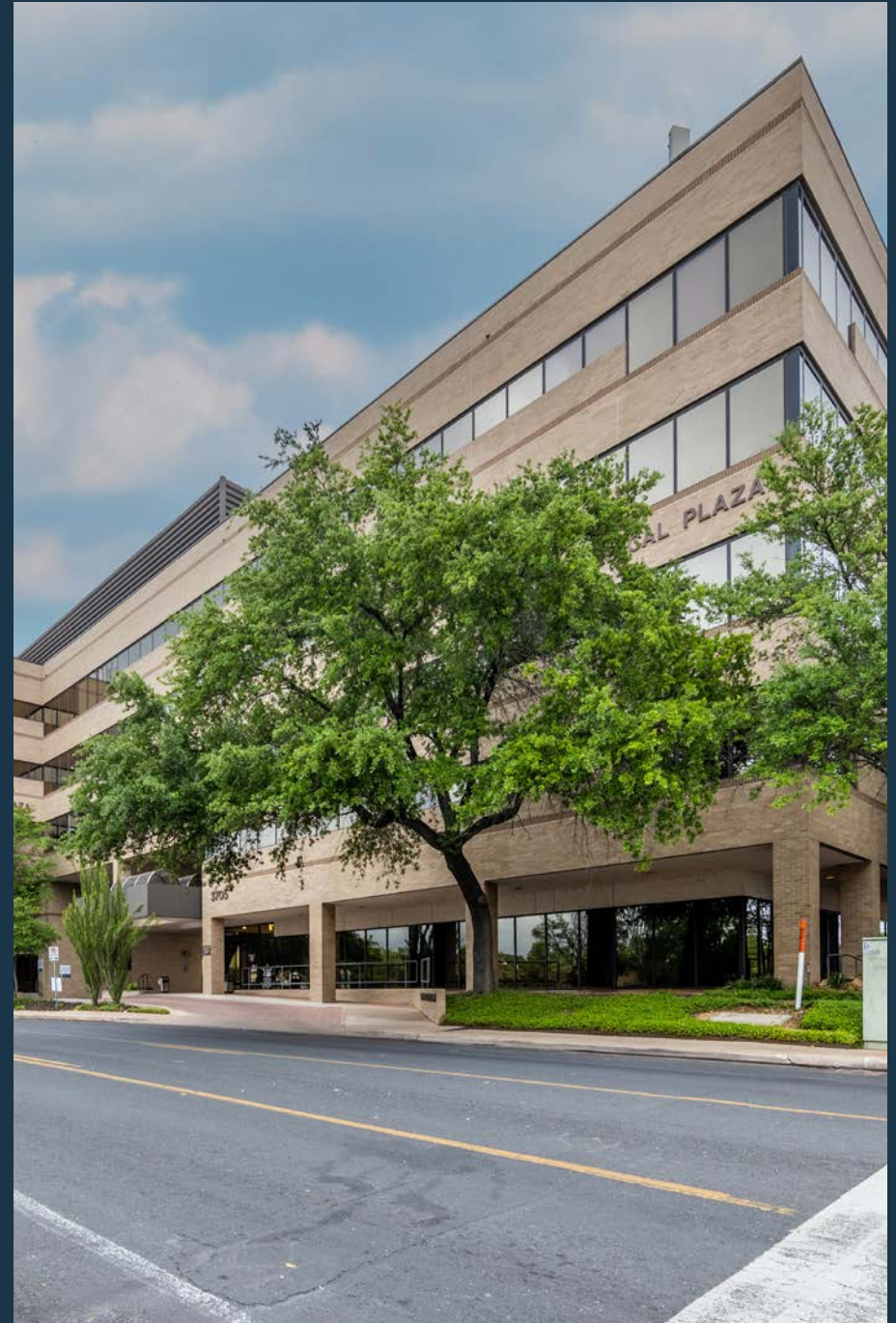


Medical Office | For Lease

# Austin Medical Plaza

3705 Medical Parkway, Austin, TX 78705



Owned and Managed by:



HEALTHCARE  
REALTY

Leasing by:  Transwestern

# Property Highlights

3705 Medical Parkway, Austin, TX 78705



## HEALTHCARE SYNERGY

Strong referral pattern and tenant mix among existing practices.



## UNBEATABLE LOCATION

Located in the premier central medical micro-market with top demographic access.



## COMPETITIVE LEASE TERMS

Aggressive tenant improvement packages + lease on the usable square footage.



## ACCESSIBILITY

Easy access to MoPac Expressway (Loop 1) and IH-35.



