

4212 Medical Pkwy

FOR SALE

4212 Medical Pkwy, Austin, TX

7,996 gross square feet of recently updated medical or traditional office space for sale or lease in the heart of Rosedale on the coveted Medical Parkway corridor.

Executive Summary

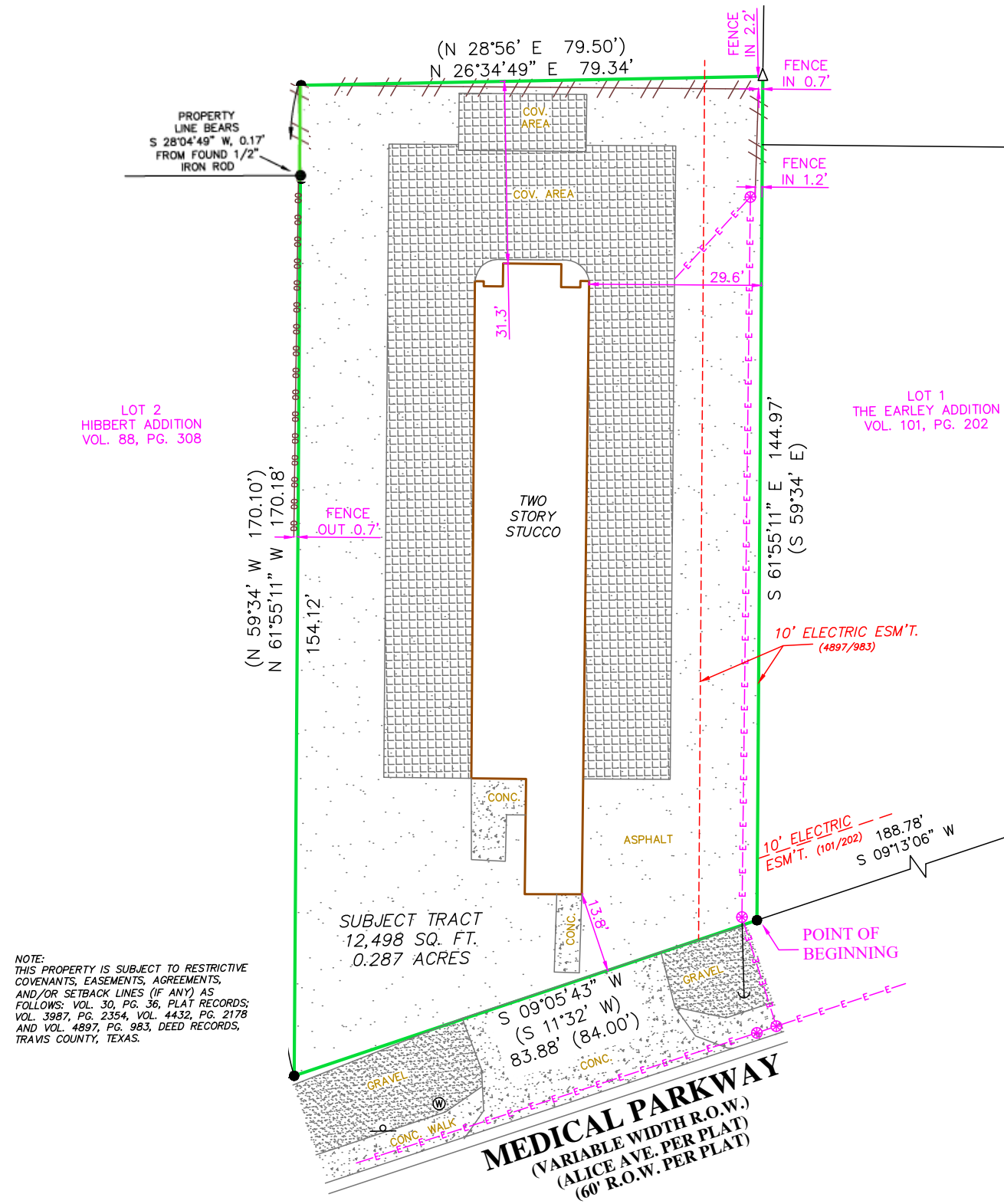
Colliers is pleased to offer a rare opportunity to lease or purchase a vacant, standalone, two-story medical office building in the heart of Rosedale. The building totals 7,996 SF of rentable office space, assembled across four vacant suites. Originally constructed in 1973 and updated in 2022, 4212 Medical Parkway is situated on 0.2829 acres of commercially zoned land with 83 feet of frontage along the highly coveted Medical Parkway corridor. The site includes 28 parking spaces at a ratio of 3.5:1,000, ensuring ample parking for employees and visitors alike. The site sits nestled amongst the Live Oaks, Pecans, and Cedar Elms that line the uniquely vibrant Medical Parkway thoroughfare, creating a treehouse effect for users of the 2nd floor. The site is strategically positioned between the major thoroughfares of 38th and 45th Street and is surrounded by the amenity-rich neighborhoods of Rosedale, Allandale, Brykerwoods, and Hyde Park.



