

1,945 SF Available of Medical Office

630 West 34th St, Austin, TX 78705

FOR LEASE

Free Base Rent if Signing a 3-5 Year Lease at \$25/SF



Scott Lindauer
Sr Associate

512.767.8654
SLindauer@asterra.com

Emmett Sweeney
Sr Associate

512.954.4497
ESweeney@asterra.com



Executive Summary

Rare opportunity to lease a fully built-out medical office suite in the heart of the Austin Medical District. Suite 202 consists of approximately 1,945 SF and is currently configured as a high-end medical spa, featuring multiple treatment rooms, private offices, reception area, patient waiting space, and supporting medical infrastructure.

The space offers an efficient and professional layout suitable for a variety of medical and healthcare users, including physician practices, wellness providers, specialty clinics, and other healthcare-related operators. Due to existing tenant restrictions within the building, medical spa uses are not permitted.

Located within a well-established medical corridor surrounded by physicians, specialists, and healthcare providers, the property benefits from strong referral opportunities, convenient patient access, and a longstanding reputation as a medical destination.

This is an excellent opportunity for a healthcare provider seeking a move-in-ready medical office with existing improvements that can significantly reduce startup costs and time to occupancy.

Highlights

- 1,945 SF medical office suite available
- Fully built-out medical office with existing treatment rooms
- Reception area, waiting room, and private offices in place
- Ideal for physicians, specialty clinics, wellness, and healthcare users
- Significant existing improvements reduce tenant build-out costs
- Located in the heart of the Austin Medical District
- Strong physician and healthcare provider synergy

