



MIDTOWN MEDICAL II - OFFICE BUILDING

911 W 38th St, Austin, TX 78705



FOR LEASE

© 2013 Patrick Y Wong / AtelierWong.com

1016 Mopac Cir. Ste 102, Austin, TX 78746
512-327-6586
hthcapital.com

CHLOE GESSNER
512-327-6586
cgessner@hthcapital.com

WILL BLACKBIRD
512-917-0157
wblackbird@hthcapital.com

NOW LEASING



CHLOE GESSNER
512-327-6586
cgessner@hthcapital.com

WILL BLACKBIRD
512-917-0157
wblackbird@hthcapital.com

LOCATION

911 W 38th St, Austin, TX 78705

FOR LEASE

± 2,013 SF, Suite 101

± 2,828 SF, Suite 202

± 3,175 SF, Suite 303

PROPERTY HIGHLIGHTS

- Class A Medical Office Building located on 38th St & N Lamar convenient to Ascension Seton Hospital & Heart Hospital of Austin
- Covered skybridge access to parking garage
- Close proximity to numerous amenities that include retail, supermarkets, restaurants & banks
- Great access to I-35 & MoPac; minutes from Downtown
- Onsite Surgery Center & Imaging adjacent
- Shared parking garage with neighboring office building



2023 DEMOGRAPHICS



TOTAL
POPULATION

RADIUS

1 Mile	27,843
3 Mile	158,523
5 Mile	364,502



TOTAL
HOUSEHOLDS

12,927
74,294
167,526



DAYTIME
POPULATION

43,727
335,340
592,650



AVERAGE HH
INCOME

\$100,262
\$134,314
\$130,016

MEDICAL OFFICE BUILDING II - 911 W 38TH ST
Austin, TX 78705

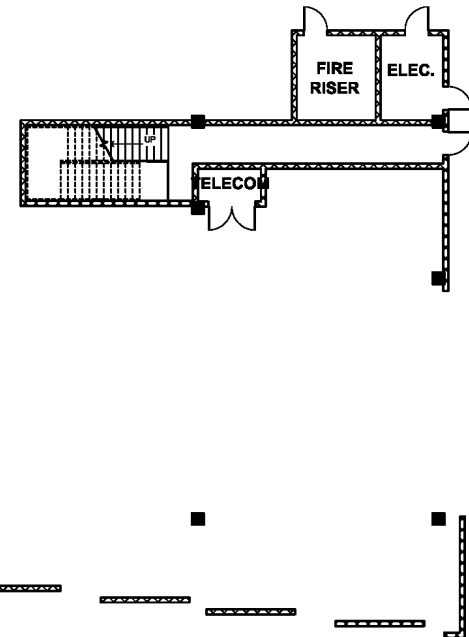
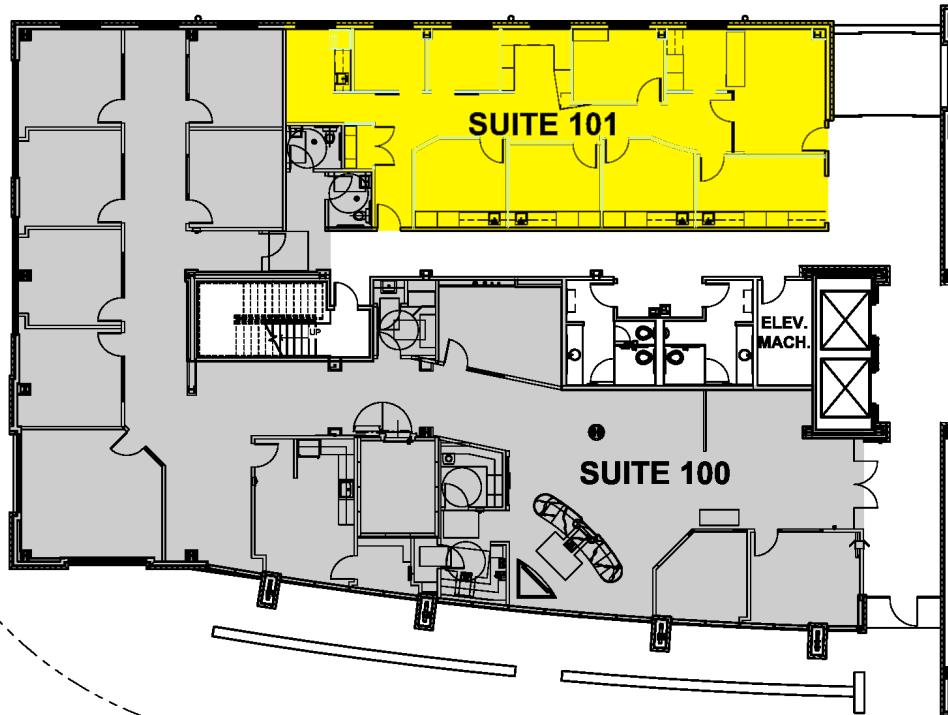
NOW LEASING



