

PREMIER MEDICAL SPACE FOR LEASE

CEDAR PARK MEDICAL OFFICE BUILDING C

1401 Medical Parkway | Building C | Cedar Park Texas, 78613



welltower



TRANSWESTERN
REAL ESTATE
SERVICES

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TRANSWESTERN REAL ESTATE SERVICES

Owned & Managed by **welltower**

Cedar Park Medical Office Building C is an on-campus, Class A medical office property with direct access via enclosed corridor to the Cedar Park Regional Medical Center.

Medical Office Availability

- Suite 325 - 1,500 SF
- Suite 360 - 695 SF (Shell Condition)

Terms

- Rental Rate: \$27.00 NNN
- 2024 Est. OpEx: \$17.13
- Parking: 5/1000 (Surface)
- TI Allowance: Negotiable

Building Highlights

- On-campus Class A Medical Office Building
- Covered Entrance and Drop Off
- Direct covered access to Cedar Park Regional Medical Center
- Excellent access to Hwy 183A and FM 1431
- Grade level entrance with automatic sliding glass doors
- Energy efficient building systems
- Fiber providers include Time Warner and Sudden Link



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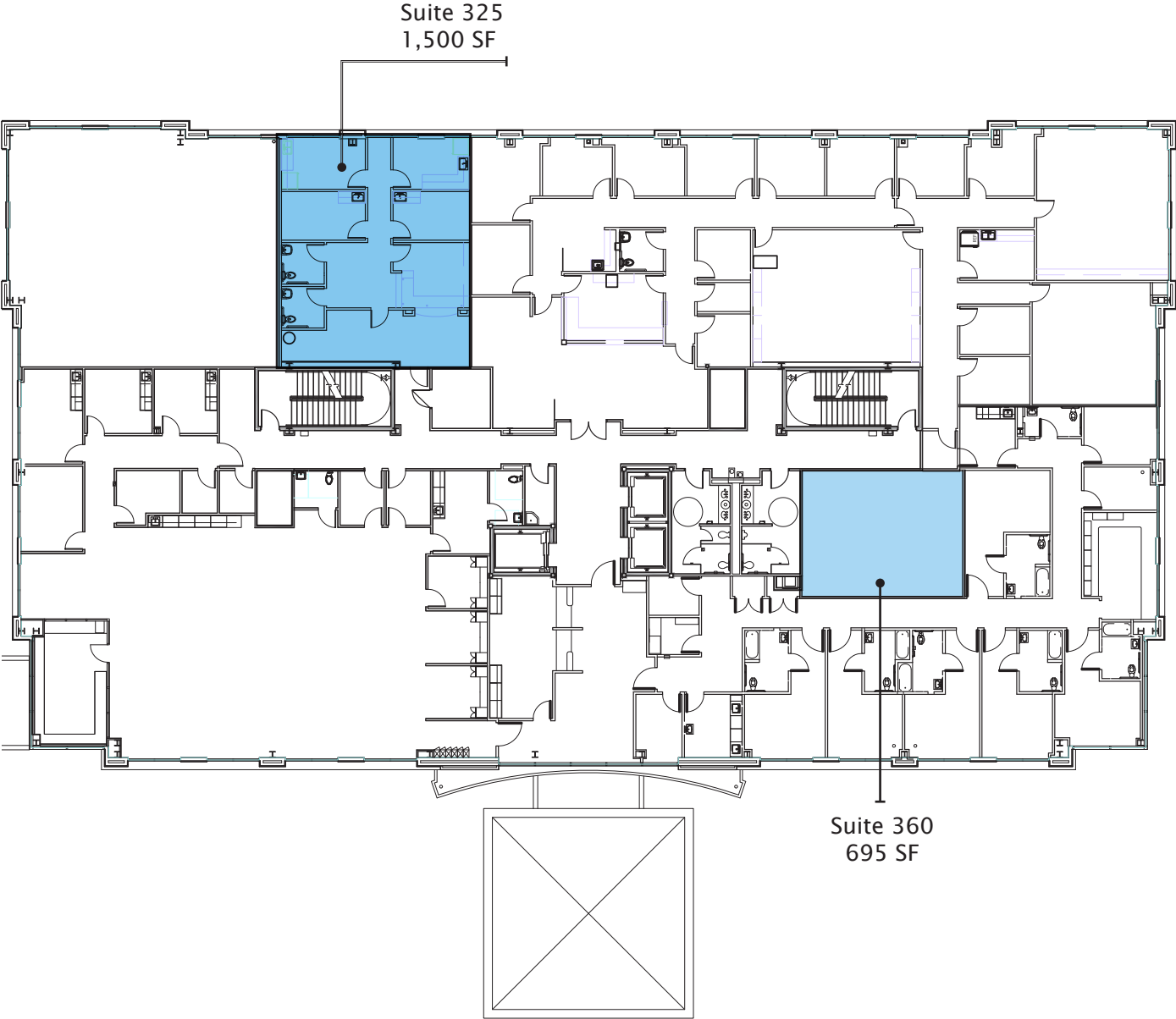
Floor 3

