

# FOR LEASE

## MEDICAL OFFICE

3201 S. Austin Avenue  
Suite 110  
Georgetown TX. 78626



LISTING BROKER  
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# GEORGETOWN'S PREMIER MEDICAL PLAZA

Optional Design Layout



## LOCATION HIGHLIGHTS

- Suite available immediately
- Inside the main entrance
- Mostly open design, perfect for medical retail or physical therapy
- Tenant improvement allowance available with good term and credit
- Full service NNN Includes all utilities and daily janitorial

# AUSTIN AVENUE HIGHLIGHTS

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## Executive Summary

### MOVE-IN-READY MEDICAL SUITE

The South Austin Avenue Professional Building offers an unparalleled opportunity for medical practitioners to thrive within a high-synergy, 93,824 RSF healthcare ecosystem. This premier facility is anchored by a diverse network of specialists—including Austin Radiology Associates, Clinical Pathology Laboratories, Oncology, Rheumatology, and Georgetown Medical—creating a built-in referral loop that ensures coordinated, all-encompassing patient care under one roof. By joining this professional community, providers can offer their patients the ultimate convenience of "on-site" imaging, lab work, and specialty consultations, all within a centrally located, modern medical hub.

|                      |                  |
|----------------------|------------------|
| Base Rate            | \$24/SF/YR       |
| Lease Type           | Full service NNN |
| Rentable Square Feet | 1,832            |



5/1 Parking  
Ratio



Shared  
Conference Room



Onsite Property  
Management

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## Current Building Tenants

Austin Radiology, M Powered Chiropractic, Clinical Pathology Laboratories, Austin Maternal Fetal, Allergy & Asthma Center, Austin Brain & Spine, Foot Associates of Central TX, Georgetown Plastic Surgery, American Oncology Network, First Choice Rheumatology, Austin Gastro, Georgetown Ear Nose & Throat.

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