

FOR LEASE

Move in Ready Medical Office

**3201 S. Austin Ave Suite 245
Georgetown, TX**

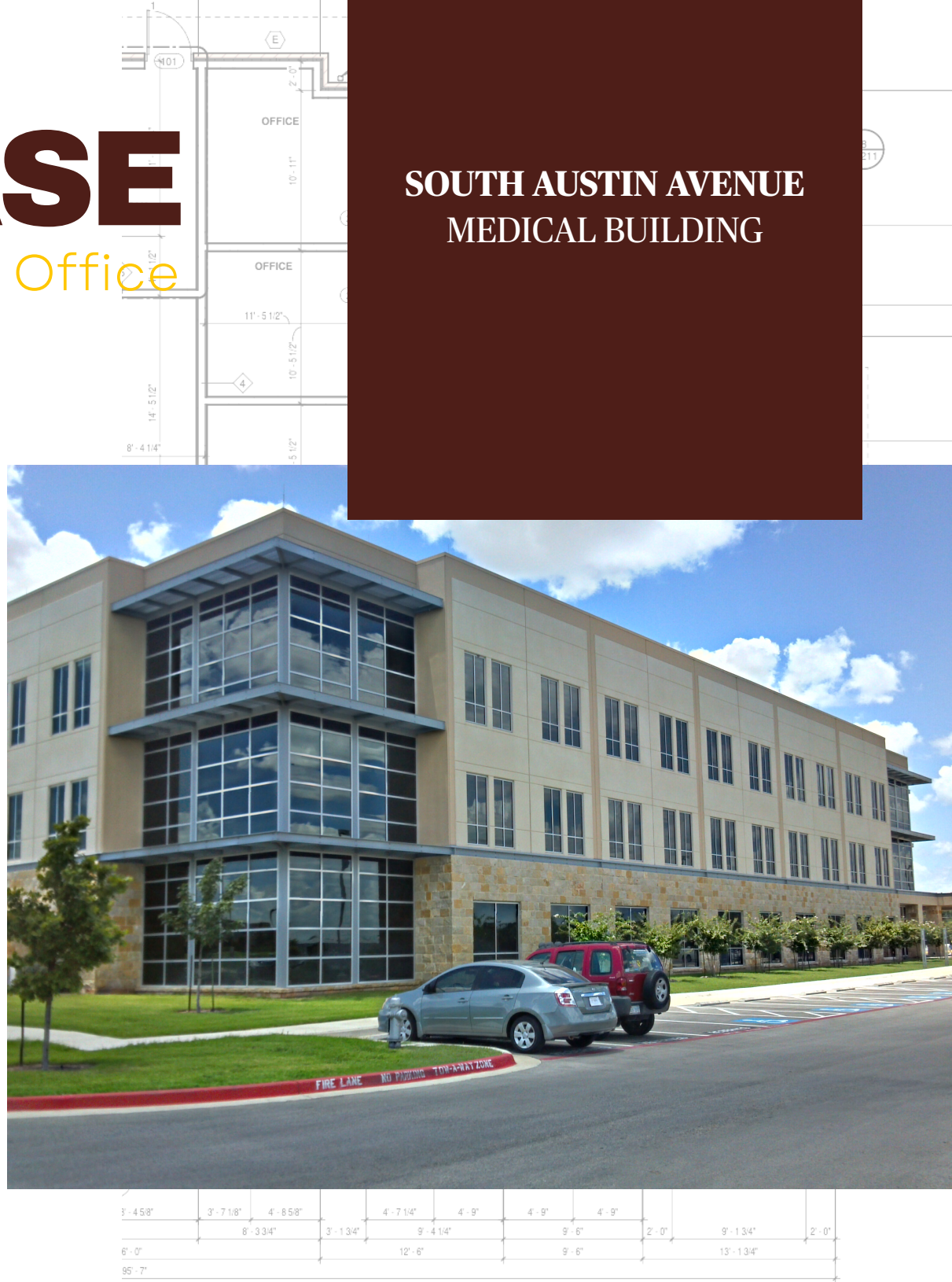
1,486 Square Feet

Executive summary

The subject property is located off heavily traveled South Austin Avenue near IH35 just south of Downtown Georgetown. Near St David's Hospital and both Round Rock trauma one hospitals, this is centrally located for patients and providers.

Lease Rate \$26/SF + Full Service NNN

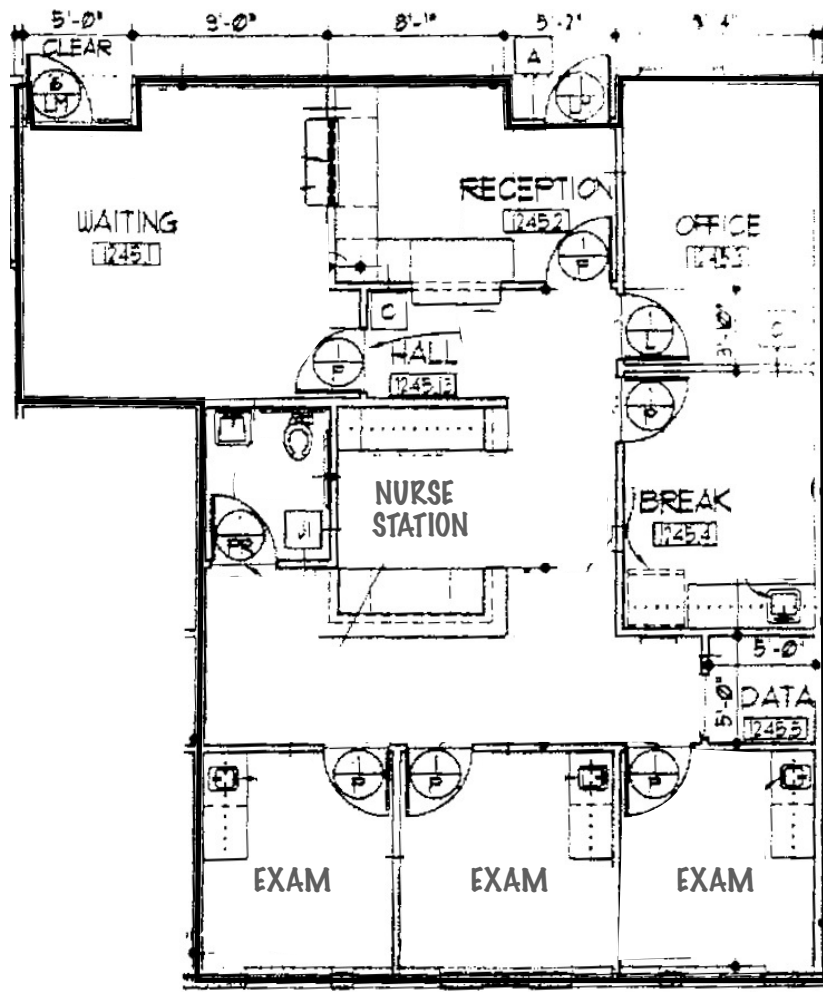
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SUITE 245



SUITE 245 HIGHLIGHTS

- Second generation standard medical suite, with a flexible layout that could work for many specialties.
- Three exam rooms, office, restroom and reception area. A separate employee entrance located near the reception desk.
- The building boasts a large shared, professional conference room & public restrooms throughout the building.
- Other specialties located in the building include pathology, radiology, family medicine, cardiology, rheumatology, plastic surgery, and ENT among others.

The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.