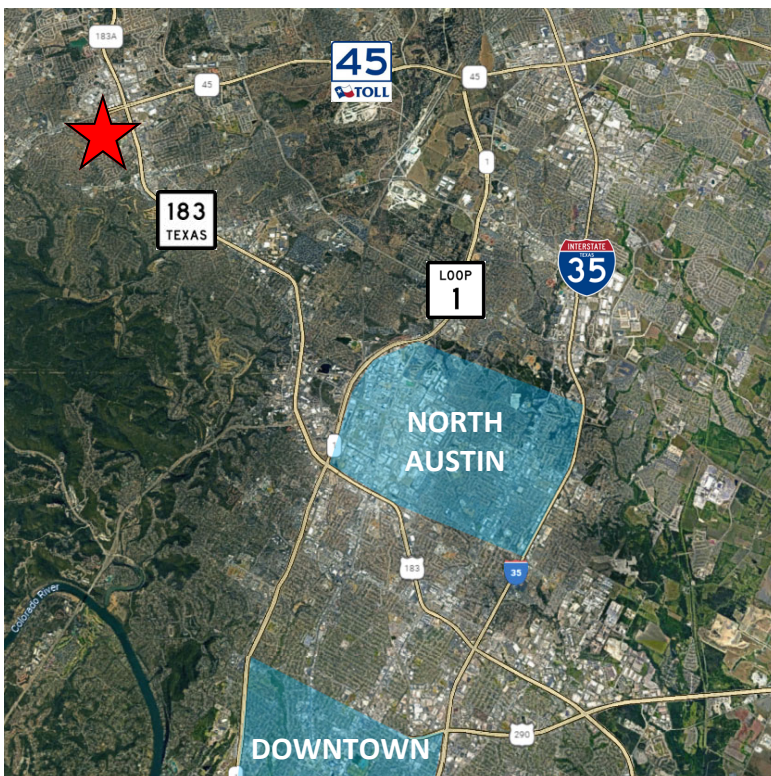




Anderson Mill Medical Center

12501 Hymeadow Drive, Austin, TX 78750

OFFICE/FLEX/MEDICAL SPACE FOR LEASE



- 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
(512) 302 - 4500
nick@tarantino.com

Chad Folts
(512) 302 - 4500
cfolts@tarantino.com



Building 1



**NEWLY
RENOVATED
SUITE!**



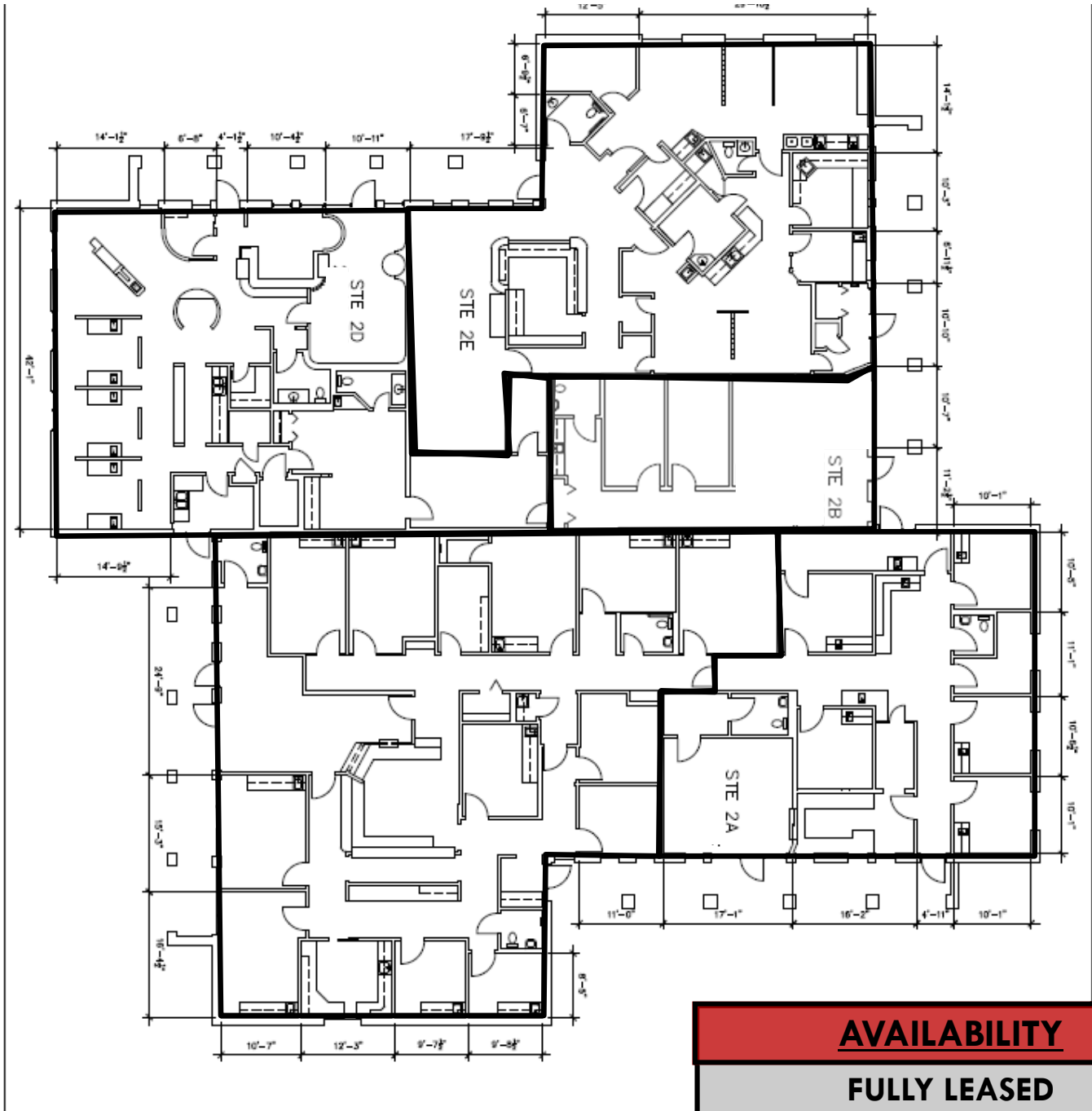
AVAILABILITY
<p>Suites 1A & 1D ~2,000 - 7,500 SF</p> <p>Suite 1B 2,750 SF</p>