1,500 SF

Suite 325

695 SF

Suite 360
Shell Condition

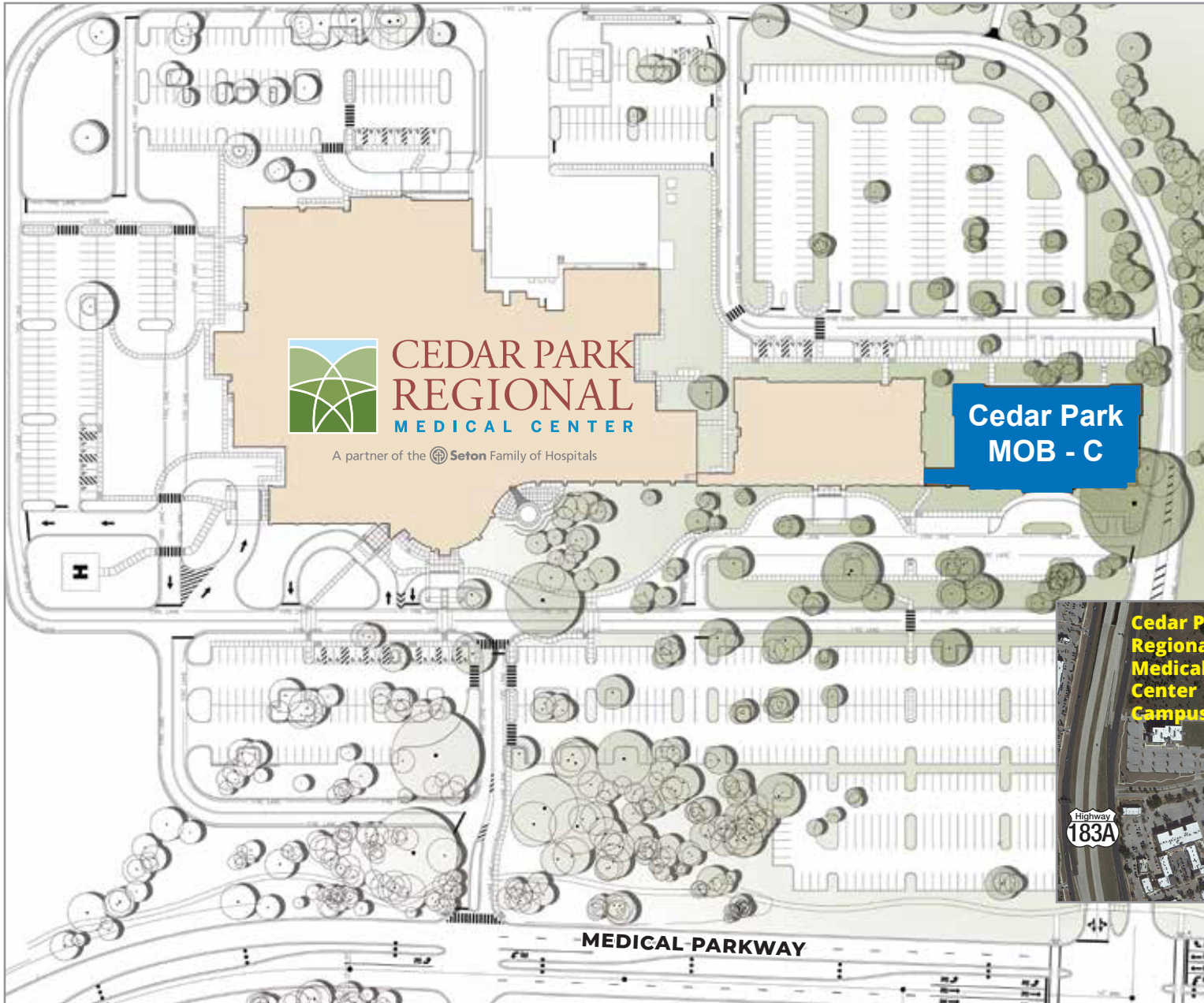


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Located on the Cedar Park Regional Medical Center Campus with direct access to the Medical Center via an enclosed corridor.

Cedar Park Regional Medical Ctr

- 93 Licensed Beds
- Future expansion of up to 150 beds
- Joint venture between Community Health Systems and Ascension Seton

