

THE
JEFFERSON
MEDICAL
OFFICE
BUILDING



THE JEFFERSON

Jefferson Medical Group

OWNED & MANAGED BY:

LEASING BY:



HEALTHCARE
REALTY



TRANSWESTERN®

THE JEFFERSON MEDICAL OFFICE BUILDING

Located in the central medical
micro-market, near Ascension
Seton Medical Center

1600 W 38th Street, Austin, TX 78731

AVAILABILITIES

Suite 201	3,778 SF <i>*(Contiguous up to 5,210 SF)</i>
Suite 204	1,432 SF <i>*(Contiguous up to 5,210 SF)</i>
Suite 310	2,604 SF <i>(Contiguous up to 4,865 SF)</i>
Suite 312	2,261 SF <i>(Contiguous up to 4,865 SF)</i>
Suite 320	1,963 SF
Suite 400	3,100 SF
Suite 415	1,107 SF
Suite 422	834 SF <i>*(Contiguous up to 1,847 SF)</i>
Suite 424	1,013 SF <i>*(Contiguous up to 1,847 SF)</i>



PROPERTY
VIDEO



THE JEFFERSON MEDICAL OFFICE BUILDING

Property Features



UNBEATABLE LOCATION

Located in the premier Central Medical Micro-market, with easy access to the city's strongest demographics



HEALTHCARE SYNERGY

Join the strongest medical cluster in the Central Medical Micro-Market



DIVERSE TENANT MIX

Tenants include Pediatric, Neurology, Psychiatry, Podiatry, Dentist, Rehabilitation and Physical Therapy.



ACCESS

Easy access to Mopac Expy (Loop 1) and IH-35. Great ingress/egress with two access points to the project.



PARKING

Parking ratio of 3.8/1,000 RSF. Abundant surface patient and employee parking, with covered reserved opportunities available.



RECENT RENOVATIONS

Ownership constantly completing building upgrades to be consistent with Class A MOBs.

THE
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Floor 2

3,778 SF

Suite 201*

1,432 SF

Suite 204*



Suite 204
1,432 SF

Suite 201
3,778 SF

*(Contiguous up to 5,210 SF)

THE
JEFFERSON
MEDICAL
OFFICE
BUILDING

Floor 3

2,604 SF

Suite 310

2,261 SF

Suite 312

1,963 SF

Suite 320

*(Contiguous up to 4,865 SF)

Suite 312
2,261 SF

Suite 310
2,604 SF



THE
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Floor 4

3,100 SF

Suite 400 (Shell Space)

1,107 SF

Suite 415*

834 SF

Suite 422*

1,013 SF

Suite 424*



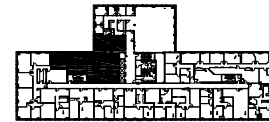
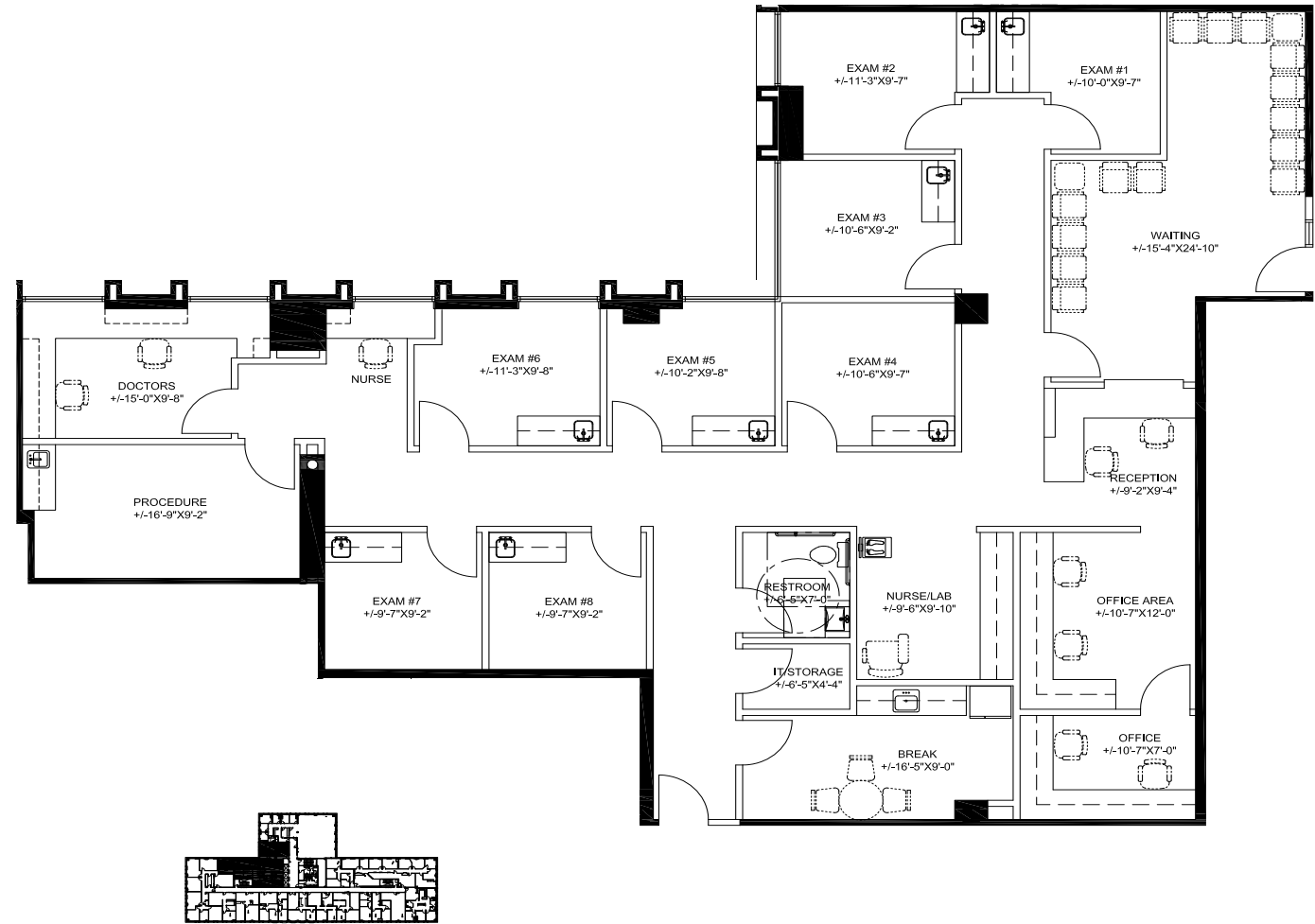
*(Contingous up to 1,847 SF)

