

Medical Office Building | For Lease

The Jefferson

1600 W 38th Street, Austin, TX 78731



Owned and Managed by:



Leasing by:  TRANSWESTERN

Property Highlights

1600 W 38th Street, Austin, TX 78731



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

Ability to provide aggressive tenant improvement packages.



ACCESSIBILITY

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



ABUNDANT PARKING

Ample surface parking for patients with covered reserved spaces available for physicians.



COMMITTED OWNERSHIP

Consistently investing in building capital projects and upgrades.

Availabilities

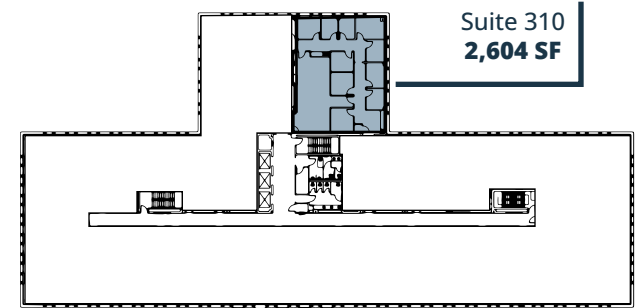
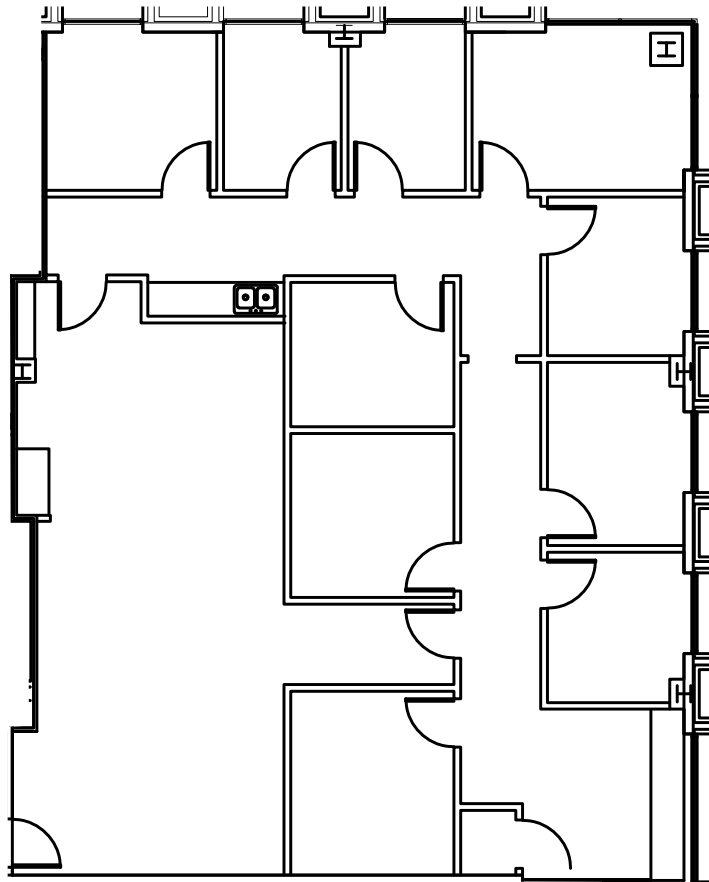
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AVAILABLE SUITES

Suite 310	2,604 SF	AVAILABLE NOW	Existing clinical condition. Efficient layout with 7 exam rooms on glass. Central hand washing station.
Suite 400	2,363 SF	AVAILABLE NOW	Warm shell condition. Landlord willing to turnkey delivery subject to deal terms. Great window line allowing natural light.
Suite 402	2,235 SF	May 1, 2026	Existing dental clinic condition.
Suite 424	1,013 SF	Call Broker	Updated with new building standard finishes.

Suite 310 | 2,604 SF

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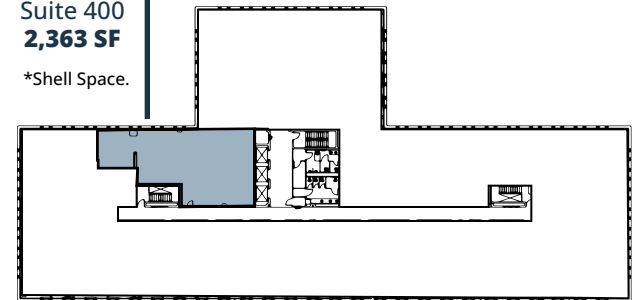


