

11623 & 11645 ANGUS RD, AUSTIN, TX 78757

# TWELVE OAKS

MEDICAL / OFFICE | LEASE



## LEASING INFORMATION

NICK TRIOLA

512.441.1062

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PROPERTY INFORMATION

## FEATURES

### PROJECT

- Located between N Mopac Expy & TX - 45 with easy access to Parmer Lane
- Five-Building Complex with mix of medical and office users.
- Easily accessible from 183 with proximity to the Domain and Arboretum.
- Less than one mile from Seton Northwest Medical Center
- Travis County location with easy access to Williamson County patients and clients.
- Parking Ratio: 5/1000 RSF

### DEMOGRAPHICS

(5-MILE, 2024 Est.)

- Population - 103,178
- Estimated Households - 49,247
- Median Household Income - \$76,316
- Traffic Count
  - US 183 - 180,000 VPD
  - Angus Road - 2,000 VPD
  - Duval Road - 17,000 VPD



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## ✓ AVAILABILITY

C11 (2,250 RSF)

C23 (3,180 RSF)

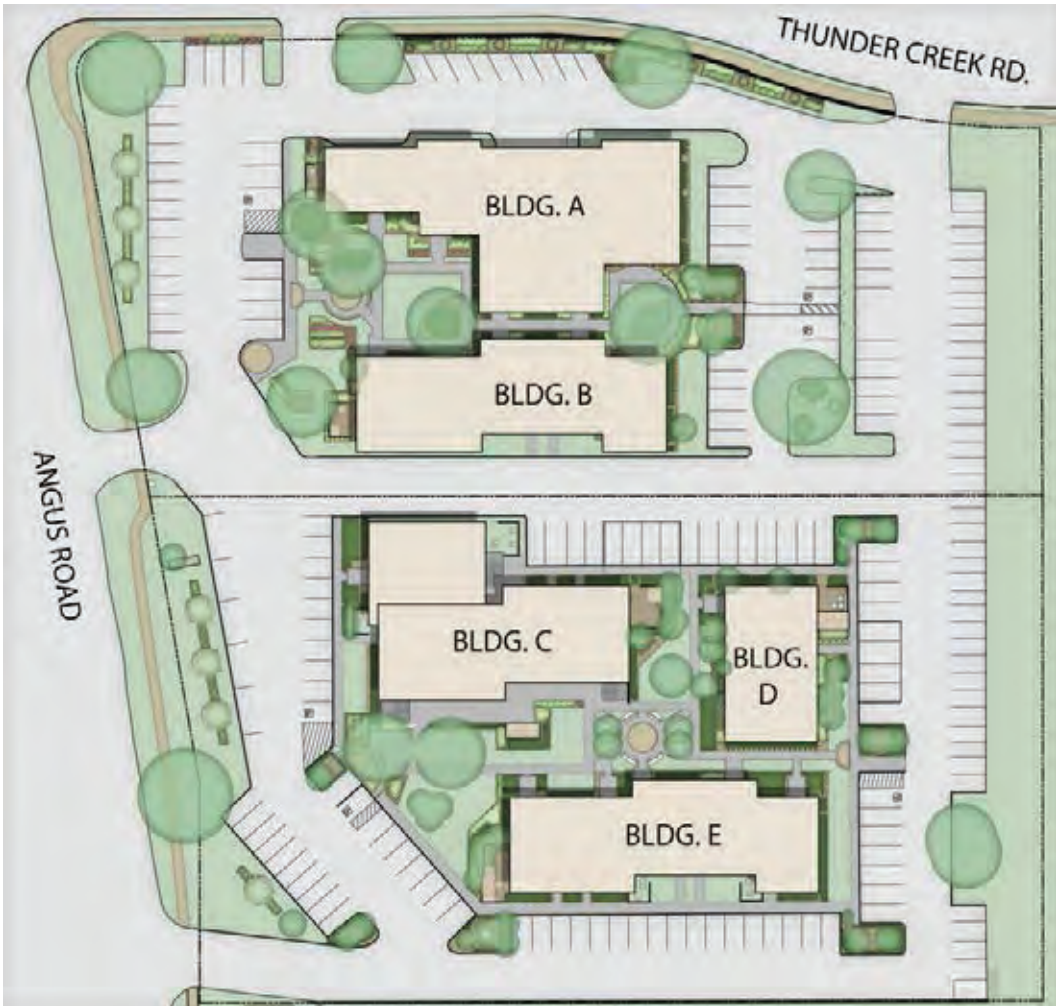
## 💰 LEASE TERMS

RATE: STARTING AT \$24/RSF + NNN (est. \$10.44/RSF)