Suite 400 Concept Plan

Floor 4

3,100 SF

Suite 400 (Shell Space)



04.18.2023

THE JEFFERSON MEDICAL OFFICE BUILDING



38TH STREET

SHOAL CREEK BLVD.

Reserved Covered Physician Parking

JEFFERSON ST.

W 38TH ST.

THE JEFFERSON MEDICAL OFFICE BUILDING



- ### SURGERY CENTERS
- 1 Bailey Square Surgery Center
 - 2 Central Park Surgery Center
 - 3 INSPIRE Surgery Center
 - 4 Medical Park Surgery Center
 - 5 Pinnacle Surgery Center

The connection your employees need and your patients deserve.

NEARBY AMENITIES

PHARMACIES

- 38th Street Pharmacy
- Acclaim Pharmacy
- Avita Pharmacy
- CVS Pharmacy
- Hunter Pharmacy Services
- Lifecare Pharmacy of Austin
- Medical Park Tower Pharmacy
- MedSavers Pharmacy
- Randalls Pharmacy
- Tarrytown Pharmacy
- Walgreens Pharmacy

MEDICAL SUPPLIES

- A & P Quality Care Medical
- Amtec Medical
- Arbor Home Medical Equipment
- Ebisu Supplies
- Gimmi
- Home Medical Equipment
- Kerring Group
- Medical Product Sales
- Mid Cities Medical
- ParkCrest Medical
- Patient Care Medical
- Response Link of Central Texas
- The Comfort Store
- Total Respiratory
- U-Scout

RESTAURANTS

- 360 Uno
- Austin Bistro
- Barley Swine
- Bartlett's
- Bert's BBQ
- Biderman's Deli
- Bufalina Due
- Chez Zee
- Chinatown North
- Citizen Eatery
- Craig O's Pizza & Pastaria
- Cucina on 35th
- District Kitchen
- Eldorado Café
- Epicerie Café & Grocery
- Fonda San Miguel
- Honest Mary's Healthy Honey Moon
- Hopdoddy Burger Bar
- Jade Restaurant
- Jan Chi Korean BBQ
- Judy's Mediterranean
- Kapatad Kitchen
- Kerbey Lane Café
- La Cocina De Consuelo
- Little House
- Lucky's BBQ
- Maru Japanese
- Oakmont
- Olive & June
- Picnik
- Poke-Poke
- Rosedale Kitchen & Bar
- Saffron
- Santa Rita Cantina
- Seven Spice
- Siena Restaurant

- Snooze AM Eatery
- Spicy Szechuan
- Spread & Co.
- The Peached Tortilla
- Tinney Barbecue
- T-Loc's Sonora
- Torchys Tacos
- Tres Monarcas
- ZuZu Handmade Mexican

BANKS

- Bank of America
- Bank of the Ozarks
- BB&T Bank
- BBVA
- Benchmark Bank
- Broadway Bank
- Chase Bank
- Comerica Bank
- First State Bank Central Texas
- Frost Bank
- Vista Bank
- Washington Federal
- Wells Fargo Bank

SHOPPING

- Allendale Village
- Casis Center
- Central Park Center
- Crossroads Center
- Far West Center
- Gateway Center
- Jefferson Square
- Mesa Woods Center

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For additional leasing information, contact

HUNTER JONES
Senior Vice President
512.314.3571
hunter.jones@transwestern.com

MARSHALL THURMOND
Senior Associate
512.314.5211
marshall.thurmond@transwestern.com

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