

# FOR SALE OR LEASE

1912 W 35th St, Austin, TX 78703

2,353 RSF  
Standalone MOB

Medical ♦ Veterinary ♦  
Retail ♦ Office

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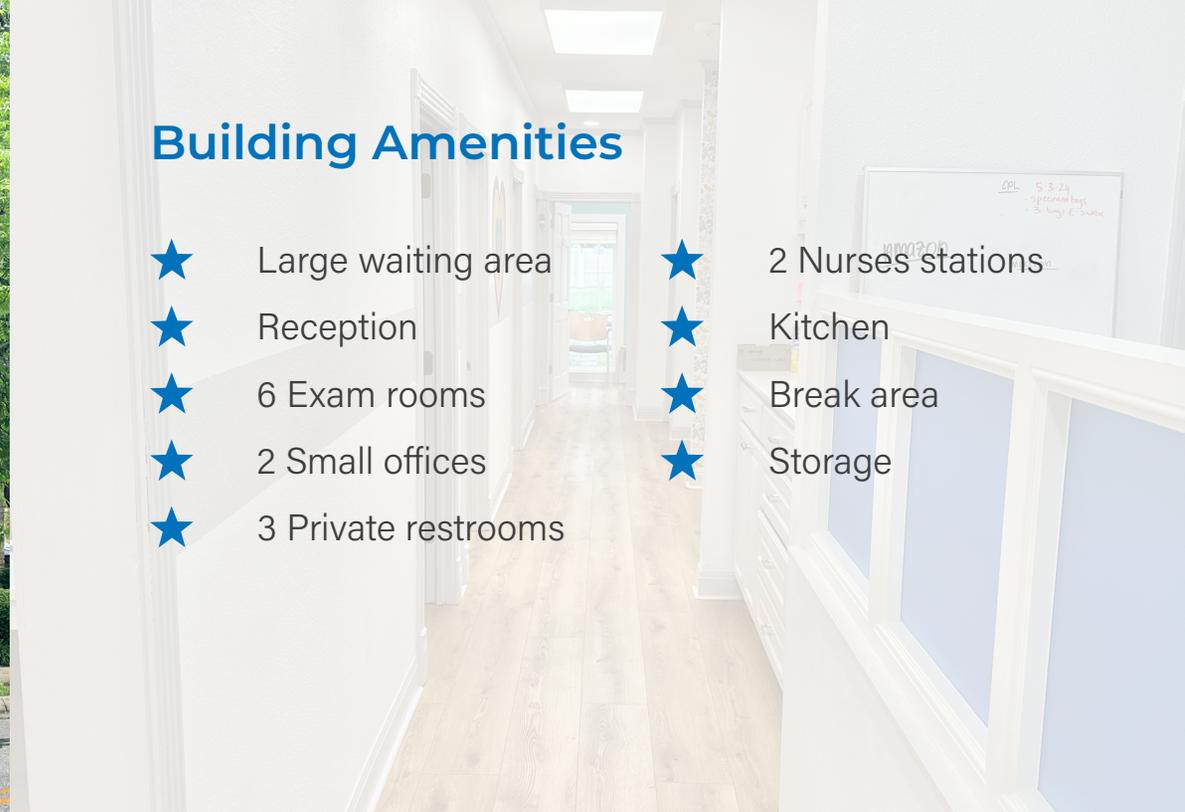
# Property Overview

Address	1912 W 35th St Austin, TX 78703
Lot Size	0.24 AC
Building SF	2,353 SF
Base Rate	\$25.00 PSF
OPEX	\$16.21 NNN
Sale Price	\$2,450,000
Parking Spaces	12
Frontage	52.72'
Zoning	LR
Year Built	1991



## Building Amenities

- ★ Large waiting area
- ★ Reception
- ★ 6 Exam rooms
- ★ 2 Small offices
- ★ 3 Private restrooms
- ★ 2 Nurses stations
- ★ Kitchen
- ★ Break area
- ★ Storage