## ABUNDANT PARKING

4:1,000 parking in adjacent dedicated parking garage. Patient validation + employee passes offered.



## COMMITTED OWNERSHIP

Consistently investing in building capital projects and upgrades.

# Availabilities

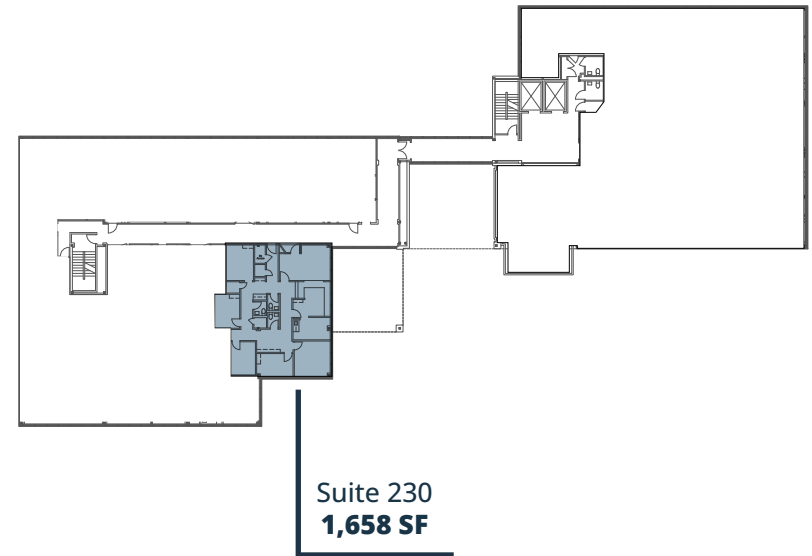
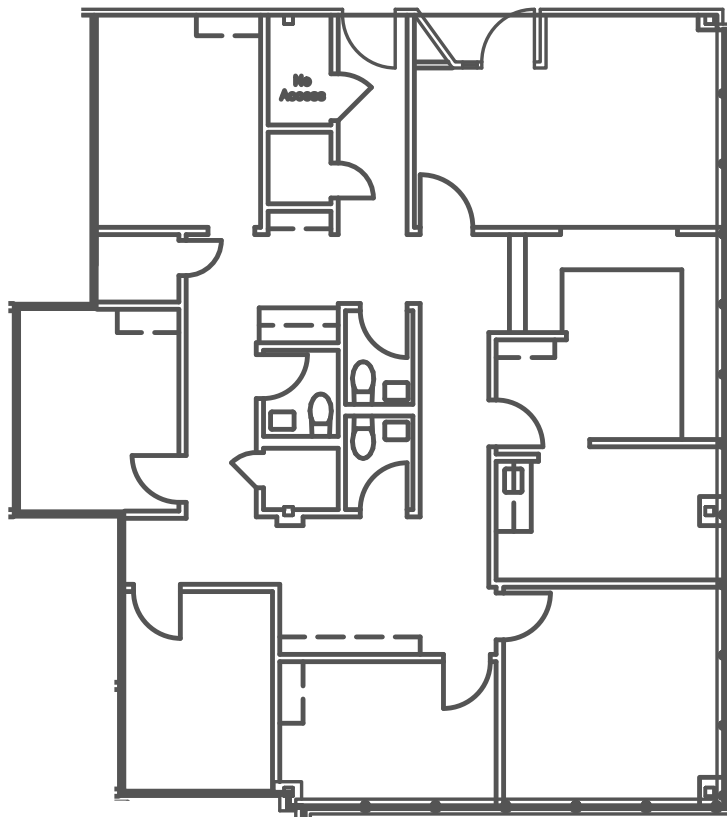
3705 Medical Parkway, Austin, TX 78705

## AVAILABLE SUITES

|                  |          |               |                                                                                                                      |
|------------------|----------|---------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Suite 230</b> | 1,658 SF | AVAILABLE NOW | Existing clinical condition. Needs cosmetic upgrades.                                                                |
| <b>Suite 235</b> | 2,361 SF | AVAILABLE NOW | Shell condition space. Aggressive TI terms. Efficient corner block. Contiguous with suite 250 up to 6,140 SF.        |
| <b>Suite 250</b> | 3,779 SF | AVAILABLE NOW | Existing clinical condition. Needs cosmetic upgrades. Plumbing throughout. Contiguous with suite 235 up to 6,140 SF. |
| <b>Suite 340</b> | 3,285 SF | AVAILABLE NOW | Existing clinical condition. In good condition with residual value. Plumbing throughout.                             |
| <b>Suite 430</b> | 2,378 SF | CALL BROKER   | Existing clinical condition. In good condition with plumbed exam rooms. Efficient corner space.                      |
| <b>Suite 450</b> | 2,219 SF | CALL BROKER   | Existing clinical/counseling condition. Needs cosmetic upgrades.                                                     |
| <b>Suite 515</b> | 1,933 SF | AVAILABLE NOW | Open space for therapy/rehab user.                                                                                   |

