

FOR SALE OR LEASE

1912 W 35th St, Austin, TX 78703

2,353 RSF
Standalone MOB

Medical ♦ Veterinary ♦
Retail ♦ Office

Patrick Hill | 512.314.3967 | patrick.hill@transwestern.com



 **TRANSWESTERN**

Property Overview

Address 1912 W 35th St Austin, TX 78703

Lot Size 0.24 AC

Building SF 2,353 SF

Base Rate \$25.00 PSF

OPEX \$16.21 NNN

Sale Price \$2,450,000

Parking Spaces 12

Frontage 52.72'

Zoning LR

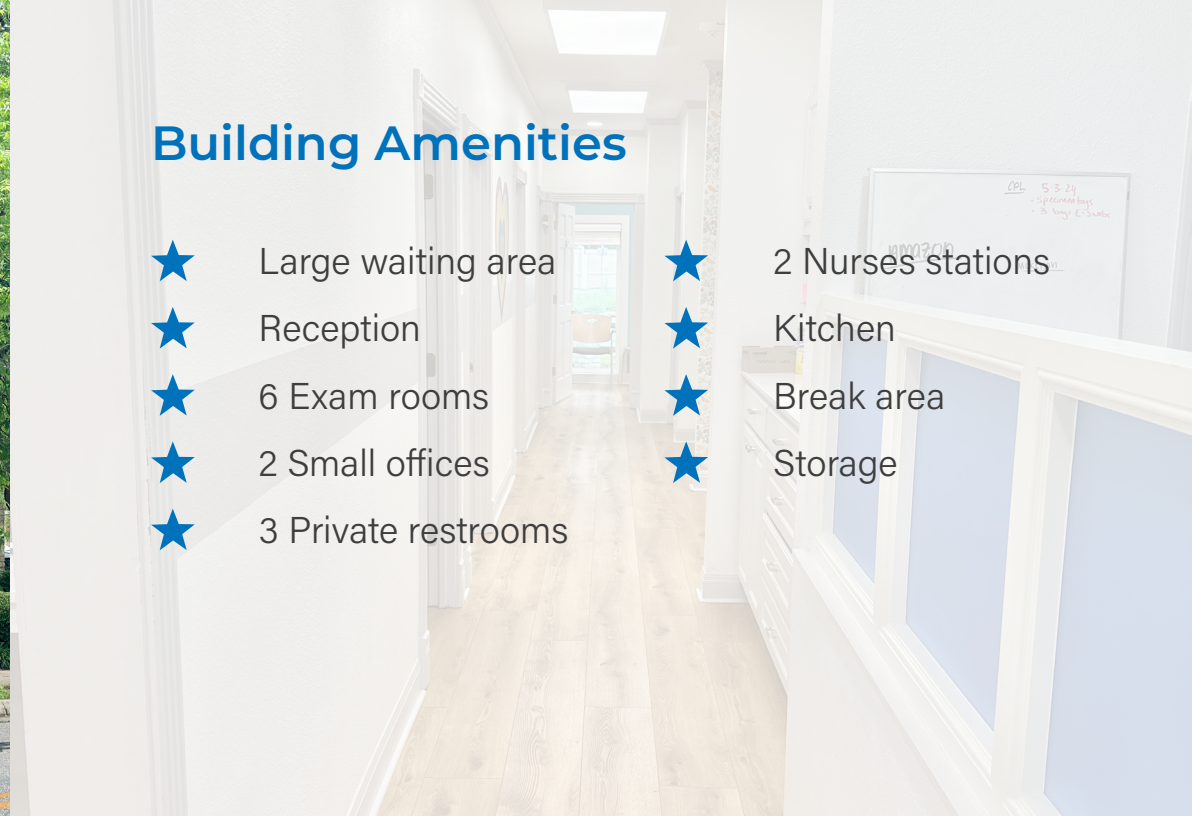
Year Built 1991



Building Amenities

- ★ Large waiting area
- ★ Reception
- ★ 6 Exam rooms
- ★ 2 Small offices
- ★ 3 Private restrooms