Property Details

This building is currently vacant, presenting a rare opportunity for an owner/user seeking a local headquarters or for a visionary stakeholder aiming to capitalize on the potential for passive income with minimal landlord duties. Whether for sale or lease, 4212 Medical Parkway offers a rare and valuable opportunity in a highly desirable location.

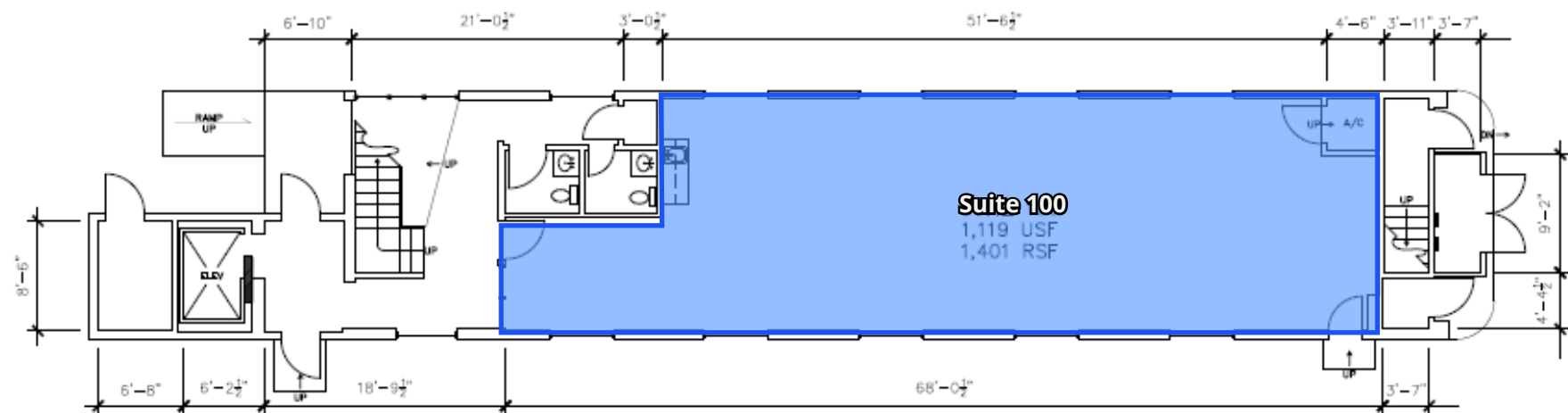
The site's proximity to the bustling Domain area and CS-1 (Commercial Services, Liquor Sales) zoning makes it an ideal opportunity for various commercial ventures with outstanding exposure and accessibility.



Property Info	
Address	4212 Medical Parkway, Austin, Texas 78756
Type	Medical Office // Traditional Office
APN	219798
Lot Size	.2829 // 12,322 SF
Frontage	83' on Medical Parkway
Building Size	7,996 RSF
Year Built	1973
Year Renovated	2022
Parking	28 // 3.5:1,000
Property Use	Medical or Traditional Office
Zoning	LO
FAR	0.7/1.00
IC	70%
Opportunity/Financial Summary	
Opportunity Type	Owner/User or Investment
Occupancy	Vacant
Price	\$3.6MM // \$450/SF
Base Lease Rate:	\$20/SF
Operating Expense (NNNs)	\$8.48/SF

