

AUSTIN
MEDICAL
PLAZA
OFFICE
BUILDING



OWNED & MANAGED BY: LEASING BY:



AUSTIN MEDICAL PLAZA OFFICE BUILDING



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

3705 Medical Parkway, Austin, TX 78705

AVAILABILITIES

Suite 230	1,658 SF (2 nd Gen)
Suite 235	2,361 SF (Whitebox)
Suite 340	3,285 SF (2 nd Gen)
Suite 370	1,646 SF (2 nd Gen)
Suite 380	1,520 SF (2 nd Gen)
Suite 510	2,365 SF *(2 nd Gen/Move-In Ready)
Suite 515	2,413 SF *(2 nd Gen)
Suite 520	1,645 SF *(2 nd Gen)

*Contiguous up to 6,457 SF



PROPERTY
VIDEO



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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 Ear Nose & Throat Specialist, Oculoplastic Specialist, OB-GYN and Behavioral Health Specialists.



ACCESS & VISIBILITY

Easy access to Mopac Expy (Loop 1) and IH-35 - great visibility along 38th St. and Lamar Blvd.



PARKING

Parking ratio of 3.9/1,000 RSF in adjacent parking garage with easy parking pass and patient validation options.



RECENT RENOVATIONS

Common corridors and parking garage updated. Ownership constantly completing building upgrades to be consistent with Class A MOBs.

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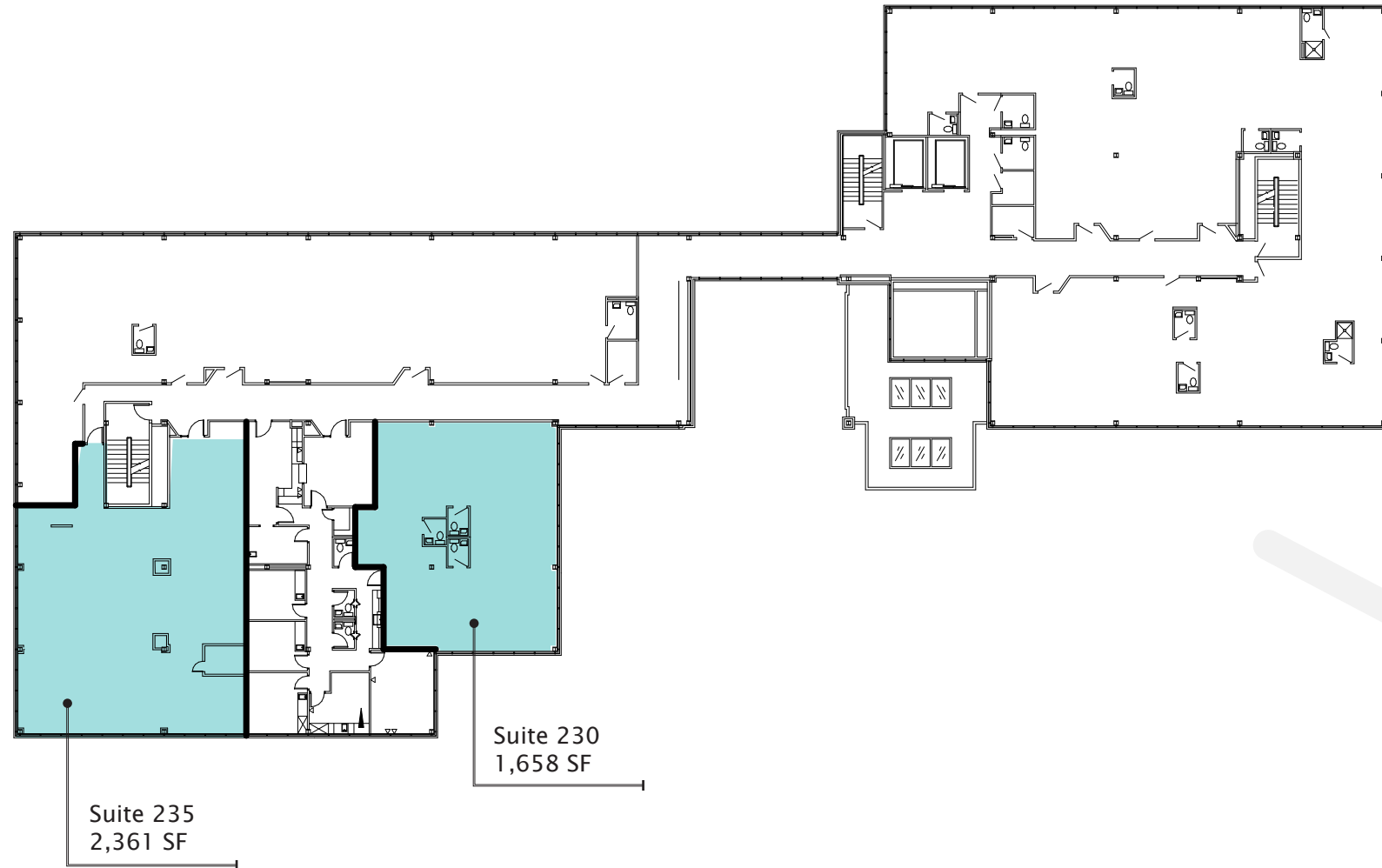
Floor 2