CHLOE GESSNER
512-327-6586
cgessner@hthcapital.com

WILL BLACKBIRD
512-917-0157
wblackbird@hthcapital.com

1ST FLOOR



SUITE	TENANT	USF	RSF
100	Broadway National Bank	5,003 USF	5,803 RSF
101	Wellspring Plastic Surgery	1,735 USF	2,013 RSF

MEDICAL OFFICE BUILDING II - 911 W 38TH ST, SUITE 202
Austin, TX 78705

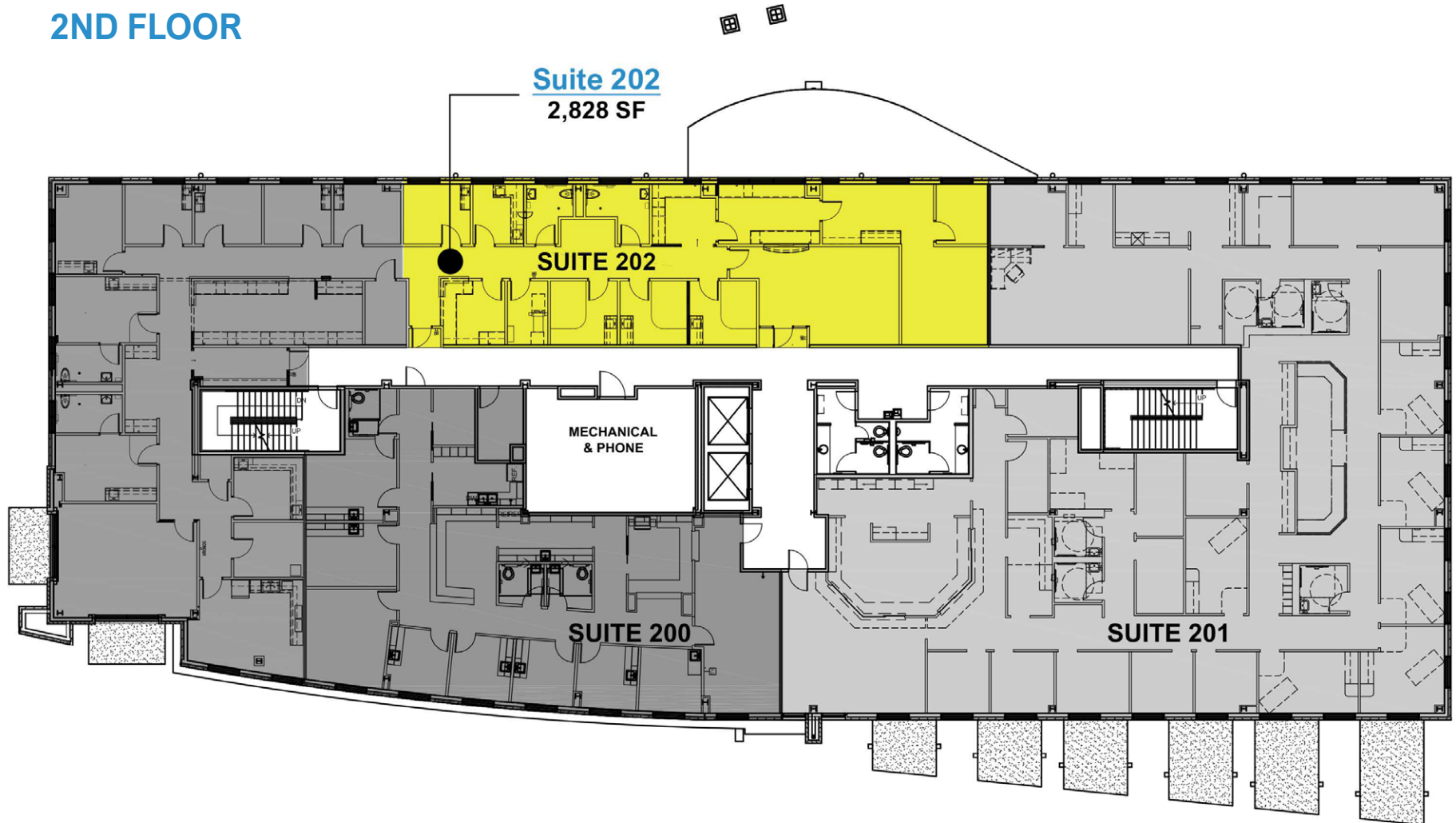