Floor Plans

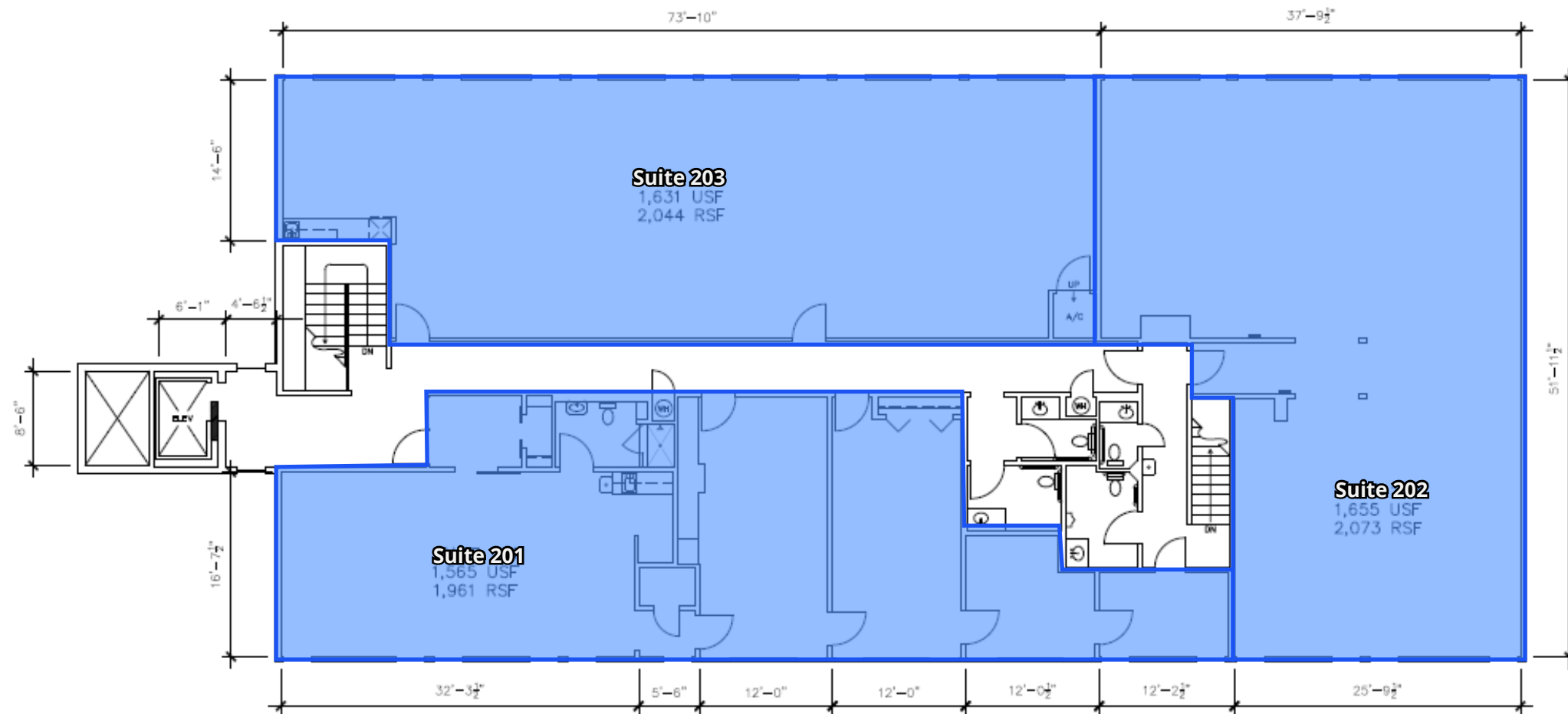
First Floor



Suite 100
1,119 USF
1,401 RSF

Available Suites	Size	Notes
Suite 100	1,409 RSF	1st floor space accessible from the parking lot / Semi-Private RR / Kitchenette
Suite 201	1,961 RSF	Kitchen, Private Restroom w/ Shower, Washer/Dryer
Suite 202	2,073 RSF	Open configuration, kitchenette
Suite 203	2,044 RSF	Open configuration, kitchenette

Second Floor



Suite 203
1,631 USF
2,044 RSF

Suite 201
1,365 USF
1,961 RSF

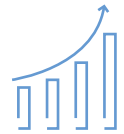
Suite 202
1,655 USF
2,073 RSF

Market Advantage



Booming Medical District:

Austin's medical district is experiencing robust growth, driven by the city's expanding healthcare sector and growing population. This property is strategically positioned to tap into this market demand, offering a valuable asset in a sought-after location.



Owner/User Appeal:

For owner/users, the opportunity to own a medical office in such a prime location provides long-term stability and the potential for business growth. The property's central location and accessibility make it an attractive choice for healthcare professionals looking to establish or expand their practice.