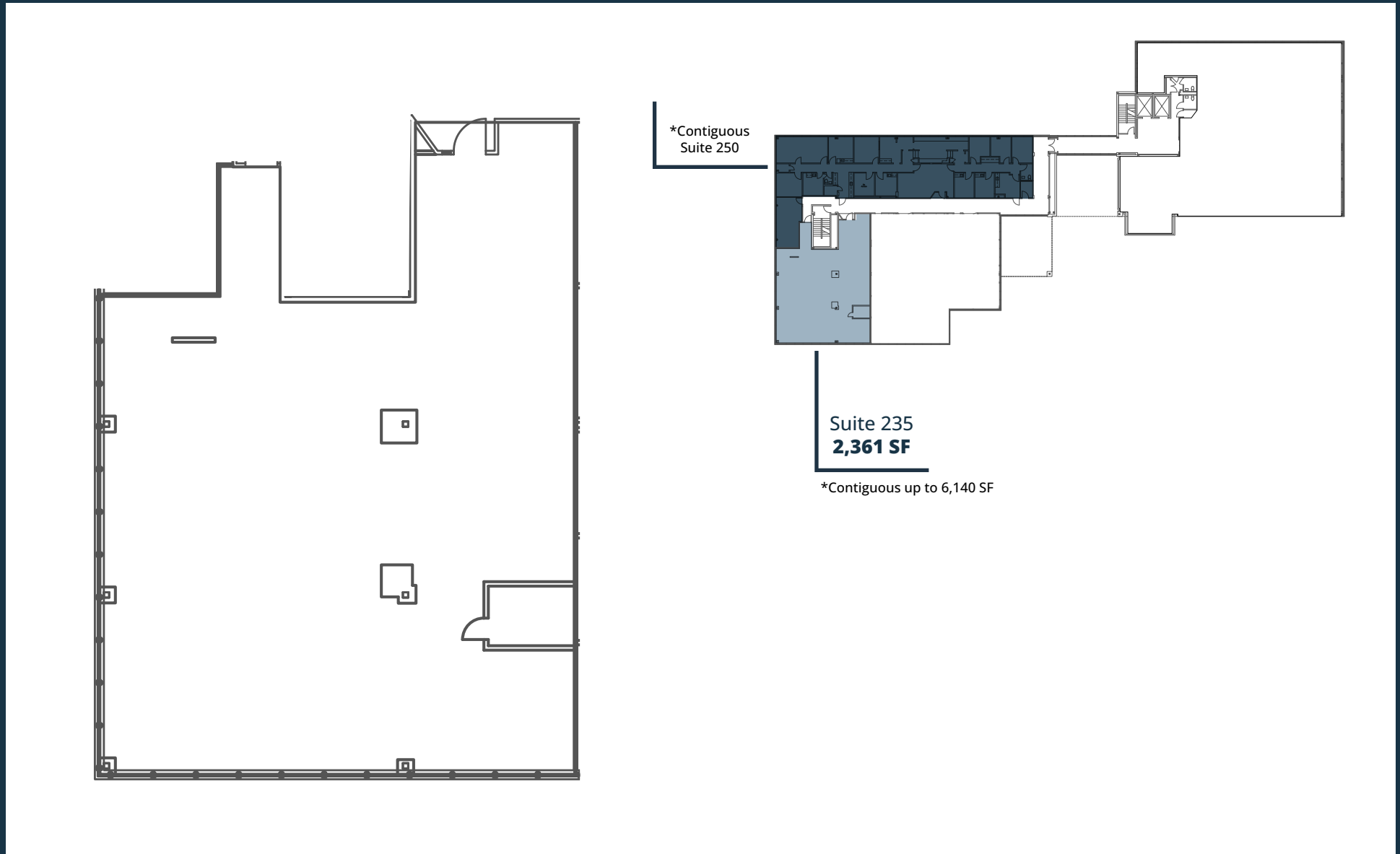
# Suite 230 | 1,658 SF

3705 Medical Parkway, Austin, TX 78705



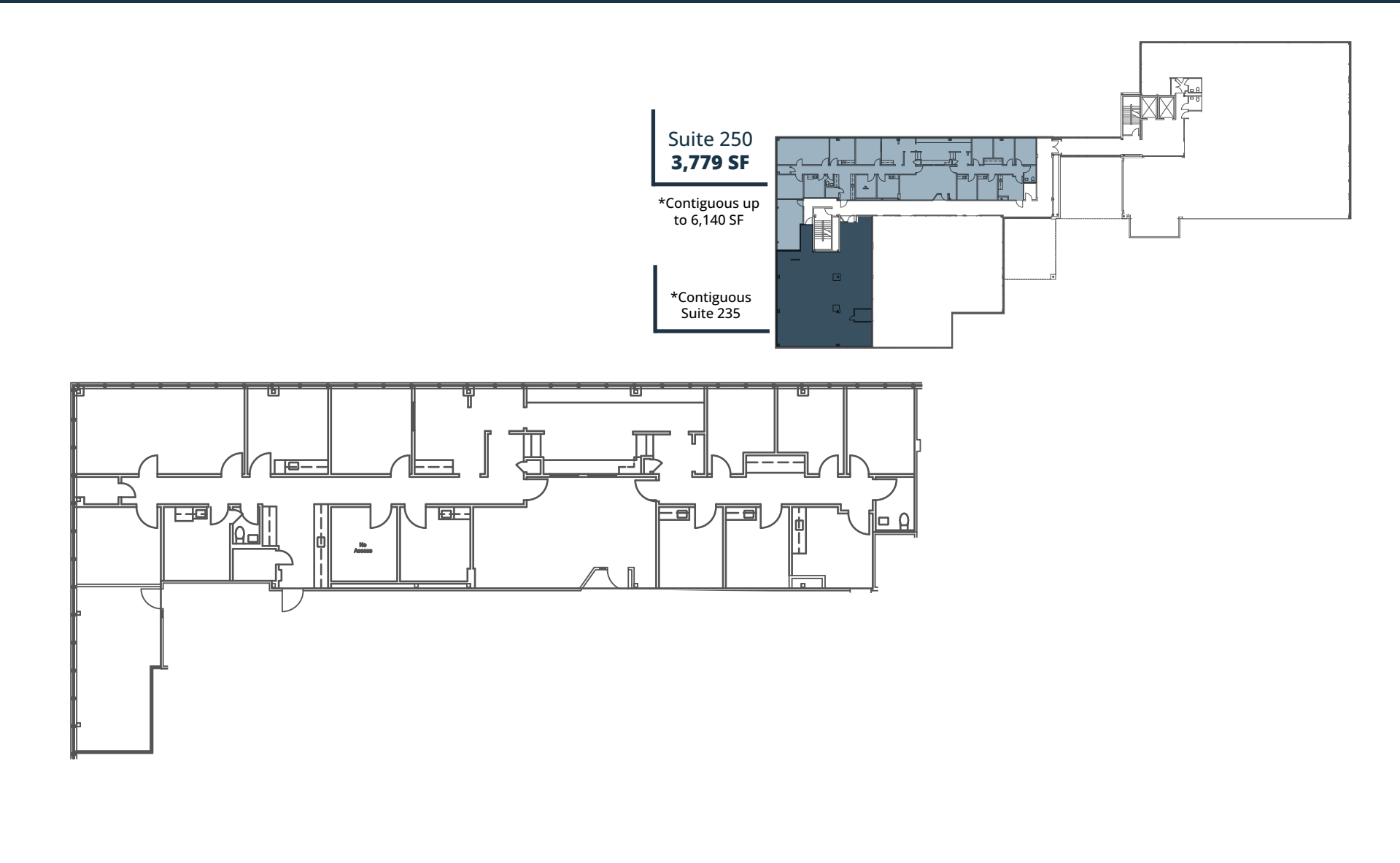