Listing Details

Lease Rate: \$25/SF + NNN

Property Type: Medical Office

Total Building SF: 16,376 SF

Available SF: 1,945

Available: 8/1/2026

Zoning: CS-CO-NP

Parking: 3.5/1,000 SF

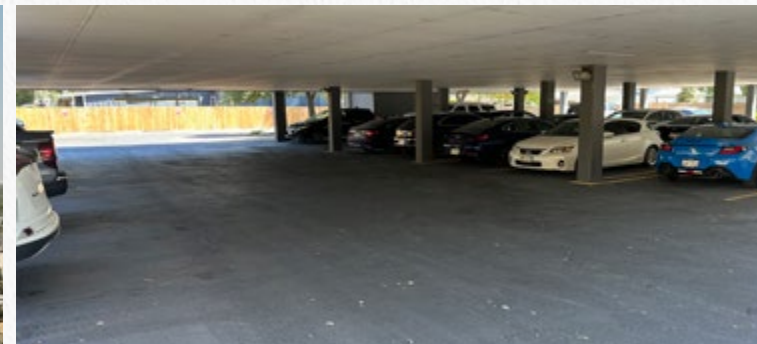
Year Built: 2004

Lease Term: Negotiable

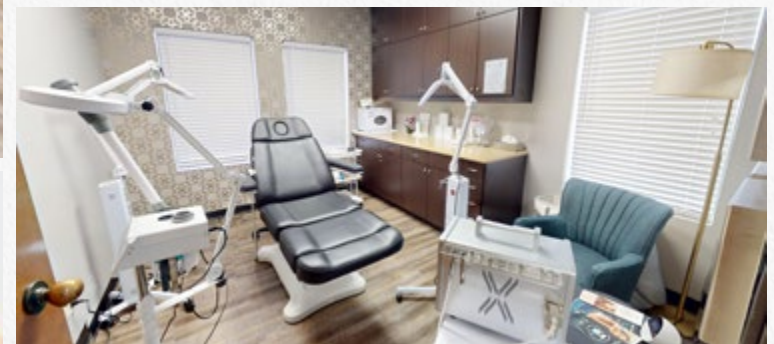
Neighborhood: Austin Medical District

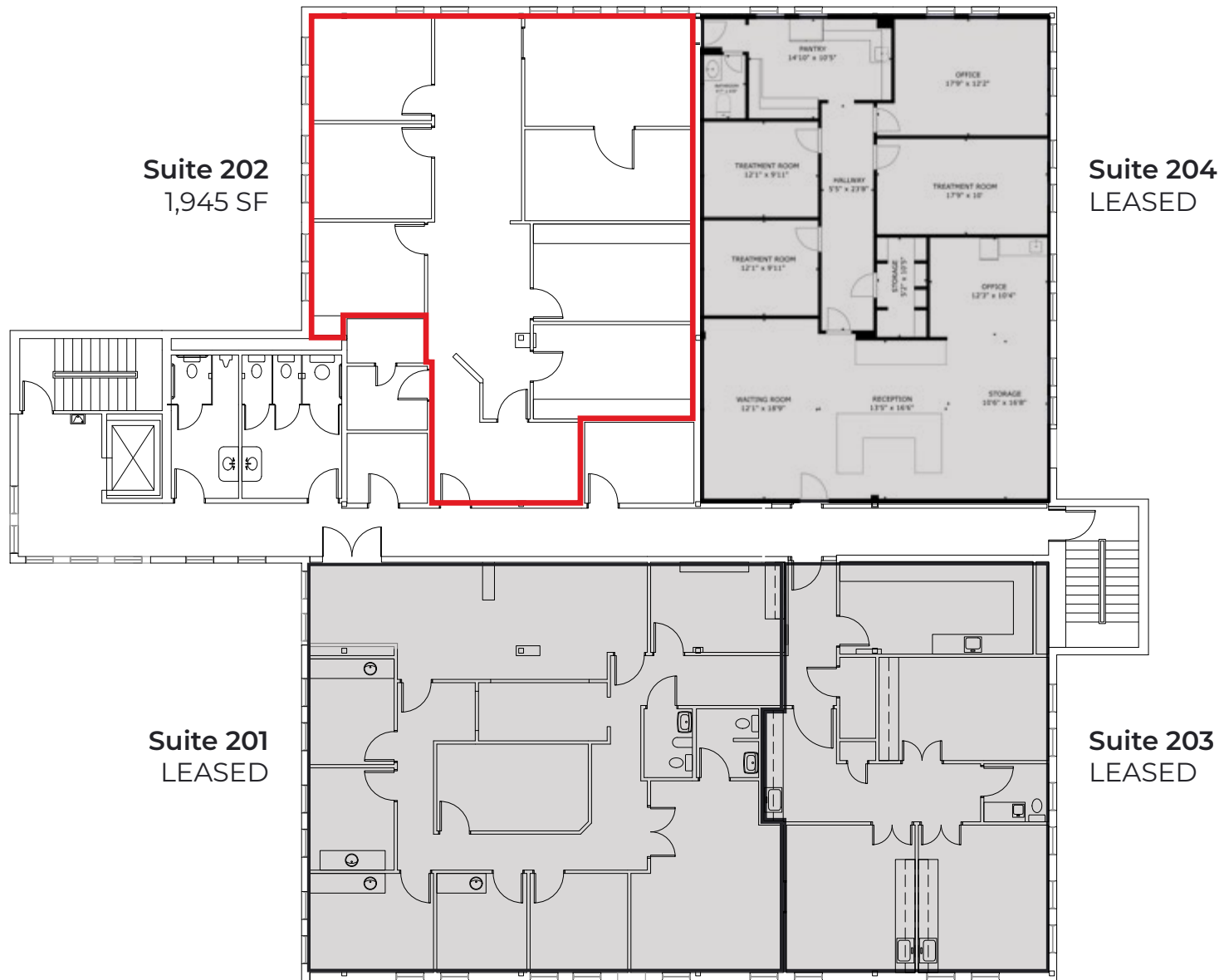


IMPORTANT NOTICE: This material is subject to the Important Disclosures, Disclaimers, and Notices accompanying this marketing package, which are incorporated herein by reference. By accepting or reviewing this material, you acknowledge and agree to such terms. Current disclosures are available at asterra.com/disclosures