Suite 400 | 2,363 SF

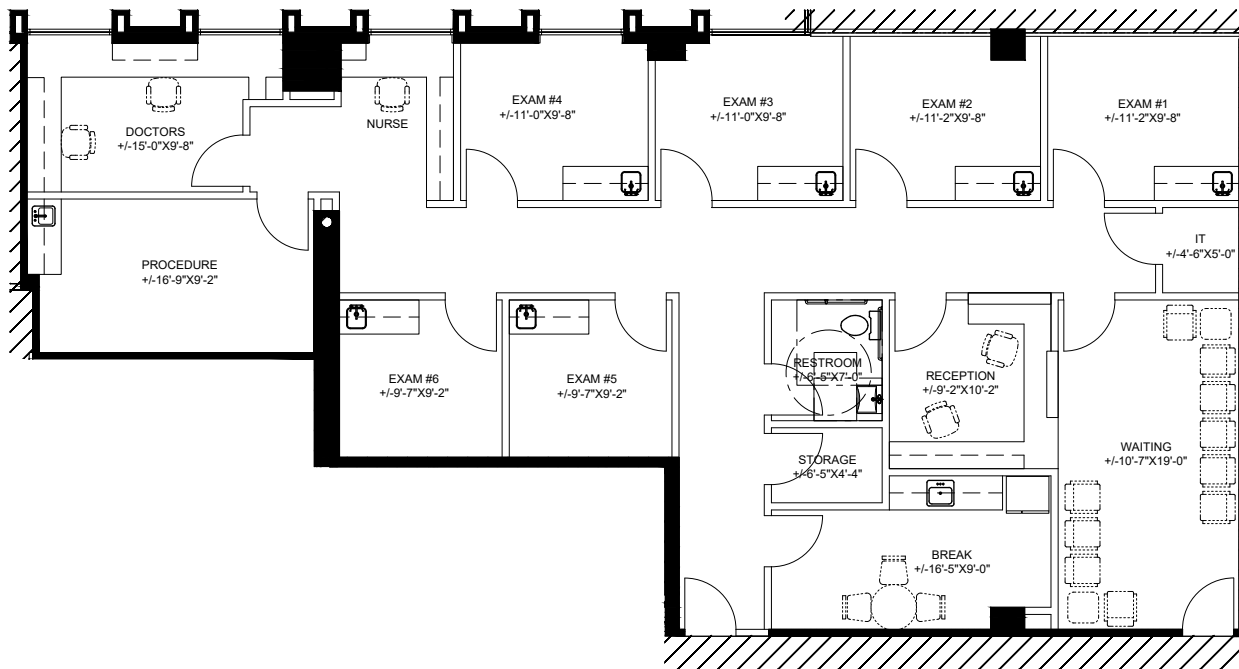
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Suite 400
2,363 SF

*Shell Space.

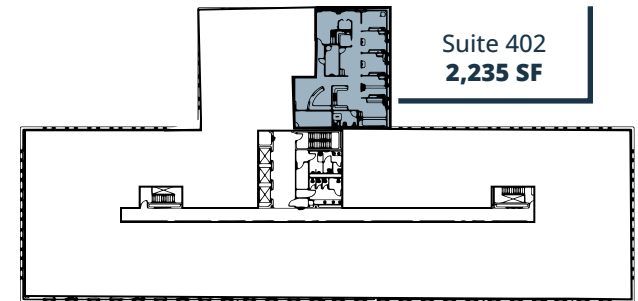
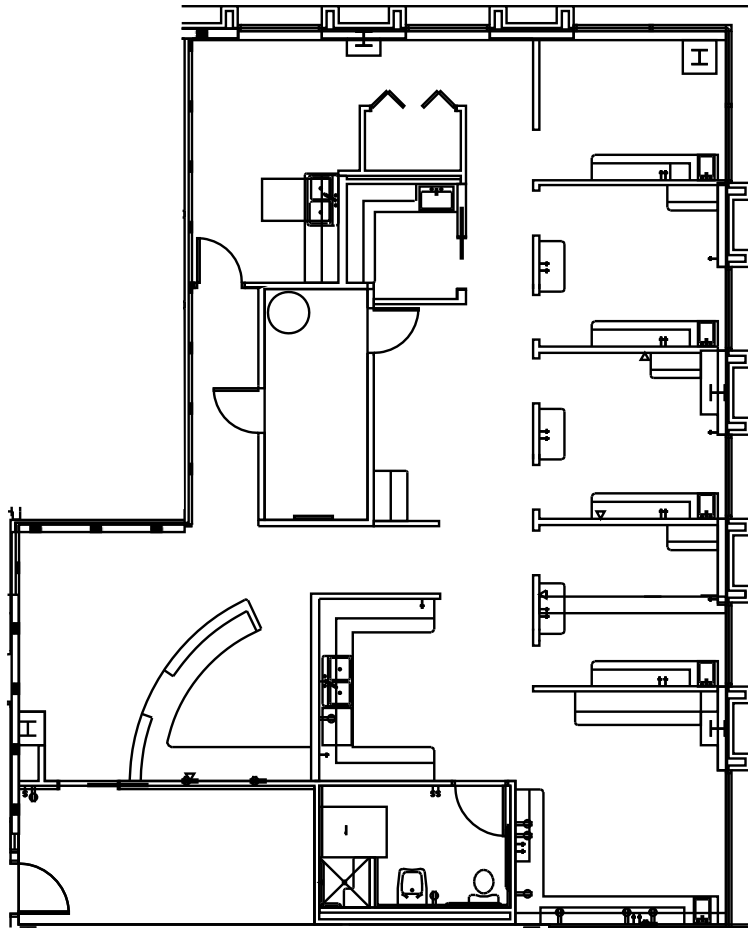


