

Medical Office Building | For Lease

The Jefferson

1600 W 38th Street, Austin, TX 78731

Owned and Managed by:



Leasing by:  TRANSWESTERN



Property Highlights

1600 W 38th Street, Austin, TX 78731



HEALTHCARE SYNERGY

Strong referral pattern and tenant mix among existing practices.



UNBEATABLE LOCATION

Located in the premier central medical micro-market with top demographic access.



COMPETITIVE LEASE TERMS

Ability to provide aggressive tenant improvement packages.



ACCESSIBILITY

Easy access to MoPac Expressway (Loop 1) and IH-35.



ABUNDANT PARKING

Ample surface parking for patients with covered reserved spaces available for physicians.



COMMITTED OWNERSHIP

Consistently investing in building capital projects and upgrades.

Availabilities

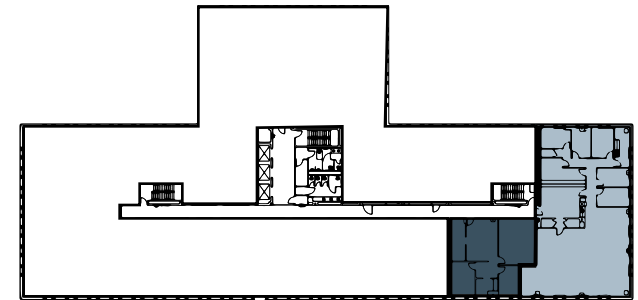
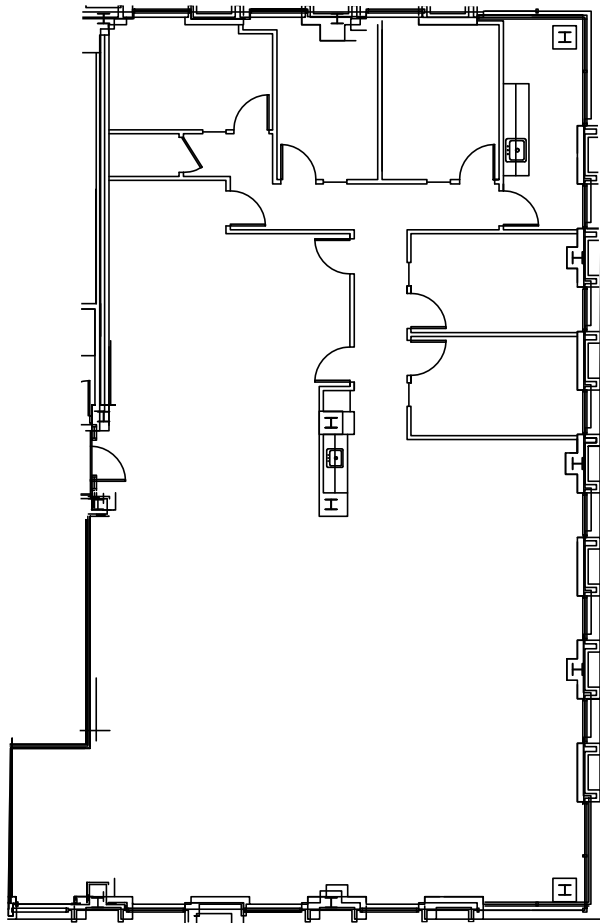
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AVAILABLE SUITES

Suite 201	3,778 SF	AVAILABLE NOW	Partially demo'd condition with building standard finishes in entry. Incredible window line and downtown views. Plumbing in suite. *(contiguous up to 5,210 SF)
Suite 204	1,432 SF	AVAILABLE NOW	Second generation office build out. Break room in place. *(contiguous up to 5,210 SF)
Suite 310	2,604 SF	AVAILABLE NOW	Second generation clinical space. Efficient layout with 7 exam rooms on glass. Central hand washing station. *(contiguous up to 4,865 SF)
Suite 312	2,261 SF	AVAILABLE NOW	Spec suite delivering Q3 2025. *(contiguous up to 4,865 SF)
Suite 317	1,014 SF	AVAILABLE NOW	Second generation office build out. Suitable for a counselors office.
Suite 400	2,363 SF	AVAILABLE NOW	Warm shell condition. Landlord willing to turnkey delivery subject to deal terms. Great window line allowing natural light.
Suite 402	2,235 SF	May 1, 2026	2nd generation dental clinic.
Suite 424	1,013 SF	AVAILABLE NOW	Updated with new building standard finishes. *(contiguous up to 1,878 SF)
Suite 425	865 SF	September 1, 2025	Second generation office buildout. Kitchenette in place. *(contiguous up to 1,878 SF)

