TRANSWESTERN

1401 Philomena Street
Austin, TX

1401 PHILOMENA
At Mueller

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Intentionally Designed, + The First of its Kind.

1401 Philomena is a best in class medical office building, built with patients and staff in mind, designed to transform the approach to collaborative thinking and delivery of world-class care.

109k+ SF
MEDICAL OFFICE SPACE AVAILABLE

4.32/1,000
PARKING RATIO
559 SPACES

Garage Connectivity
LEVEL 4

3 Elevators
ONE GURNEY SIZE ELEVATOR

Spec Suite
MOVE-IN READY!

Strategically Located

This best in class medical office building boasts seamless building access for both patients and physicians. Conveniently situated adjacent to Dell Children's Medical Center, 1401 Philomena is at the heart of the bustling medical hub in Mueller, surrounded by a network of specialized medical facilities and services. Its prime location also provides easy access to nearby food, leisure, entertainment, and hospitality options.

Seamless Access to All of Austin

1401 Philomena's prime location in the center of Mueller offers unparalleled convenience and accessibility, making it an ideal setting for medical professionals and their clients, who can enjoy the vibrant community, diverse dining options, and extensive recreational opportunities right at their doorstep.

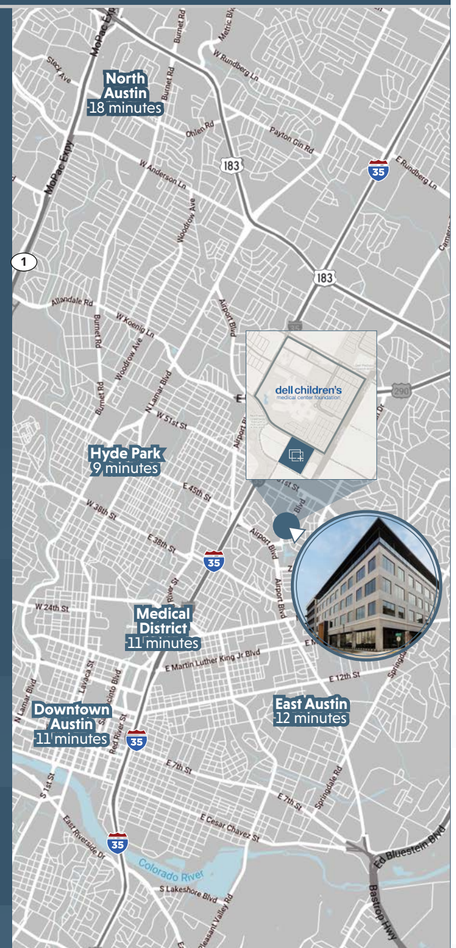
AREA DEMOGRAPHICS

1 mi	19,035 POPULATION	$135,680 AVG HH INCOME	34 AVG AGE
3 mi	173,359 POPULATION	$97,472 AVG HH INCOME	29 AVG AGE
5 mi	370,659 POPULATION	$110,999 AVG HH INCOME	31 AVG AGE

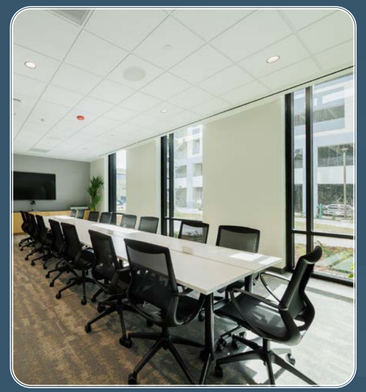
DRIVE TIMES

14 min **Austin Bergstrom** INTERNATIONAL AIPORT

15 min **The Domain** SHOPPING CENTER



Building Highlights



Sustainable Build

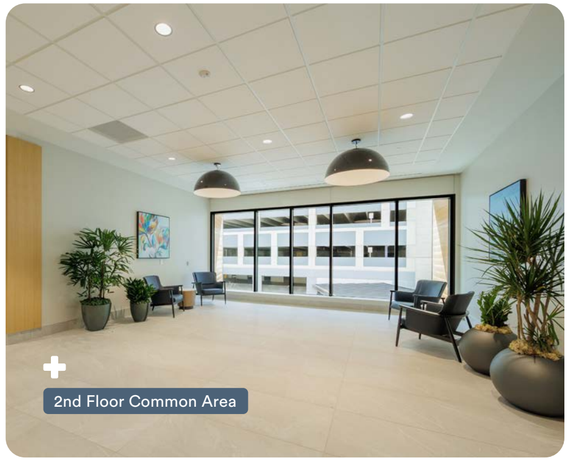
- LEED Gold Certified
- Located in the Largest LEED Certified Neighborhood in the world
- Austin Energy Green 3-star Building
- Touch-less Entry & Exits
- Highly Efficient HVAC Systems
- UV Air Filtration
- Low VOC Emitting Interior Finishes
- Recycling Program
- Reflective Roofing for Heat Island Reduction

