

FOR LEASE – OFFERING MEMORANDUM

3810 N Quinlan Park Rd

Suite 170 | Austin, TX 78732

Presented by

The Morshed Group



OFFERING

Address:

3810 N Quinlan Park Rd

Suite:

Suite 170

Space Type:

Class A Mixed Use/Medical/Aesthetic

Total SF:

2,296 SF

Year Built:

2023

Building Plans:

In Place

Availability:

Available Now - Sublease

Location:

Palo Verde at Steiner, Steiner Ranch





SUITE SUMMARY

Sublease a 2,296 SF ground-floor shell at Palo Verde at Steiner, a Class A mixed-use center anchored by Vaqueros Cafe & Cantina in the heart of Steiner Ranch. The space is permitted and planned for medical, dental, wellness, aesthetic, or spa use, with existing architectural and med-spa permits available to convey. This hands the right operator a head start on both time and cost that a ground-up build cannot match.

The center sits within a built-in health-and-wellness co-tenancy and fronts 18,000-20,000 VPD on Quinlan Park Road, the single retail node serving a community of roughly 20,000 residents in one of Austin's most affluent zip codes.



HIGHLIGHTS

- Permitted med-spa plans and architectural available to convey
- Co-tenancy: Austin Dental Company, Club Pilates, Body20, Polished Nail Bar, Image Studios
- \$206K average household income within 3 miles
- Approximately 7.5 years of term remaining at in-place, below-new-construction economics
- Two 5-year renewal options already written into the lease
- Possible remaining TI allowance (originally up to \$100/SF)

FINANCIAL SUMMARY

Suite Features

- 2,296 SF ground-floor shell, permitted for medical/aesthetic/wellness build-out
- Existing med-spa plans, architecturals, and permits available to convey
- Class A mixed-use center anchored by Vaqueros Cafe & Cantina
- Possible remaining TI allowance (originally up to \$100/SF)

Ideal For

- Med spa and dermatology operators
- Dental and boutique medical practices
- Aesthetics, IV therapy, and wellness providers
- Physical therapy and health-and-wellness concepts

Base Rent:

\$25.00/SF/Year

NNN Rate:

\$13.00/SF/Year

Monthly Total:

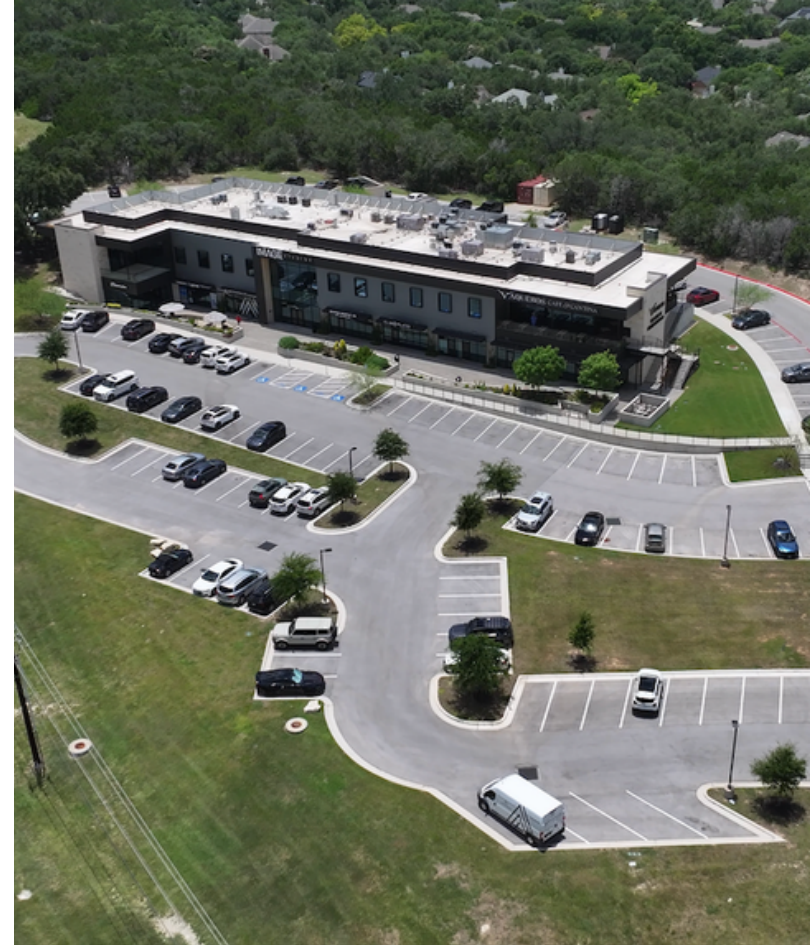
\$7,271 + utilities

Availability:

Immediately (Sublease)

Lease Term:

~7.5 yr remaining - Negotiable



Location & Accessibility

1. Steiner Ranch / Quinlan
Park Road retail node
2. Lake Travis / Four Points
3. RM 620 Corridor
4. The Domain
5. Downtown Austin
6. Lakeway
7. Bee Cave



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