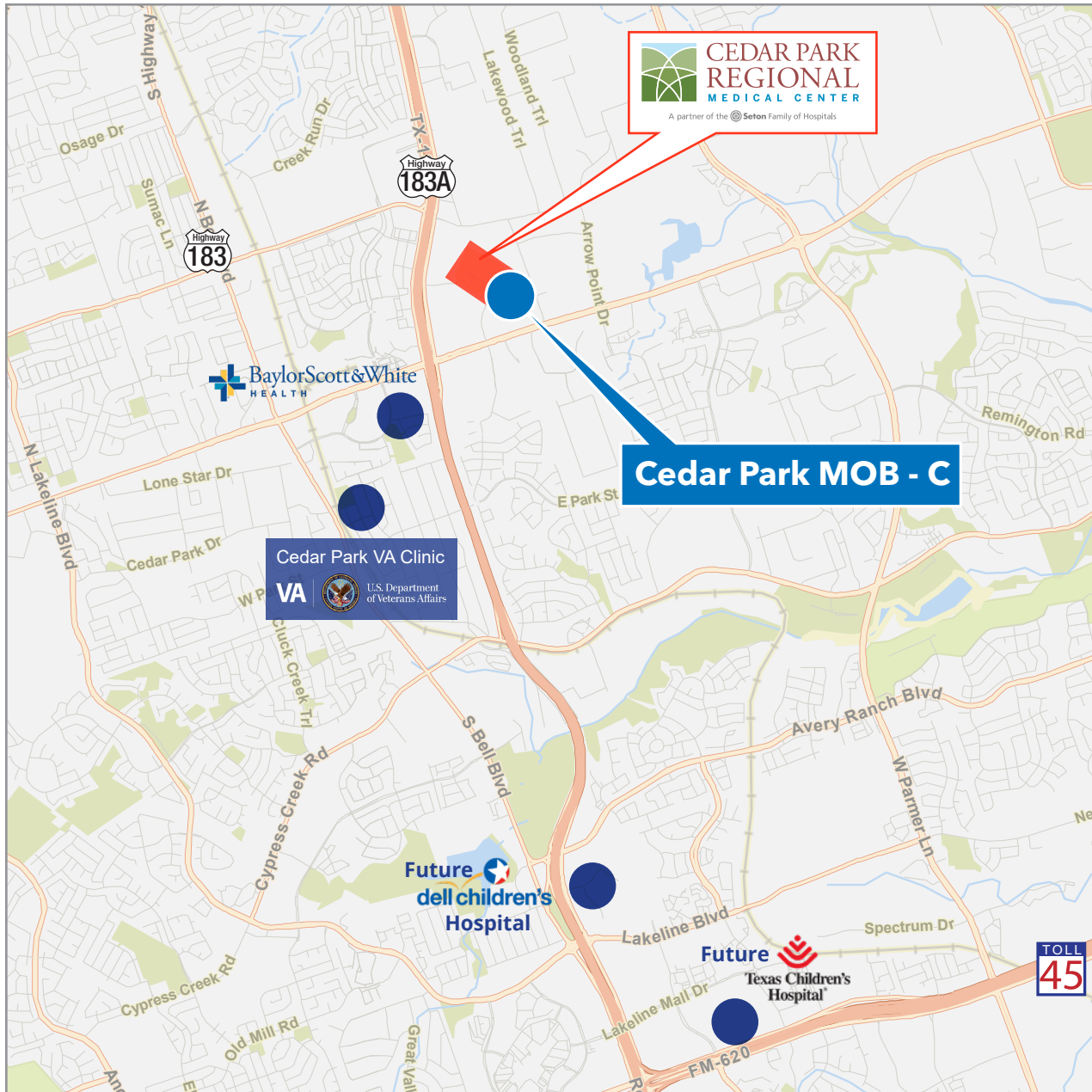


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NEARBY AMENITIES

SHOPPING

Academy Sports
Adventure Kids
Archivers Book Store
Artie
AT&T
Bealls
Breeze Salon
Camilla's Salon
Cedar Park Medical
Uniforms
Charming Charlie
Cinemark
Denver Mattres
Dollar Tree
Famous Footwear
FedEx Office
Gymboree
Half Price Books
HEB
Hemispheres
Hobby Lobby
James Avery
Keller Williams
Mardel
Mattress Firm
Mr. Notebook
Natural Grocers
Office Max
PetSmart
Pigtails & Crewcuts
Plato's Closet
Ross
Southern Charm Salon
Studio Nails & Spa
Super Target
The Salon @ 1890
Ranch

RESTAURANTS

1431 Cade
Ay's China Cuisine
Baskin Robins
BJ's Brewhouse
Bluecorn Harvest Grill
Buffalo Wild Wings
Canes
Carl's Jr.
Chick-Fil-A
China Cafe
China Café
Chipotle