- ★ 2 Nurses stations
- ★ Kitchen
- ★ Break area
- ★ Storage



Property Features



Strategically positioned

at the center of Austin's growing medical district



Excellent visibility and accessibility

from 35th st and Mopac



0.24-acre, tree-lined lot

nestled between Tarrytown, Bryker Woods, and Rosedale neighborhoods



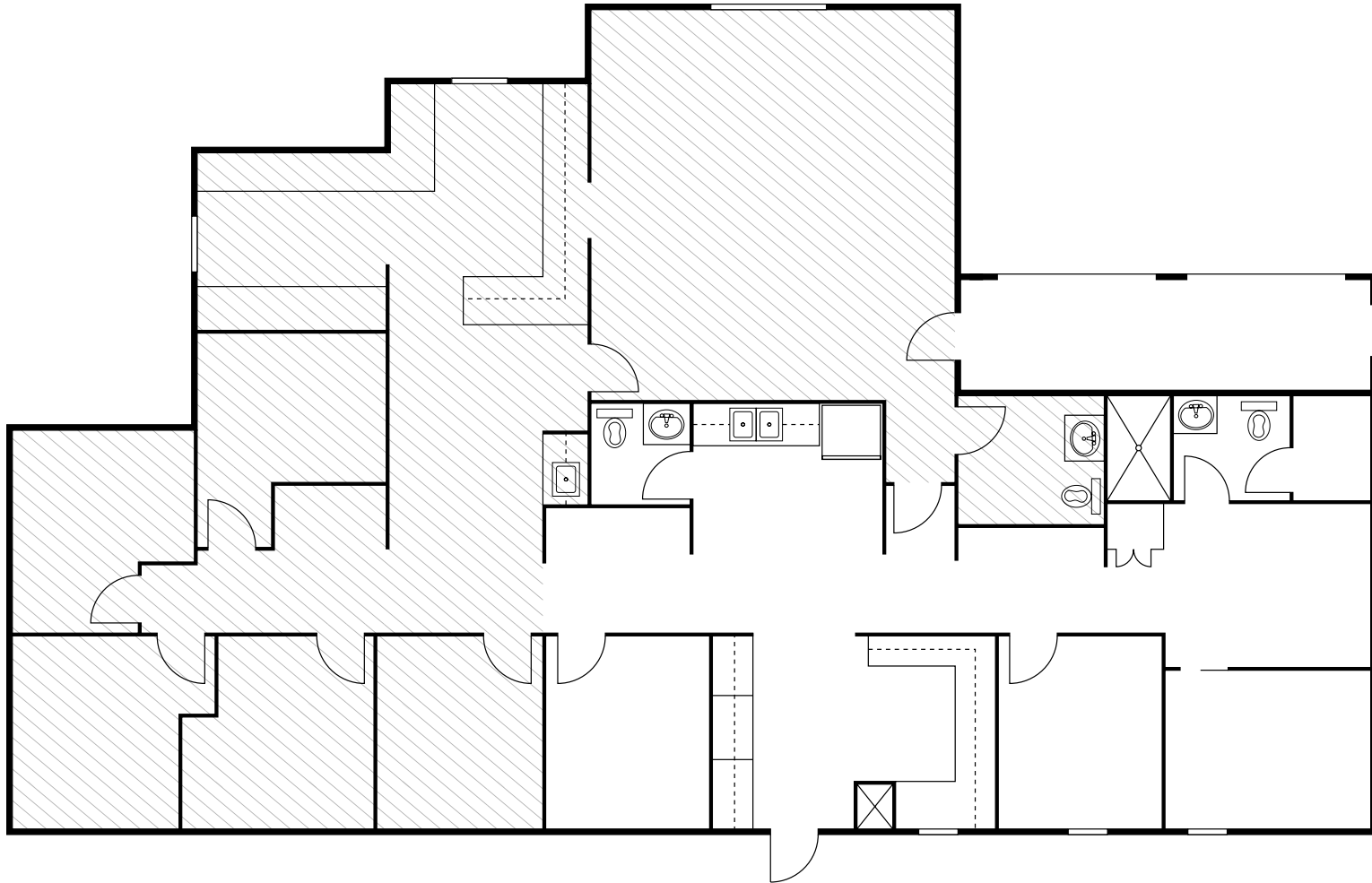
Light Retail (LR) Zoning

supporting a range of uses including veterinary, medical, office, and retail



Floor Plan

2,353 SF

