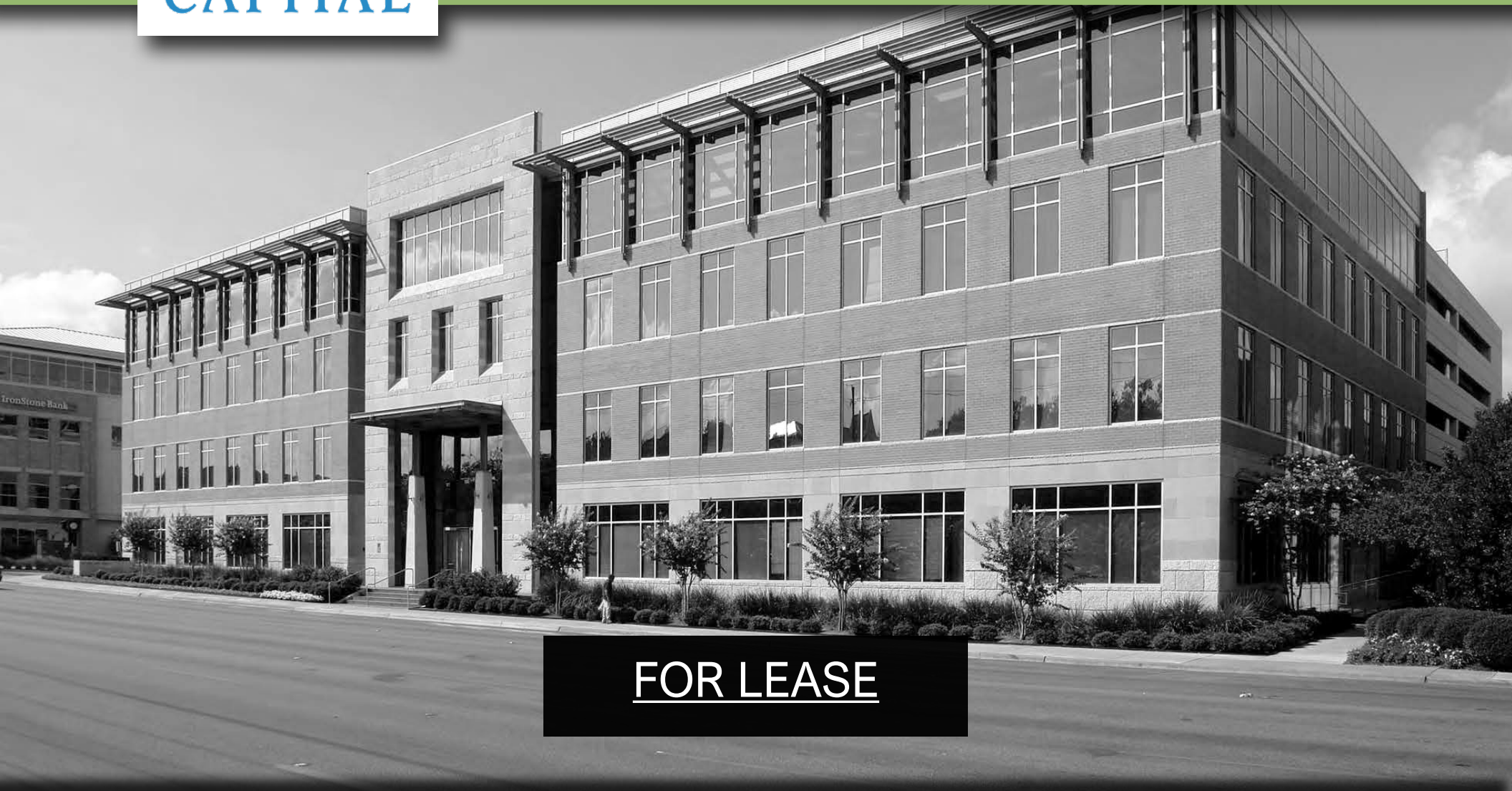




MIDTOWN MEDICAL I - OFFICE BUILDING

901 W 38th St, Austin, TX 78705



FOR LEASE

1016 Mopac Cir. Ste 102, Austin, TX 78746
512-327-6586
hthcapital.com

CHLOE GESSNER
512-327-6586
cgessner@hthcapital.com

WILL BLACKBIRD
512-917-0157
wblackbird@hthcapital.com

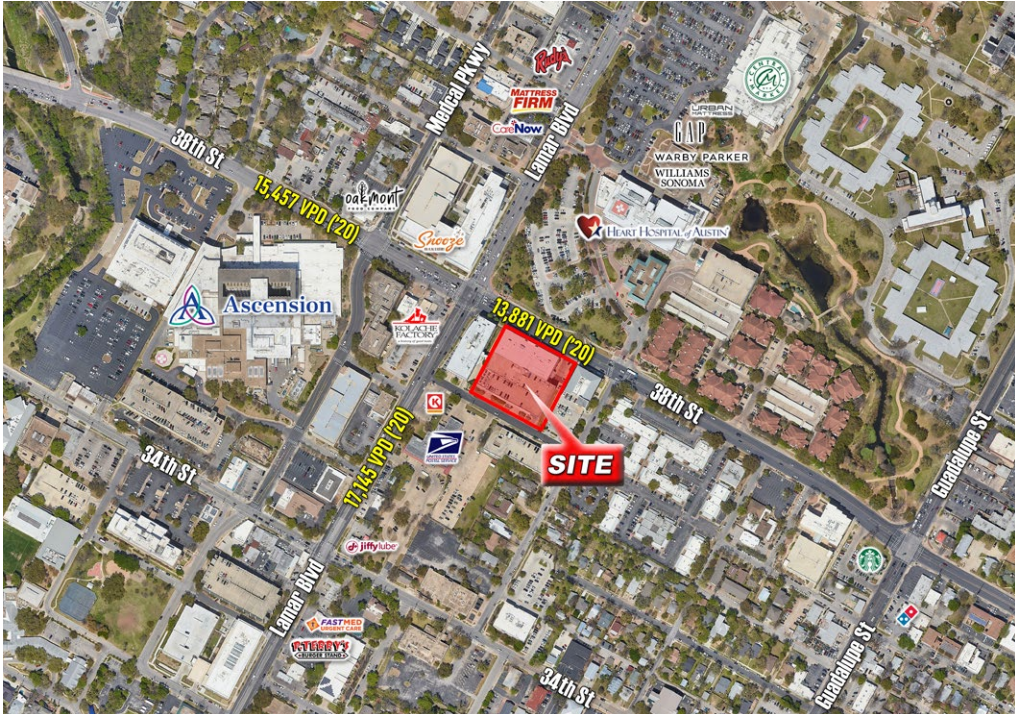
NOW LEASING

FOR LEASE





Suite 301 ±10,793 SF | \$34 NNN
Suite 404 ±1,308 SF | \$34 NNN (Demised)

PROPERTY HIGHLIGHTS

- Class A Medical Office Building located on 38th St & N Lamar convenient to Ascension Seton Hospital & Heart Hospital of Austin
- Close proximity to numerous amenities that include retail, supermarkets, restaurants & banks
- Great access to I-35 & MoPac; minutes from Downtown
- Onsite Imaging & Surgery Center adjacent
- Shared parking garage with neighboring office building



2023 DEMOGRAPHICS

	 TOTAL POPULATION	 TOTAL HOUSEHOLDS	 DAYTIME POPULATION	 AVERAGE HH INCOME
RADIUS				
1 Mile	27,979	12,927	43,727	\$100,262
3 Mile	167,095	74,294	335,340	\$134,314
5 Mile	377,581	167,526	592,650	\$130,016

