

TEXAS CHILDREN'S PEDIATRICS

WEST AUSTIN PORTFOLIO

BEE CAVE

13917 W HWY 71 | BEE CAVE, TX 78738

SPICEWOOD

20424 HAYSTACK COVE | SPICEWOOD, TX 78669

DRIPPING SPRINGS

2440 US-290 BUILDING C | DRIPPING SPRINGS, TX 78620

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



FULLY LEASED MEDICAL OFFICE PORTFOLIO | AVAILABLE ON INDIVIDUAL OR PORTFOLIO BASIS



CUSHMAN & WAKEFIELD
Private Capital Group

[VIEW LANDING PAGE](#)

[VIEW ASSETS ON MAP](#)

PORTFOLIO SUMMARY

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present to the market the Texas Children's Pediatrics West Austin Portfolio, a three property medical office portfolio located in the high growth West Austin suburbs of Bee Cave, Spicewood, and Dripping Springs. The two tenant properties are fully leased and anchored by Texas Children's Pediatrics (Fitch: AA-), formerly Beansprout Pediatrics, who occupy 54% of the portfolio with lease terms through September 2032 (+/- 7 years). The properties benefit from complementary pediatric co-tenants with Bee Cave Family Dentistry at the Bee Cave location, Kite Strings Pediatric Therapy at the Spicewood location, and Therapy Adventures at the Dripping Springs location. The portfolio offers a weighted average lease term of ± 6 years providing stability and secure cash flows from a high retention medical tenant base in the path of growth in West Austin. The properties are being offered on an individual or portfolio basis providing a scalable opportunity in multiple high demographic Austin submarkets. Please reach out to a team member to learn more about this opportunity.



Three Property Medical Office Portfolio in West Austin

17,022 Total SF



Exceptional Demographics in Path of Growth in West Austin



100% Leased to Complementary Pediatric Practices



Financial Highlights

6+ Year Portfolio WALT
\$455,809 In-Place NOI
\$26.77 Avg. In-Place Rents



Anchored by Texas Children's Pediatrics

AA- Credit Rating (Fitch)
54% Portfolio NRA
7+ Years Remaining Term (Sep-32)



Properties Available on Individual or Portfolio Basis



Premier Hill Country Submarkets

Submarkets of Bee Cave, Spicewood, and Dripping Springs

OFFERING OVERVIEW

BEECAVE



YEAR BUILT:
2008



PROPERTY SIZE:
5,859 SF



LAND AREA:
1.0 Acres



PARKING:
27 Surface Spaces
4.61:1,000 Parking Ratio



OCCUPANCY:
100%



TENANTS:
Texas Children's Pediatrics
(2,920 SF / 50% NRA)

Bee Cave Family Dentistry
(2,939 SF / 50% NRA)



AVG. REMAINING LEASE TERM:
8.38 Years

SPICEWOOD



YEAR BUILT:
1995



PROPERTY SIZE:
5,586 SF



LAND AREA:
3.0 Acres



PARKING:
 ± 36 Parking Spaces
6.44:1,000 Ratio



OCCUPANCY:
100%



TENANTS:
Texas Children's Pediatrics
(3,155 SF / 56% NRA)

Kite Strings Pediatrics
(2,431 SF / 44% NRA)