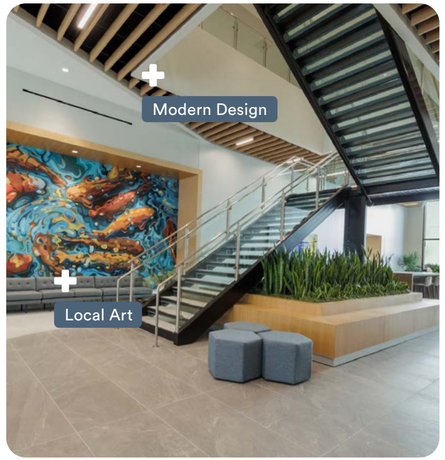
Outdoor Courtyard

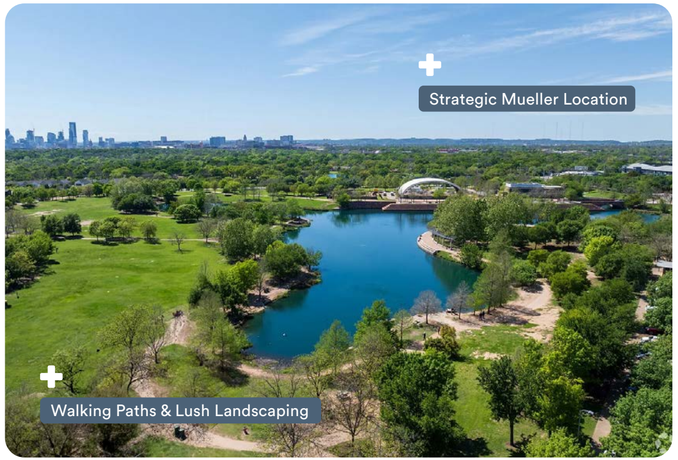
The Central Courtyard at 1401 Philomena creates a vital connection between people and nature, enhancing well-being and productivity. Designed for comfort and social distancing, it features drought-tolerant native plants, reducing irrigation needs and promoting sustainability in modern building design.

Building Amenities

- Visitor Lounge Area
  Provides additional space within the building for patients to wait comfortably for their appointment.
- Secure Bike Parking
- Central Conferencing Center
- Central Huddle Room
- Walking Distance to a plethora of restaurants, retail and hotels.
- Private Badge Access Elevator

