



FOR LEASE

The Park at Red River

2,876 - 27,747 SF of Office/Medical Space Available in Central Austin | 3200 Red River St., Austin, Texas 78753

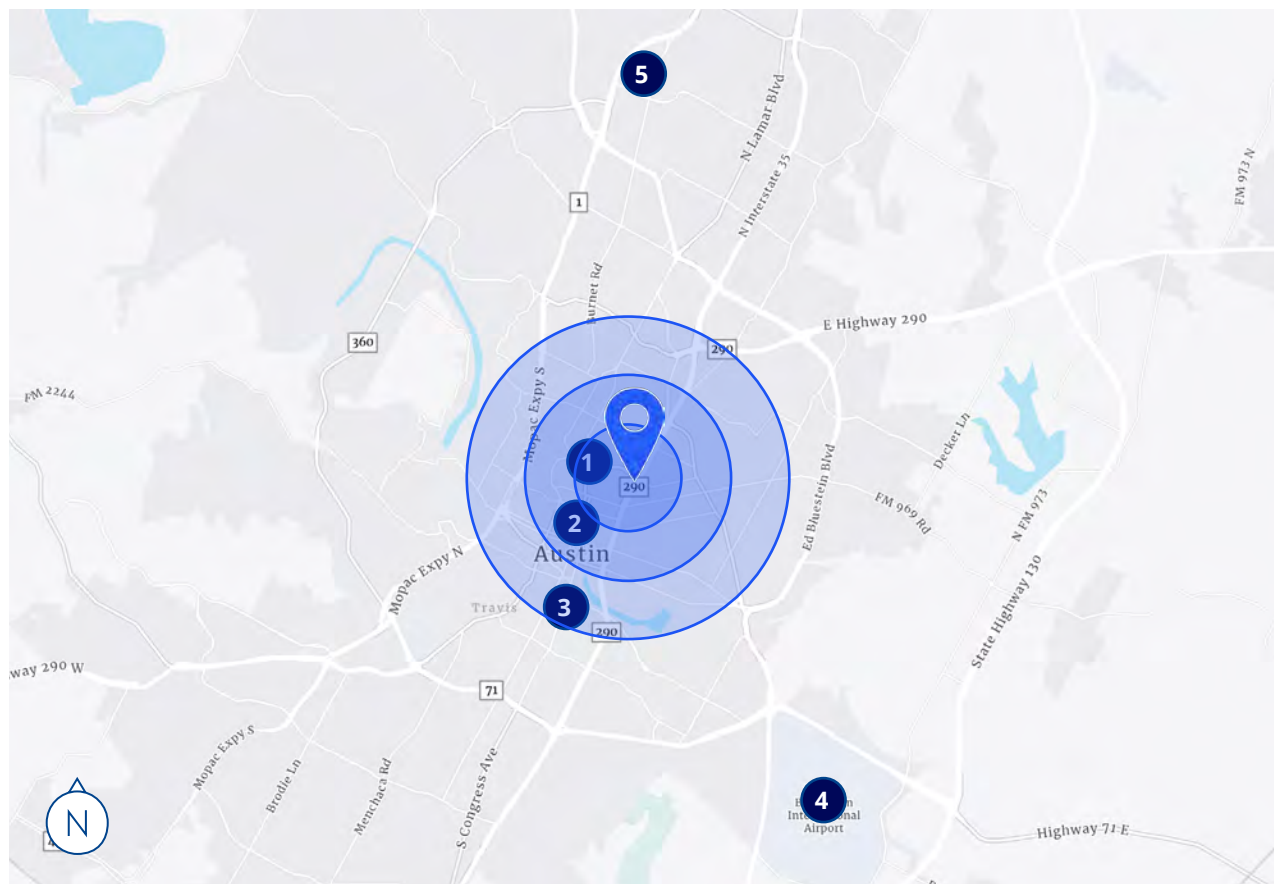


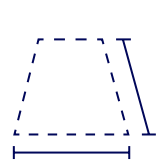
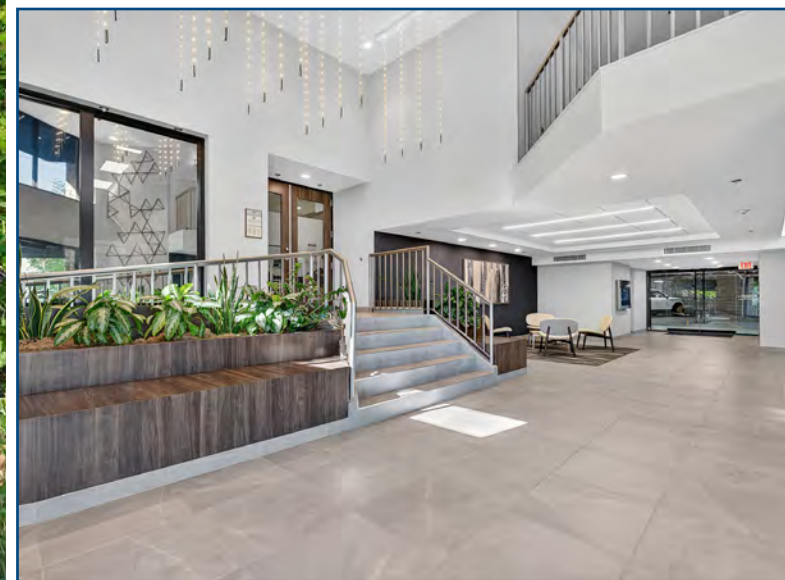
The Property

Highlights

- Walkable nearby retail options
- Catty-corner to St. David's Medical Center
- Newly renovated common areas
- On-site management
- Building conference room
- On-site tenant area and park
- Covered garage parking

	Point of Interest	Drive Time	Distance
1	The University of Texas	3 min	0.8 mi
2	Downtown Austin	10 min	2.5 mi
3	South Congress	12 min	3.4 mi
4	Austin Bergstrom Intl Airport	15 min	8.2 mi
5	The Domain	15 min	10.5 mi





Available
Space

2,876 - 27,747 SF



Parking
Ratio

3.65:1000



Base Rate
(NNN)

