

FOR LEASE

MEDICAL OFFICE

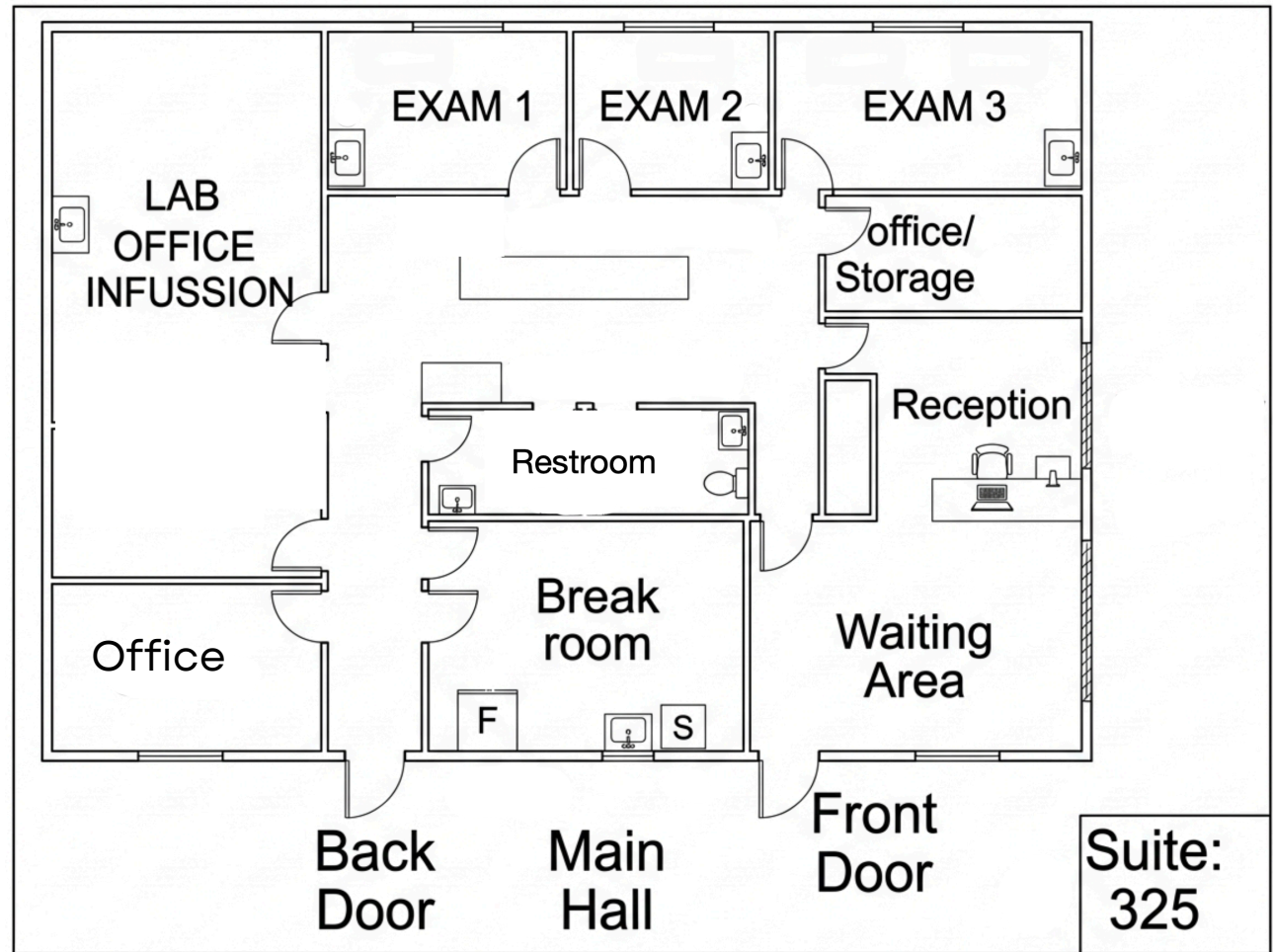
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LISTING BROKER
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GEORGETOWN'S PREMIER MEDICAL PLAZA

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LOCATION HIGHLIGHTS

- Move-in-ready medical suite with four exam rooms
- One large lab, procedure or infusion room
- Private entrance with direct access to an office and breakroom
- Full service NNN Includes all utilities and daily janitorial

AUSTIN AVENUE HIGHLIGHTS

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	\$25/SF/YR
Lease Type	Full service NNN
Rentable Square Feet	2,076



5/1 Parking Ratio



Shared Conference Room



Onsite Property Management

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.
