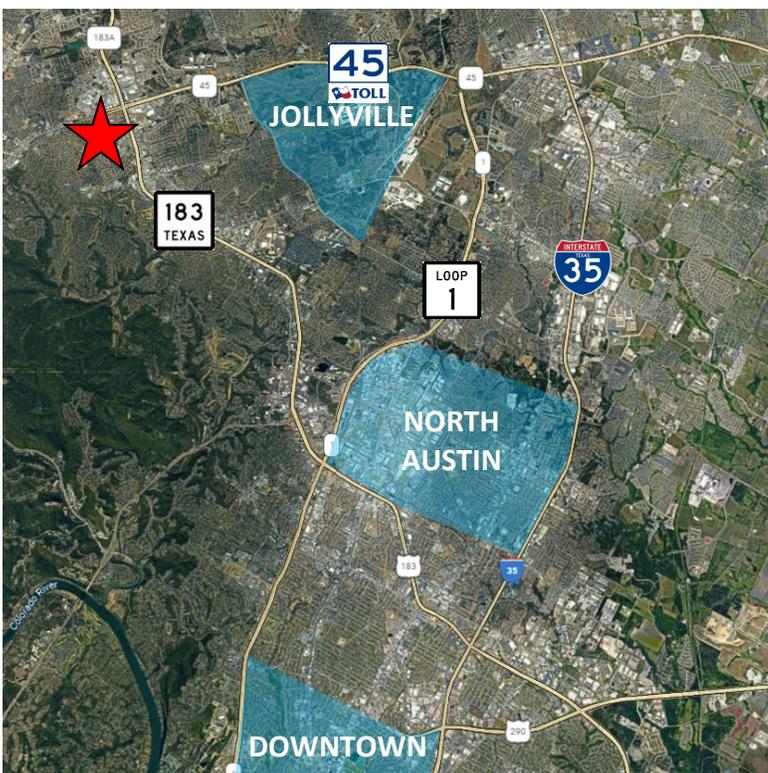




Anderson Mill Medical Center

12501 Hymeadow Drive, Austin, TX 78750

1,500 - 8,000 SF OFFICE/FLEX/MEDICAL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Easy ON/OFF access to Hwy 183
- Built-out office space
- Recently renovated, move-in ready suites
- Park-like setting
- All first-floor space
- Close to many great restaurants and food destinations
- Minutes to Domain, Mopac, Hwy 45 toll, Lakeline Mall

