

# 1,945 SF Available of Medical Office

630 West 34<sup>th</sup> St, Austin, TX 78705

**FOR LEASE**

Free Base Rent if Signing a 3-5 Year Lease at \$25/SF



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# Executive Summary

Rare opportunity to lease a fully built-out medical office suite in the heart of the Austin Medical District. Suite 204 consists of approximately 1,945 SF and is currently configured as a high-end medical spa, featuring multiple treatment rooms, private offices, reception area, patient waiting space, and supporting medical infrastructure.

The space offers an efficient and professional layout suitable for a variety of medical and healthcare users, including physician practices, wellness providers, specialty clinics, and other healthcare-related operators. Due to existing tenant restrictions within the building, medical spa uses are not permitted.

Located within a well-established medical corridor surrounded by physicians, specialists, and healthcare providers, the property benefits from strong referral opportunities, convenient patient access, and a longstanding reputation as a medical destination.

This is an excellent opportunity for a healthcare provider seeking a move-in-ready medical office with existing improvements that can significantly reduce startup costs and time to occupancy.

## Highlights

- 1,945 SF medical office suite available
- Fully built-out medical office with existing treatment rooms
- Reception area, waiting room, and private offices in place
- Ideal for physicians, specialty clinics, wellness, and healthcare users
- Significant existing improvements reduce tenant build-out costs
- Located in the heart of the Austin Medical District
- Strong physician and healthcare provider synergy