MEDICAL OFFICE BUILDING I - 901 W 38TH ST
Austin, TX 78705

NOW LEASING

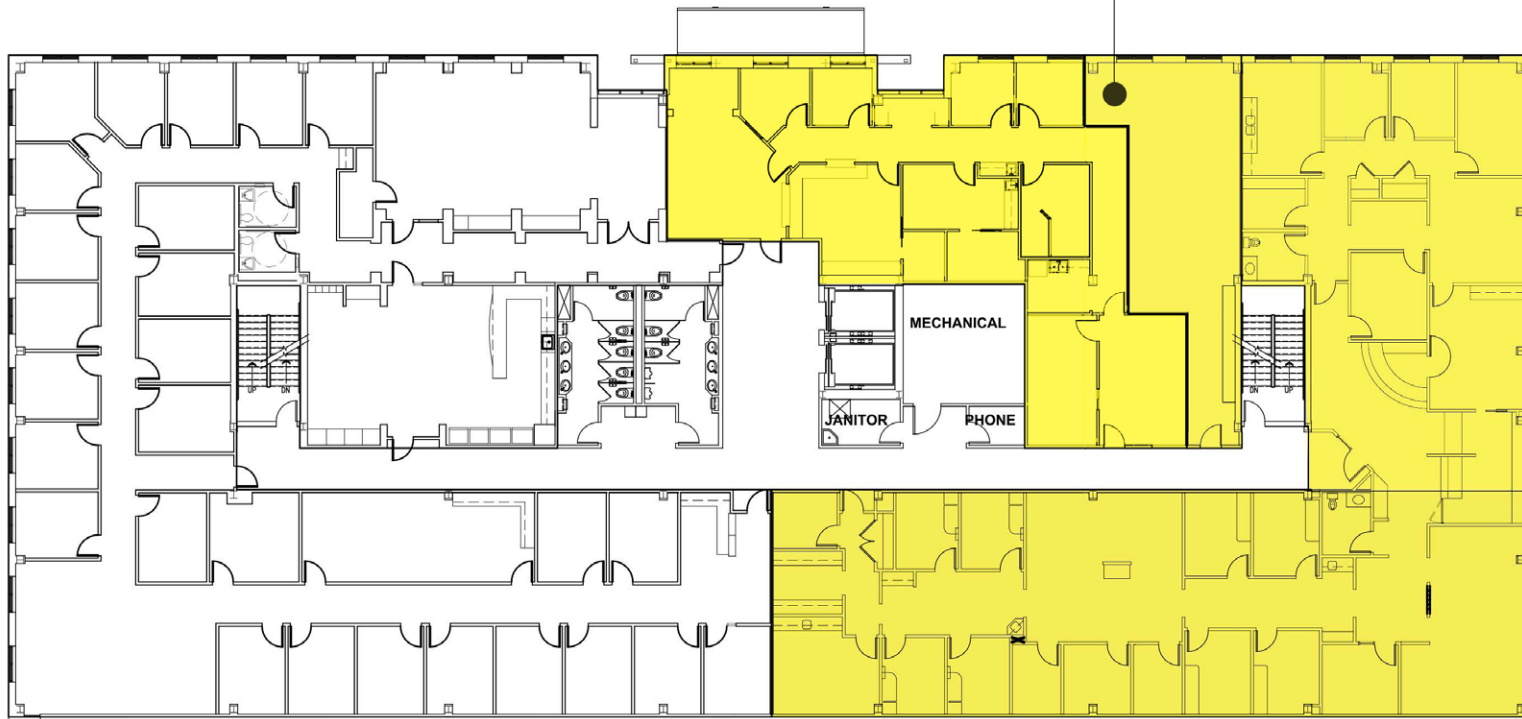


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3RD FLOOR

Suite 301
9,225 USF
10,793 RSF