# Suite 235 | 2,361 SF

3705 Medical Parkway, Austin, TX 78705



# Suite 250 | 3,779 SF

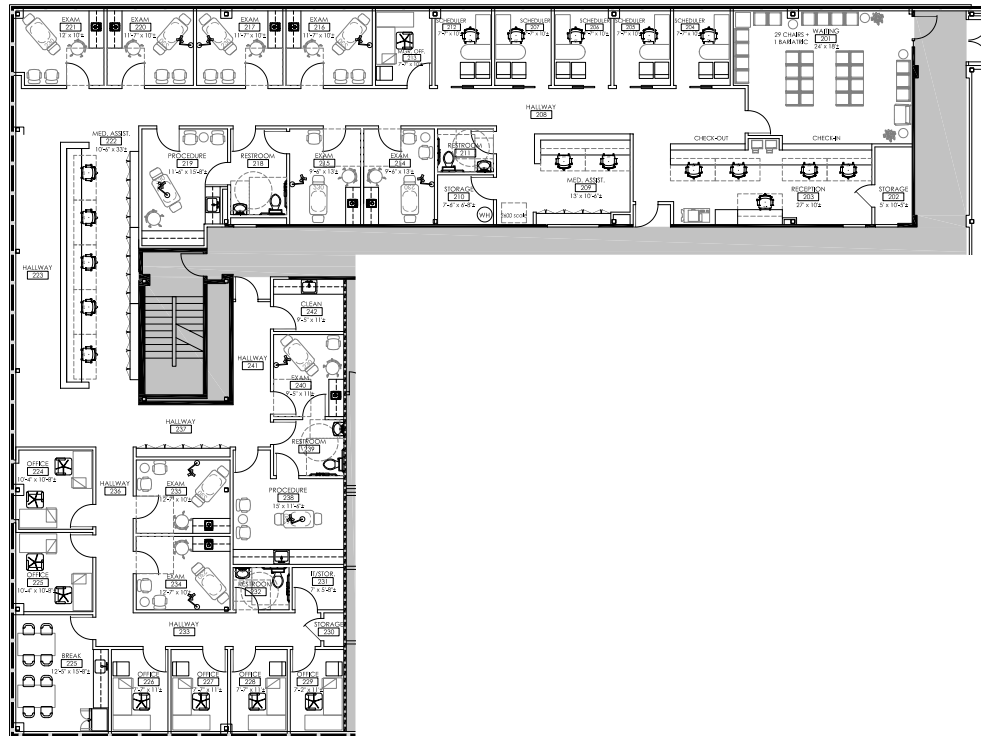
3705 Medical Parkway, Austin, TX 78705



# Suite 235 - 250 | Up to 6,140 SF

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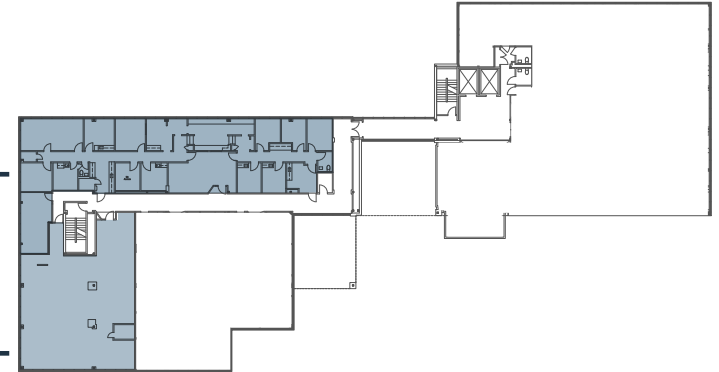
## CONCEPT PLAN