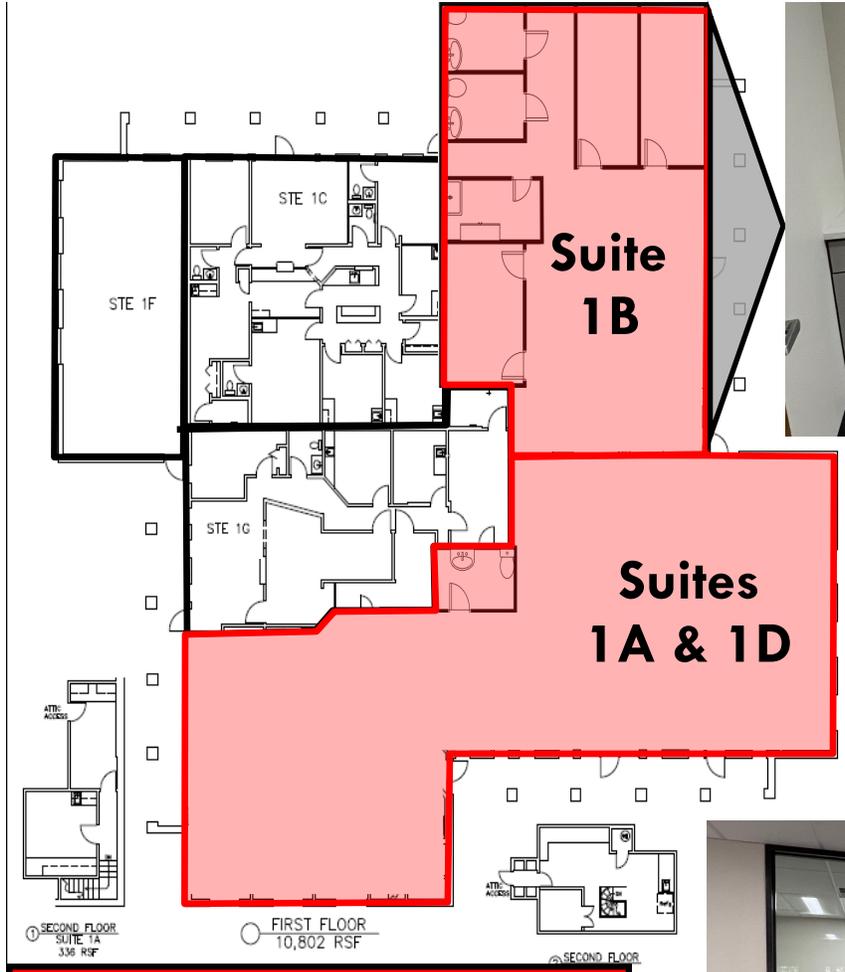


Nick Tarantino, CCIM
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Building 1



**NEWLY
RENOVATED
SUITE!**



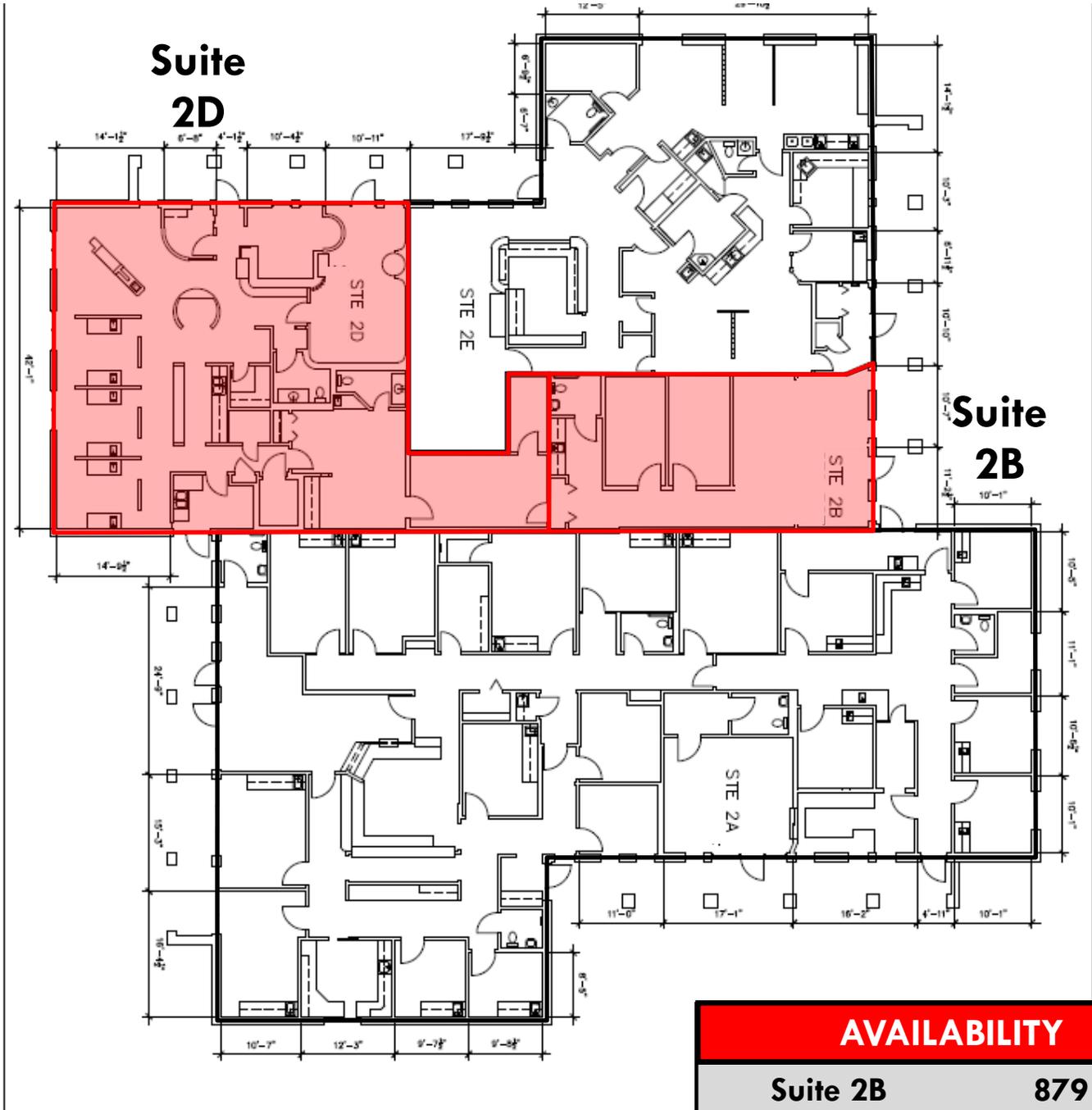
AVAILABILITY	
Suites 1A & 1D ~2,000 - 7,500 SF	
Suite 1B 2,750 SF	