\$27.00



2026 Est.
OPEX (/SF)

\$18.29



Ascension Seton
664 Physicians
401 Beds

Heart Hospital
of Austin
58 Beds

Central Market



WILLIAMS
SONOMA



Marshalls

PETSMART

Total Wine
& More

BED BATH &
BEYOND

H-E-B

TWIN
LIQUORS

FITNESS

Jason's deli



3200 Red River St

St. Davids
Medical Center
767 Physicians
506 Beds



HAYMAKER

Este

OTHER RACQUET

DAI DUE

CIVIL
GOAT

The LONG
GOODBYE

SALTY SOW
alpine · wine · beer



Manor Rd

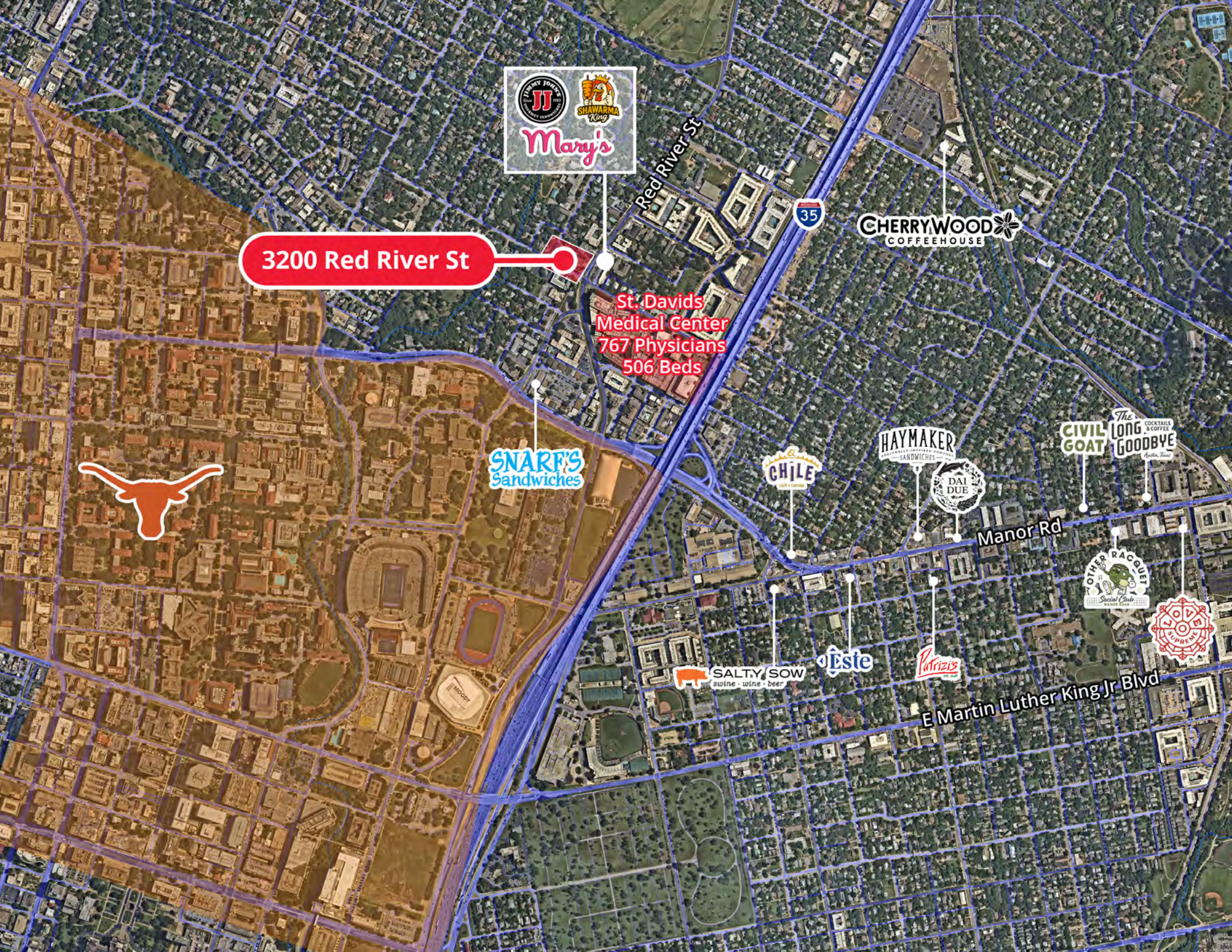
E Martin Luther King Jr Blvd

dell children's