AVG. REMAINING LEASE TERM:
6.04 Years

DRIPPING SPRINGS



YEAR BUILT:
2007



PROPERTY SIZE:
6,324 SF



LAND AREA:
2.50 Acres



PARKING:
174 Shared Surface
Parking Spaces



OCCUPANCY:
100%

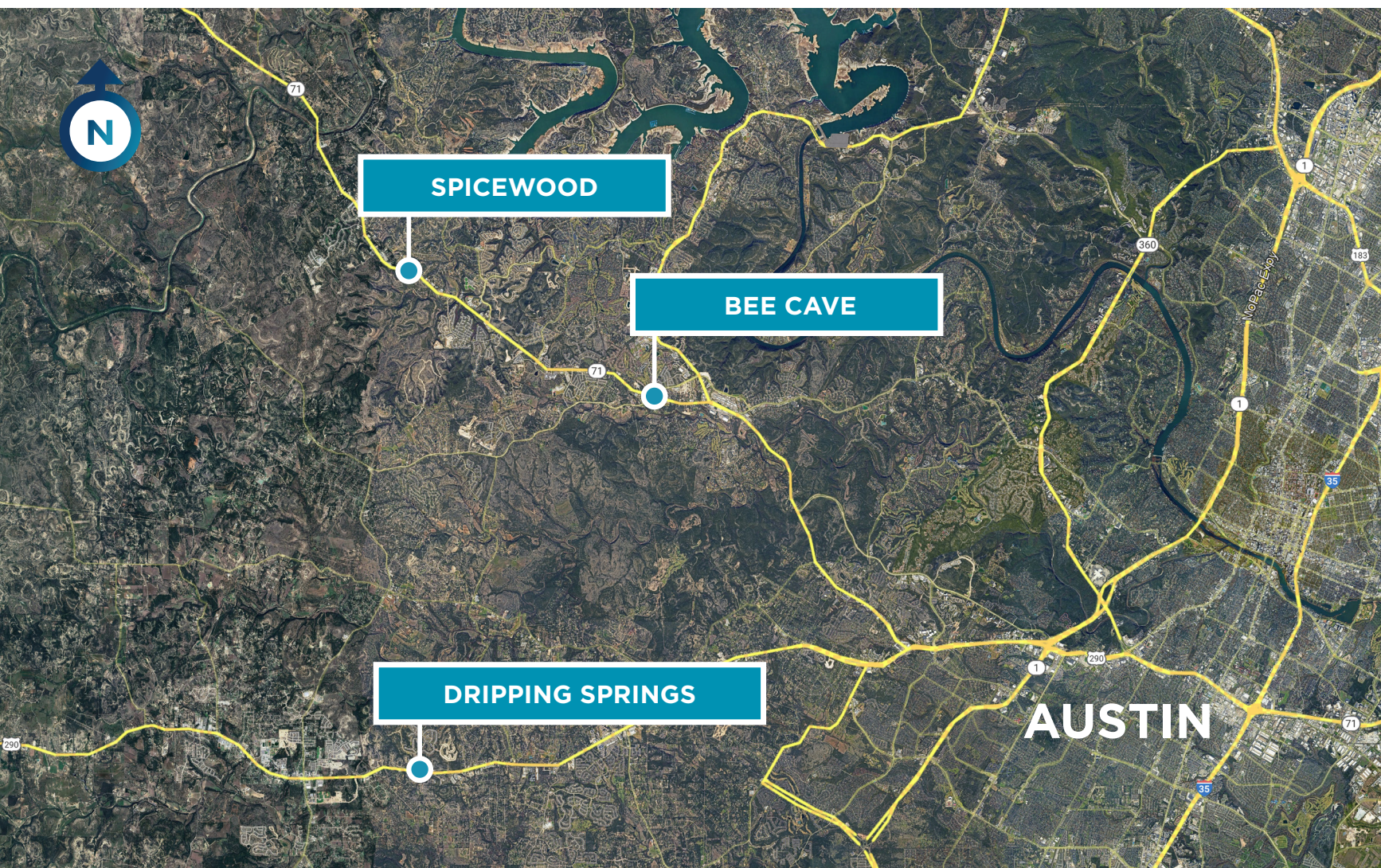


TENANTS:
Texas Children's Pediatrics
(3,526 SF / 56% NRA)

Therapy Adventures PLLC
(2,798 SF / 44% NRA)



AVG. REMAINING LEASE TERM:
4.5 Years



CENTRAL TEXAS PRIVATE CAPITAL GROUP

TRAVIS CROW

Director
C: 713 303 3837
O: 512 637 5528
travis.crow@cushwake.com

CARRIE CAESAR

Senior Director
C: 210 275 4933
O: 210 640 1757
carrie.caesar@cushwake.com

PRIVATE CAPITAL GROUP

PHOENIX, AZ

Chris Hollenbeck
Eric Wichterman
Foster Bundy
Katie Repine
Michael Coover
Phil Haenel
Shane Carter

LOS ANGELES, CA

Brandon Burns
Erica Finck
Michael Tidwell
Steve Algermissen

ORANGE COUNTY, CA

Nico Napolitano

SACRAMENTO, CA

Kevin Partington

SAN DIEGO, CA

Brant Aberg
Brooks Campbell
Mark Avilla
Peter Curry

DENVER, CO

Craig Branton
Jon Hendrickson
Mitch Veremeychik
Pat Knowlton

HAWAII

Ryan Sakaguchi

LAS VEGAS, NV

Emily Brun
Marlene Fujita

PORTLAND, OR

Gary Griff
Jim Lewis

THIRTEEN MARKETS

AUSTIN, TX

SAN ANTONIO, TX
Carrie Caesar
Travis Crow

SEATTLE, WA

Pat Mutzel

INLAND EMPIRE, CA

Emily Brun
Nico Napolitano



CUSHMAN & WAKEFIELD