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Building 2



AVAILABILITY	
Suite 2B	879 SF
Suite 2D	2,275 SF

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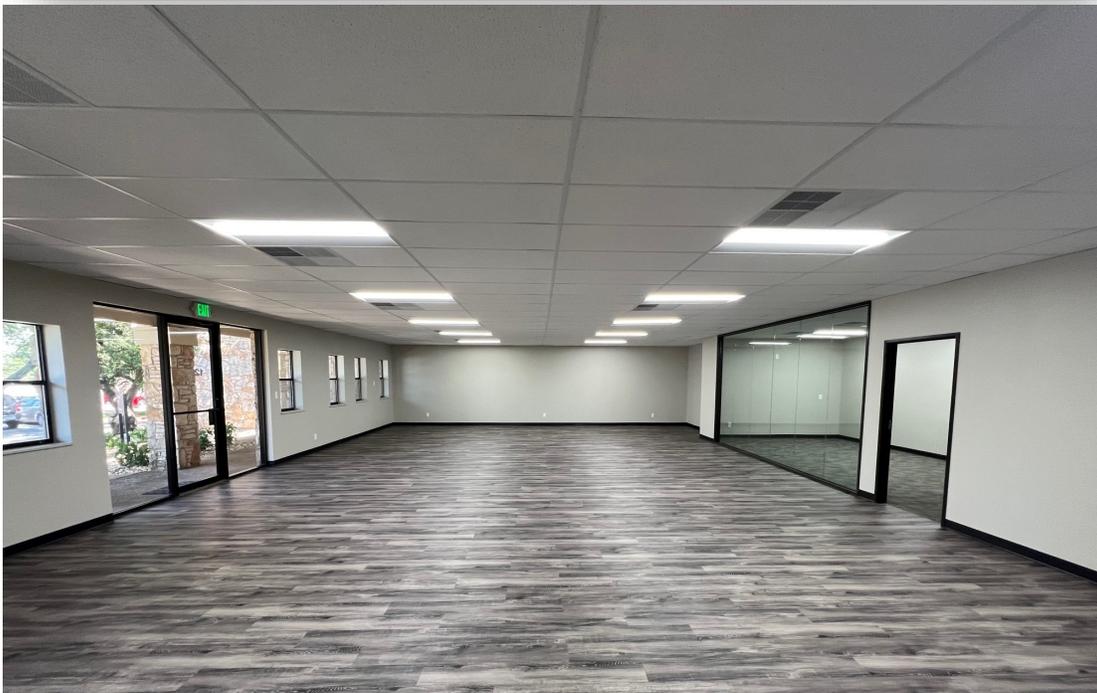
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DEMOGRAPHICS (2024)			
MILE(S)	1	3	5
Total Population	15,125	118,267	234,987
Total Households	6,648	50,217	94,958
Average HH Income	\$99,663	\$119,472	\$130,379

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