

GEORGETOWN

Medical Plaza

Corner of I-35 and Leander Road
Adjacent to St. David's Georgetown



Completion in Q2 of 2027



Property Highlights

Situated in one of the most dynamic and fastest growing cities in the U.S. - **Georgetown, TX** features employment growth in advanced manufacturing, life sciences, professional services, education, and healthcare.



Located within the
St. David's Campus in
Georgetown



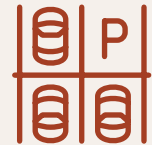
3-Story, 62,000 GSF
Class A Medical
Office Building



Highly Visible
from I-35
Frontage Road



Great Ingress
& Egress
Access Points



Parking Ratio
of 5 Spaces/
1,000 SF



St. David's Georgetown Hospital

- + **Four-stories** and **187,082 square-feet** of comprehensive medical services.
- + **118** licensed beds with a **24-hour** Level IV Trauma Center.
- + Services include intensive care, obstetrics, rehabilitation, emergency care, and a range of medical specialties.
- + Designated as a **Certified Primary Stroke Center**.
- + In 2023, the hospital recorded **5,296 adult inpatient admissions** and **32,863 emergency room visits**.

Area Map

Nearby Attractions

ST. DAVID'S GEORGETOWN HOSPITAL

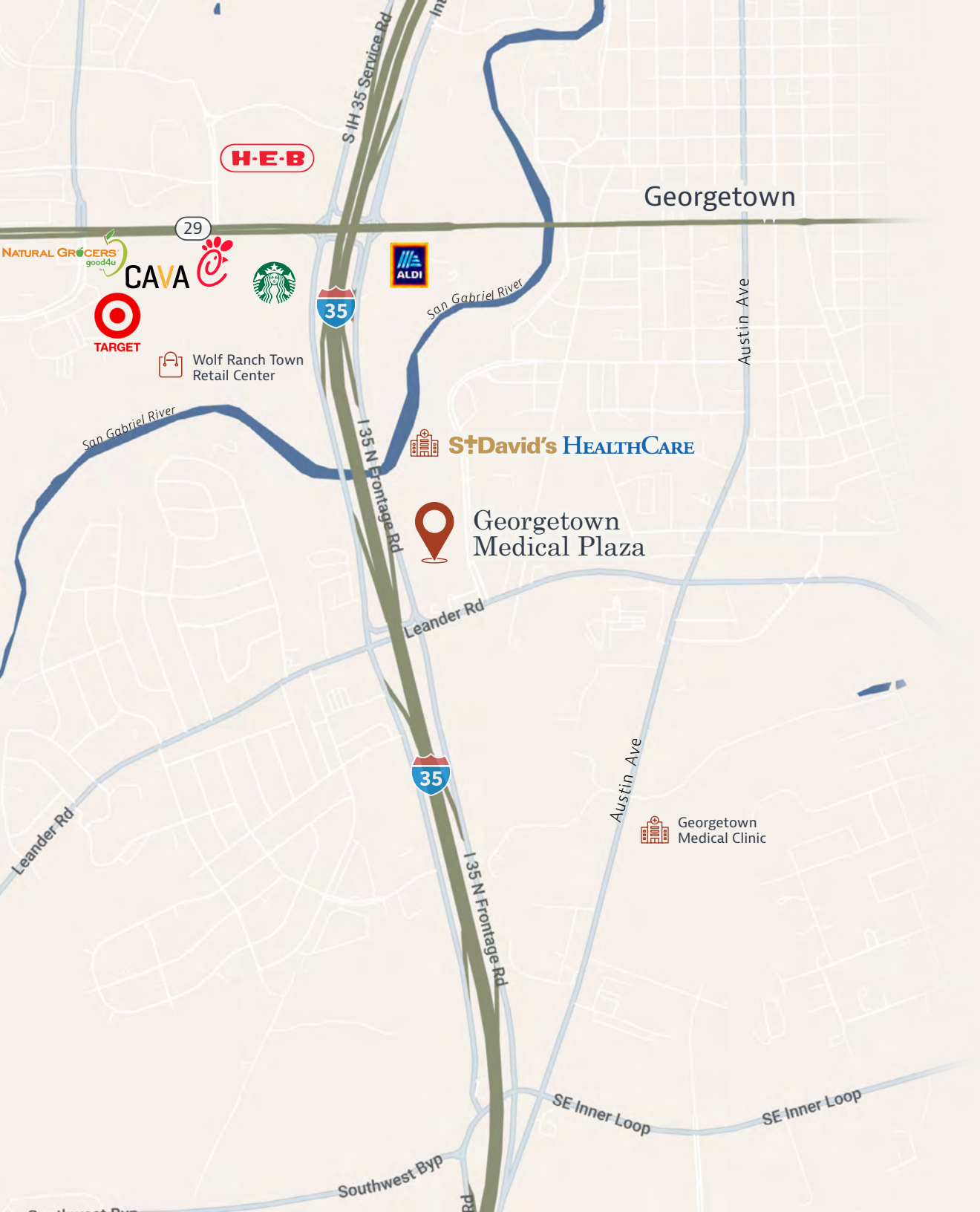
<0.1 mi / <1 min

GEORGETOWN MEDICAL CLINIC

1.4 mi / 4 min

WOLF RANCH TOWN RETAIL CENTER

1.4 mi / 6 min



Within a 15-minute Drive of Georgetown

230,331

61.5%

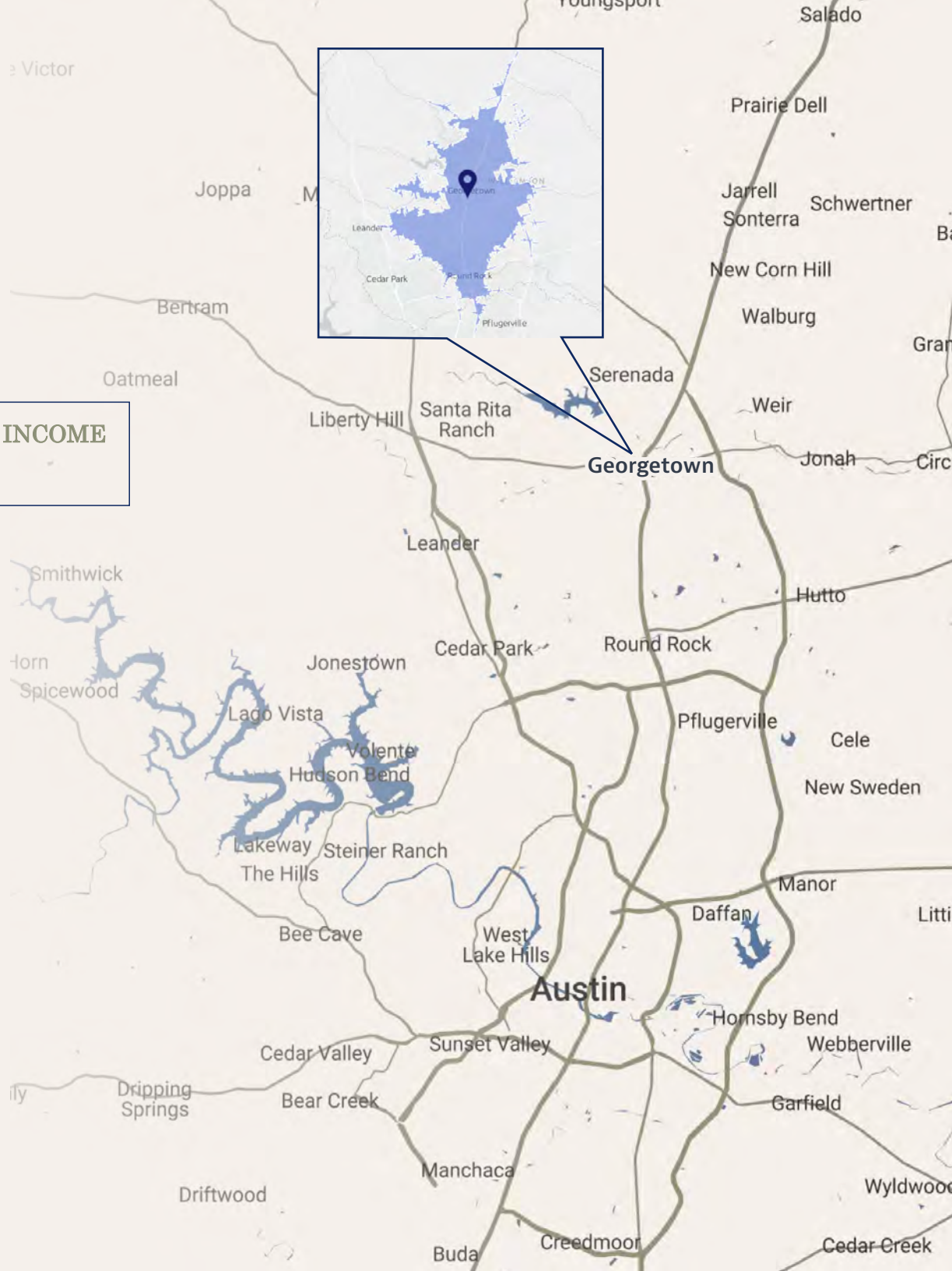
\$484,595

\$109,941

\$5,834

32.3%

48.3%





Leasing Information

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