

# FOR LEASE

Highly Visibility Medical Suite

**3201 S. Austin Ave Suite 110  
Georgetown, TX**

**1,832 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**

**Brittnee Gregoire**

Listing Broker

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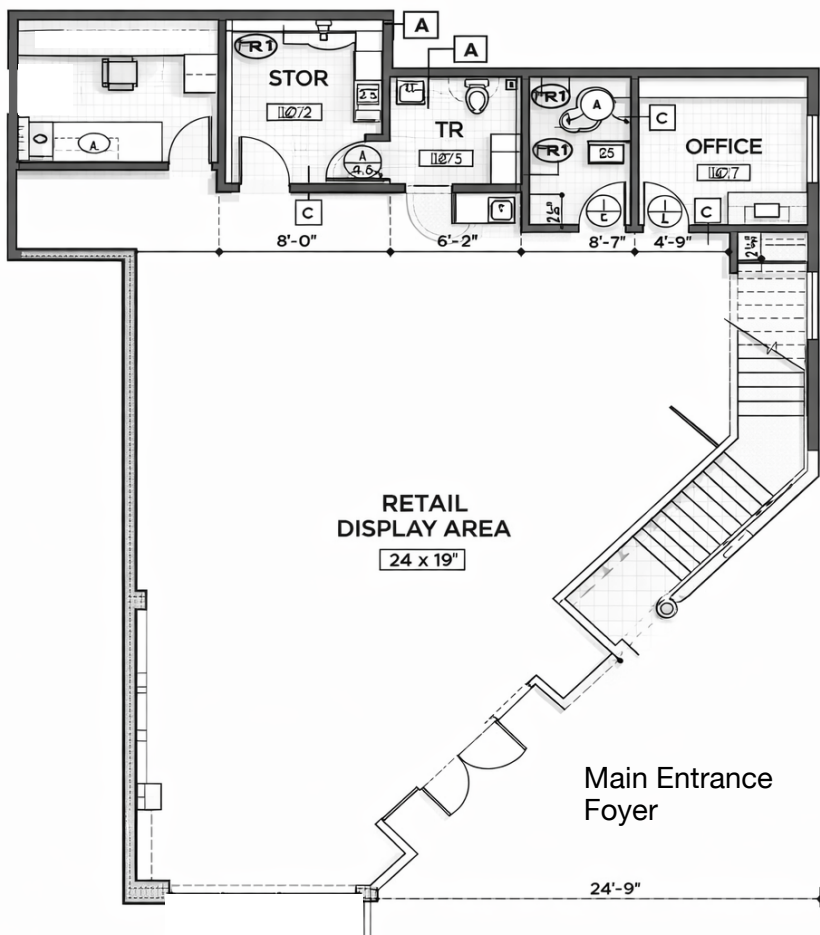
**SOUTH AUSTIN AVENUE  
MEDICAL BUILDING**

3'-4 5/8"	3'-7 1/8"	4'-8 5/8"	3'-1 3/4"	4'-7 1/4"	4'-9"	4'-9"	4'-9"	2'-0"	9'-1 3/4"	2'-0"
6'-0"	8'-3 3/4"			9'-4 1/4"			9'-6"		13'-1 3/4"	
95'-7"				12'-6"			9'-6"			

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Optional Uses: Physical Therapy,  
Medical Supply or Urgent Care

SUITE 110



## SUITE 110 HIGHLIGHTS

- **Highly visible**, open-concept medical suite ideal for therapy, diagnostics, infusion, or wellness-focused practices seeking immediate patient recognition.
- **Excellent referral synergy** with established medical tenants throughout the building.
- **Ground-level access** well-suited for patients, caregivers, and high-frequency visits.
- Other specialties located in the building include pathology, radiology, family medicine, cardiology, rheumatology,

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