MEDICAL OFFICE BUILDING I - 901 W 38TH ST, SUITE 301
Austin, TX 78705

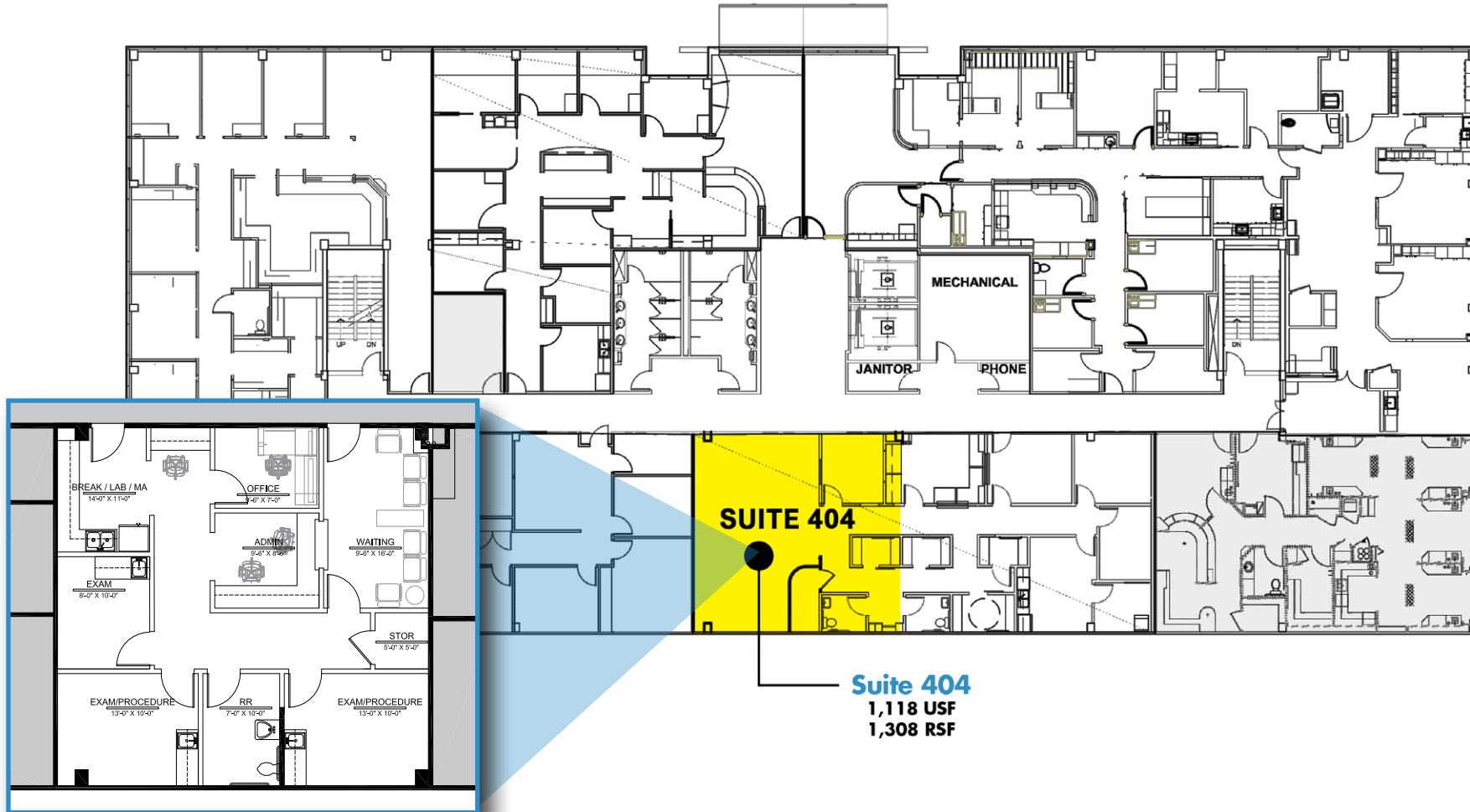
NOW LEASING



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4TH FLOOR



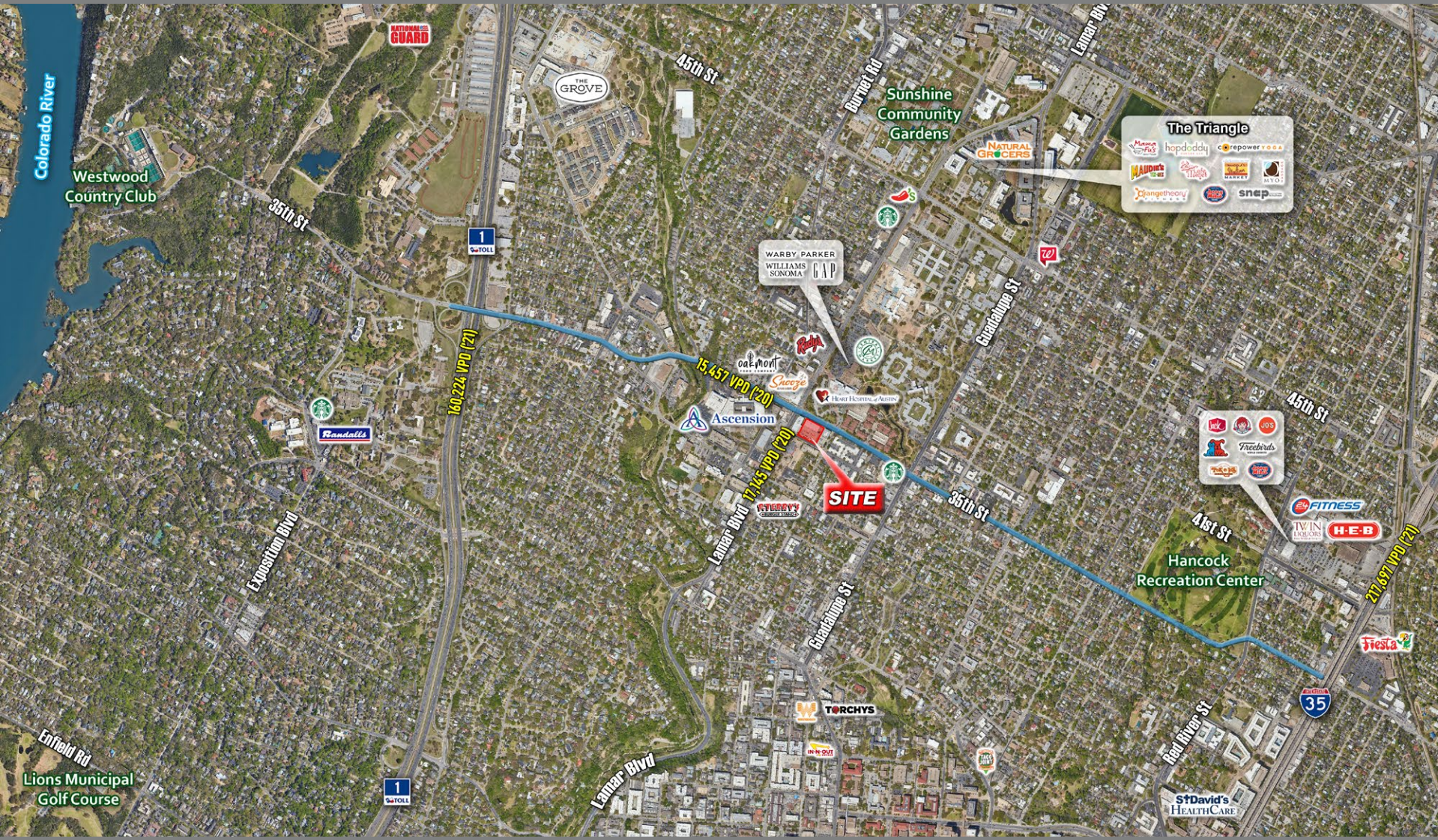
MEDICAL OFFICE BUILDING I - 901 W 38TH ST, SUITE 404
Austin, TX 78705

NOW LEASING



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MEDICAL OFFICE BUILDING I - 901 W 38TH ST
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