



THE OVERLOOK

AT LAKEWAY

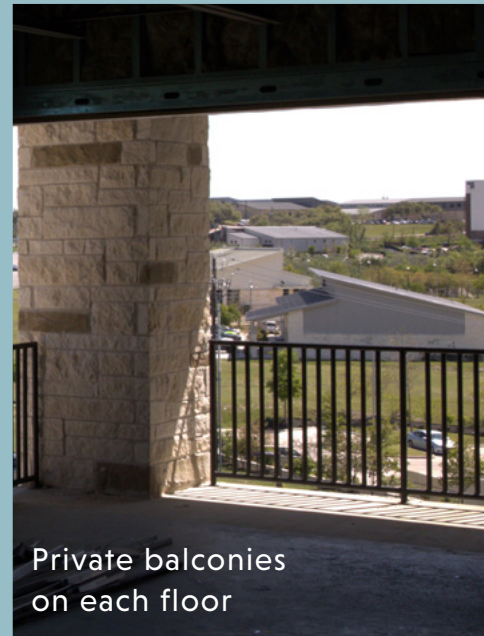
3011 Flintrock Road, Lakeway, TX 78738



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WELCOMING A NEW
PATIENT EXPERIENCE



Private balconies
on each floor

Availability

1,500 - 11,325 SF

Lease Terms

- ◇ Asking Rate: \$34.00 NNN
- ◇ OpEx: \$10.50 (2025 Est.)
- ◇ Parking: 5 / 1,000
- ◇ Allowance: Negotiable

Building Features

- ◇ Great visibility & ingress/egress from RR 620
- ◇ Easy access to RR 620, RR 2222, Hwy 71 & Bee Cave Road
- ◇ Near abundant retail, restaurants and hotels
- ◇ Covered patient drop-offs
- ◇ Reserved physician parking available



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The Overlook at Lakeway

Discover the ideal foundation for your practice in West Austin's sought-after Lakeway neighborhood. The Overlook at Lakeway is a new, 42,403 SF medical office building offering flexible spaces for various providers. Located just off RR 620, the property provides prime visibility, signage opportunities, and easy access for both you and your patients, all within a top-tier healthcare ecosystem.





A Blank Canvas For Your Practice's Needs

Parking Garage Entrance



Proximity to Baylor Scott & White



Easy Access to RR 620



White Box Space Available



The Overlook at Lakeway

Flint Rock Road

620

Lakeway Medical Village

Medical Pkwy



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Lakeway, TX 78738

Premier Location

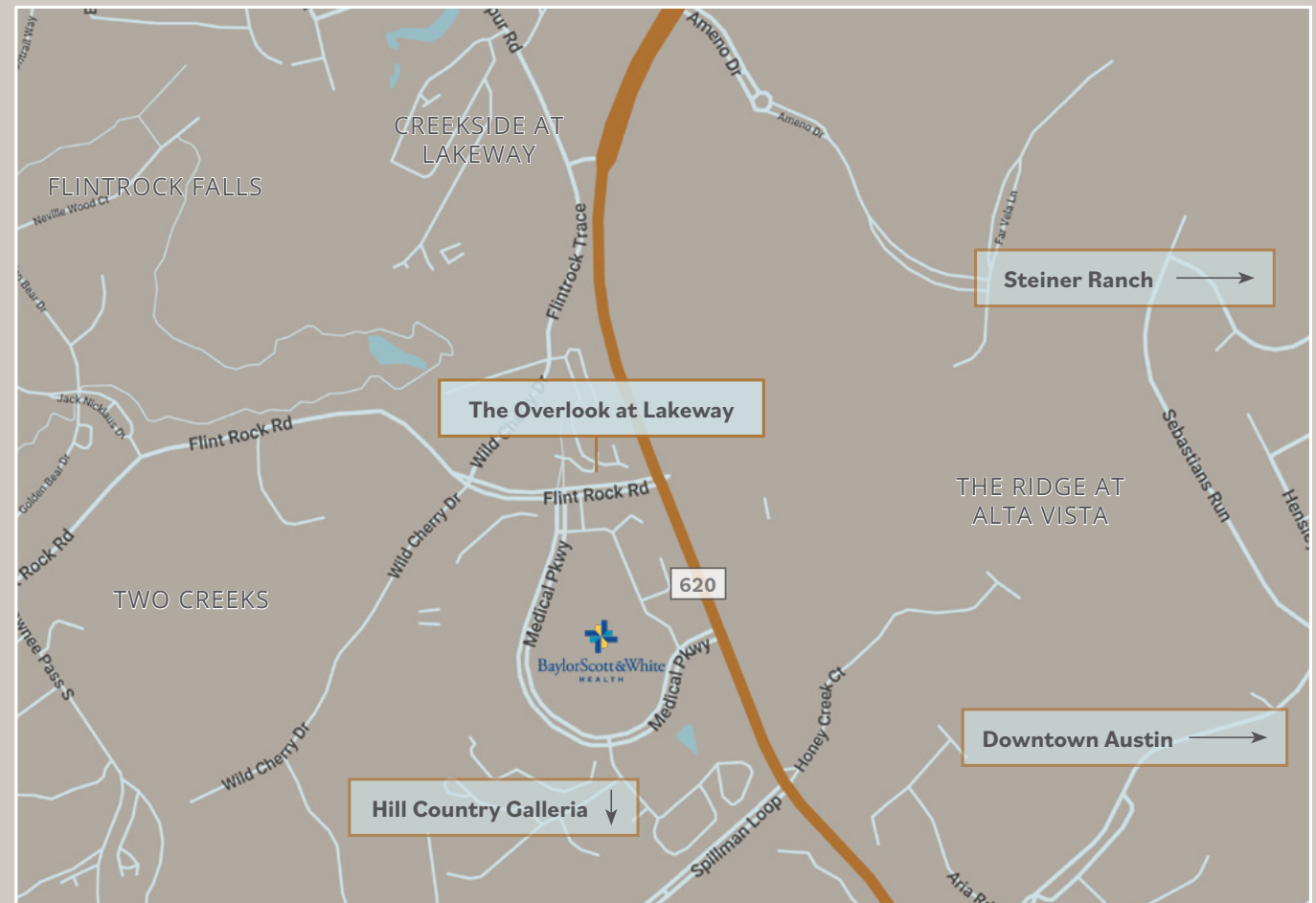
The Overlook at Lakeway offers more than just a prime location - it provides a strategic advantage for your practice. Positioned in the fast growing neighborhood of Lakeway and the highly rated Lake Travis school district, The Overlook ensures convenient access to healthcare services for all.