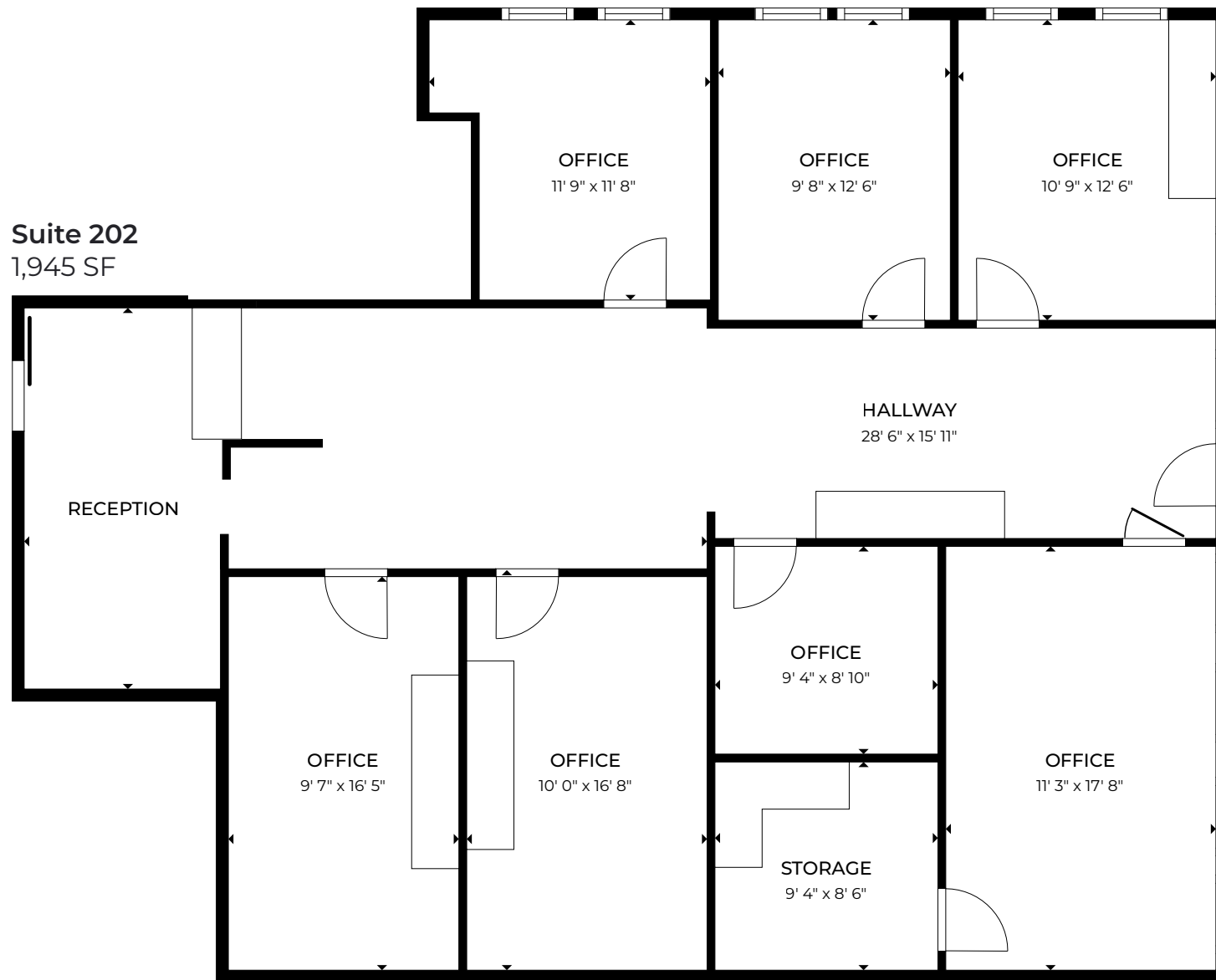
IMPORTANT NOTICE: This material is subject to the Important Disclosures, Disclaimers, and Notices accompanying this marketing package, which are incorporated herein by reference. By accepting or reviewing this material, you acknowledge and agree to such terms. Current disclosures are available at asterra.com/disclosures