Ascension

Dell Childrens
Medical Center
382 Physicians
203 Beds

ALAMO

Airport Blvd



3200 Red River St

St. Davids
Medical Center
767 Physicians
506 Beds

SNARF'S
sandwiches



CHILE

SALT & SOW
swine • wine • beer

Este

Patrizia

HAYMAKER
SANDWICHES

DAI DUE

CIVIL GOAT

The LONG GOODBYE
Cocktails & Cakes

OTHER RACQUET
Social Club



CHERRYWOOD
COFFEEHOUSE

Manor Rd

E Martin Luther King Jr Blvd

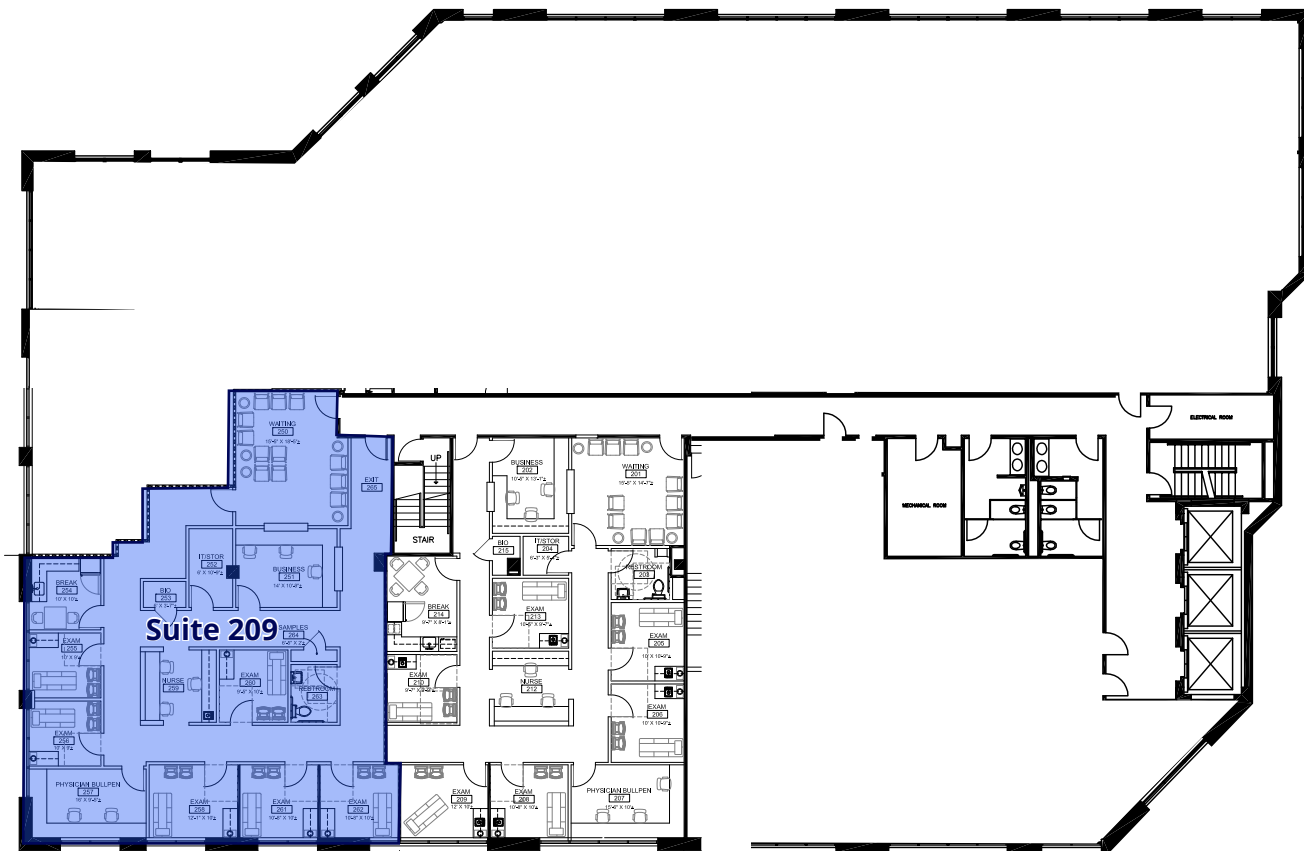
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Floor Plans & Availability