Suite 250  
3,779 SF

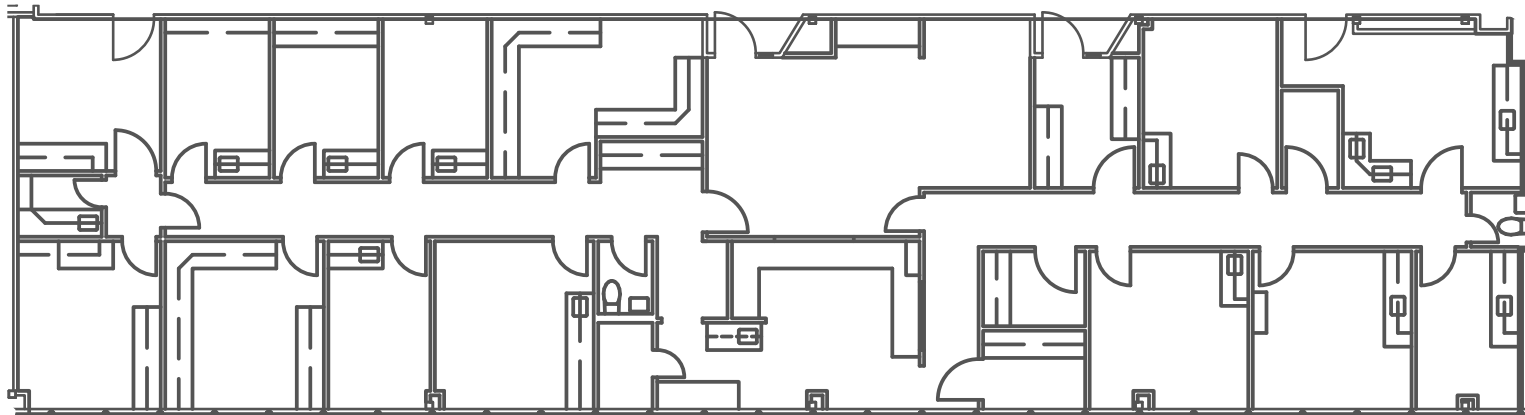
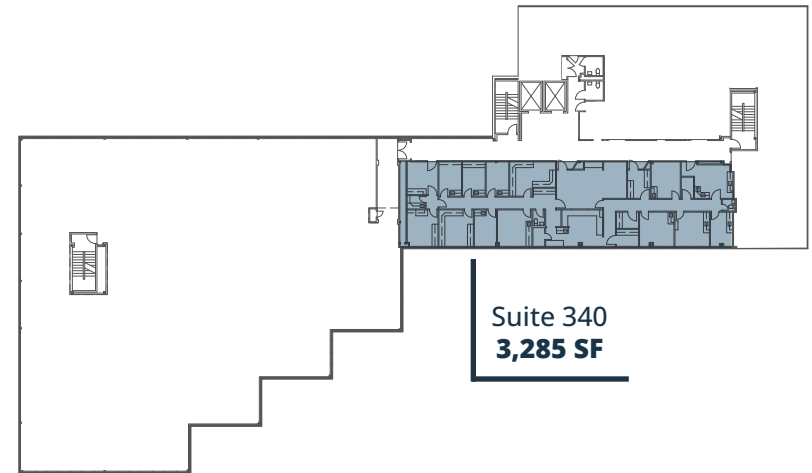
Suite 235  
2,361 SF

\*Suites can be combined for a total of 6,140 SF



# Suite 340 | 3,285 SF

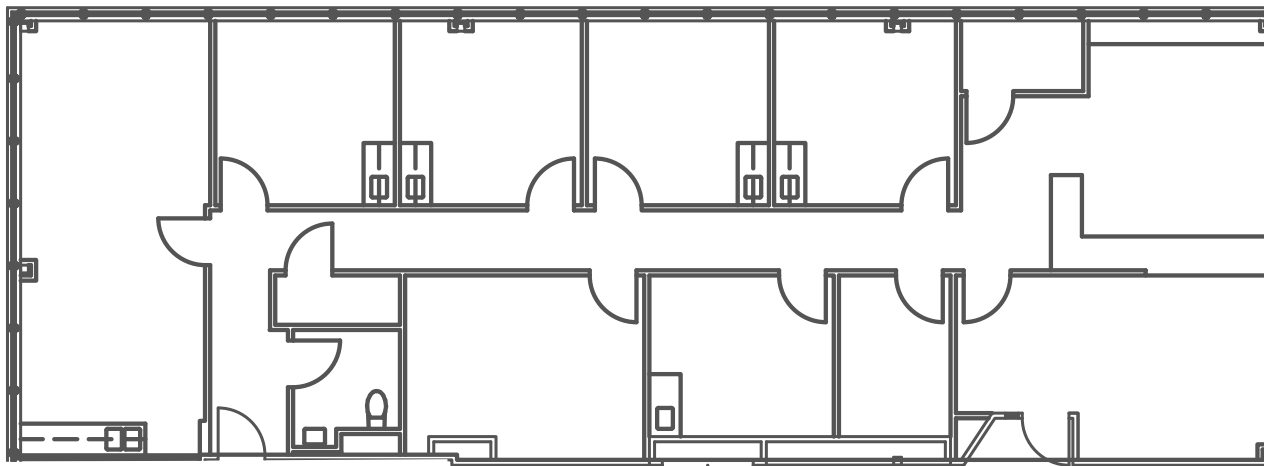
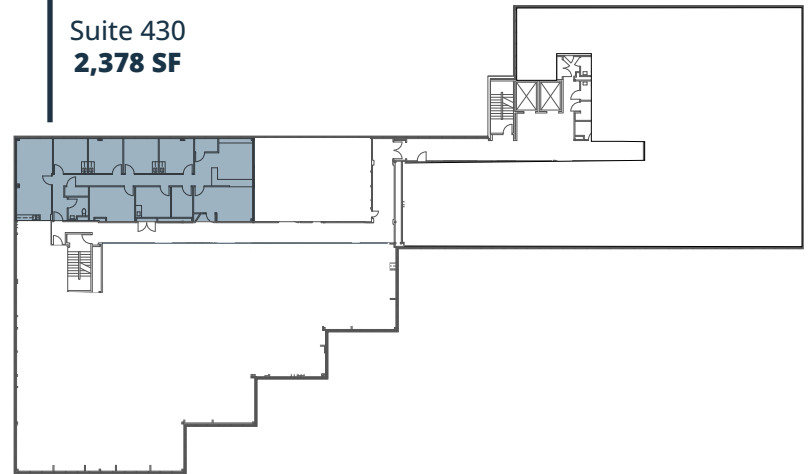
3705 Medical Parkway, Austin, TX 78705