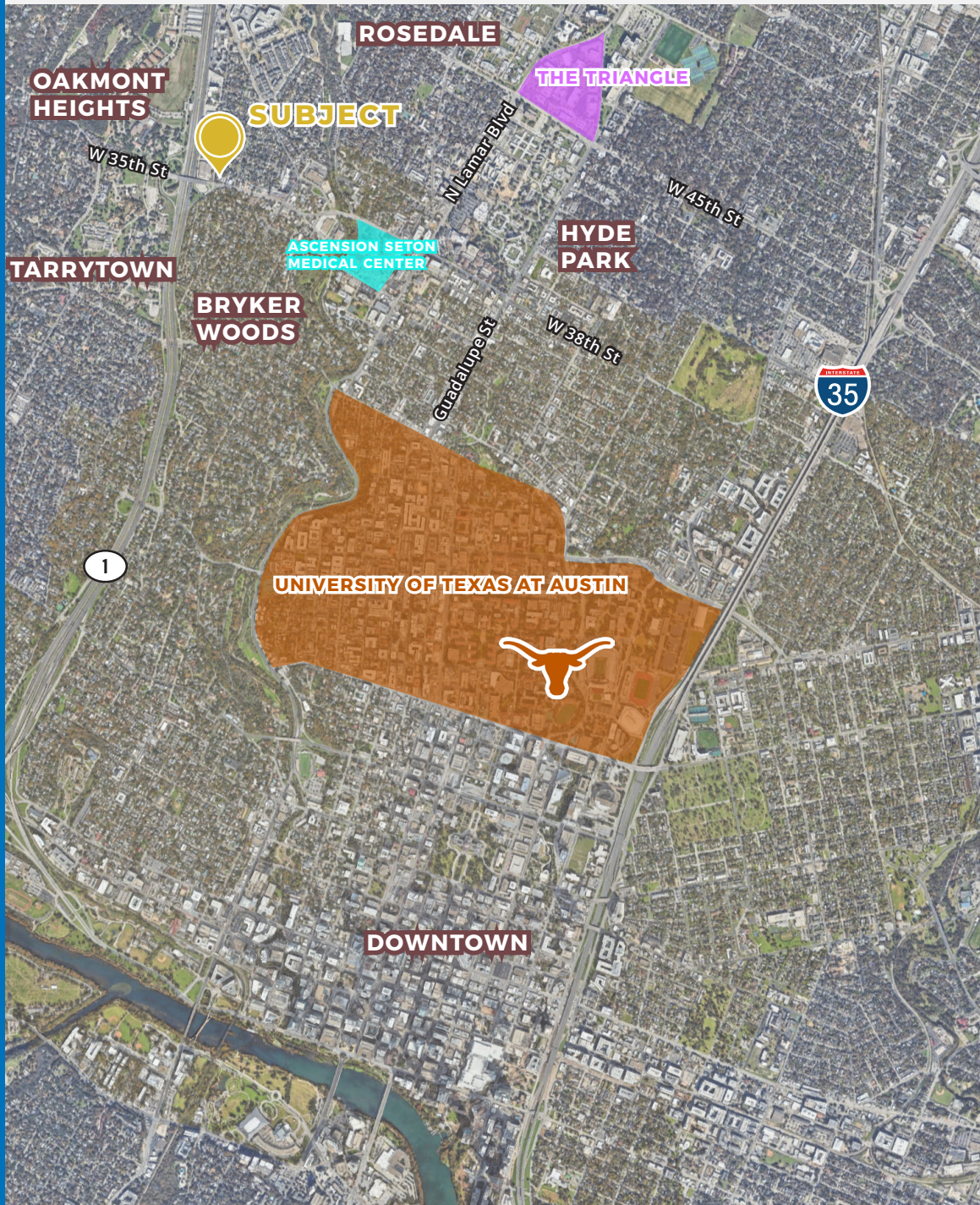


Existing Interior

2,353 SF



The Location



Bryker Woods

Bryker Woods is a charming, historic neighborhood nestled in West Central Austin, known for its tree-lined streets and strong sense of community.

Situated just minutes from downtown, the area blends quiet residential living with easy access to the city's core attractions.



With Shoal Creek Greenbelt nearby and an abundance of walkable local spots, Bryker Woods offers a serene yet connected lifestyle.