Floor 2

Suite	Size (SF)	Date Available
209*	2,876	Now

**Proposed medical spec suite*



Floor Plans & Availability

Floor 3

Suite	Size (SF)	Date Available
300*	3,576-8,605	Now
301*	3,000-9,022	Now

*Contiguous for a total of 17,627 SF

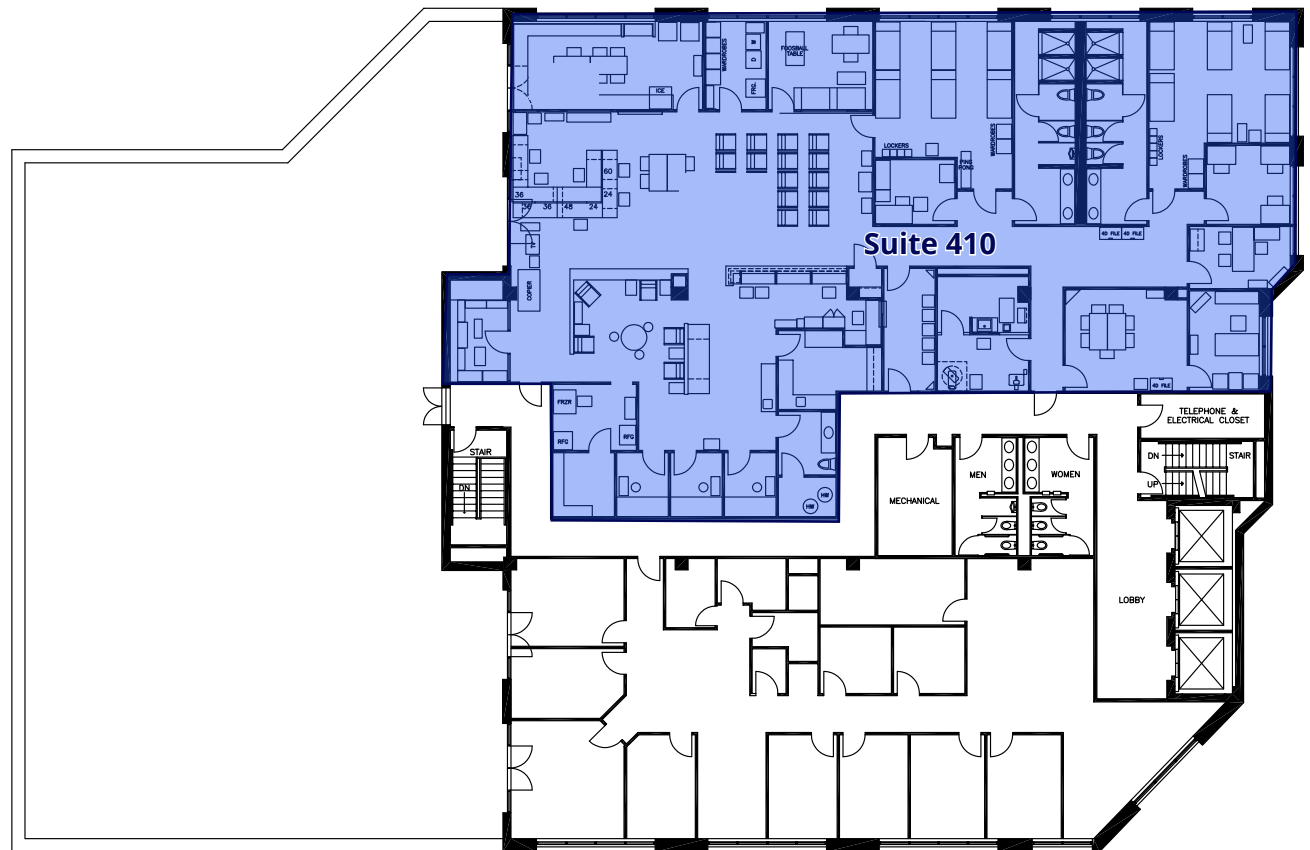


Floor Plans & Availability

Floor 4

Suite	Size (SF)	Date Available
410	3,000-7,244	Now

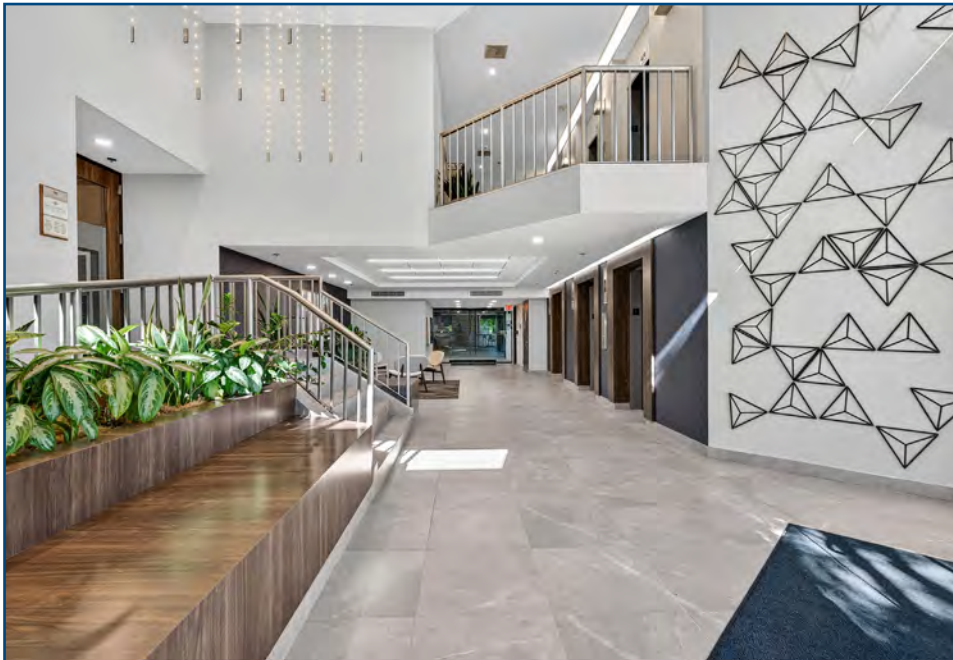
- Existing infrastructure includes sinks, showers, bathrooms, fire suppression room, washer & dryer connections.
- Top floor space provides easy access to roof for placement of supplemental HVAC, generator, fume hood exhaust, etc.
- Private outdoor patio space.



Common Areas



On-site outdoor area



Please Contact:

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