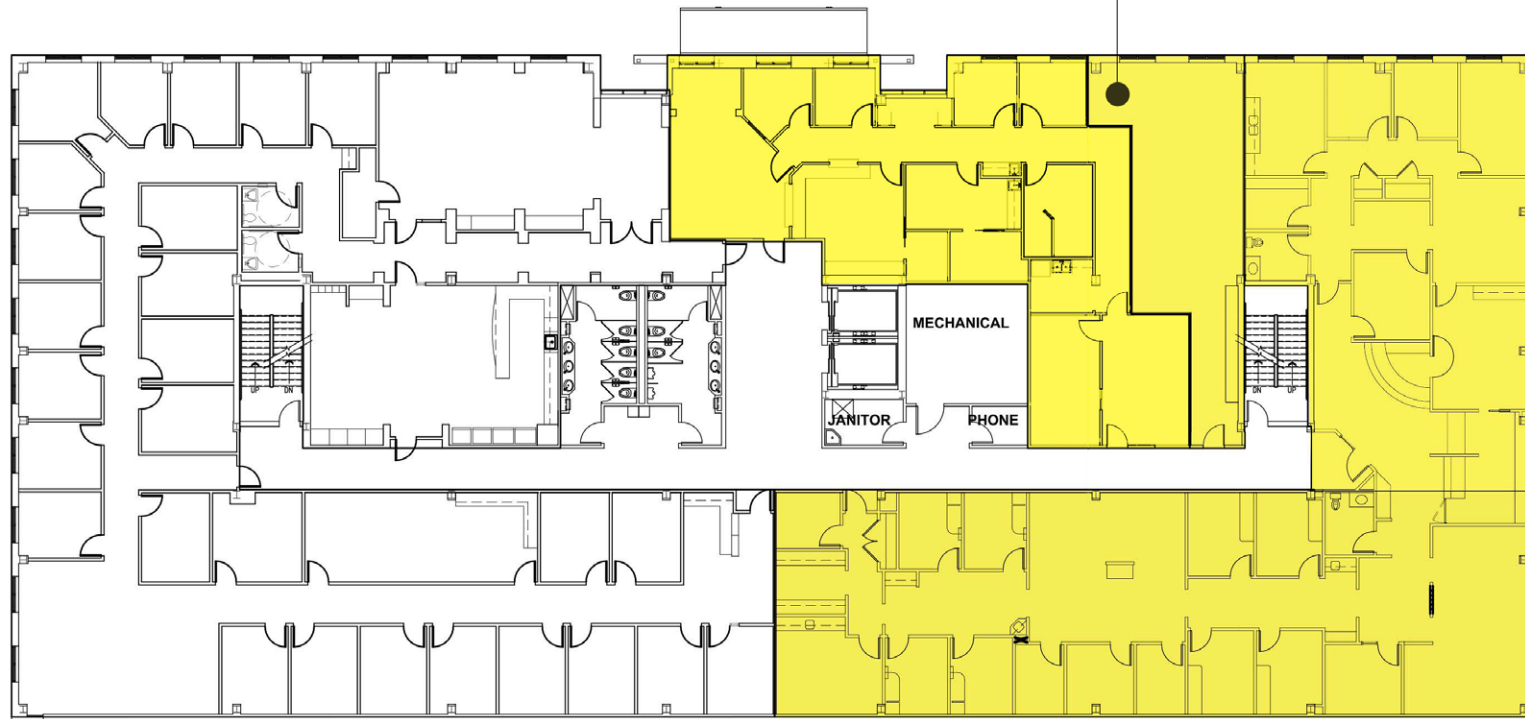


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## 3RD FLOOR

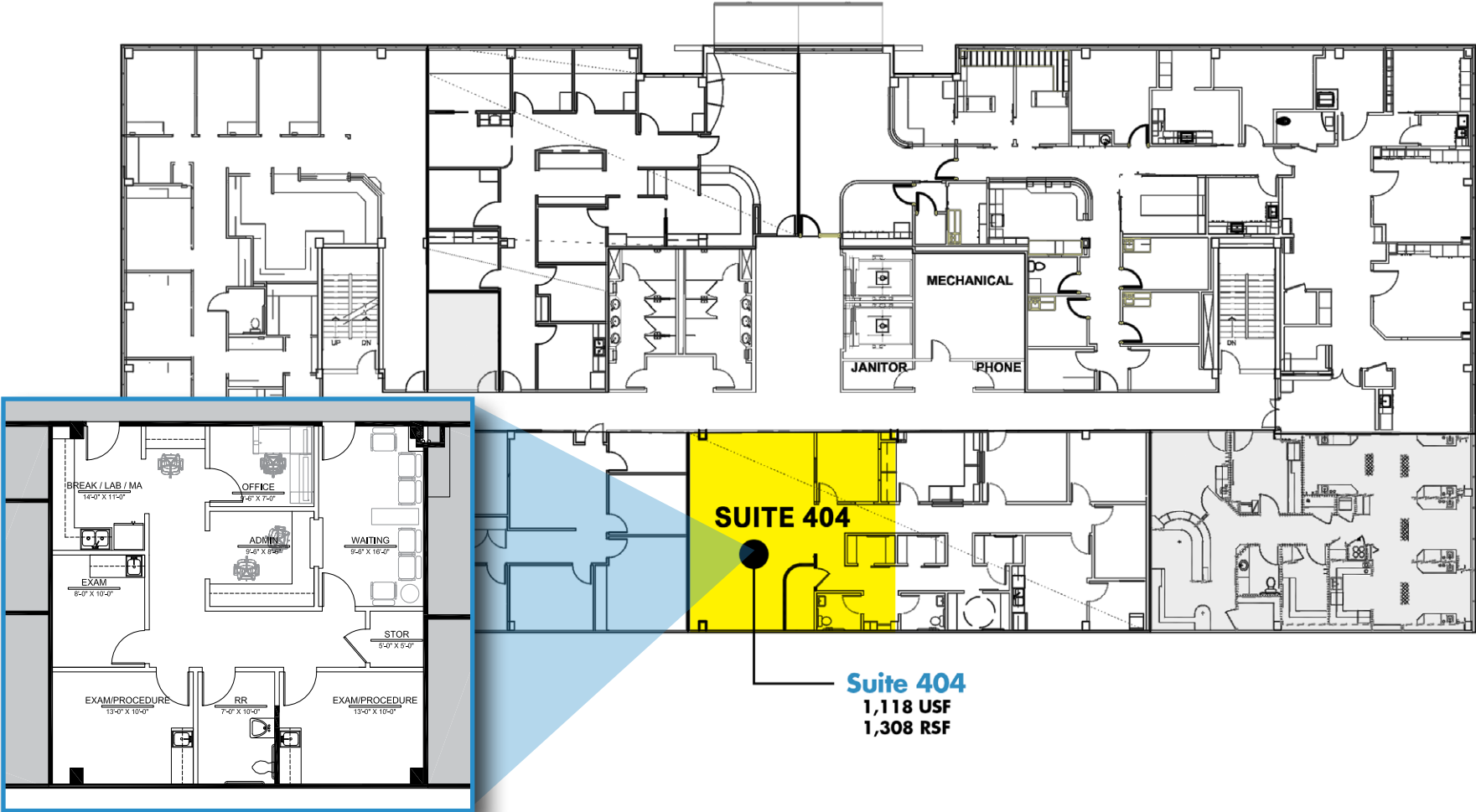