Church's Chicken
CR Surf N Turf
Dairy Queen
Del Taco
Dos Salsas
Double Dave's Pizza
Einstein Brothers Bagels
Einstein Brothers Bagels
Firehouse Subs
Five Guys
Freddies Custard & Burgers
Fuzzy's Taco Shack
Gigi's Cupcakes
IHOP
In N Out
Jamba Juice
Jimmy Johns
Kung Fu Buffet
Logan's Roadhouse
Lone Star Grill
Longhorn Steakhouse
Lupe Tortilla
Mighty Fine Burgers
Naanfull Indian Grill

Nothing Bundt Cakes

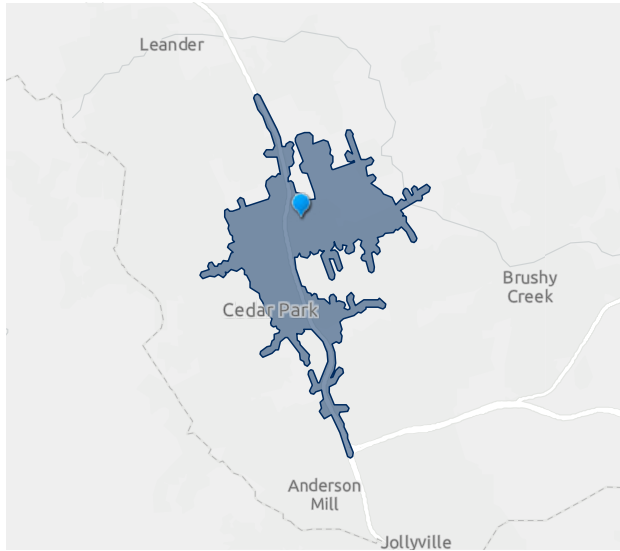
Noodle Soup
Panera
Phonatic Restaurant
Pieology Pizza
Qdoba
Qdoba Mexican Grill
Rosa's Cafe
Rudino's Pizza and Grinders
Serranos
Sichuan Bistro
Spicy Pickle
Spicy Pickle
Starbucks
Sushi Fever
Taco Shack
Takaea Sushi & Asian Bistro
Takara Sushi
Torchy's Tacos
Tropical Smoothie
VERTS Kebab
Which Wich
Yoyo's Frozen Yogurt