TI: Negotiable

TERM: 2-10 yrs

SITE PLAN



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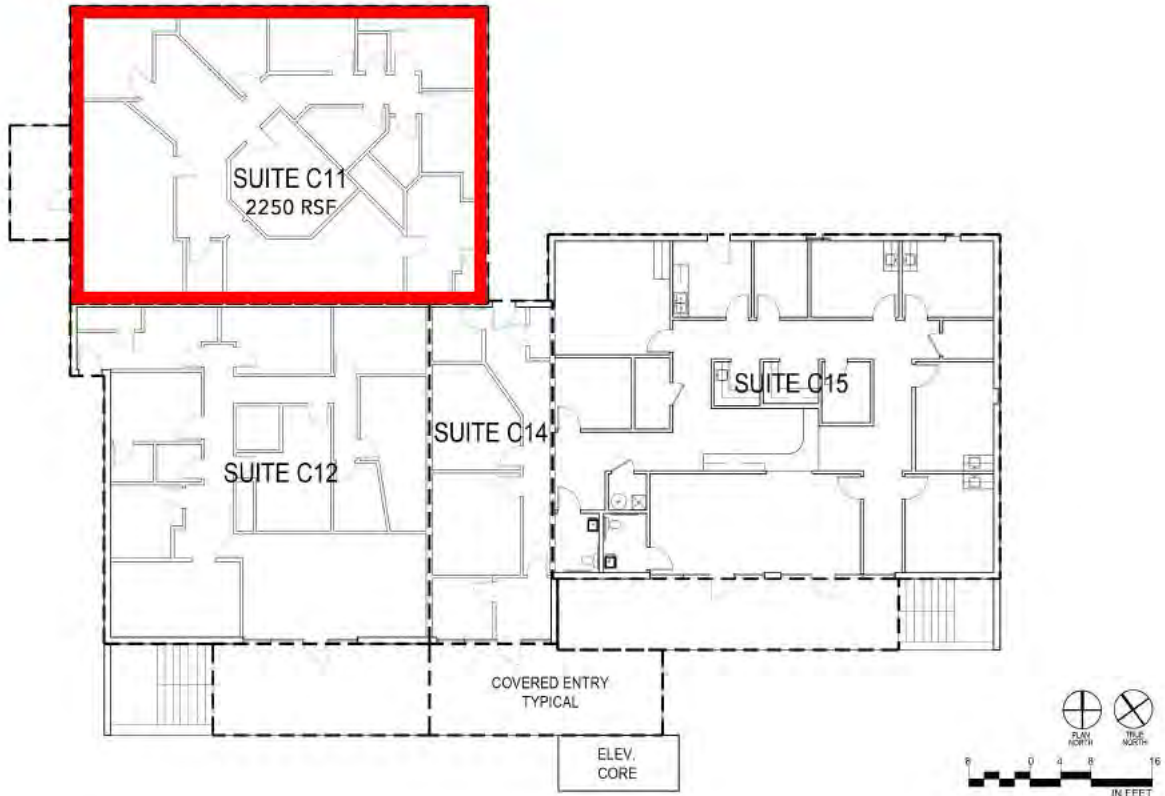
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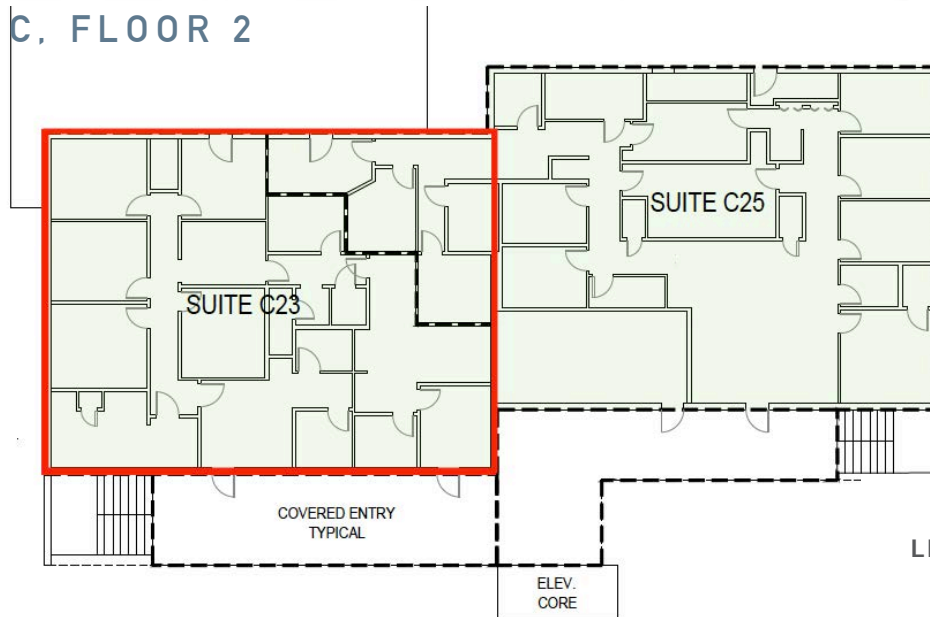
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FLOOR PLANS