# Listing Details

Lease Rate: \$25/SF + NNN

Property Type: Medical Office

Total Building SF: 16,376 SF

Available SF: 1,945

Available: 8/1/2026

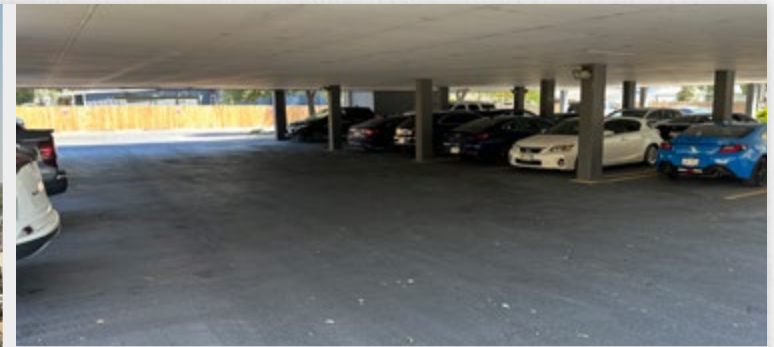
Zoning: CS-CO-NP

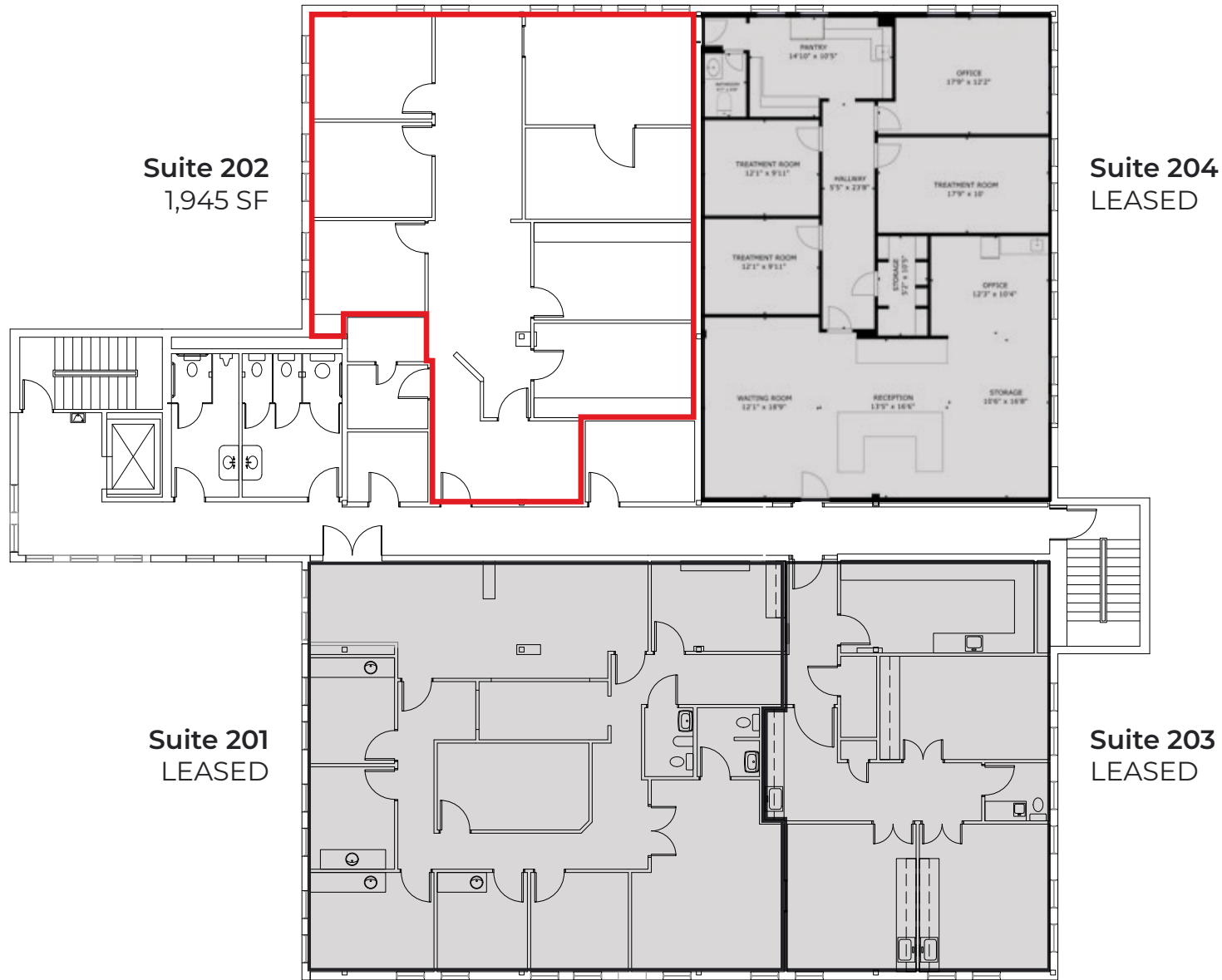
Parking: 3.5/1,000 SF

Year Built: 2004

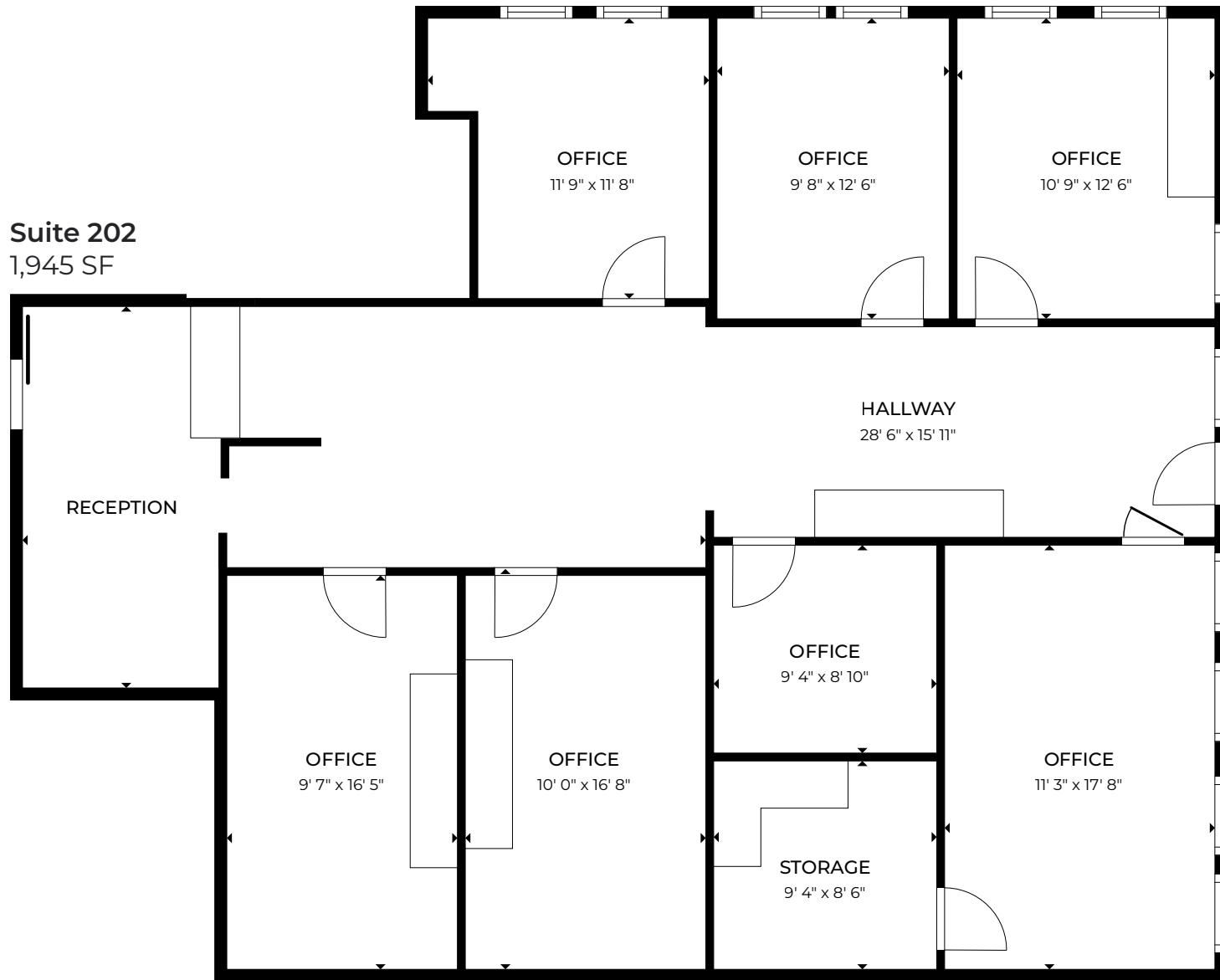
Lease Term: Negotiable