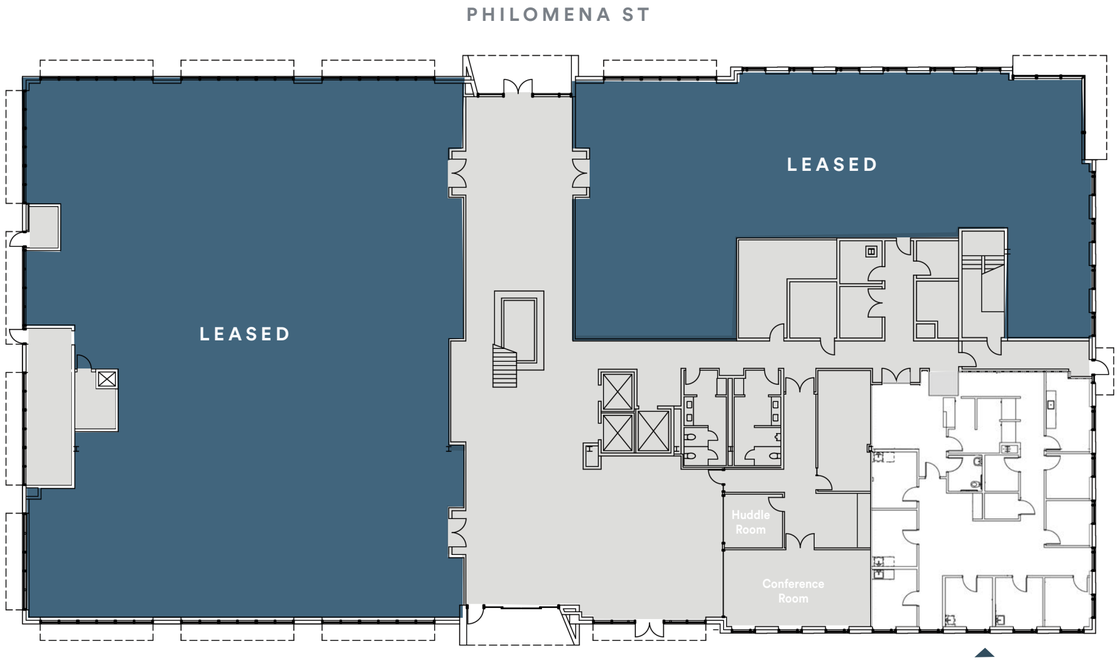






First Floor

SQUARE FOOTAGES ARE APPROXIMATIONS



SPEC SUITE 175
MOVE-IN READY
3,052 SF

Second Floor

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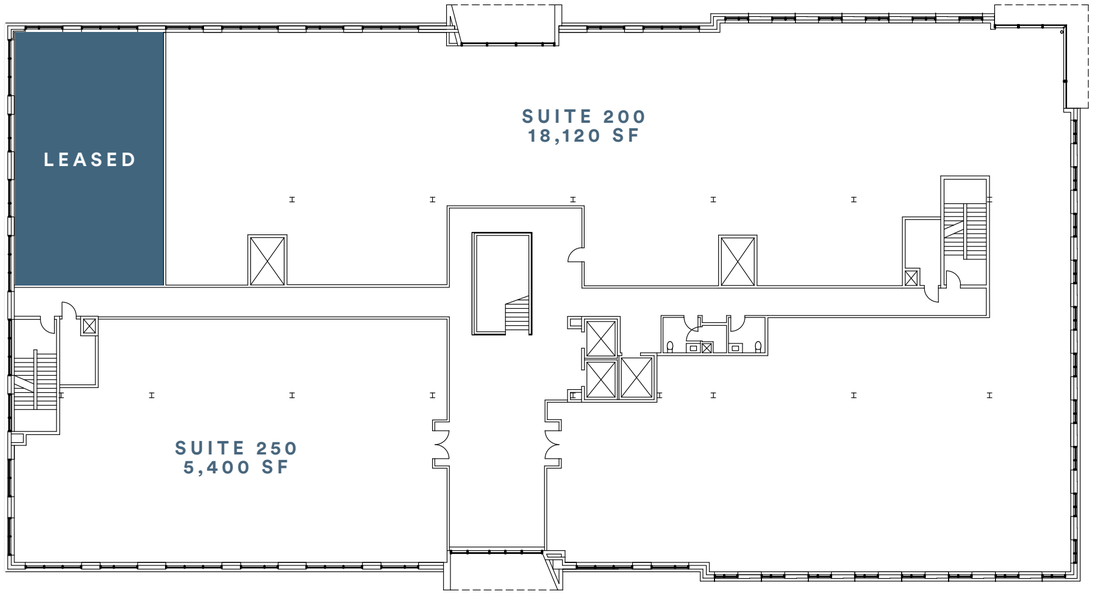