NOW LEASING



CHLOE GESSNER
512-327-6586
cgessner@hthcapital.com

WILL BLACKBIRD
512-917-0157
wblackbird@hthcapital.com

2ND FLOOR



MEDICAL OFFICE BUILDING II - 911 W 38TH ST, SUITE 202
Austin, TX 78705

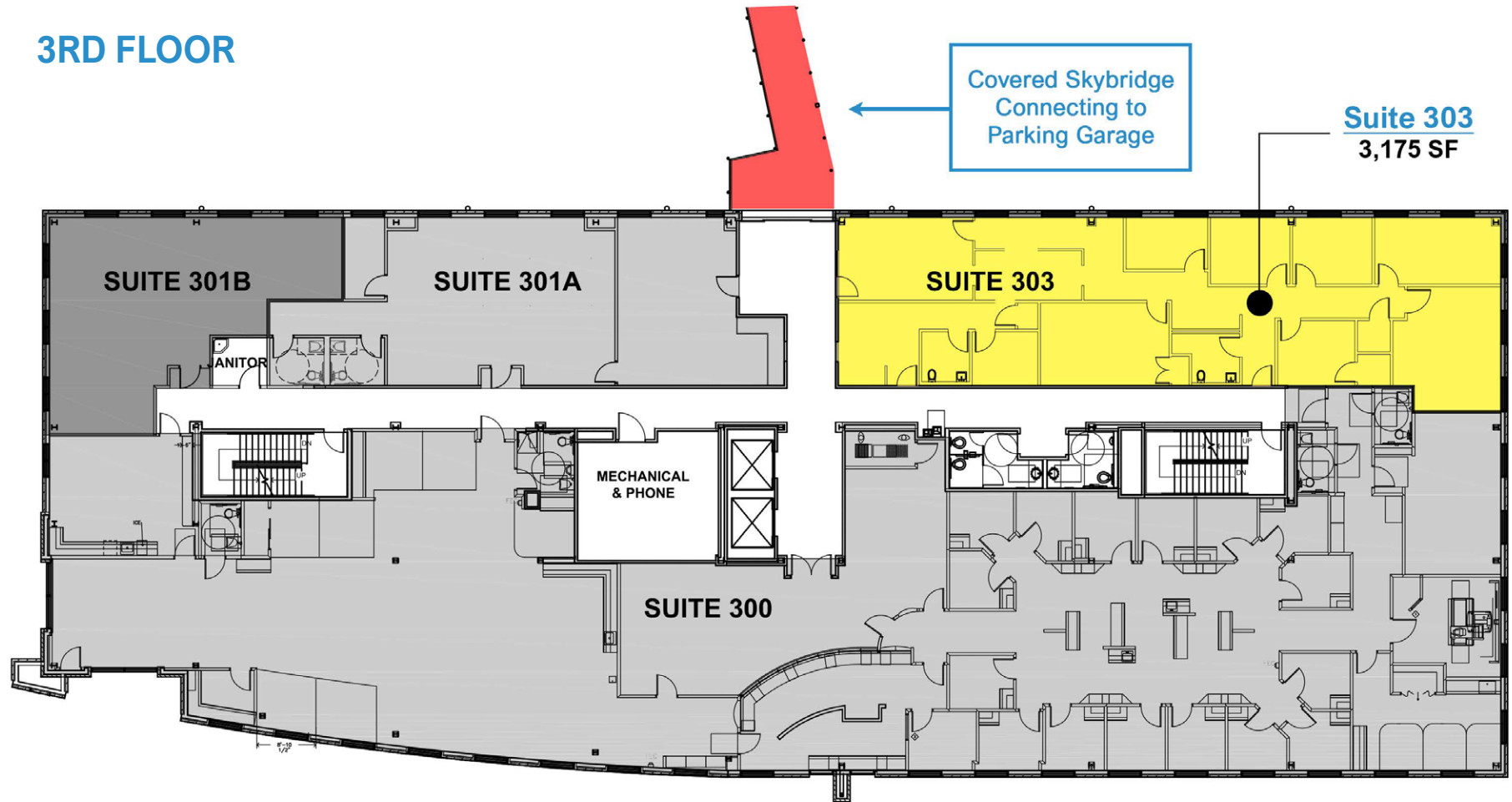
NOW LEASING



CHLOE GESSNER
512-327-6586
cgessner@hthcapital.com

WILL BLACKBIRD