The property presents a rare opportunity to acquire a coveted asset in the heart of Austin's thriving medical district. With its strategic location, versatile potential, and investment appeal, this property offers a compelling proposition for both owner/users and investors seeking to capitalize on Austin's dynamic healthcare market.





THE LOCATION

Rosedale

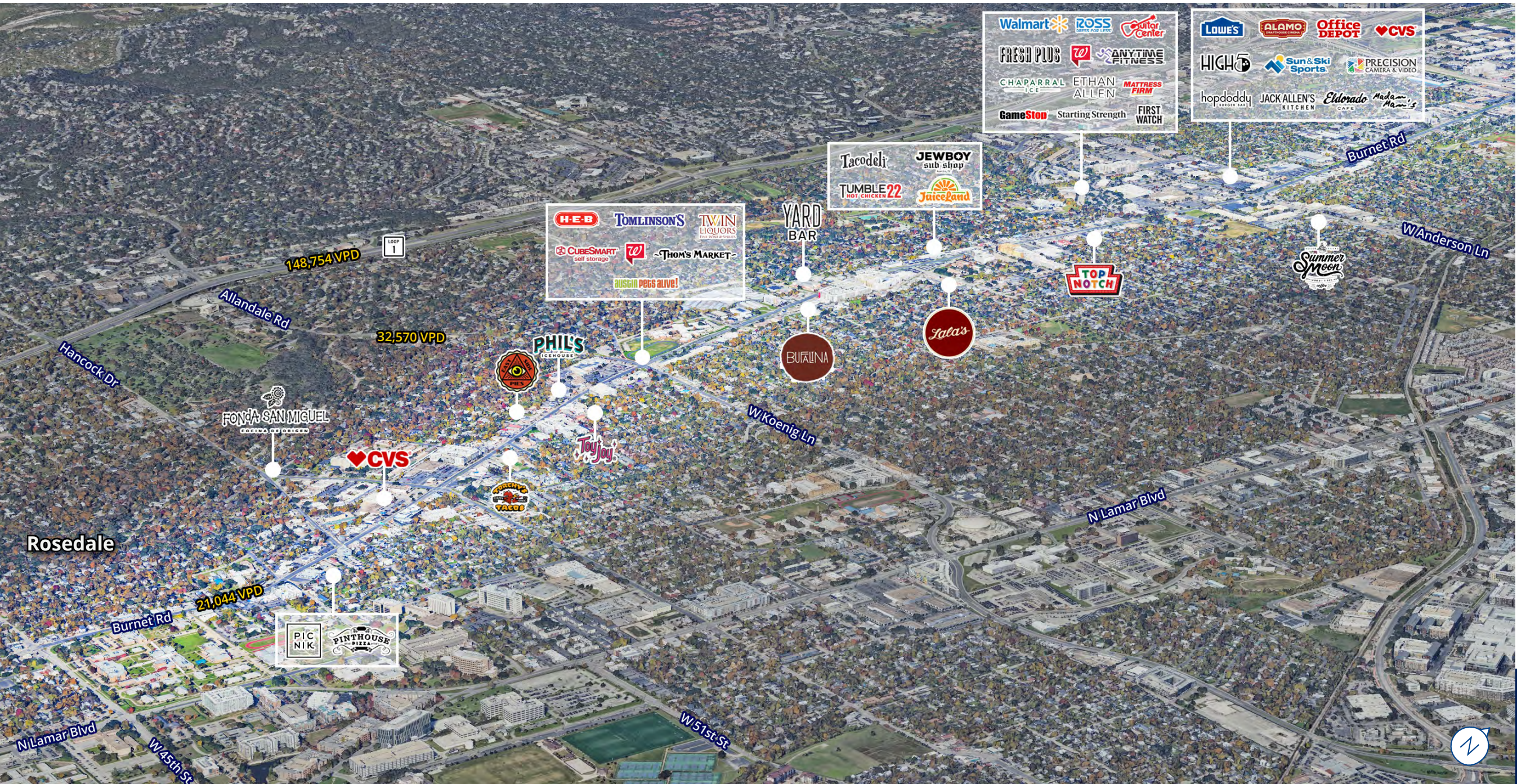
The Rosedale neighborhood in Austin, Texas, is a well-established and sought-after area, particularly known for its proximity to the city's burgeoning medical district. Strategically located just north of downtown Austin, Rosedale seamlessly blends residential charm with commercial opportunities, making it a prime location for medical and professional office developments.

Rosedale offers a mix of historic homes, modern construction, and boutique commercial spaces, all while being enveloped by a lush tree canopy and park-like streets. The neighborhood is home to a number of parks and green spaces, including Ramsey Park, which features amenities such as a pool, playgrounds, and tennis courts, contributing to its appeal as a family-friendly environment.

Importantly, Rosedale is within close proximity to some of Austin's premier medical facilities. The area hosts several major healthcare institutions, including Seton Medical Center Austin, Dell Children's Medical Center, and Heart Hospital of Austin. This robust medical infrastructure makes Rosedale a highly attractive location for healthcare providers, medical office tenants, and investors targeting the medical real estate sector.

The neighborhood's location also provides excellent accessibility. With easy connections to Mopac Expressway (Loop 1) and major thoroughfares like Lamar Boulevard and Burnet Road, Rosedale ensures swift commutes to downtown Austin and other key commercial hubs. The area's strong connectivity enhances its potential for medical and professional offices, positioning it as a strategic choice for investors seeking to capitalize on the growing demand for healthcare services in Central Texas.





The Burnet Road Corridor

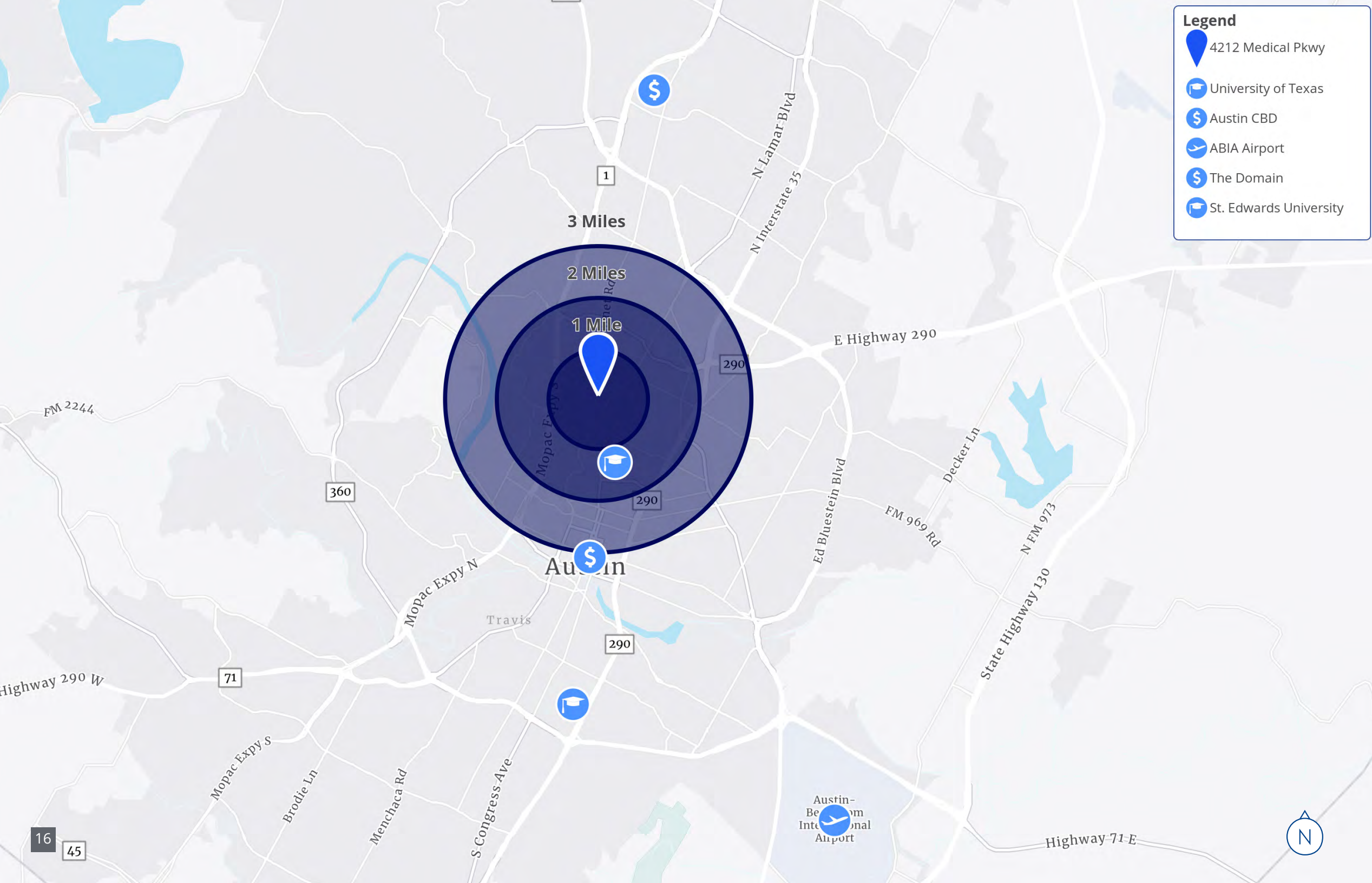
Burnet Road is a mainstay of Austin culture. The 5-mile corridor provides access to businesses, shopping centers, restaurants, neighborhoods, and mixed-use developments. The surrounding community relies on Burnet Road to connect to work, school, recreation, and entertainment, making it a vital corridor in our city. This bustling area is anchored by the neighborhoods of Crestview, Brentwood, and Allandale, each contributing to the corridor's dynamic appeal.