1,658 SF

Suite 230-2nd Gen

2,361 SF

Suite 235-Whitebox



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Floor 3

3,285 SF

Suite 340-2nd Gen

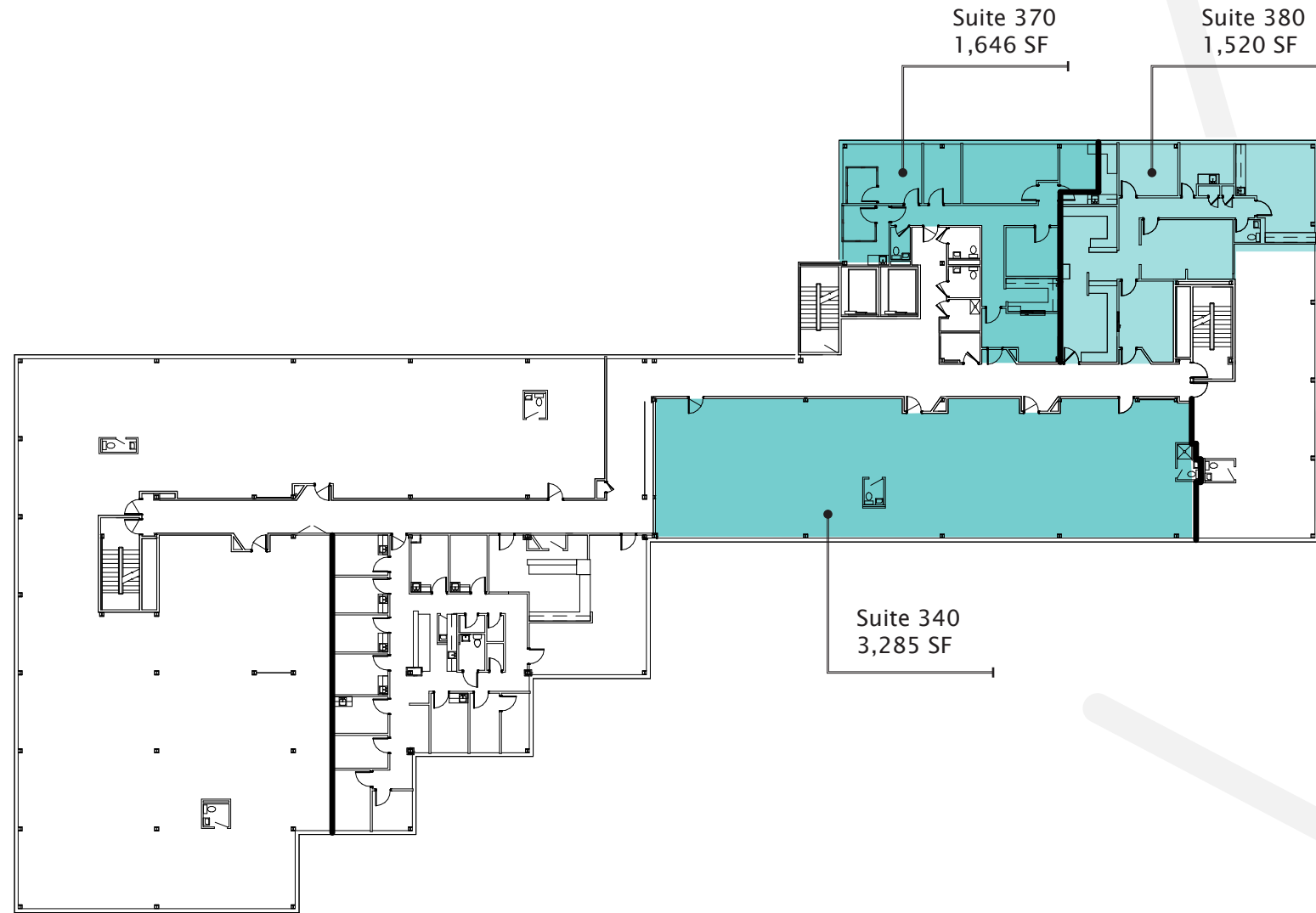
1,646 SF

Suite 370-2nd Gen

1,520 SF

Suite 380-2nd Gen

Contiguous up to 3,166 SF



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Floor 5

2,365 SF

Suite 510-2nd Gen / Move-In Ready

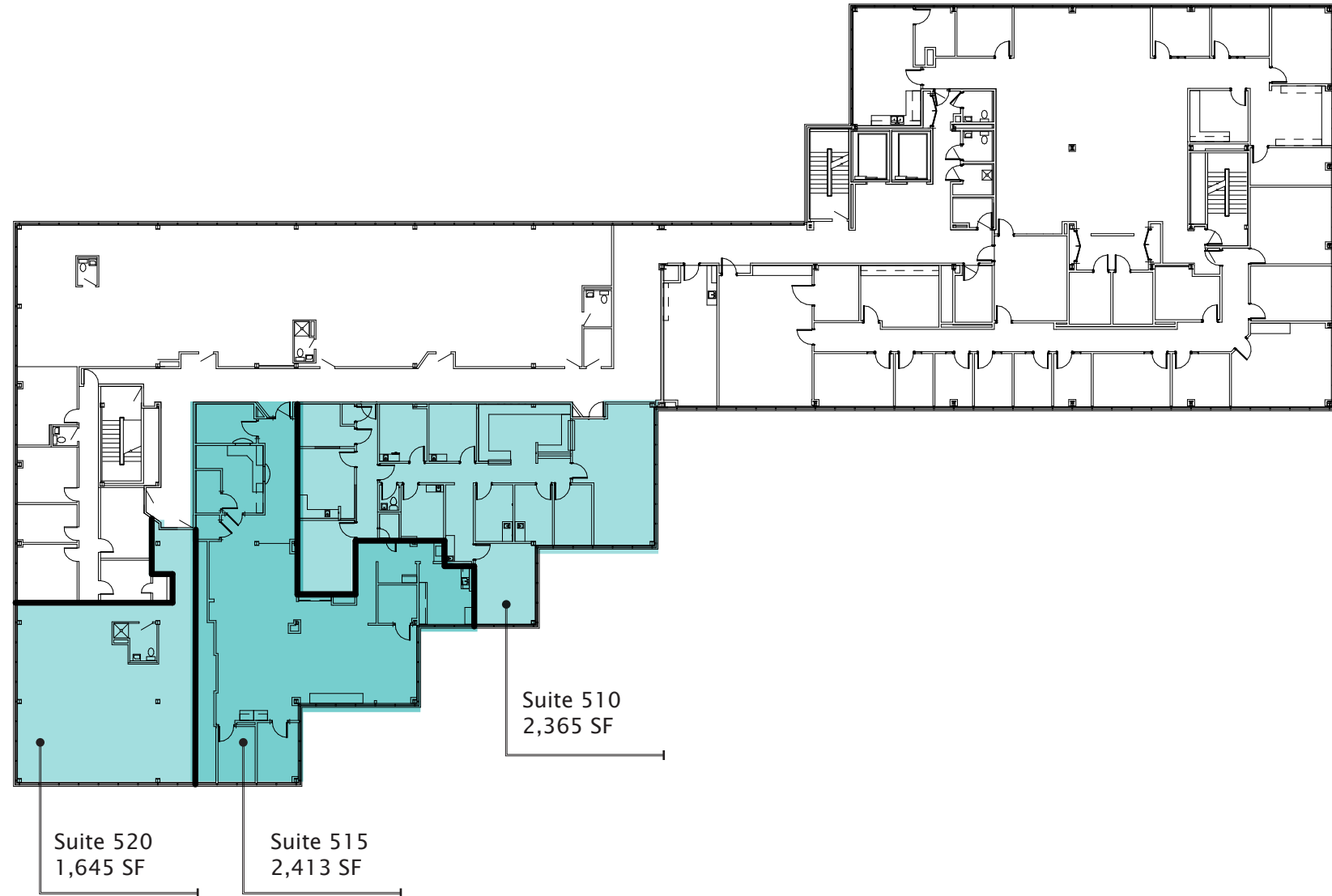
2,413 SF

Suite 515-2nd Gen

1,645 SF

Suite 520-2nd Gen

Contiguous up to 6,457 SF



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LAMAR BLVD.

MEDICAL PKWY

W 38TH ST.



AUSTIN MEDICAL PLAZA 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
- Patton Medical Devices
- 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

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