Surrounding Community

- ◇ Falconhead
- ◇ Spanish Oaks
- ◇ The Hillsong Development
- ◇ Steiner Ranch Development

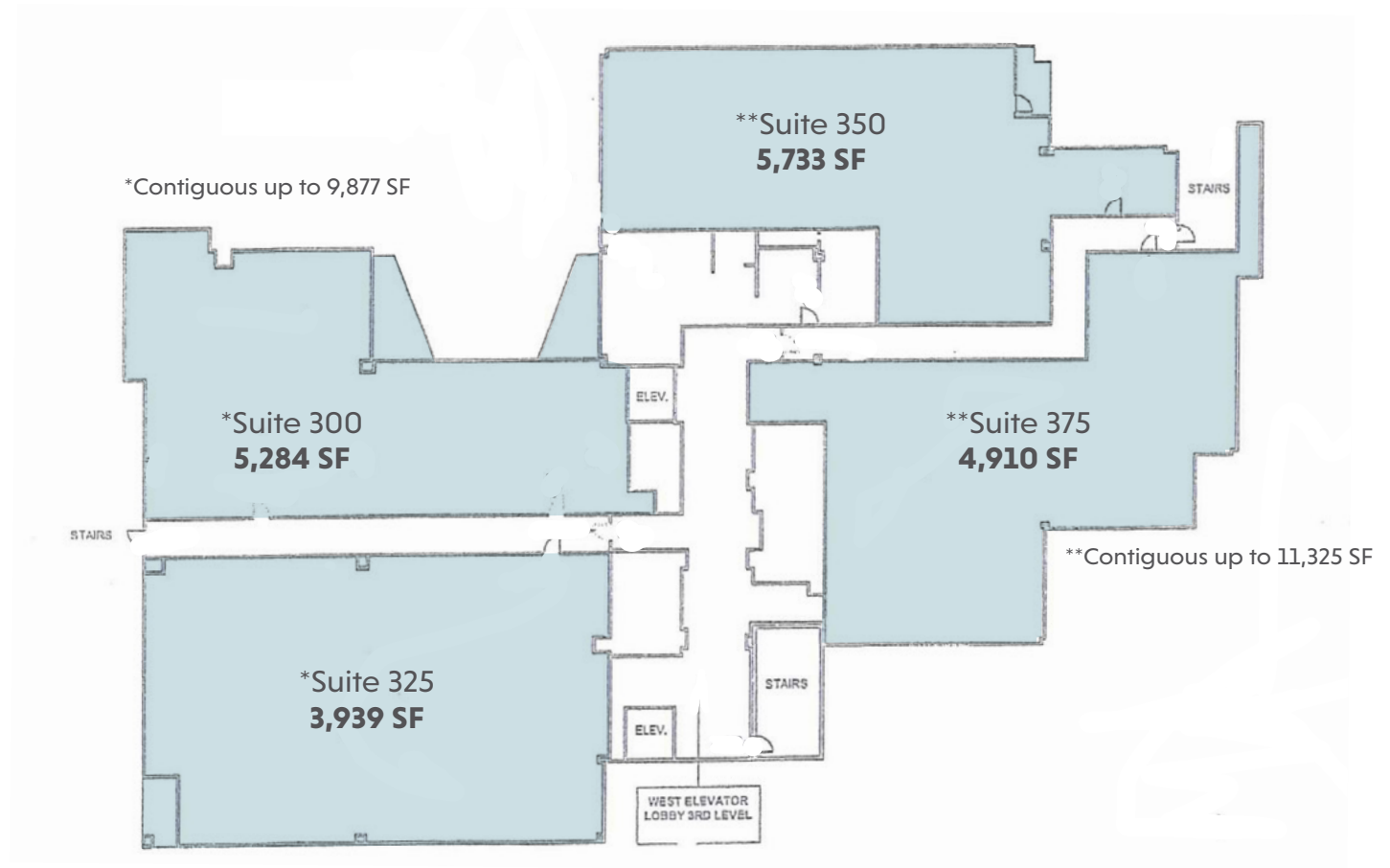
Nearby Amenities

- ◇ Hamilton Greenbelt
- ◇ Hill Country Galleria
- ◇ Lakeway Village Square



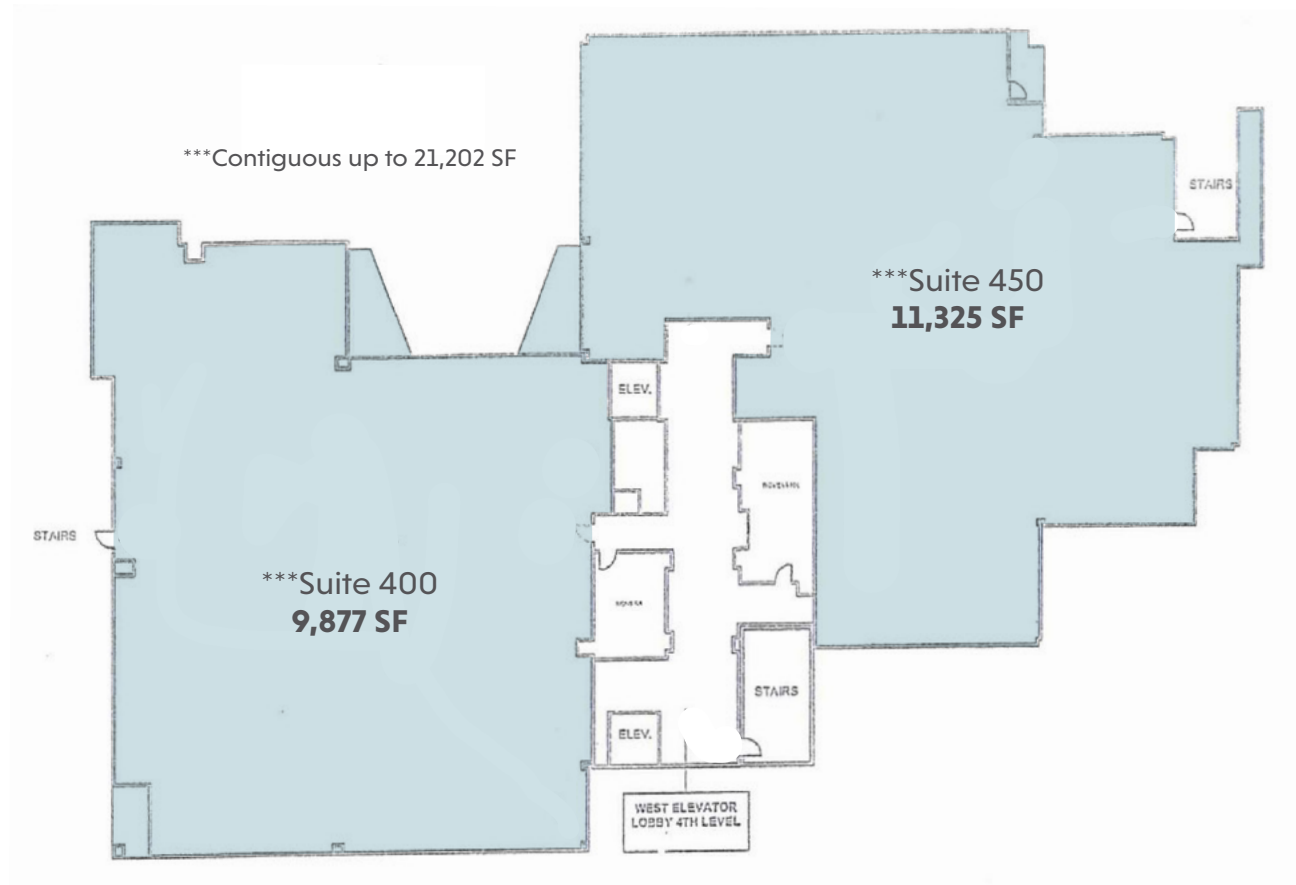


Lower Level





Upper Level





HEALTHCARE

33% **\$9k**

Private
Insurance

Healthcare
Spending

CENTRALIZED
IN A THRIVING
COMMUNITY

Demographics within
3 mile radius

ECONOMICS

45 **\$152k**

Median
Age

Per Household
Income

EMPLOYMENT

6.9% **5.5%** **87.6%**

Service
Employment

Blue Collar
Employment

White Collar
Employment

POPULATION

32k **40k**

Total
Population

Total Daytime
Population



THE OVERLOOK

AT LAKEWAY

LEASING INFORMATION

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