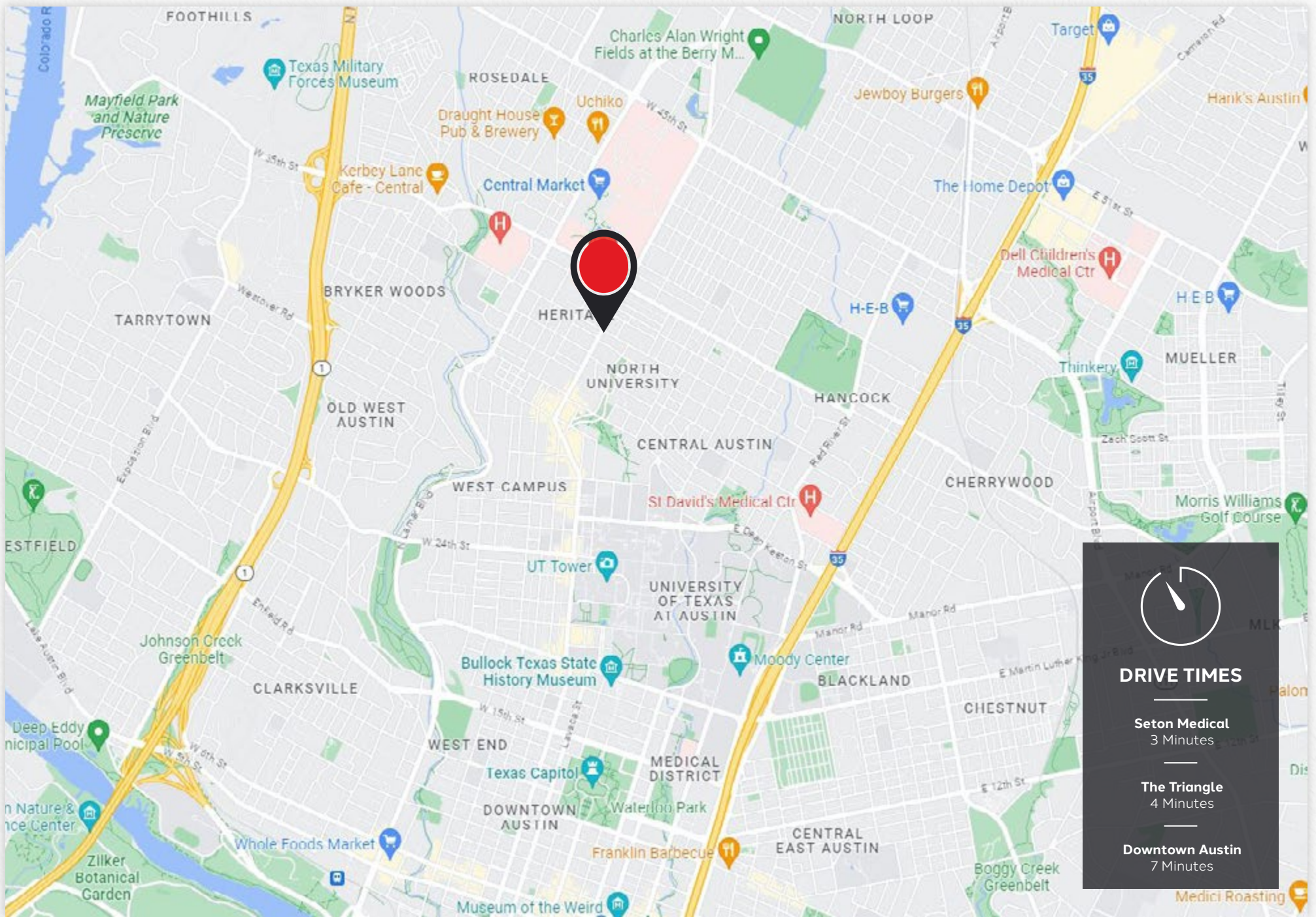


IMPORTANT NOTICE: This material is subject to the Important Disclosures, Disclaimers, and Notices accompanying this marketing package, which are incorporated herein by reference. By accepting or reviewing this material, you acknowledge and agree to such terms. Current disclosures are available at asterra.com/disclosures

Suite 202
1,945 SF



[Click To View Virtual Tour](#)



IMPORTANT NOTICE: This material is subject to the Important Disclosures, Disclaimers, and Notices accompanying this marketing package, which are incorporated herein by reference. By accepting or reviewing this material, you acknowledge and agree to such terms. Current disclosures are available at asterra.com/disclosures

Contact



Scott Lindauer
Associate

512.767.8654
SLindauer@asterra.com



Emmett Sweeney
Associate

512.954.4497
ESweeney@asterra.com

Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:

SCOPE; NO RELATIONSHIP: These marketing materials and any accompanying or linked information (collectively, the “Materials”) concern the property described in them (the “Property”) and include this notice. The owner, seller, landlord, or other party authorizing the offering is “Owner.” Receipt or review alone creates no contract, confidentiality obligation, or agency, fiduciary, advisory, or brokerage relationship with a recipient.