Suite 201 | 3,778 SF

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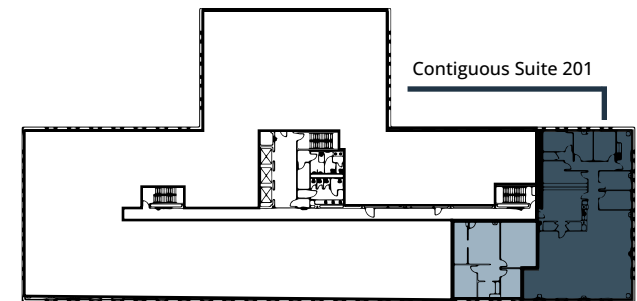
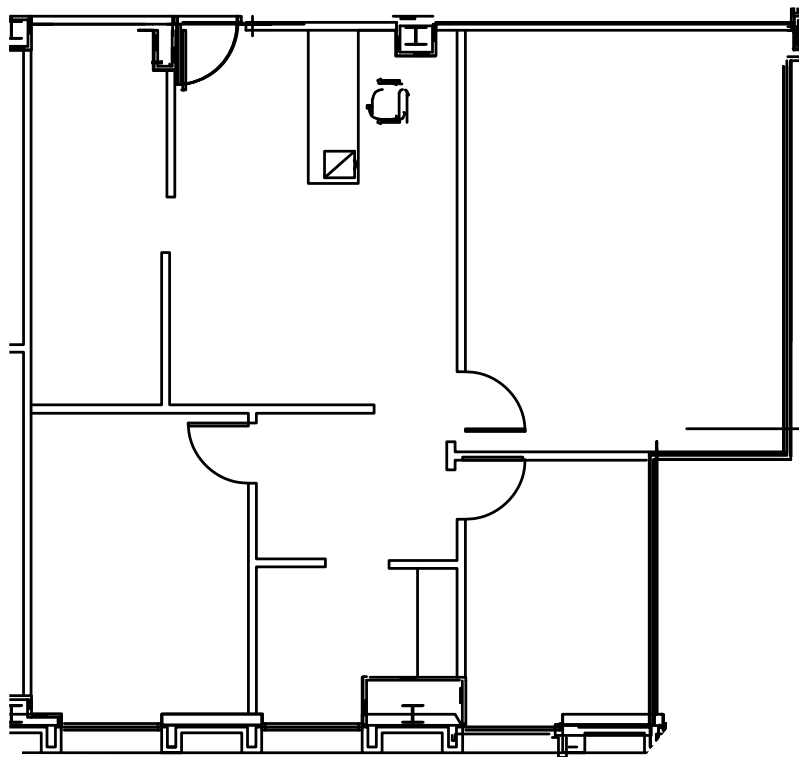
Contiguous Suite 204