# Suite 430 | 2,378 SF

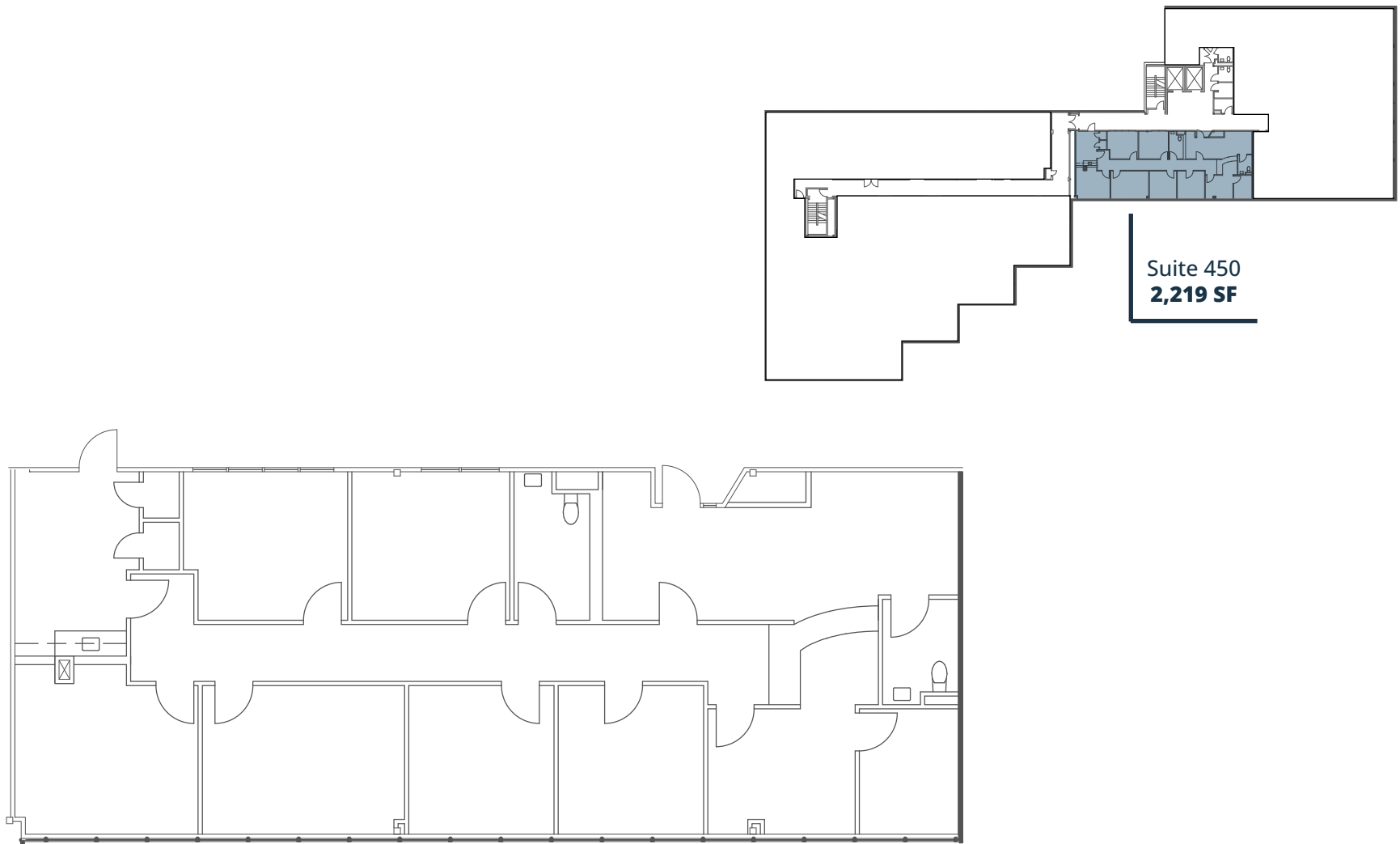
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Suite 430  
**2,378 SF**