BANKS

A+ Federal Credit Union
BBVA Compass Bank
Chase Bank
Comerica Bank
Frost Bank
IBC Bank
Money Loans
Plains Capital Bank
Prosperity Bank
Wells Fargo

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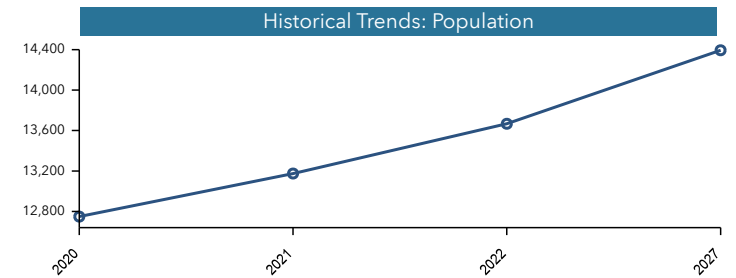


POPULATION TRENDS AND KEY INDICATORS

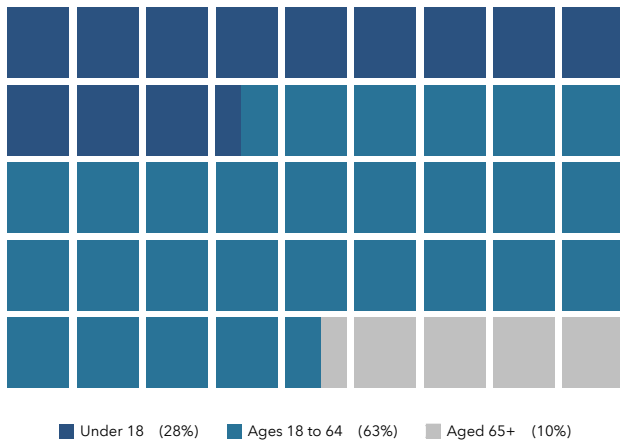
1401 Medical Pkwy, Cedar Park, Texas, 78613
Drive time of 5 minutes

13,667	5,485	2.43	34.8	\$103,635	\$297,484	94	132	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

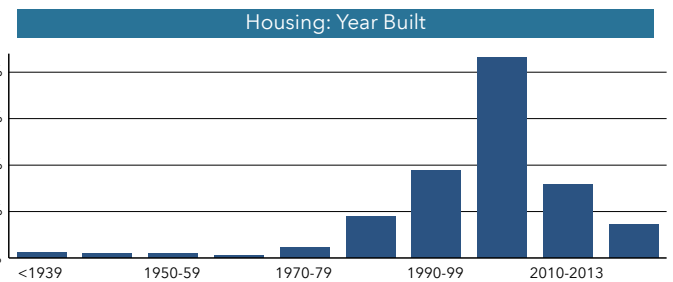
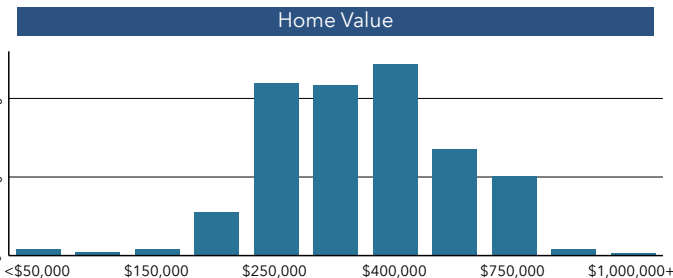
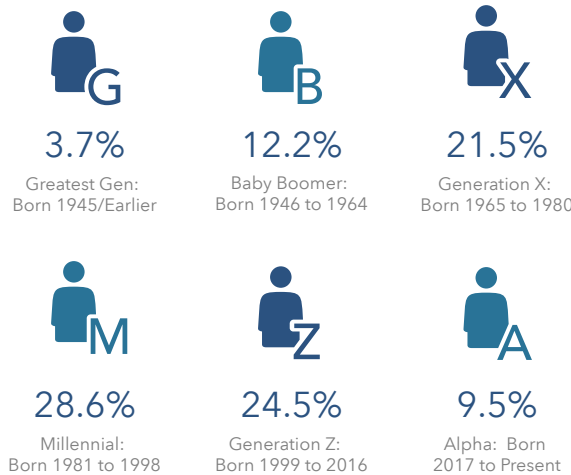
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri

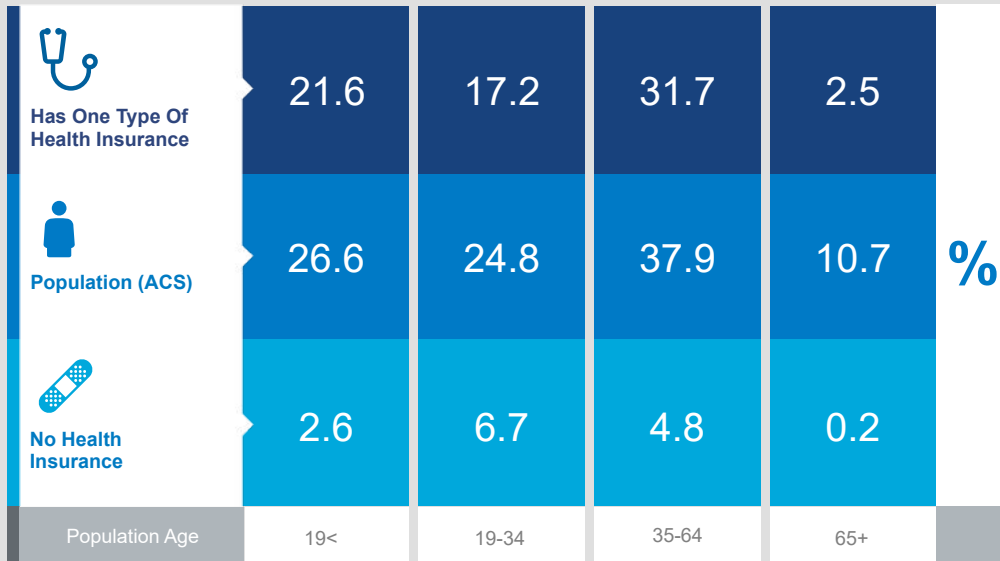
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Health Care & Insurance

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Drive time of 5 minutes

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Health Care Expenditure



\$5,307

Annual Health Insurance Expenditures



\$2,803

Medical Care



Medicare:
Population 65+

271

Medicare Only

553

Direct-Purch & Medicare

48

Employer & Medicare

18

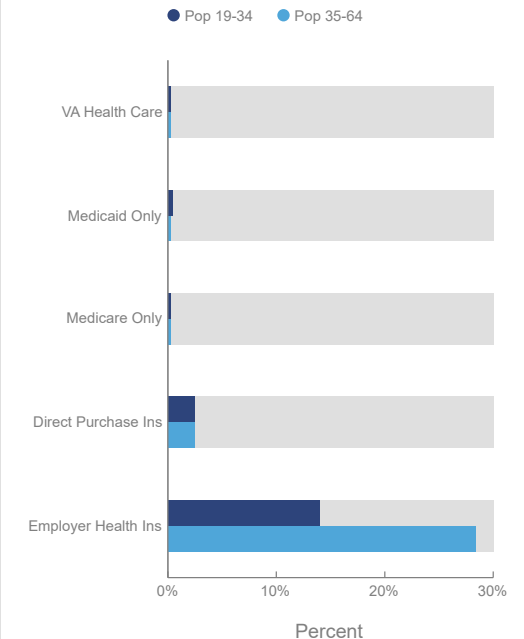
Medicare & Medicaid

Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,460.7
Medicare Payments	\$820.6
Physician Services	\$364.5
Dental Services	\$561.1
Eyecare Services	\$93.0
Lab Tests/X-rays	\$96.8
Hospital Room & Hospital Service	\$327.8
Convalescent/Nursing Home Care	\$33.5

Health Insurance Coverage (ACS)



Population



12,360

Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



43.1%

Exercise at home 2+ times per week



16.4%

Exercise at club 2+ times per week