

Pointe 183



Building Three | For Lease 10861 183A, LEANDER, TX 78641



5,919 SF Single-Tenant Medical Building | Direct 183A Visibility | Hospital Adjacent

Pointe 183

Building Three

Located within the Healthcare District of the master planned Northline development and surrounded by established retail and medical services, Pointe 183 provides strong frontage and signage visibility. The design allows for abundant natural light and flexible layouts to accommodate various specialties. There is opportunity for Ambulatory Surgery Center (ASC), traditional medical office, and other healthcare specialties.

Building Size: 5,919 SF

Type: Single-Story, Free-Standing

Year Built: 2025

Condition: Shell Without Slab (to allow full plumbing flexibility)

Parking: 5/1000 Ratio

Rate: Contact Broker

TIs: Flexible TI Package





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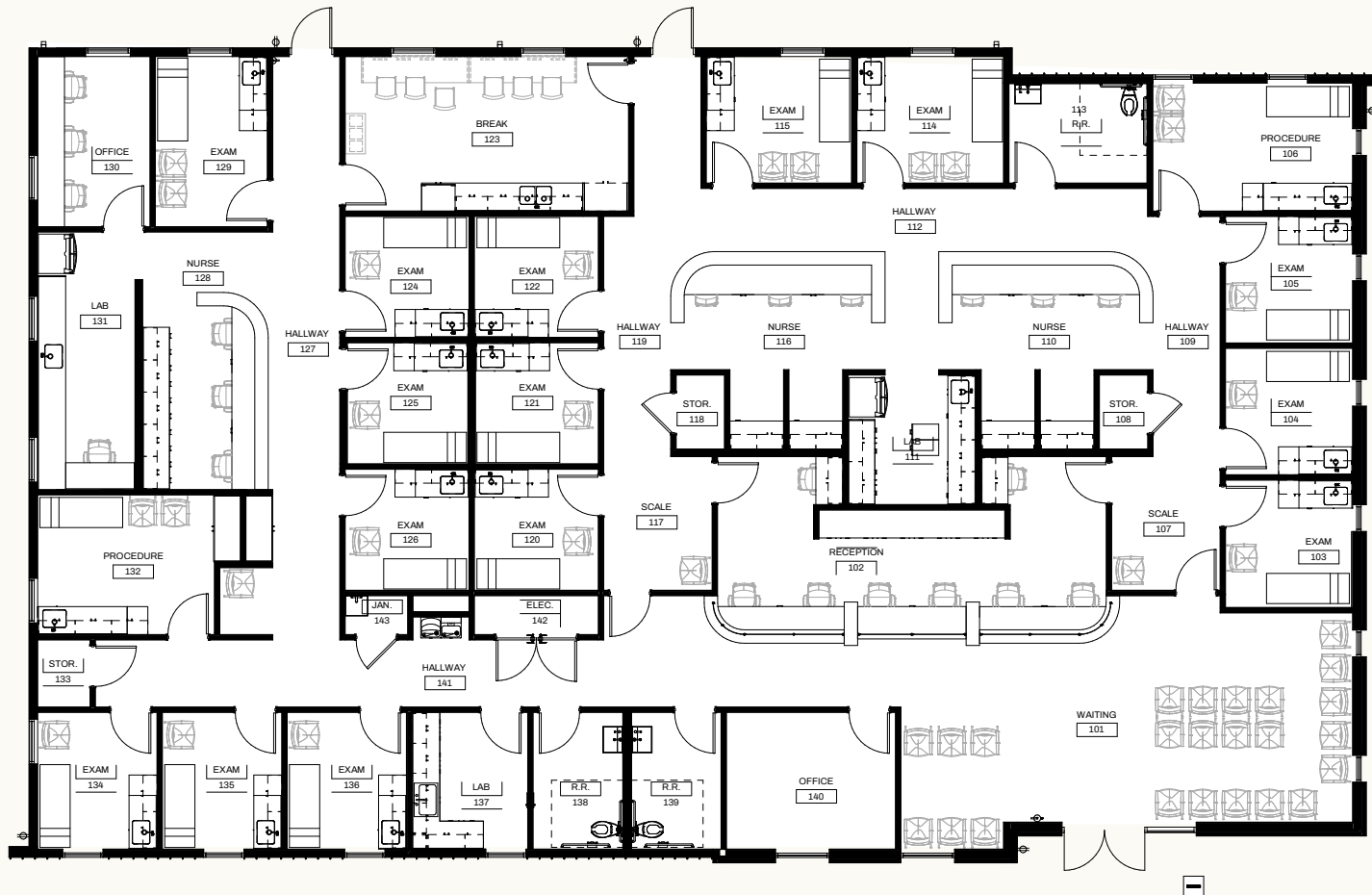
 Transwestern

Pointe 183

Building Three

Conceptual Test Fit Plan

*Building Currently in Shell Condition



15+ Exam Rooms

2 Procedure Rooms

3 Labs

Centralized Nurses Station

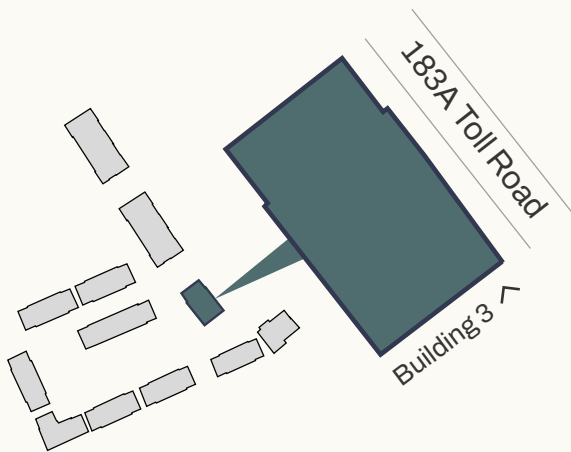
Multiple Staff Ingress/Egress Points

Pointe 183

Building Three

- Prime location with 183A frontage
- Convenient transit access to both 183A and US-183
- Adjacent to the 100+ bed St. David's Leander Hospital and MOB
- Less than a mile from Leander's new Northline development
- Average 29,000 vehicles a day on 183A
- 5 Mile Radius:
 - 122,207 people
 - 26.44% 5 year growth projection

Site Plan



Pointe 183

Building Three

● Leander

● Austin

Why Leander?

- Big city amenities without the commute
- Pro-business city in a pro-business state
- Easy access to Austin-Bergstrom International Airport

St. David's Healthcare

- Located immediately adjacent to the Healthcare District site within Northline
- Current campus includes Emergency Center
- Addition of \$250MM Hospital Campus soon to break ground

Ascension Seton Cedar Park

- 10 minute drive from Northline
- 126-bed Regional Medical Center

Location

- Convenient access to downtown Austin (30 minutes)
- 30 miles to Austin Bergstrom International Airport
- Easy access to Leander, Liberty Hill, Cedar Park, Brushy Creek, Georgetown and Round Rock
- Rapidly expanding insured patient base
- Above average commercial payer mix
- Young, family dense demographics

167,600

Labor Force

3.5%

Unemployment

30 Mins

from Austin CBD

4th

Fastest Growing
City in the US

#1

Fastest Growing
US Metro City



59.5% Bachelors
Degree or Higher



\$108,246 Median
Household Income



36 Median Age



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