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 cfolts@tarantino.com



Building 2

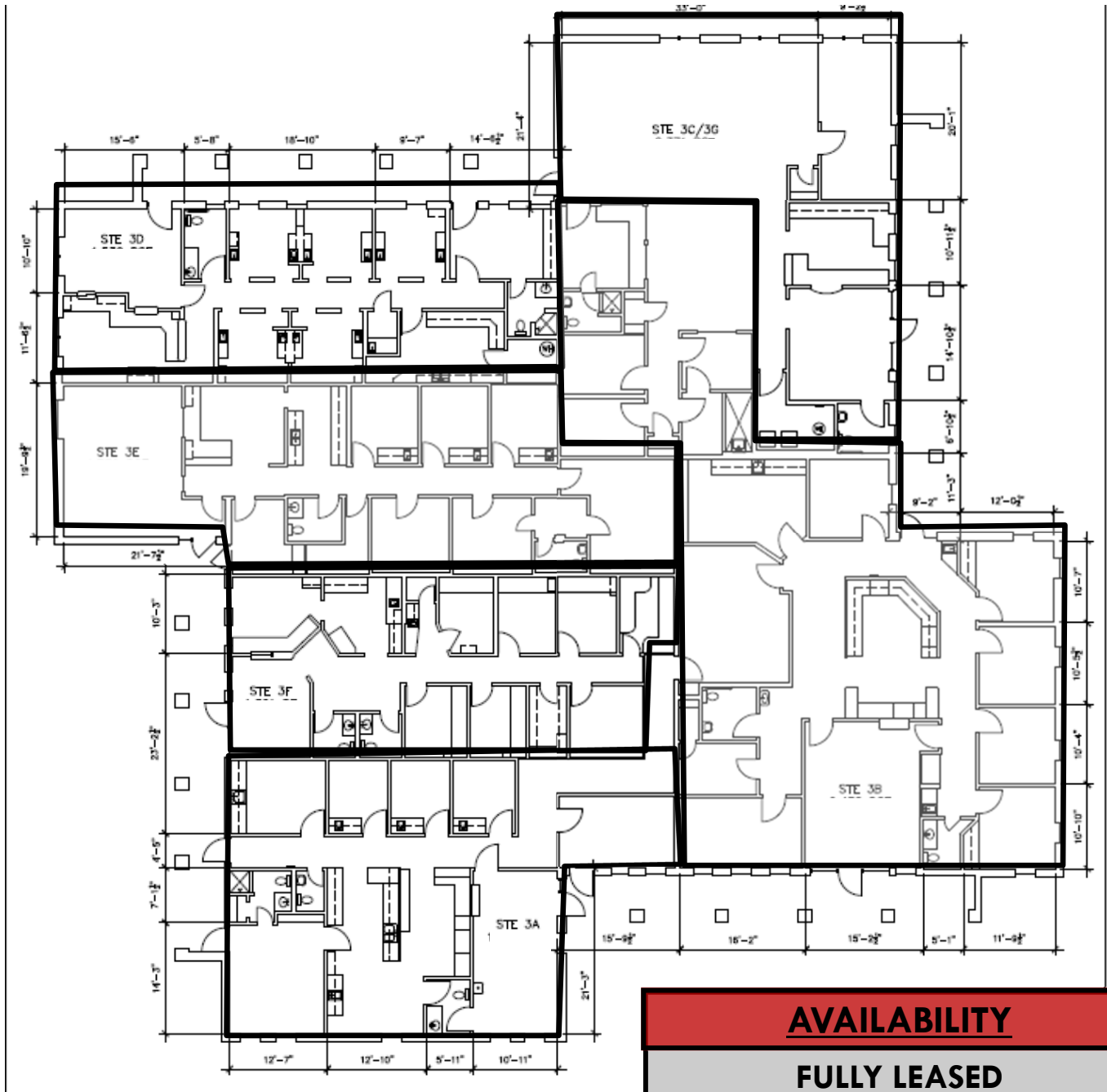


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nick@tarantino.com

Chad Folts
(512) 302 - 4500
cfolts@tarantino.com



Building 3



Nick Tarantino, CCIM
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 nick@tarantino.com

Chad Folts
 (512) 302 - 4500
 cfolts@tarantino.com



DEMOGRAPHICS (2023)			
MILE(S)	1	3	5
Total Population	8,340	82,060	190,523
Total Households	3,661	34,948	78,987
Average HH Income	\$103,727	\$121,733	\$127,078

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