Neighborhood: Austin Medical District

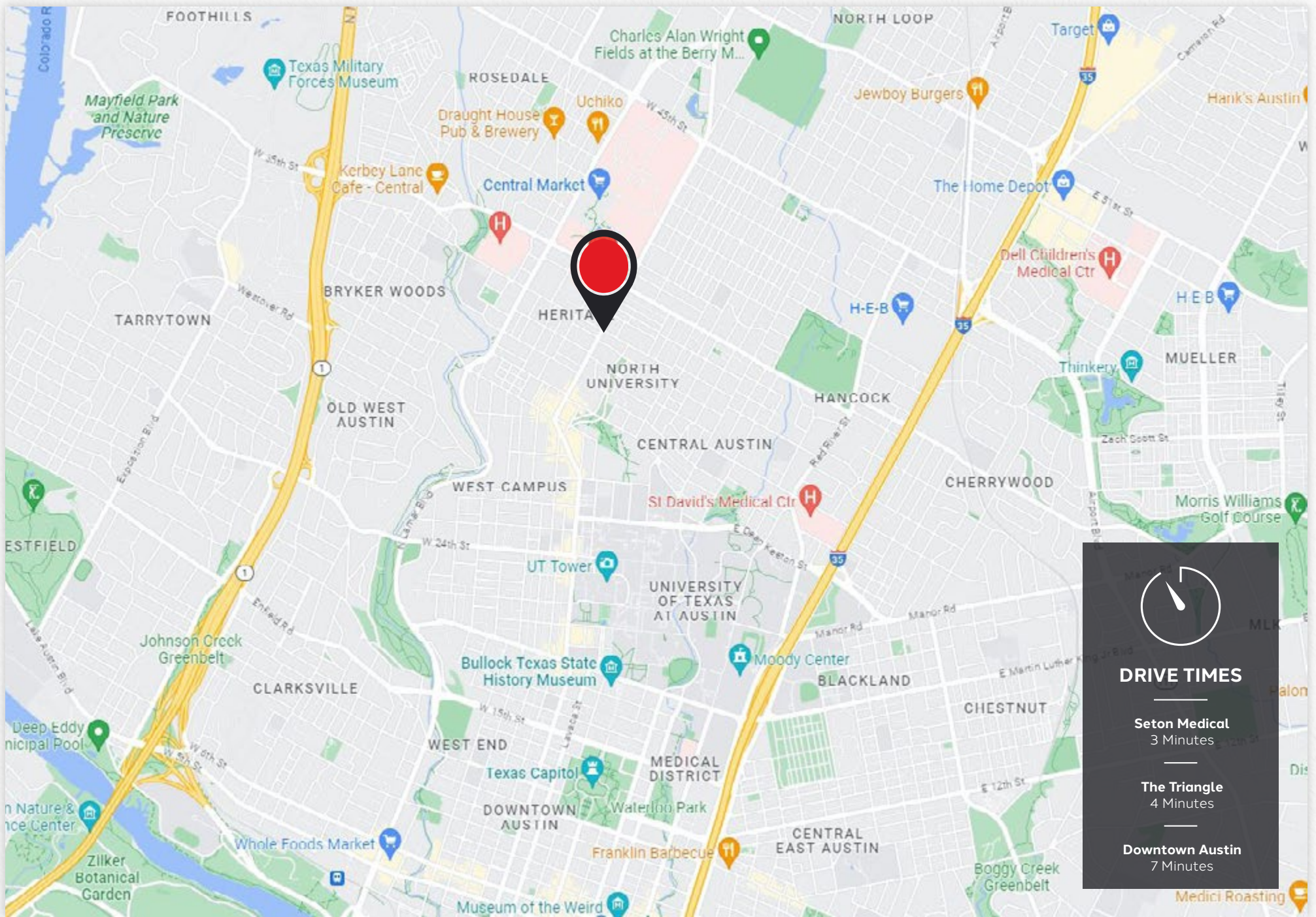




**Suite 202**  
1,945 SF



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# Contact



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### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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