Third Floor

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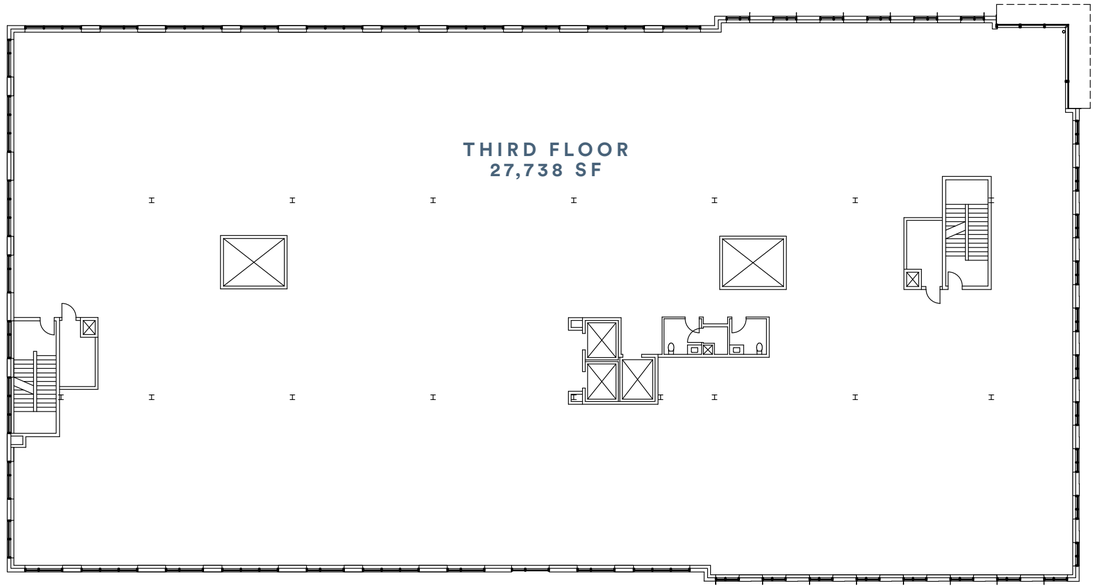

Fourth Floor

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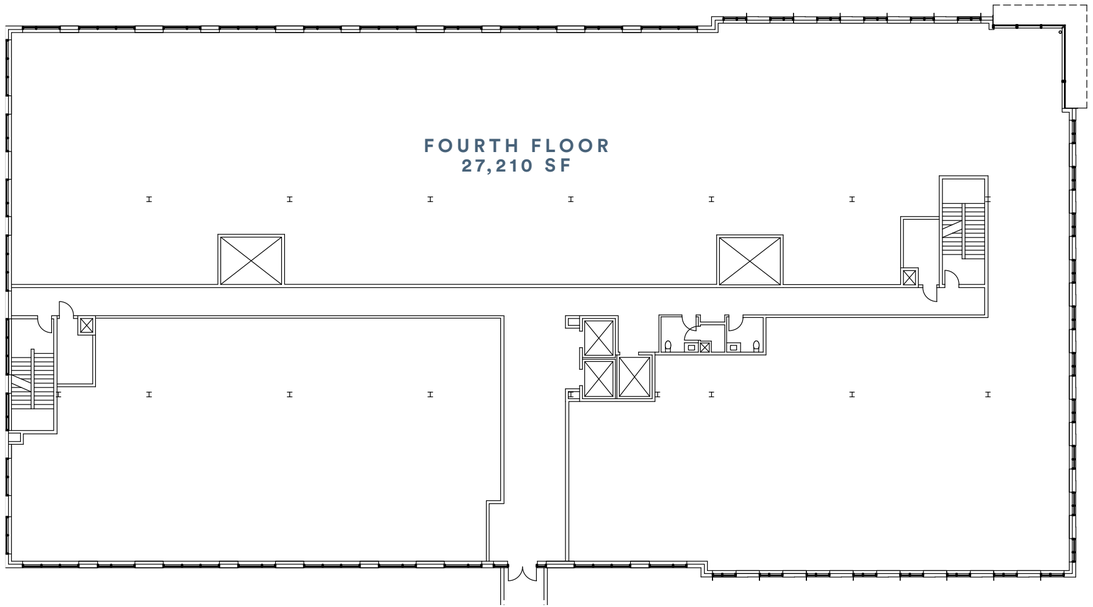