Suite 201
3,778 SF

*Contiguous up to 5,210 SF

Suite 204 | 1,432 SF

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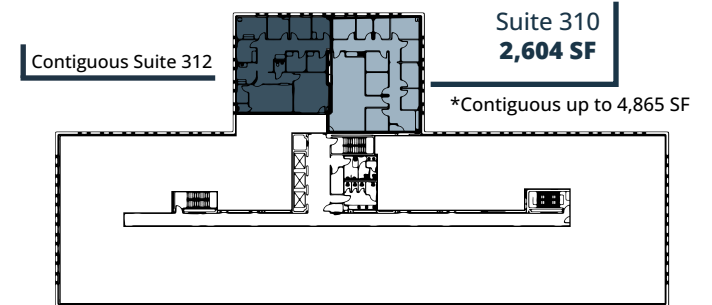
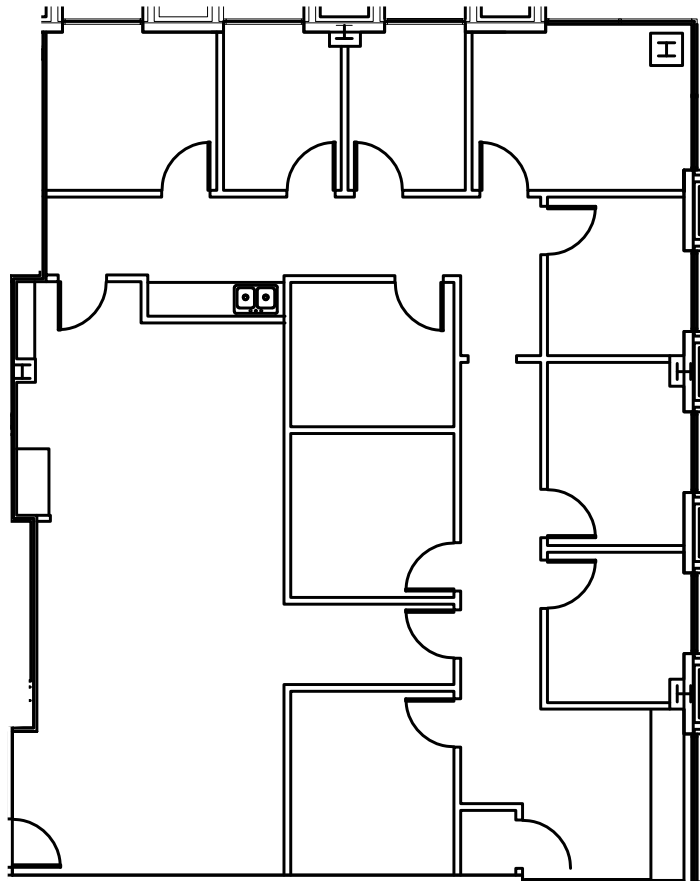


Suite 204
1,432 SF

*Contiguous up to 5,210 SF

Suite 310 | 2,604 SF

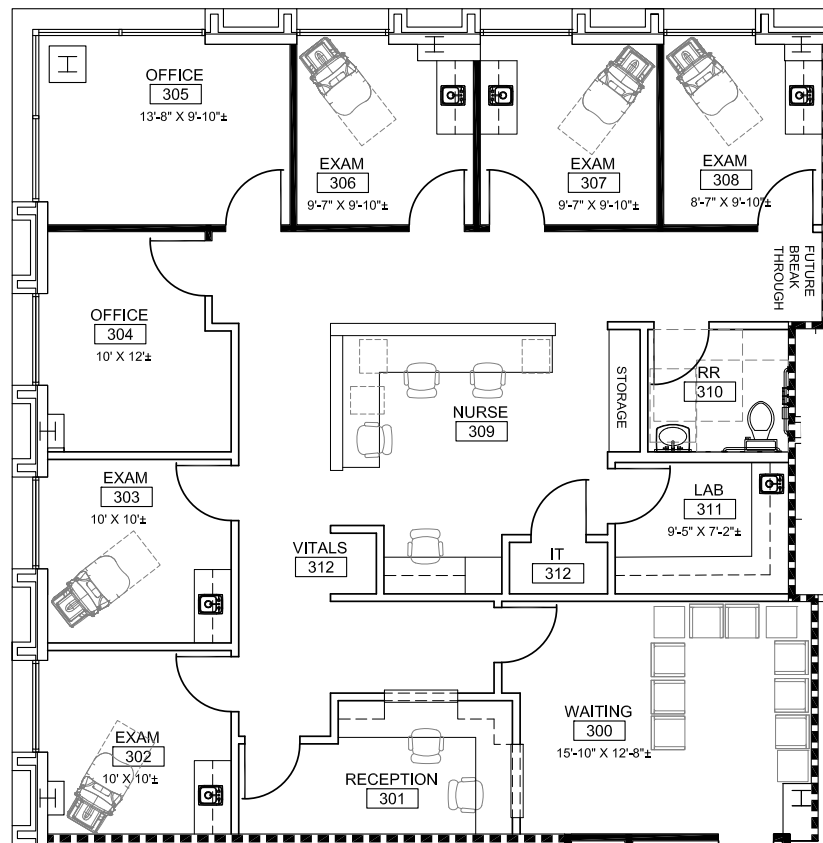
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Spec Suite 312 | 2,261 SF