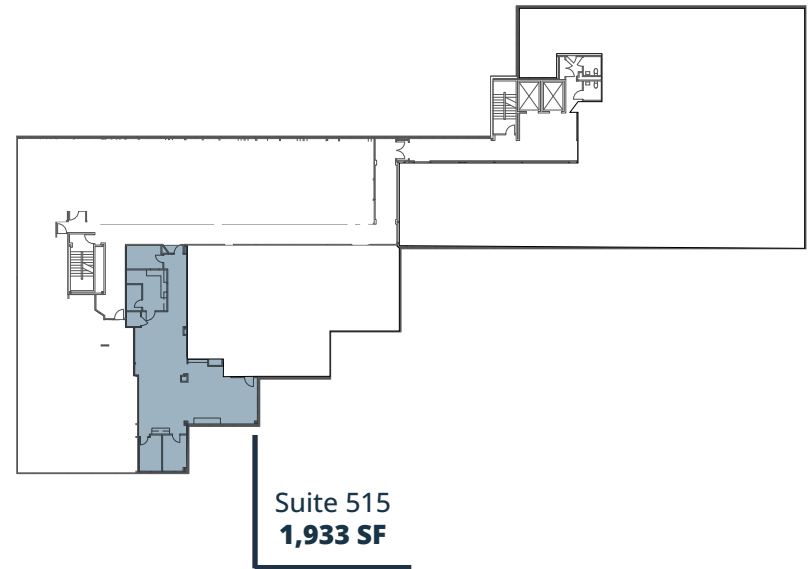
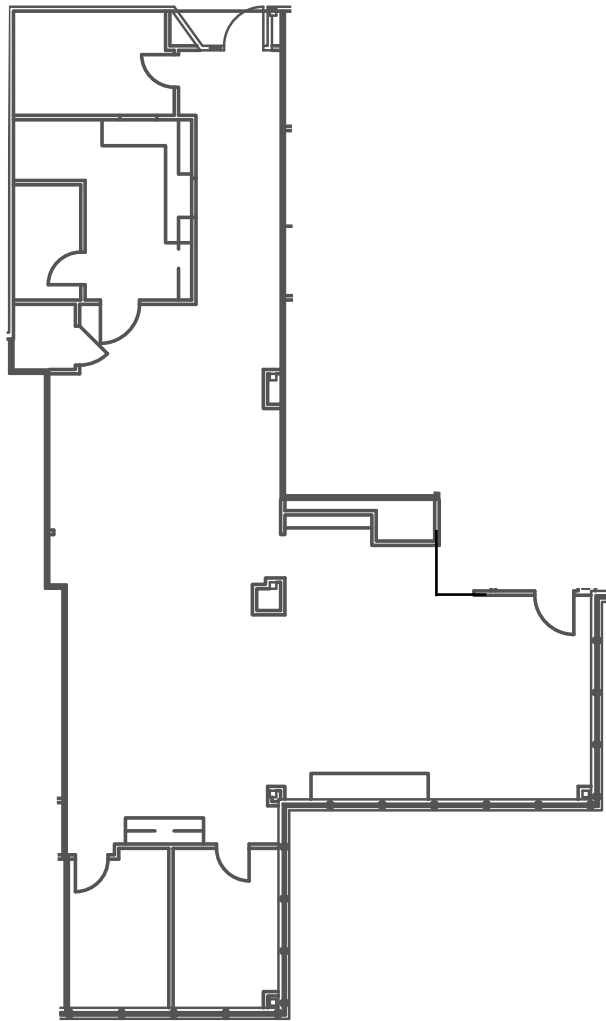
# Suite 450 | 2,219 SF

3705 Medical Parkway, Austin, TX 78705



# Suite 515 | 1,933 SF

3705 Medical Parkway, Austin, TX 78705



# Aerial

North View

Central  
Market  
MCM

Austin Heart  
Setting the Standard in Cardiac & Vascular Care

W 38th St.

Lamar Blvd.

Medical Pkwy.

Ascension  
Seton

# Nearby Amenities

3705 Medical Parkway, Austin, TX 78705



# Austin Medical Plaza

3705 Medical Parkway, Austin, TX 78705

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For Leasing Information:

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