



FOR LEASE

SOUTHWEST MEDICAL VILLAGE

5625 EIGER ROAD AUSTIN, TEXAS 78735

1,345 SF AVAILABLE

SOUTHWEST MEDICAL VILLAGE

5625 Eiger Rd Austin, TX 78724

Southwest Medical Village is a two-story Class A medical office situated in the heart of Southwest Austin. Nestled within a vibrant and easily accessible area, it offers unparalleled convenience to both medical practitioners and patients alike.

Medical Office Availability:

- Suite 170 - 1,345 SF

Building Information:

- Rental Rate: \$38.00 NNN
- OpEx: \$18.14/SF (2025 Estimate)
- Parking: 5/1,000 SF - Surface/Unreserved

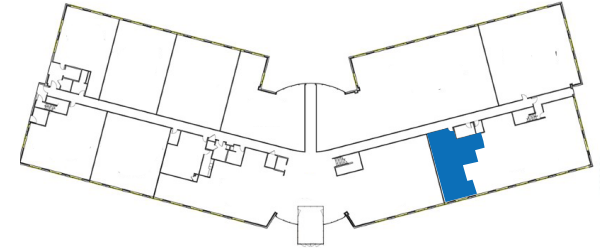
Building Highlights:

- Covered Entrance and Drop Off
- 9 Miles from Austin's CBD
- Easy Ingress and Egress to Project
- Nearby Numerous Restaurants and Retail
- Premier Family Physician's Largest Clinic / Referral Source
- Building Conference Center
- On-Site Pathology Lab



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