Its proximity to the University of Texas, medical centers, and top-rated schools makes it a sought-after enclave for families, professionals, and long-time Austinites alike.

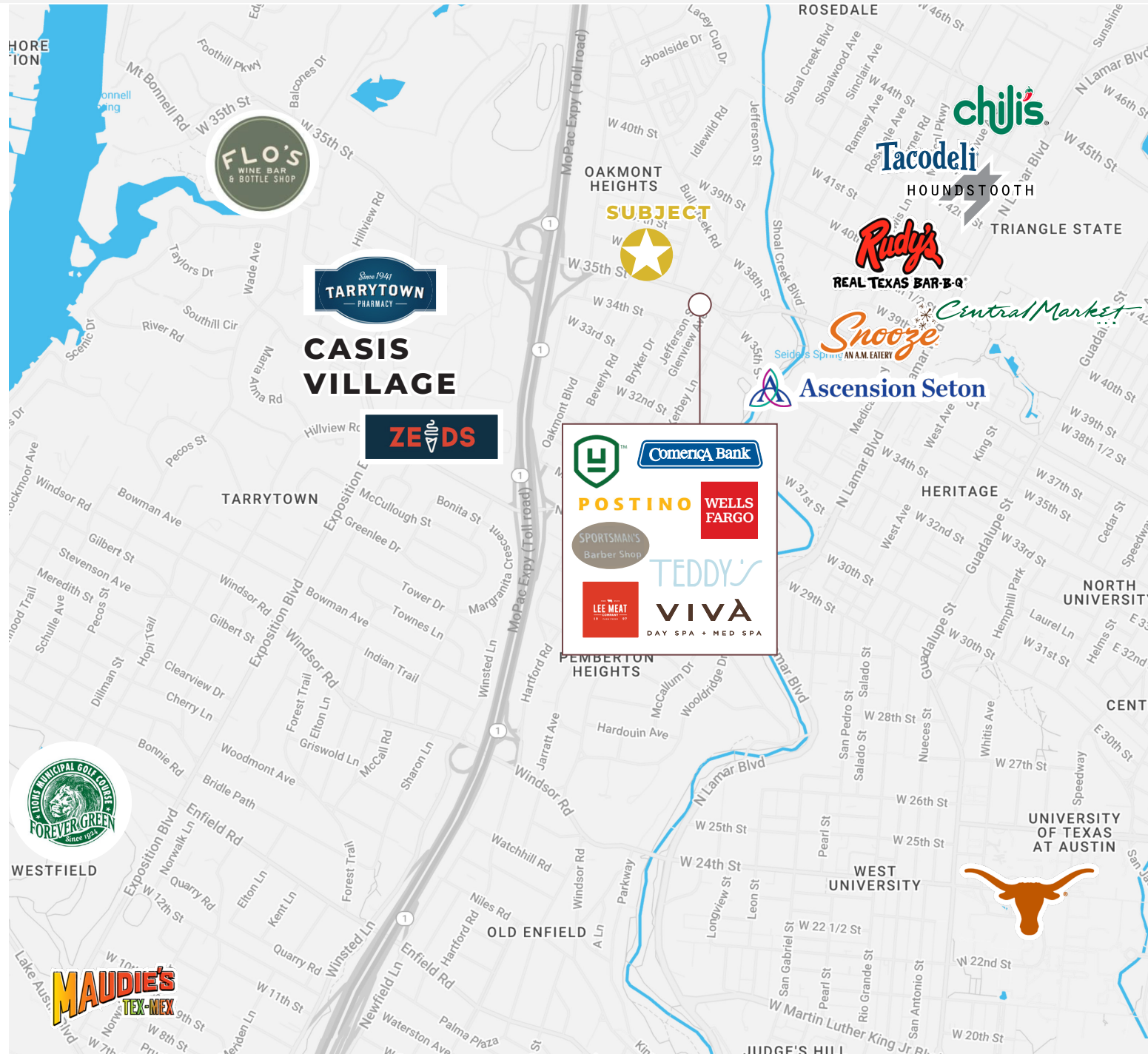
In The Surrounding Area

247 Shopping
Centers

with 655 Stores

4,606
Businesses

with 29,202
Employees



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FOR MORE INFORMATION CONTACT:

Patrick Hill

Senior Vice President

512.922.1179

patrick.hill@transwestern.com