512-917-0157
wblackbird@hthcapital.com

3RD FLOOR



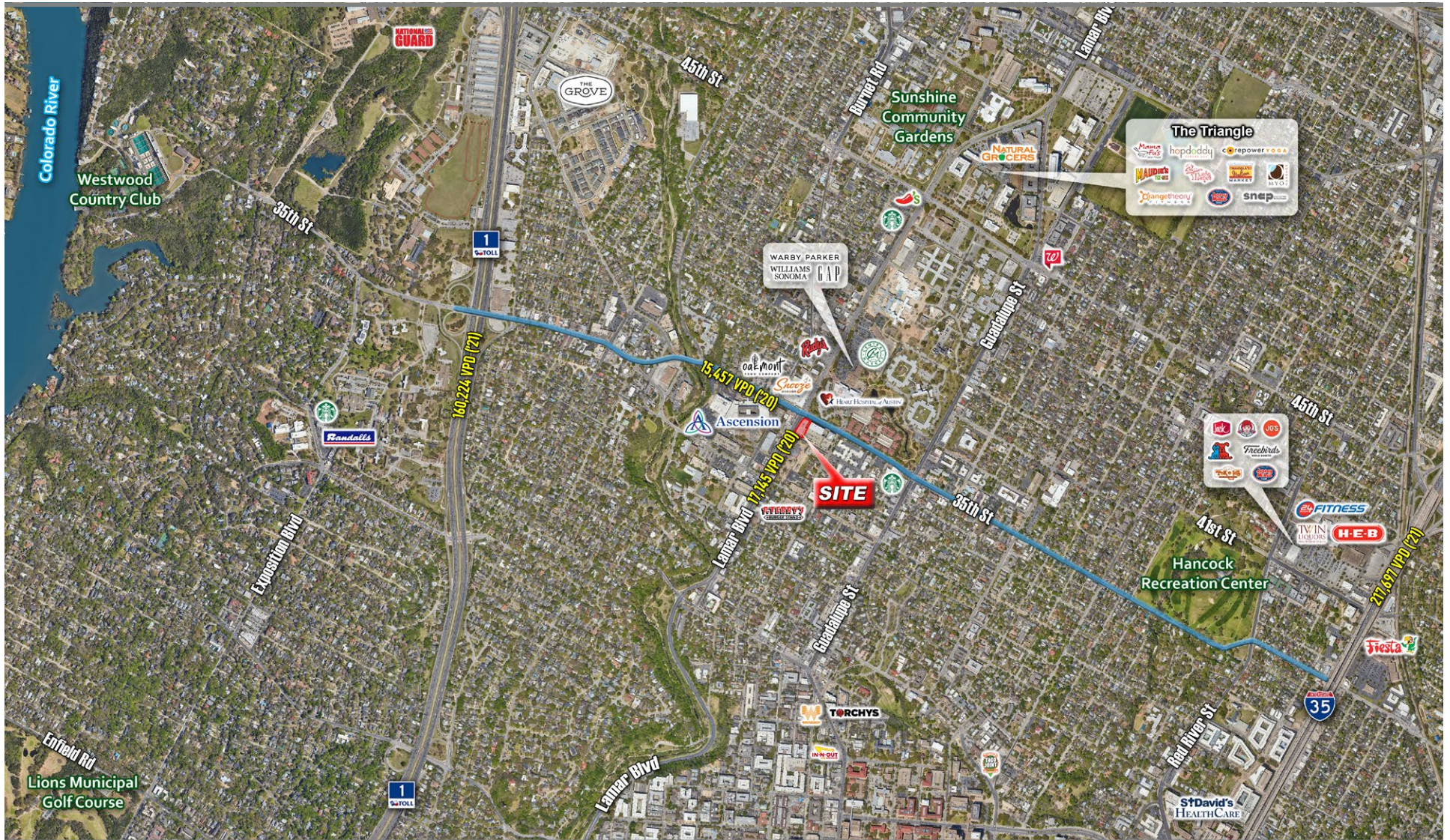
MEDICAL OFFICE BUILDING II - 911 W 38TH ST, SUITE 303
Austin, TX 78705

NOW LEASING



CHLOE GESSNER
512-327-6586
cgessner@hthcapital.com

WILL BLACKBIRD
512-917-0157
wblackbird@hthcapital.com



MEDICAL OFFICE BUILDING II - 911 W 38TH ST

Austin, TX 78705