# Property Features



## Strategically positioned

at the center of Austin's growing medical district



## Excellent visibility and accessibility

from 35th st and Mopac



## 0.24-acre, tree-lined lot

nestled between Tarrytown, Bryker Woods, and Rosedale neighborhoods



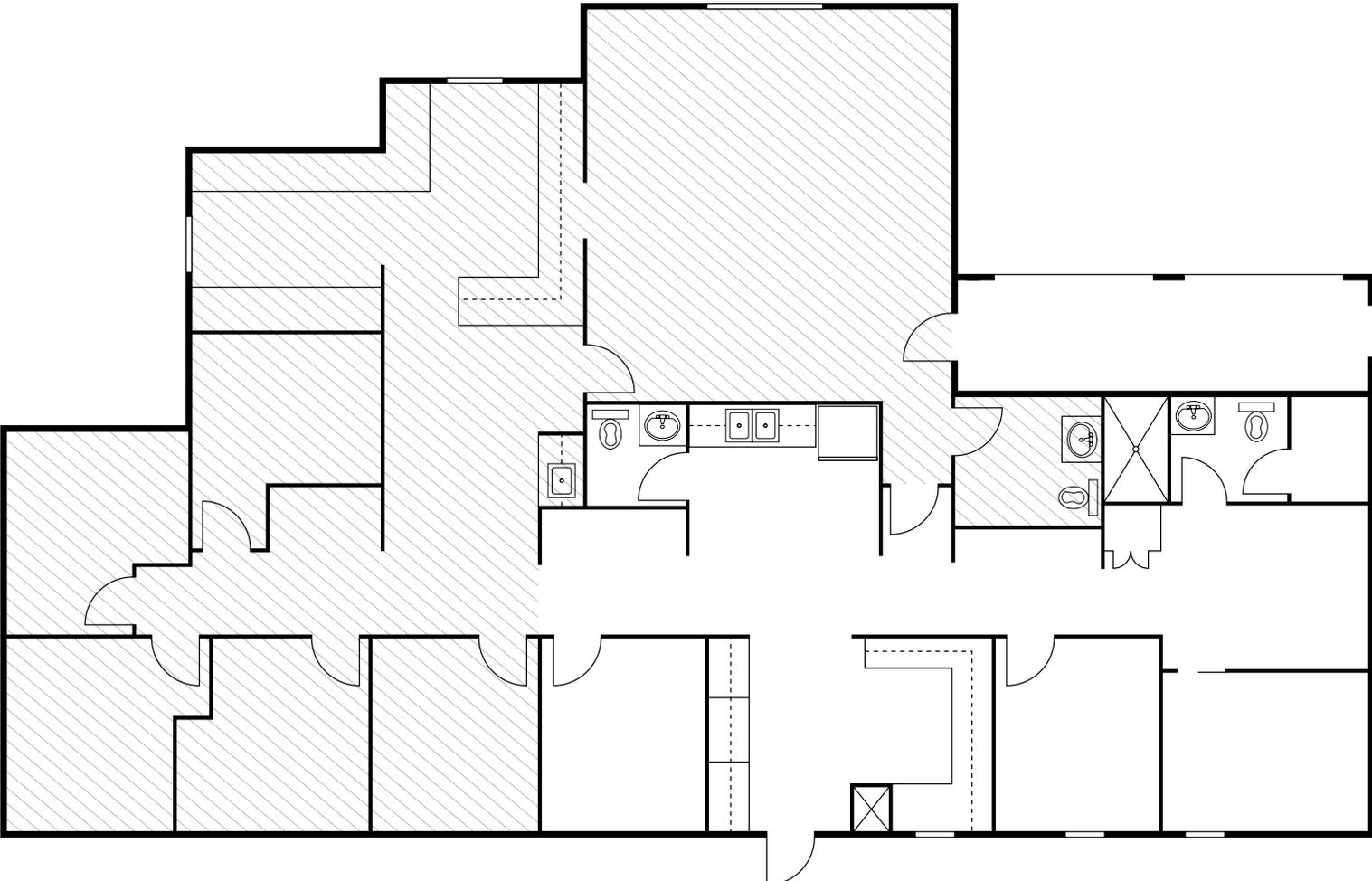
## Light Retail (LR) Zoning

supporting a range of uses including veterinary, medical, office, and retail