Retail & Dining: The corridor is renowned for its eclectic array of retail stores, trendy boutiques, and a diverse selection of restaurants. From casual eateries to fine dining establishments, the area caters to a variety of tastes, drawing food enthusiasts from across the city.



Local Vibe: Burnet Road embodies the quintessential Austin spirit, with a blend of traditional and modern influences. The local vibe is lively and welcoming, making it a favored spot for both residents and visitors.



Demographics

Population

1 mile	17,624
3 mile	81,344
5 mile	157,838

Average Household Income

1 mile	\$149,848
3 mile	\$130,920
5 mile	\$144,593

Total Businesses

1 mile	1,824
3 mile	4,891
5 mile	13,929

Daytime Population

1 mile	37,939
3 mile	138,749
5 mile	307,045

Households

1 mile	7,061
3 mile	52,769
5 mile	136,125

Unemployment Rate

1 mile	2.9%
3 mile	4.4%
5 mile	3.9%

Why Austin?

2.4M
Metro Population

10th
Fastest Growing
Metro

4th
Highest Educational
Attainment in US

3rd
Highest Labor Force
Participation

Top 10
Market for Venture Capital
Funding

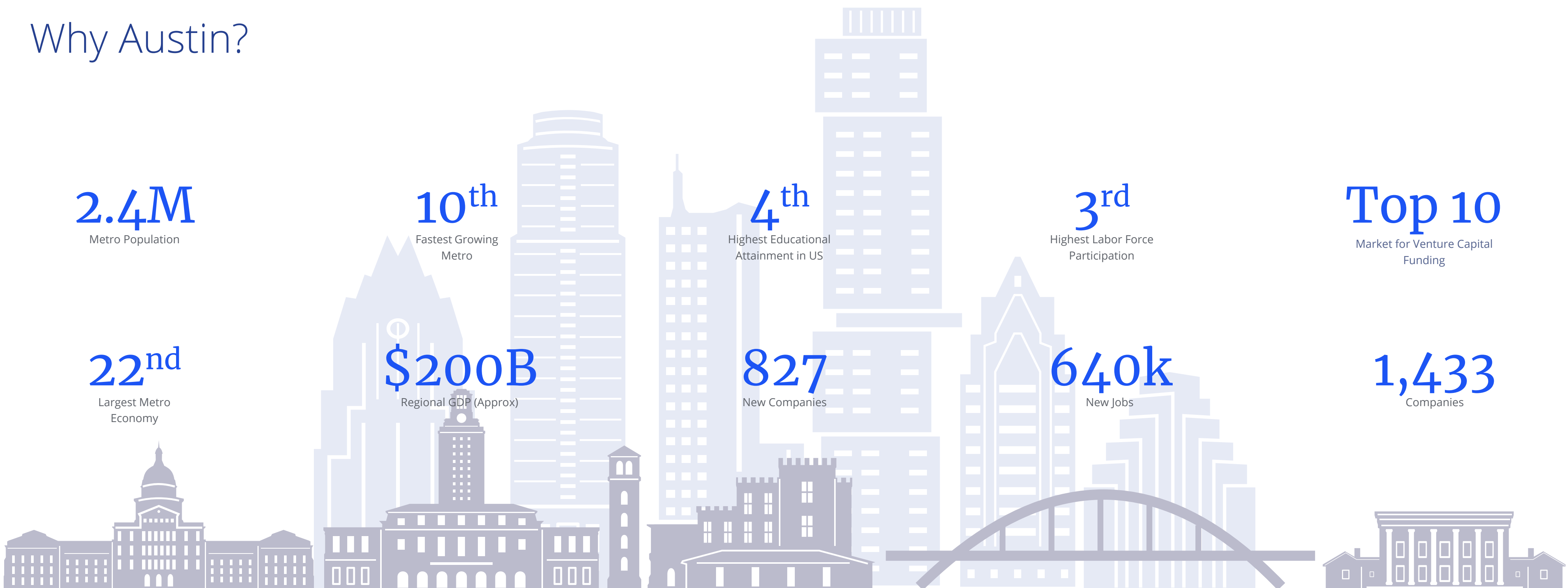
22nd
Largest Metro
Economy

\$200B
Regional GDP (Approx)

827
New Companies

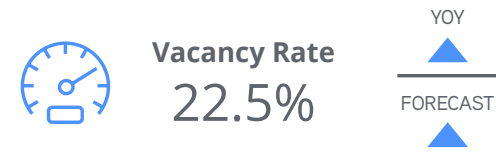
640k
New Jobs

1,433
Companies



Austin Office Market

By the numbers



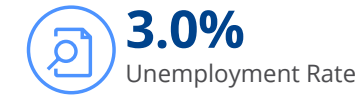
There have been moderate positive changes in leasing activity from Q1 in the Austin office market. These changes indicate a slow movement of tenants back into the office. With a great amount of competitive office space available for tenants, some have returned to