RESPONSIBLE BROKER; AFFILIATES: The names “AKMI,” “Asterra,” and “The Kucera Companies” may be used by affiliated but legally separate entities. Only the licensed brokerage entity identified in the Materials is “Broker” and responsible for this assignment; no other affiliate assumes responsibility solely through common ownership or branding. Any agency, intermediary, ownership-interest, conflict, or other disclosure or consent required by law or contract will be handled separately. This notice does not replace any notice or disclosure required by law.

INFORMATION; NO WARRANTY: The Materials were compiled from Owner, tenants, public records, and other sources believed reliable. Broker has not independently verified all information. Information may be approximate, incomplete, outdated, or subject to change without notice. Except as expressly stated in a definitive written agreement executed by the party to be bound, no representation or warranty, express or implied, is made by Owner, Broker, or any of their respective affiliates or representatives regarding the accuracy or completeness of the Materials; the Property’s physical, legal, financial, or regulatory condition; or its suitability for any use, occupancy, development, financing, or investment.

INDEPENDENT VERIFICATION: Each prospective purchaser or tenant is responsible for independently investigating and verifying all matters material to its decision, including measurements and boundaries; title, easements, access, and parking; zoning, entitlements, and permitted uses; utilities, floodplain, and environmental matters; physical condition, building systems, and code or accessibility compliance; taxes, assessments, and insurance; leases, tenant and operating information; and construction or development plans. Maps, photographs, aerials, plans, and renderings are illustrative, may not be current or to scale, and may show proposed or changed conditions.

DUE DILIGENCE; PROFESSIONAL ADVICE: Unless separately agreed in writing, Broker does not perform due diligence for recipients. The Materials are not legal, tax, accounting, investment, environmental, engineering, architectural, surveying, appraisal, insurance, regulatory, or other professional advice. Recipients should consult qualified advisors.

FINANCIAL INFORMATION: Any financial or market information, rent roll, budget, pro forma, valuation, estimate, projection, opinion, or forward-looking statement is illustrative, may be unaudited and based on assumptions, and is not a guarantee of value, income, expenses, occupancy, financing, or future performance. Actual results may differ materially.

OFFERING CONDITIONS; NO BINDING AGREEMENT: The offering is subject to errors, omissions, changes in price or terms, prior sale or lease, and withdrawal without notice. Owner may reject any proposal, modify or terminate the offering process, or remove the Property from the market at any time. The Materials are not a binding offer or commitment. No obligation to consummate a sale or lease of the Property arises unless and until a definitive written agreement is fully executed and delivered by the parties to be bound. Broker has no authority to bind Owner except as expressly authorized in writing. Neither Owner nor Broker undertakes to update the Materials except as required by law or a written agreement.

CONFIDENTIALITY; PROPERTY ACCESS: Any confidentiality obligation arises only under a separate agreement or applicable law; a separate agreement controls if inconsistent with this notice. Property access and contacts with Owner’s tenants, employees, vendors, or property personnel must be coordinated through Broker or otherwise authorized by Owner or Broker.

THIRD-PARTY CONTENT; PERMITTED USE: Third-party names, logos, photographs, maps, and other content are used only for identification or informational context and do not imply affiliation, sponsorship, or endorsement; such content remains subject to its owner’s rights. The Materials may also contain proprietary text, analyses, graphics, photographs, layouts, branding, and other work product of AKMI M2, LLC. Recipients may duplicate and share the Materials only as reasonably necessary to evaluate the Property, including with professional advisors, lenders, financing sources, equity partners, and other transaction participants. Except as permitted by law or separate written agreement, any other reproduction, modification, republication, distribution, commercial use, use to market another property or transaction, or incorporation of proprietary portions into other materials is prohibited without the prior express written consent of AKMI M2, LLC or the applicable rights holder.

EQUAL OPPORTUNITY; APPLICABLE LAW: Broker conducts its business without unlawful discrimination and in accordance with applicable federal, state, and local law. Nothing in this notice limits any duty or liability that cannot lawfully be limited or waived.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

AKMI C2, LLC	9016237	info@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone