

CEDAR
PARK
MEDICAL
OFFICE
BUILDING B

MEDICAL OFFICE BUILDING
1401 BLDG B

OWNED & MANAGED BY:



LEASING BY:



CEDAR PARK MEDICAL OFFICE BUILDING B

Located on-campus with direct access to the Cedar Park Regional Medical Center via an enclosed corridor

1401-B Medical Parkway, Cedar Park, TX 78613

AVAILABILITIES

Suite 307

1,955 SF *Call broker for availability



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Property Features



UNBEATABLE LOCATION

Located on-campus with direct, enclosed corridor access to Cedar Park Regional Medical Center



HEALTHCARE SYNERGY

Join the strongest medical cluster in the Cedar Park submarket



TOP-TIER MEDICAL OFFICE

Covered drop-off, automatic sliding doors, welcoming lobby, energy efficient systems, direct access to hospital



ACCESS

Easy access to Highway 183, Toll 183A, FM 1431 and Highway 620. Great ingress/egress with multiple access points to the project.



PARKING

Parking ratio of 5/1,000 RSF. Abundant surface patient and employee parking



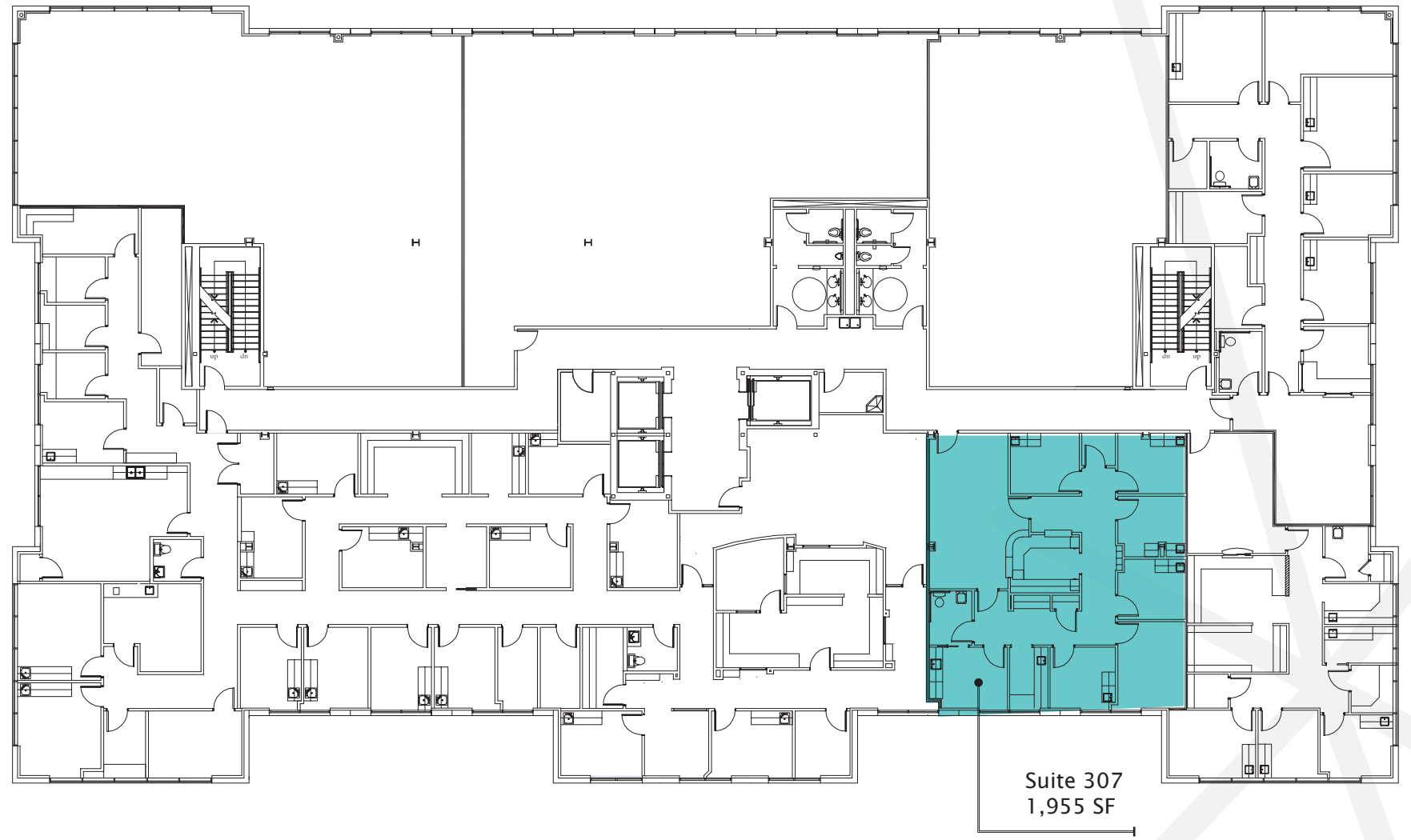
CUSTOMIZABLE SPACE

Generous tenant improvement allowance to customize your space

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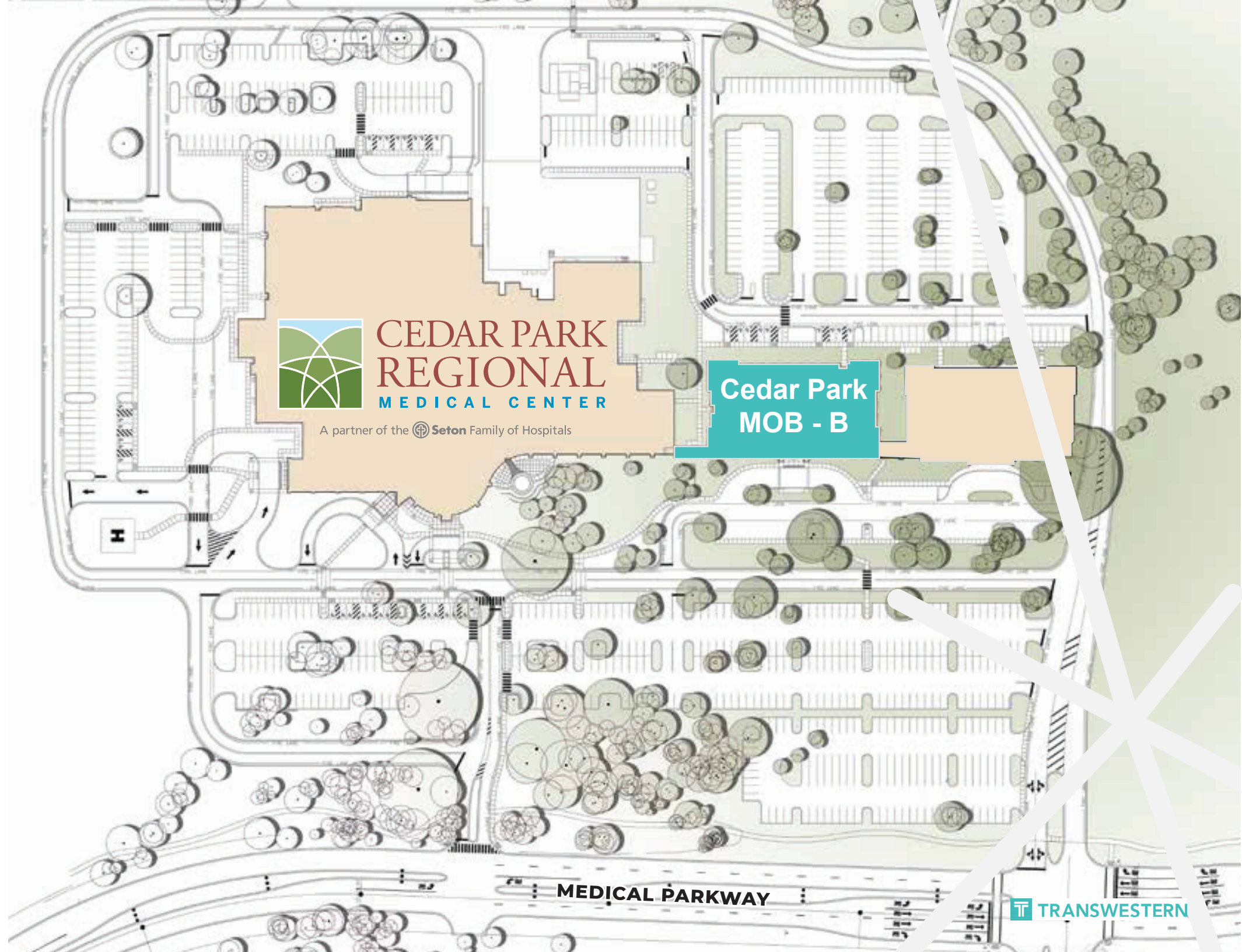
Floor 3
1,955 SF

Suite 307
*Call broker for availability



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On-Campus
Class A
Medical Office
Building with
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Regional
Medical
Center via
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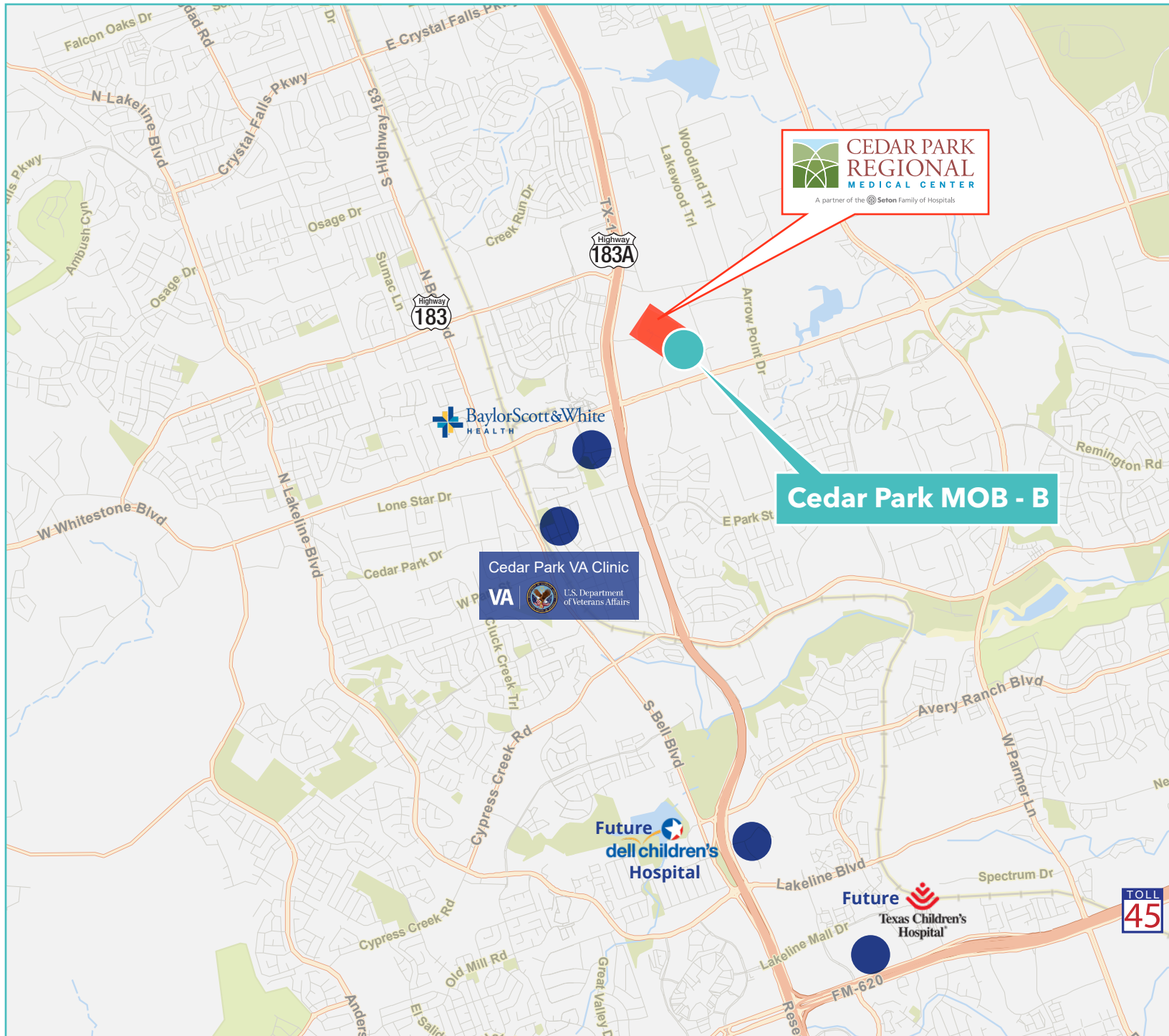
CEDAR PARK
REGIONAL
MEDICAL CENTER

A partner of the  Seton Family of Hospitals

Cedar Park
MOB - B

MEDICAL PARKWAY

 TRANSWESTERN



The connection your employees need and your patients deserve.

NEARBY AMENITIES

SHOPPING

Academy Sports
Adventure Kids
Archivers Book Store
Artie
AT&T
Bealls
Breeze Salon
Camilla's Salon
Cedar Park Medical
Uniforms
Charming Charlie
Cinemark
Denver Mattres
Dollar Tree
Famous Footwear
FedEx Office
Gymboree
Half Price Books
HEB
Hemispheres
Hobby Lobby
James Avery
Keller Williams
Mardel
Mattress Firm
Mr. Notebook
Natural Grocers
Office Max
PetSmart
Pigtails & Crewcuts
Plato's Closet
Ross
Southern Charm Salon
Studio Nails & Spa
Super Target
The Salon @ 1890 Ranch

RESTAURANTS

1431 Cade
Ay's China Cuisine
Baskin Robins
BJ's Brewhouse
Bluecorn Harvest Grill
Buffalo Wild Wings
Canes
Carl's Jr.
Chick-Fil-A
China Cafe
China Café
Chipotle
Church's Chicken
CR Surf N Turf
Dairy Queen
Del Taco
Dos Salsas
Double Dave's Pizza
Einstein Brothers Bagels
Einstein Brothers Bagels
Firehouse Subs
Five Guys
Freddies Custard & Burgers
Fuzzy's Taco Shack
Gigi's Cupcakes
IHOP
In N Out
Jamba Juice
Jimmy Johns
Kung Fu Buffet
Logan's Roadhouse
Lone Star Grill
Longhorn Steakhouse
Lupe Tortilla
Mighty Fine Burgers
Naanfull Indian Grill

Nothing Bundt Cakes
Noodle Soup
Panera
Phonatic Restaurant
Pieology Pizza
Qdoba
Qdoba Mexican Grill
Rosa's Cafe
Rudino's Pizza and Grinders
Serranos
Sichuan Bistro
Spicy Pickle
Spicy Pickle
Starbucks
Sushi Fever
Taco Shack
Takaea Sushi & Asian Bistro
Takara Sushi
Torchy's Tacos
Tropical Smoothie
VERTS Kebab
Which Wich
Yoyo's Frozen Yogurt

BANKS

A+ Federal Credit Union
BBVA Compass Bank
Chase Bank
Comerica Bank
Frost Bank
IBC Bank
Money Loans
Plains Capital Bank
Prosperity Bank
Wells Fargo

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For additional leasing information, contact

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