the office and contributed to the decrease in vacancy in both Class A and B sublease offices. Moreover, Class B office properties have also seen a decrease in their vacancy rate. Overall, subleases have experienced the most activity this quarter. However, with such slight changes, it seems that the Austin office market has come to a safer balance between supply and demand where demand is slowly emerging and supply has slowed to adjust to the change in tenant behavior, but there still remains no significant factor contributing to a large change in overall vacancy rates decreasing.

Despite the deflationary pressures of high vacancies, asking rents continue to rise, with Class A office space now averaging \$50.41 per square foot. The paradox of rising rents amidst high vacancy rates underscores the complexity and challenges facing Austin's office market.

Recent Transactions

Lease	Lease	Lease	Renewal	Sublease	Sale
O'Melveny & Myers LLP 401 W 4th St CBD 56k SF	Resi Brands 12357-C Riata Trace Pky Northwest 30.8k SF	Industrious 924 E 7th St East 21.6k SF	Ansys, Inc. 807 Las Cimas Pky Southwest 16.9k SF	EBQ 6800 Burlison Rd South East 13.7k SF	Twin Towers 1160 Clayton Ln East 203k SF

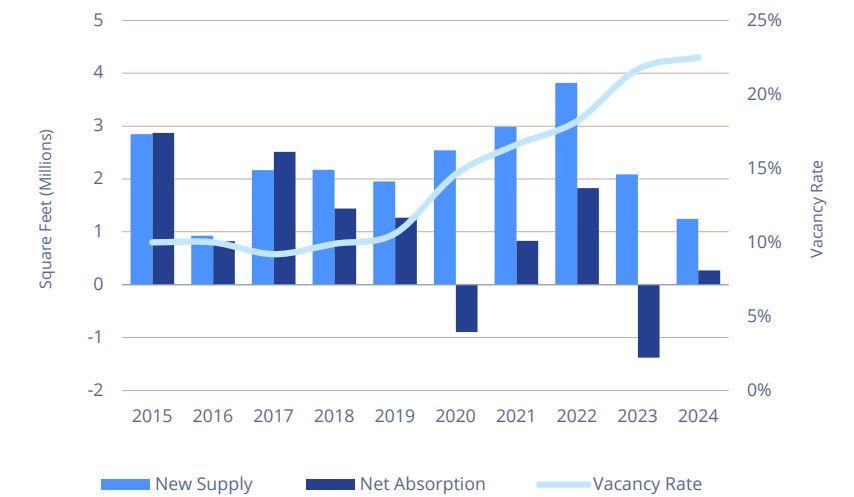
Market Indicators



Historic Comparison

	Last Yr 23Q1	Last Qtr 23Q4	Current 24Q1
Total Inventory (in Millions of SF)	87.7	89.2	89.4
New Supply (in Millions of SF)	0.7	1.1	0.1
Net Absorption (in Millions of SF)	-654.0	182.0	88.0
Overall Vacancy	21.3%	22.5%	22.5%
Under Construction (in Millions of SF)	5.3	3.9	4.0
Overall Asking Lease Rates (SF)	\$42.58	\$41.45	\$42.81