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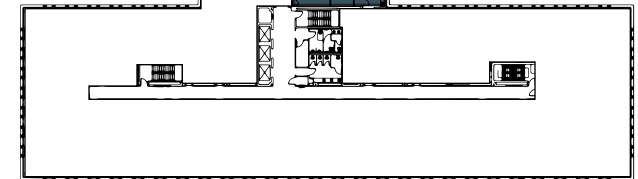
SPEC PLAN



Suite 312
2,261 SF

Contiguous Suite 310

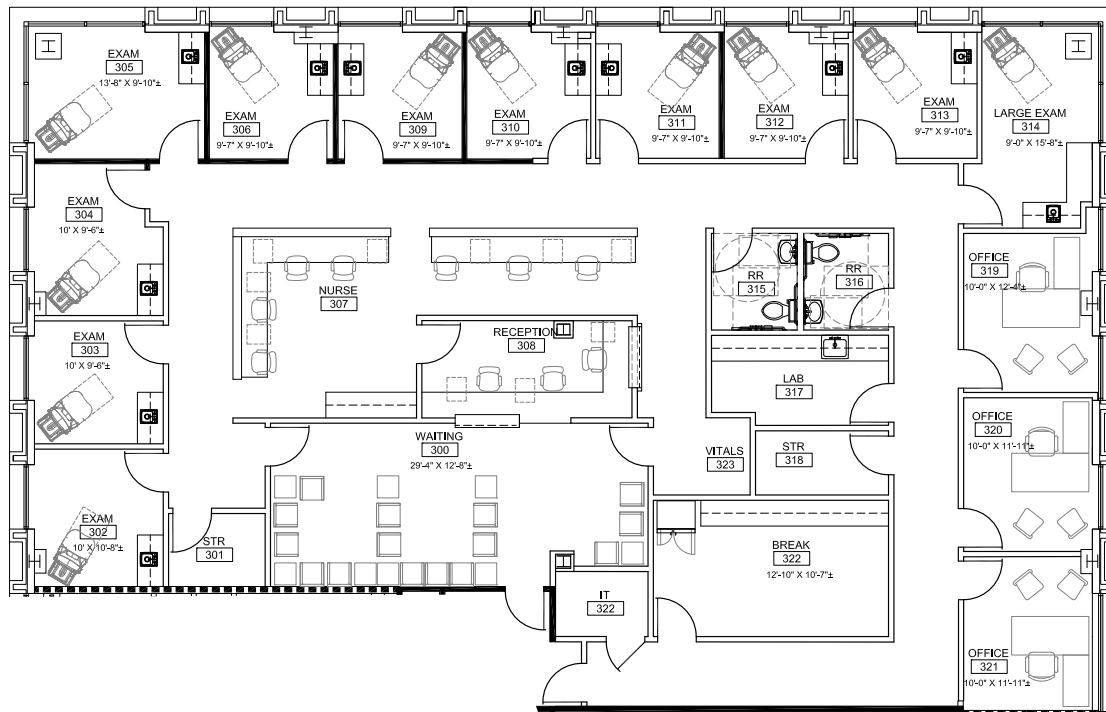
*Contiguous up to 4,865 SF



Suite 310 & 312 | Combined 4,865 SF

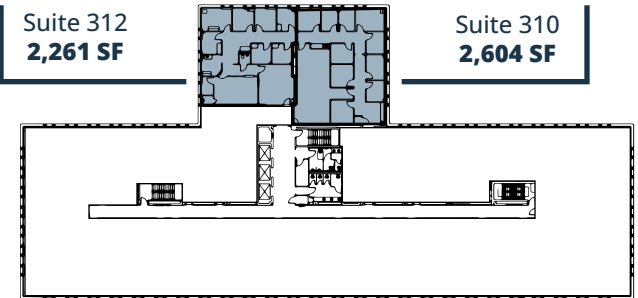
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CONCEPT PLAN