## BUILDING C, FLOOR 1



## BUILDING C, FLOOR 2



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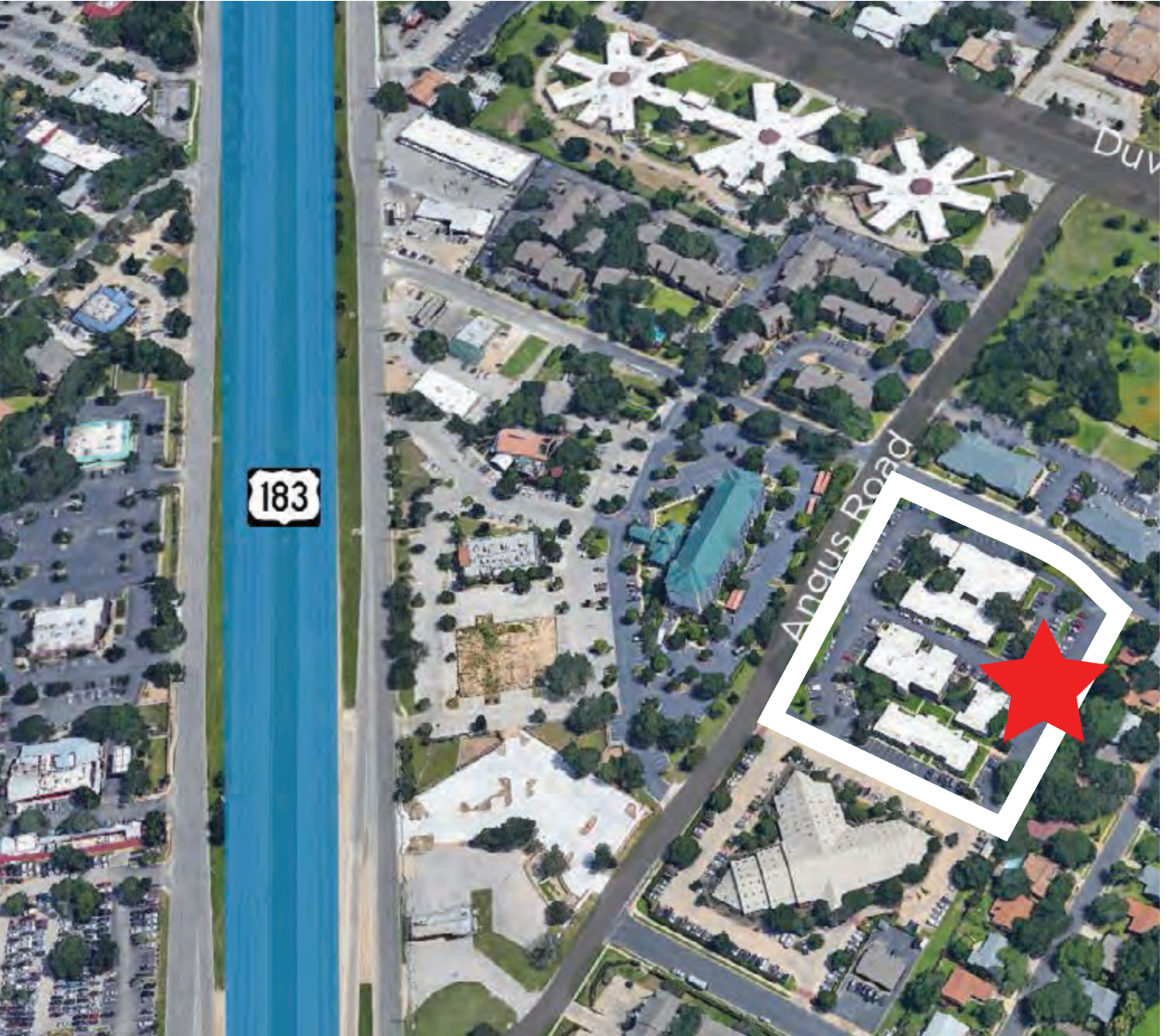


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LOCATION



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PHOTOS



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