Market Graph



Austin is projected to add another 2-3 million square feet of office inventory this year, representing nearly 3% growth and making it one of the largest markets in terms of expansion in the country. This expansion comes at an inopportune time, as overall office space demand in Austin remains stagnant. Persistent hybrid work arrangements and declining job growth among tech firms mean that the market's high-profile office occupiers are likely to need less space for the foreseeable future. Additionally, smaller leases are becoming the new normal in Austin, a trend expected to continue as businesses adjust to the evolving work environment.



Austin, Texas Overview

Austin is the state's capital and the 11th largest city in the United States. The Austin metro area is consistently one of the fastest-growing metros in the nation. With more than 2 million residents, the Austin MSA is one of the best-performing investor markets in the country. Austin is home to the University of Texas, with over 51,000 annual undergraduate students, a

booming young business population, and a highly educated workforce, the city of Austin has significant demand for living and retail establishments that can meet the needs of the ever-growing population.

Frequently referred to as Silicon Hills, the Austin region is home to more than 7,200 world-renowned software enterprise and high-tech start-up companies,

including: Apple Inc., Amazon, Dell, Google, Facebook, eBay/PayPal, Expedia, Indeed, and Oracle Corporation. The newly built Tesla Gigafactory will be one of the world's largest and most advanced automotive plants and bring an estimated \$1 billion in capital investment. The continued, rapidly expanding Austin technology hub offers tremendous employment opportunities

for those who relocate to the Austin area. Residential growth, and business activity in the Austin area is poised to boom in 2024 and beyond after the local economy strongly rebounded from the pandemic, The region's diverse and growing base of employers, its skilled workforce, and its acclaimed quality of life fuel these substantial economic gains.



Austin, Texas

Economic Outlook

Austin's labor market continues to show a healthy growth rate of 2.7%, outperforming the national average; however, it has cooled notably from the 8.9% growth recorded in the previous year. Recent data highlights that annual employment growth has remained positive across all industries. Manufacturing jobs have expanded by 3.4%, professional and business services by 3.7%, and leisure and hospitality jobs by 5.3%. The recent expansions by Samsung and Tesla serve as catalysts for future corporate expansions and relocations, signalling a promising outlook for new jobs in the Austin market.

The region's business-friendly environment, no state corporate or income taxes, higher quality of life, and deep talent pool should continue to draw businesses to Austin. That talent is sourced in-house from the University of Texas at Austin. The world-class institution regularly ranks as one of the best schools in the world for STEM graduates. Job growth and company relocations continue to drive population growth ahead of any other major market in the country. Since 2010, Austin's population has outperformed the second-fastest-growing market, Raleigh, by more than 7.5%, growing by 33% between 2010 and 2020.

State and local governments continue to provide employment stability in the Texas capital as the sector comprises 15% of the workforce.

The education and health services sector has also proven to be more resilient during declining economic growth. While this sector makes up only 12% of the metro's overall employment, it has grown 7.6% over the last year. The University of Texas at Austin, one of the largest universities in the country by enrollment, is the metro's second-largest employer, with over 23,000 employees. This industry should continue to see strong job growth and will be vital to serving one of the fastest-growing metros in the nation.

Thanks to its younger demographic, Austin is also likely to outperform many of its peer markets. Roughly 25% of the metro's population is between 20 and 34 years old. This can be attributed partly to UT students who remain in Austin after graduating, attracted to the metro's culture, warm climate, and optimistic employment prospects. It's helped bolster Austin's status as the fastest-growing city in the U.S. since the last U.S. Census. The metro has grown by roughly 35% since 2010. Our young, highly educated workforce has attracted employers and delivered high-paying jobs, boosted the median household income to above the U.S. average, and contributed to the city's economic growth. Companies like Tesla, Samsung, and Amazon are major contributors to the economic growth.



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