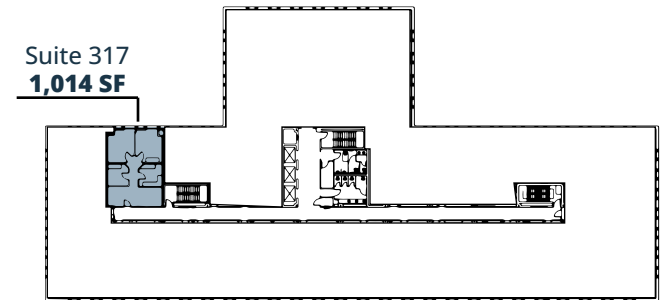
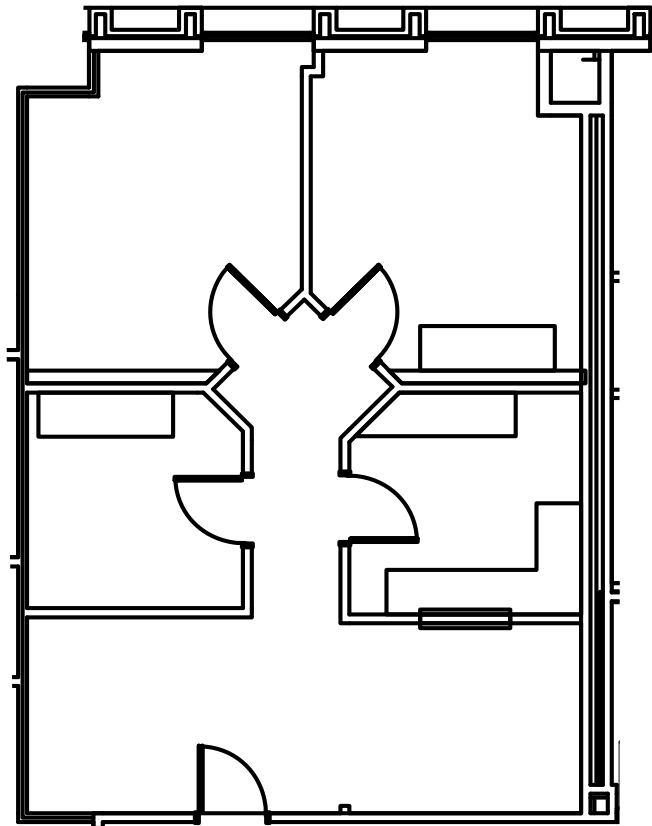
Suite 312
2,261 SF