SKY-BRIDGE ACCESS TO GARAGE

Fifth Floor

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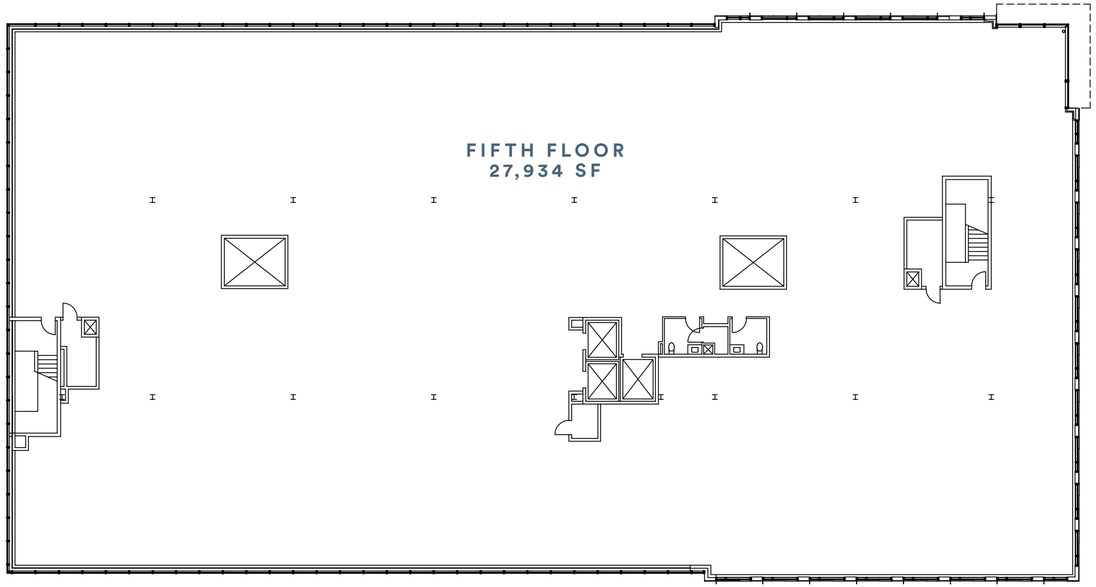
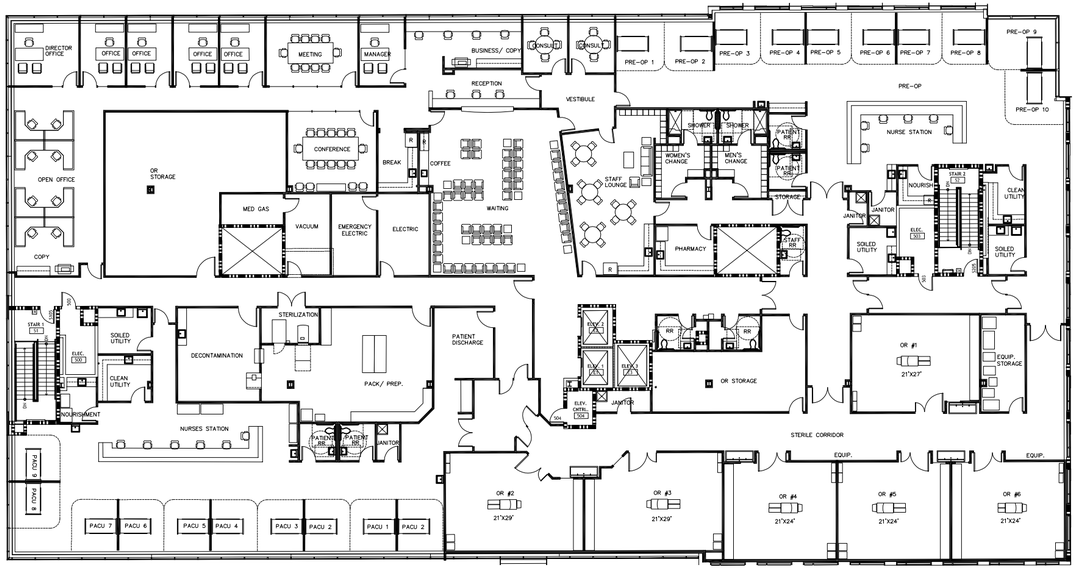


Surgery Center Capable

- UNOBSTRUCTED DOWNTOWN VIEWS
- 8' WIDE CORRIDORS FROM SUITE TO FIRST FLOOR BUILDING EXIT
- GURNEY-SIZED ELEVATOR
- 14 OR 15' FLOOR TO FLOOR HEIGHTS
- EMERGENCY GENERATOR LOCATION
- COVERED AMBULANCE DROP OFF



www.1401philomena.com

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At Mueller

Will Stewart | SENIOR VICE PRESIDENT
Will.Stewart@transwestern.com 512.314.3574

Hunter Jones | SENIOR VICE PRESIDENT
Hunter.Jones@transwestern.com 512.314.3571

Rachel Becker | ASSOCIATE
Rachel.Becker@transwestern.com 512.314.3576

1401 PHILOMENA ST - AUSTIN, TX 78723

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STOCKDALE CAPITAL PARTNERS