CONCEPT PLAN



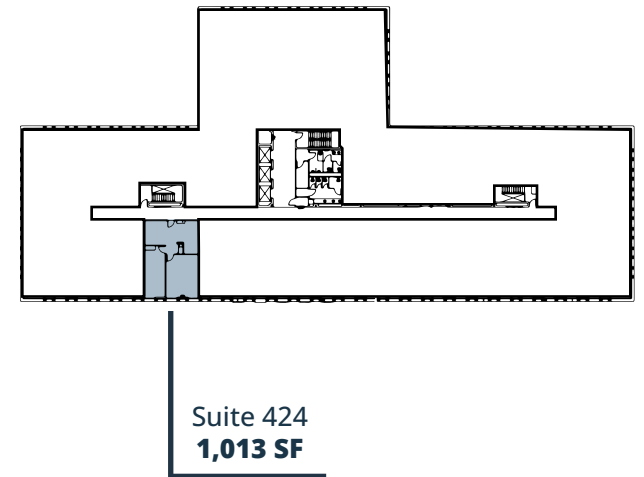
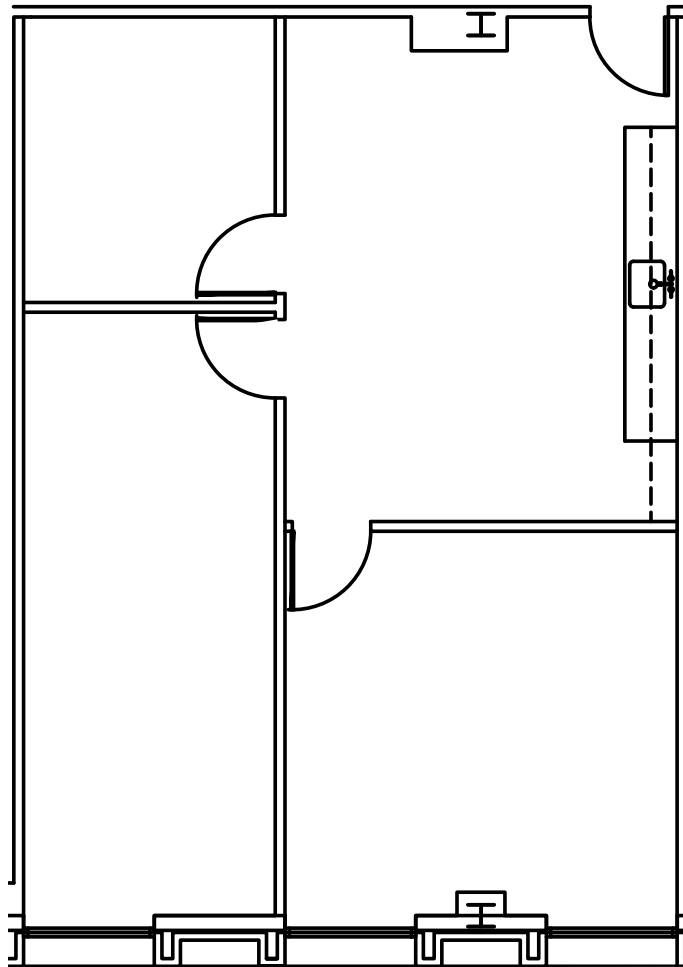
Suite 402 | 2,235 SF Available May 1, 2026

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Suite 424 | 1,013 SF

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Aerial

South View



THE UNIVERSITY OF
TEXAS AT AUSTIN

DOWNTOWN
AUSTIN

JEFFERSON SQUARE
SHOPPING CENTER

W 38th St.

Jefferson St.

Nearby Amenities

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