Suite 310
2,604 SF



Suite 317 | 1,014 SF

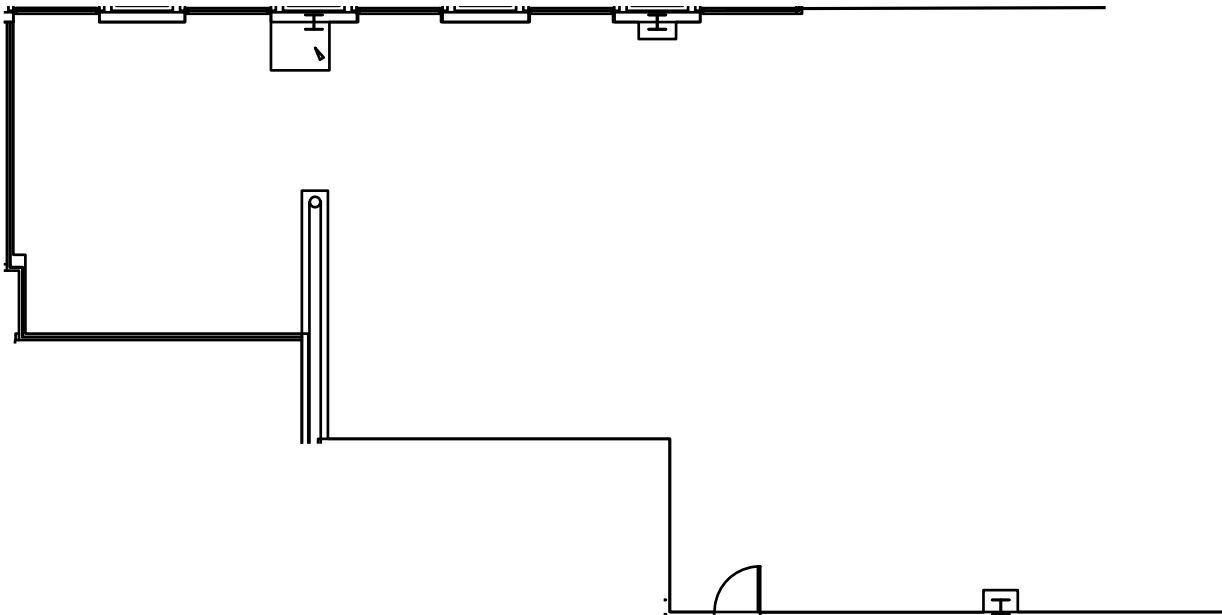
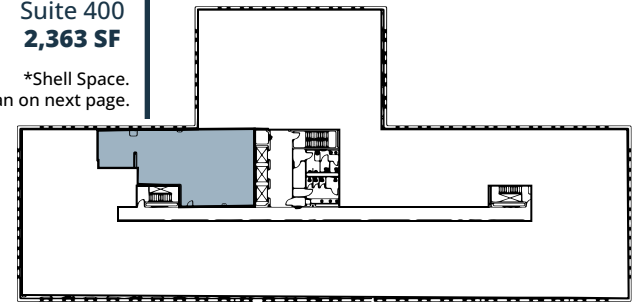
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Suite 400 | 2,363 SF

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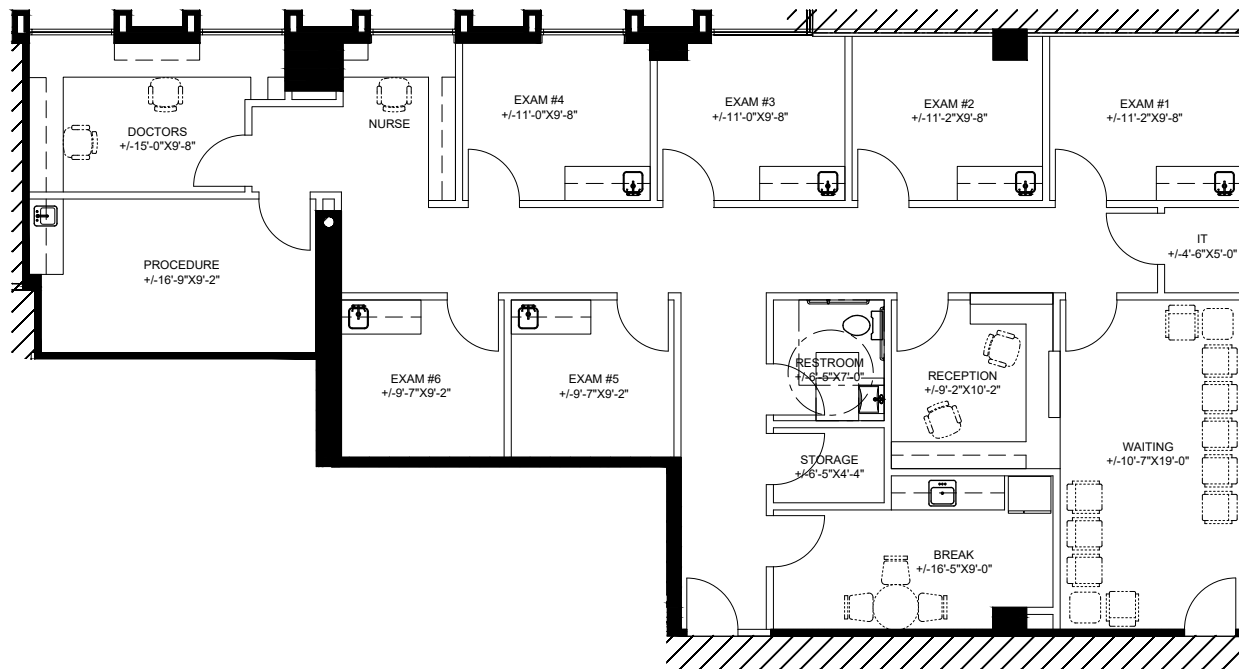
Suite 400
2,363 SF
*Shell Space.
See concept plan on next page.



Suite 400 | 2,363 SF

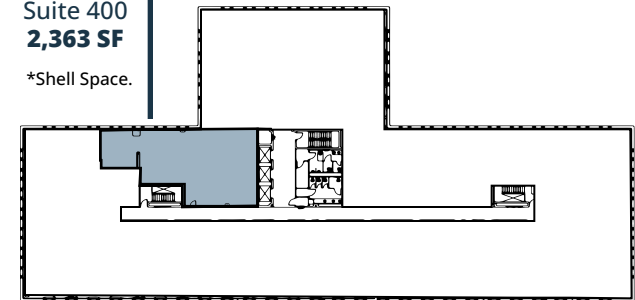
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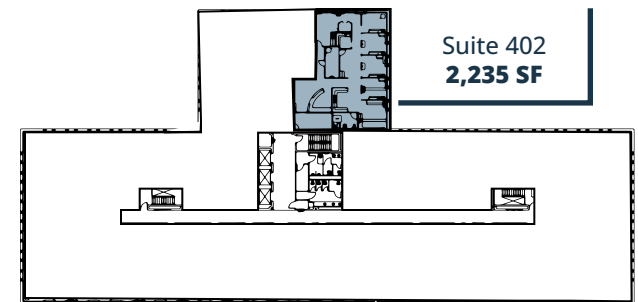
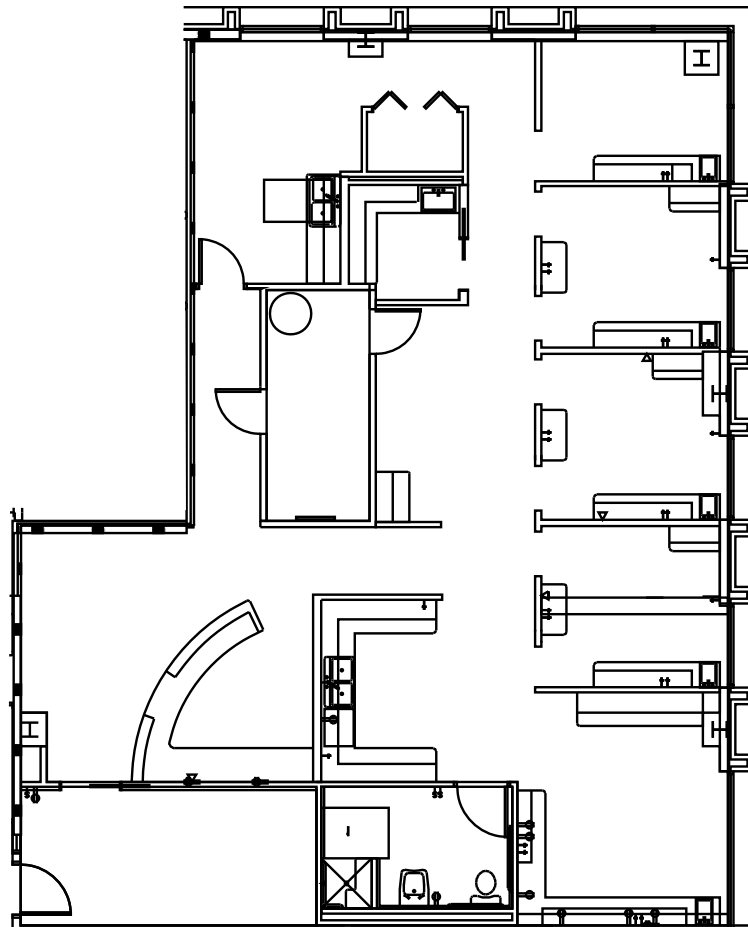
Suite 400
2,363 SF

*Shell Space.



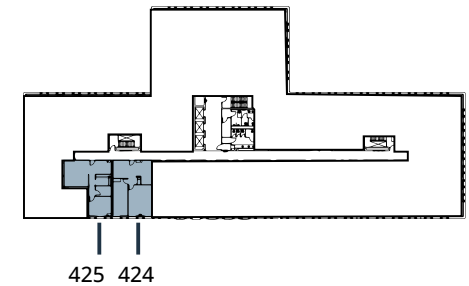
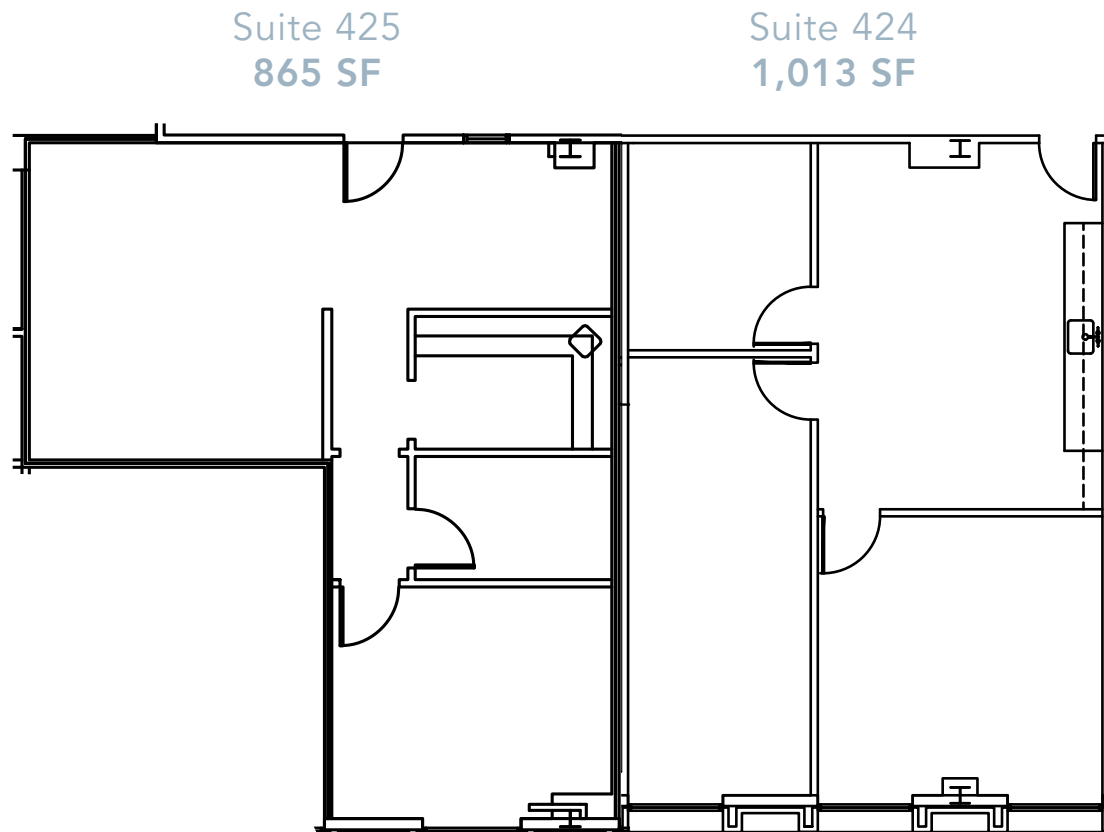
Suite 402 | 2,235 SF

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Suites 424 & 425 | Contiguous up to 1,878 SF

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Aerial

South View



THE UNIVERSITY OF
TEXAS AT AUSTIN

DOWNTOWN
AUSTIN

JEFFERSON SQUARE
SHOPPING CENTER

W 38th St.

Jefferson St.

Nearby Amenities

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For Leasing Information:

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