

POINTE 183

LEANDER HEALTHCARE DISTRICT

Medical & Retail Center with Drive Thru
For Lease



COMMERCIAL

CONNER ADCOX

NICK TRIOLA

512.441.1062

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PROPERTY INFO

LEANDER HEALTHCARE DISTRICT



EMERGING OUTPATIENT HEALTHCARE DISTRICT

Join ARA Diagnostic Imaging, Texas Orthopedics, and other leading providers.



PRIME 183A FRONTAGE LOCATION

High-visibility frontage along Toll 183A with convenient access.



LOCATED IN LEANDER'S GROWTH CORRIDOR

Surrounded by expanding residential and commercial development.



ST. DAVID'S MEDICAL CAMPUS

Future 100-bed hospital within a growing medical district, ideal for medical, wellness, retail, and service users.



MODERN MEDICAL AND RETAIL SPACE

New multi-tenant space designed for medical and retail operators.



PREMIUM DRIVE-THRU END CAP

Drive-thru end cap along 183A with strong visibility and access.

POINTE 183

Leander Healthcare District
Building 2

PROJECT HIGHLIGHTS

- +/- 11,100 of divisible shell space
- Positioned between Texas Orthopedics & Austin Radiological Association
- Exceptional visibility along 183A
- Move-in ready shell



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PROPERTY PHOTOS

LEANDER HEALTHCARE DISTRICT



AVAILABILITY

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SPACE AVAILABLE

SUITE 200: ±2,632 SF

SUITE 220: ±1,635 SF

SUITE 230: ±1,380 SF

SUITE 240: ±1,259 SF

SUITE 250: ±1,635 SF

SUITE 270: ±2,563 SF

**Total of 11,104 of Divisible Shell Space*

LEASE TERMS

RATE: \$42/SF + \$13/NNN

TI: \$40/SF

TERM: 5-10+ years





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ABOUT LEANDER

LEANDER HEALTHCARE DISTRICT

Located just north of Austin, Leander is one of Central Texas' fastest-growing communities, supported by **continued residential development, strong household incomes,** and convenient access via US 183 and Toll 183A. Pointe 183 is positioned within an expanding healthcare and commercial district near established neighborhoods, major retail destinations, and St. David's medical facilities, creating an attractive opportunity for medical, retail, wellness, and service-oriented tenants.

AREA DEMOGRAPHICS



68,532
POPULATION
WITHIN 3 MILES



\$162,403
AVG. INCOME
WITHIN 3 MILES



48,065
DAYTIME POPULATION
WITHIN 3 MILES



7,201
EMPLOYEES
WITHIN 3 MILES

138,967
POPULATION
WITHIN 5 MILES

\$174,413
AVG. INCOME
WITHIN 5 MILES

100,221
DAYTIME POPULATION
WITHIN 5 MILES

14,738
EMPLOYEES
WITHIN 5 MILES



GEORGETOWN

24 MIN | 13 MI

ROUND ROCK

22 MIN | 20 MI

AUSTIN

30 MIN | 27 MI

KYLE

50 MIN | 47 MI

SAN MARCOS

60 MIN | 56 MI



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POINTE 183

CONTACT FOR MORE INFO

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