**Suite 301**  
9,225 USF  
10,793 RSF



MEDICAL OFFICE BUILDING I - 901 W 38TH ST, SUITE 301  
Austin, TX 78705

NOW LEASING

4TH FLOOR



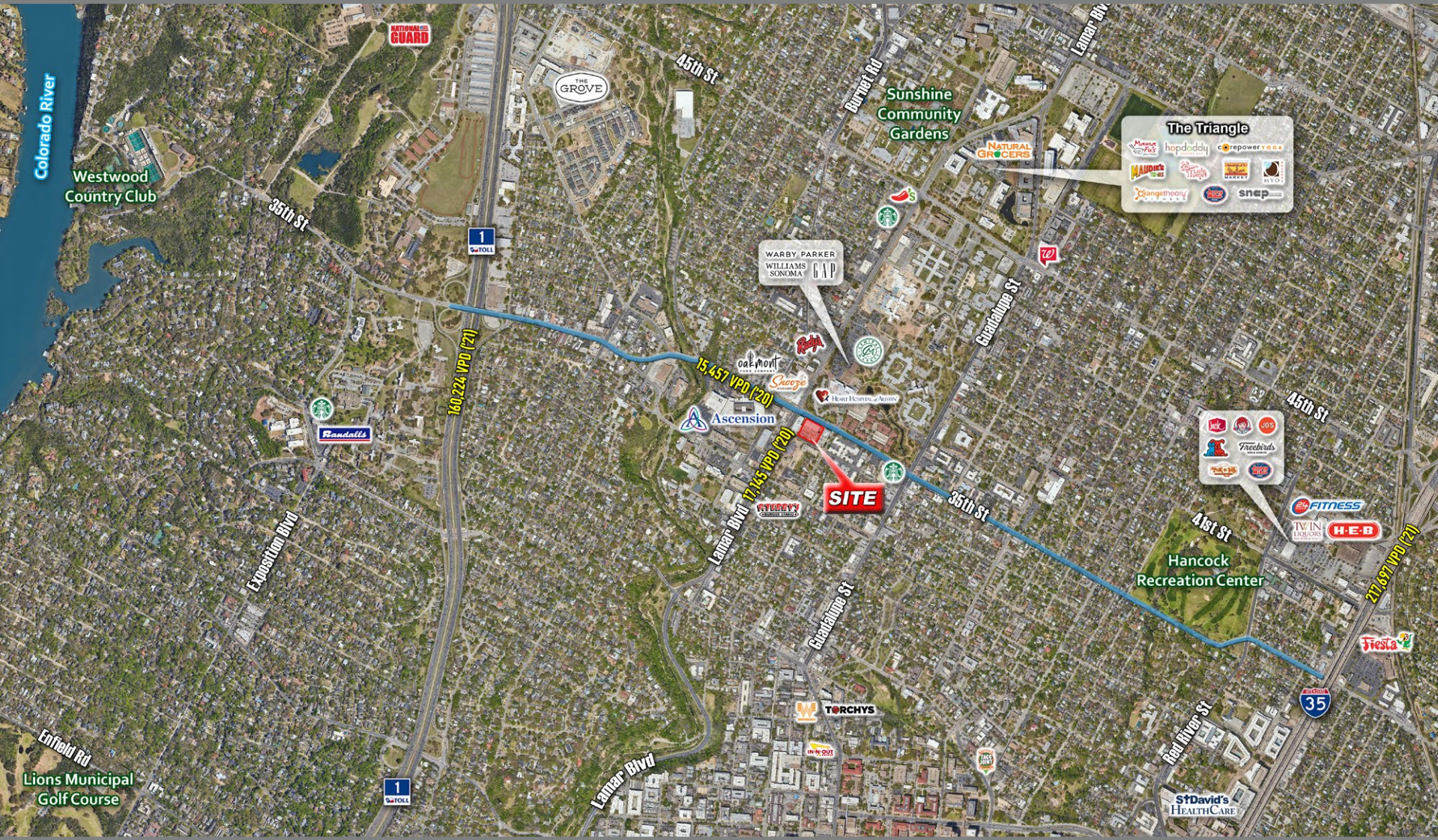
MEDICAL OFFICE BUILDING I - 901 W 38TH ST, SUITE 404  
Austin, TX 78705

NOW LEASING



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