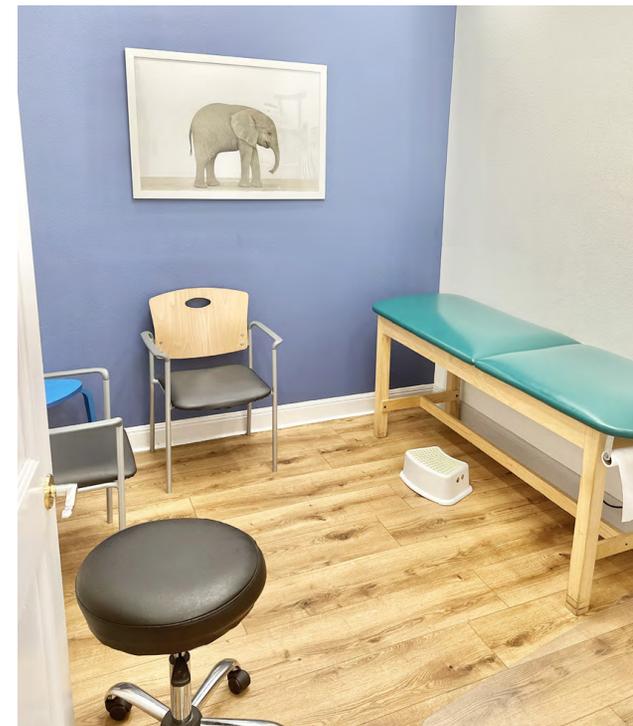
# Floor Plan

2,353 SF

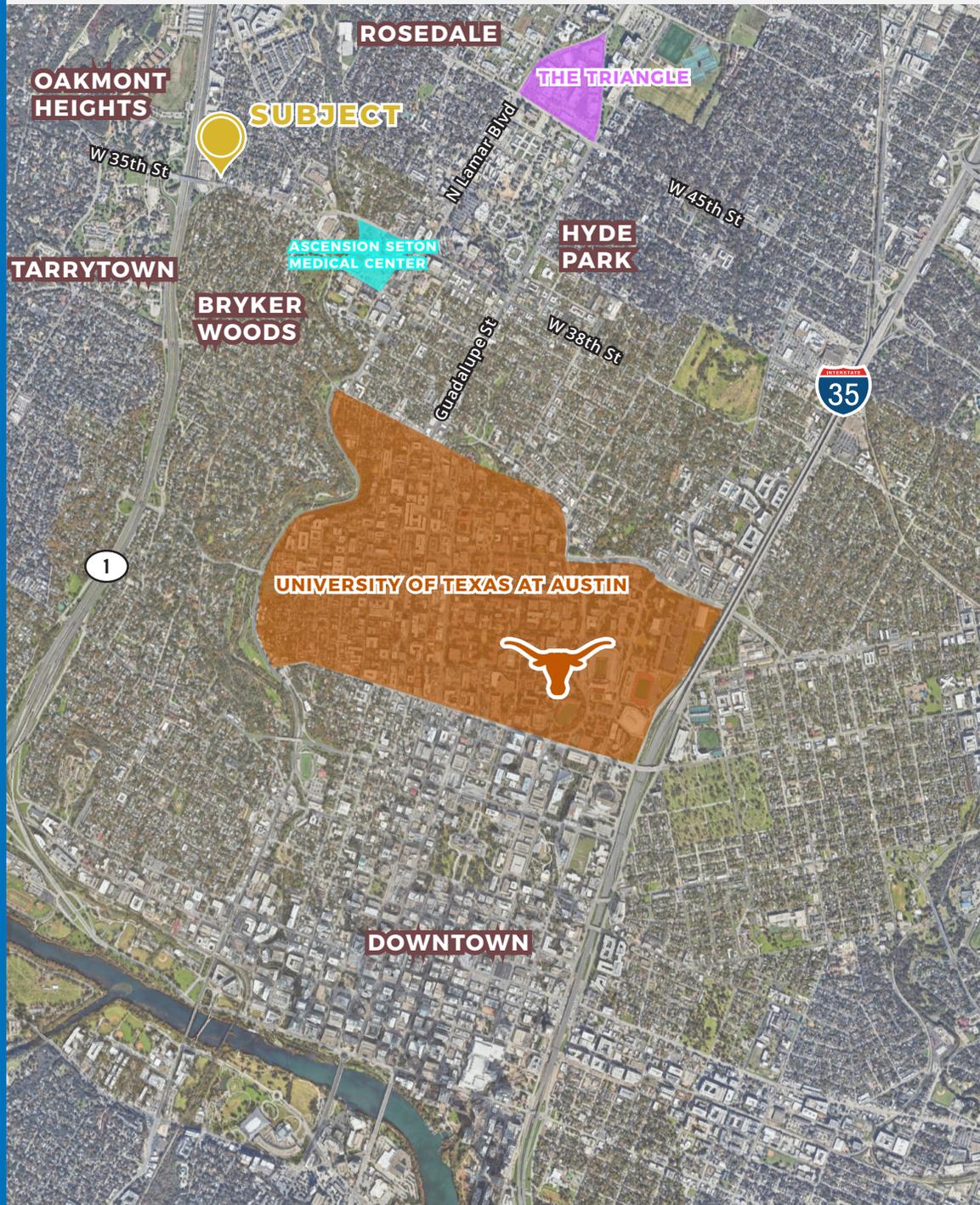


# Existing Interior

2,353 SF



# The Location



## Bryker Woods

Bryker Woods is a charming, historic neighborhood nestled in West Central Austin, known for its tree-lined streets and strong sense of community.

Situated just minutes from downtown, the area blends quiet residential living with easy access to the city's core attractions.



With Shoal Creek Greenbelt nearby and an abundance of walkable local spots, Bryker Woods offers a serene yet connected lifestyle.

Its proximity to the University of Texas, medical centers, and top-rated schools makes it a sought-after enclave for families, professionals, and long-time Austinites alike.

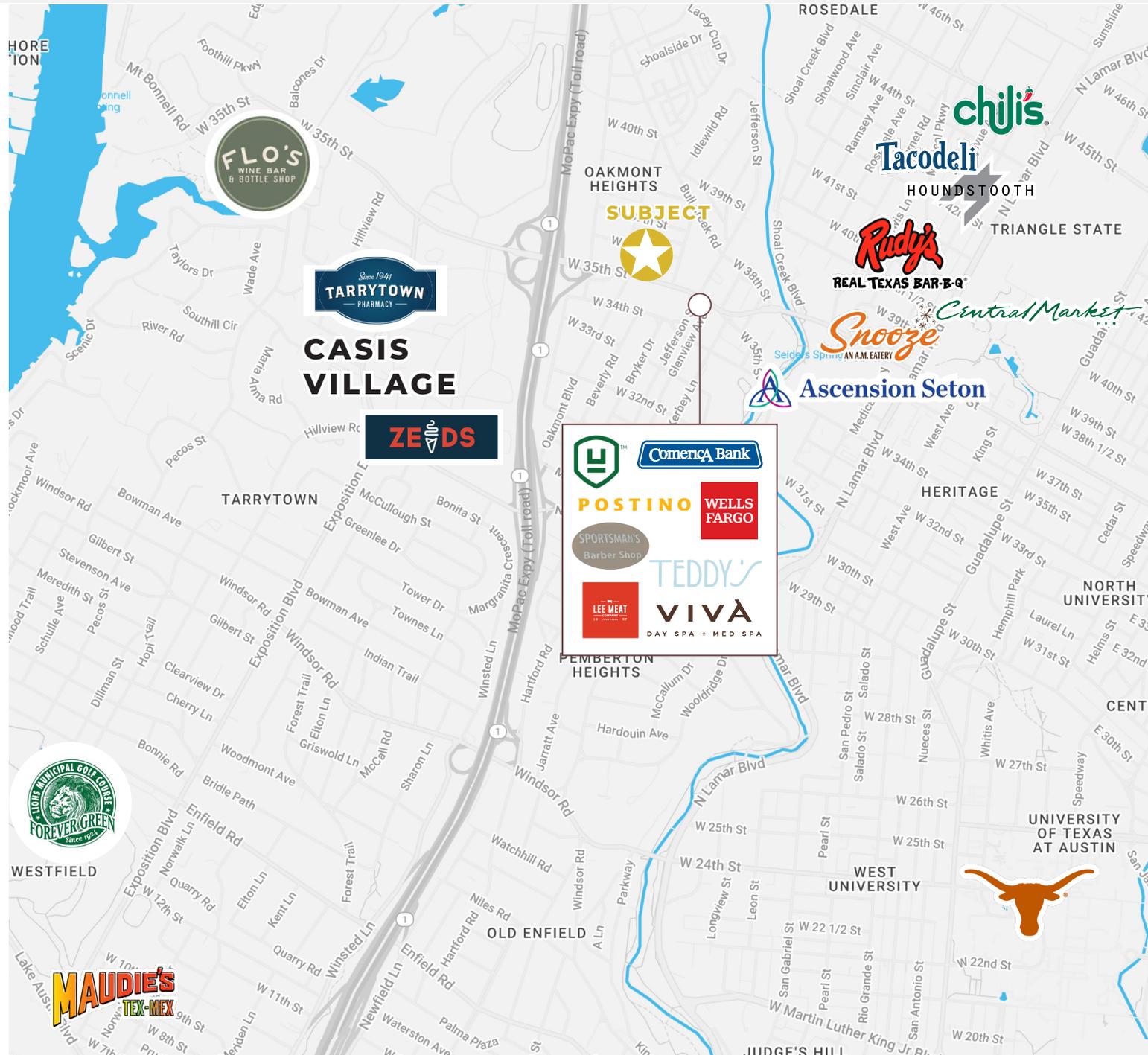
# In The Surrounding Area

247 Shopping Centers

with 655 Stores

4,606 Businesses

with 29,202 Employees



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FOR MORE INFORMATION CONTACT:

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