



408 W 45th St

MEDICAL OFFICE BUILDING FOR LEASE

408 W 45th St
Austin, TX 78751

 Transwestern

About the Building

Situated in one of Austin's most dynamic and affluent neighborhoods, 408 W 45th St is ideal for a broad range of uses including retail, medical, office, multifamily and other commercial applications.

PROPERTY SUMMARY

- Building size: 8,343 RSF
- Land area: 0.36 AC
- Year built/renovated: 1958/2002
- Zoning: GO-NCCD-ETOD-DBETOD-NP

BUILDING FEATURES

- Convenient access to MoPac and IH-35
- Located within one of Austin's leading healthcare corridors
- Central Austin submarket



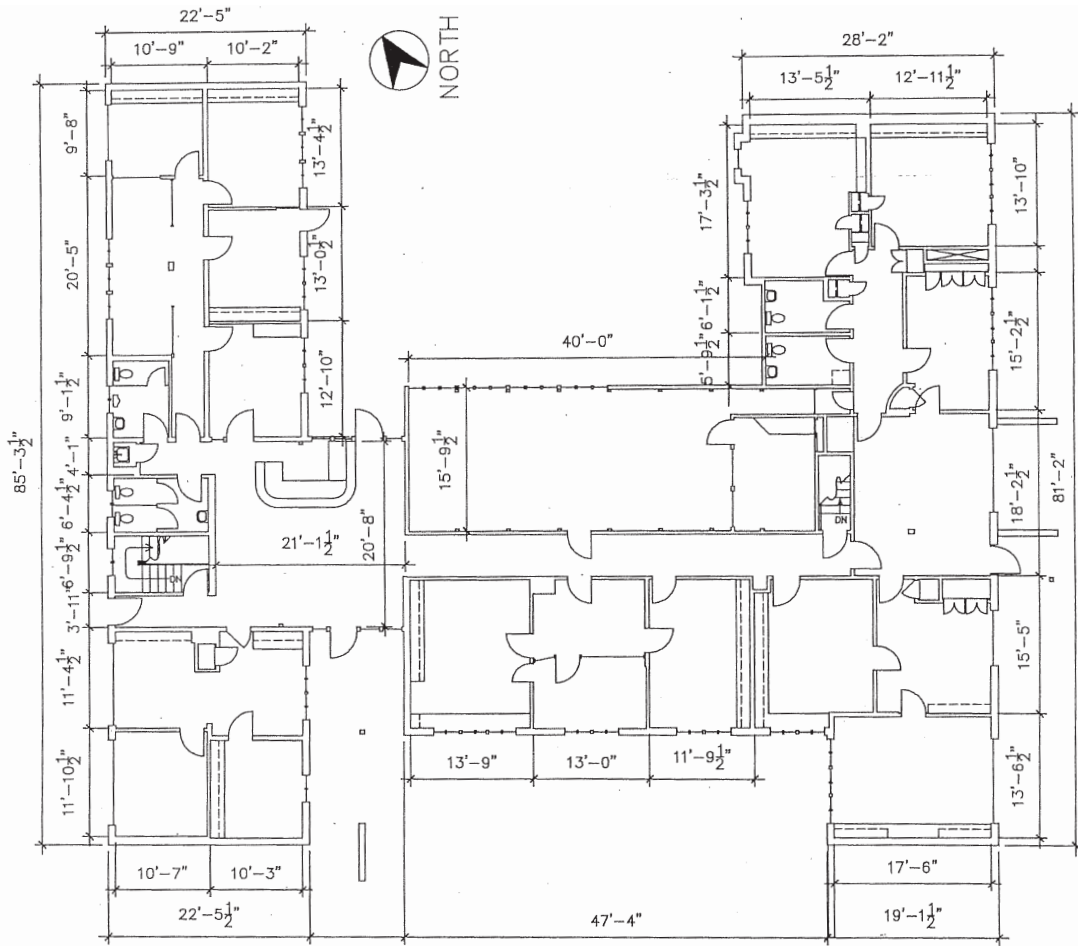
Patrick Hill

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 Transwestern

Floor Plan

GROUND LEVEL • 5,700 RSF AVAILABLE



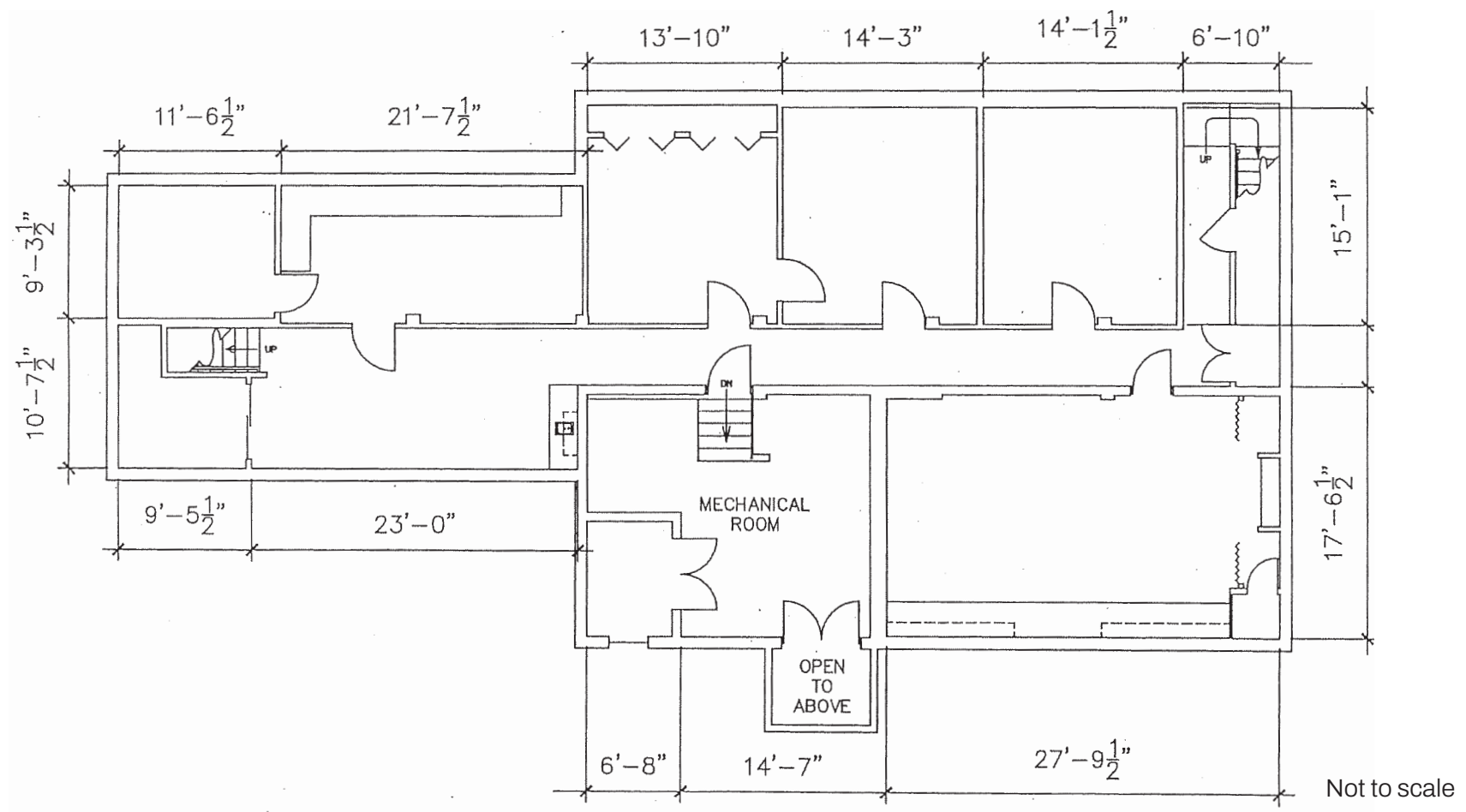
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Floor Plan

BASEMENT LEVEL • 2,643 RSF AVAILABLE



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Traffic Counts

10

minutes to
downtown
Austin

8

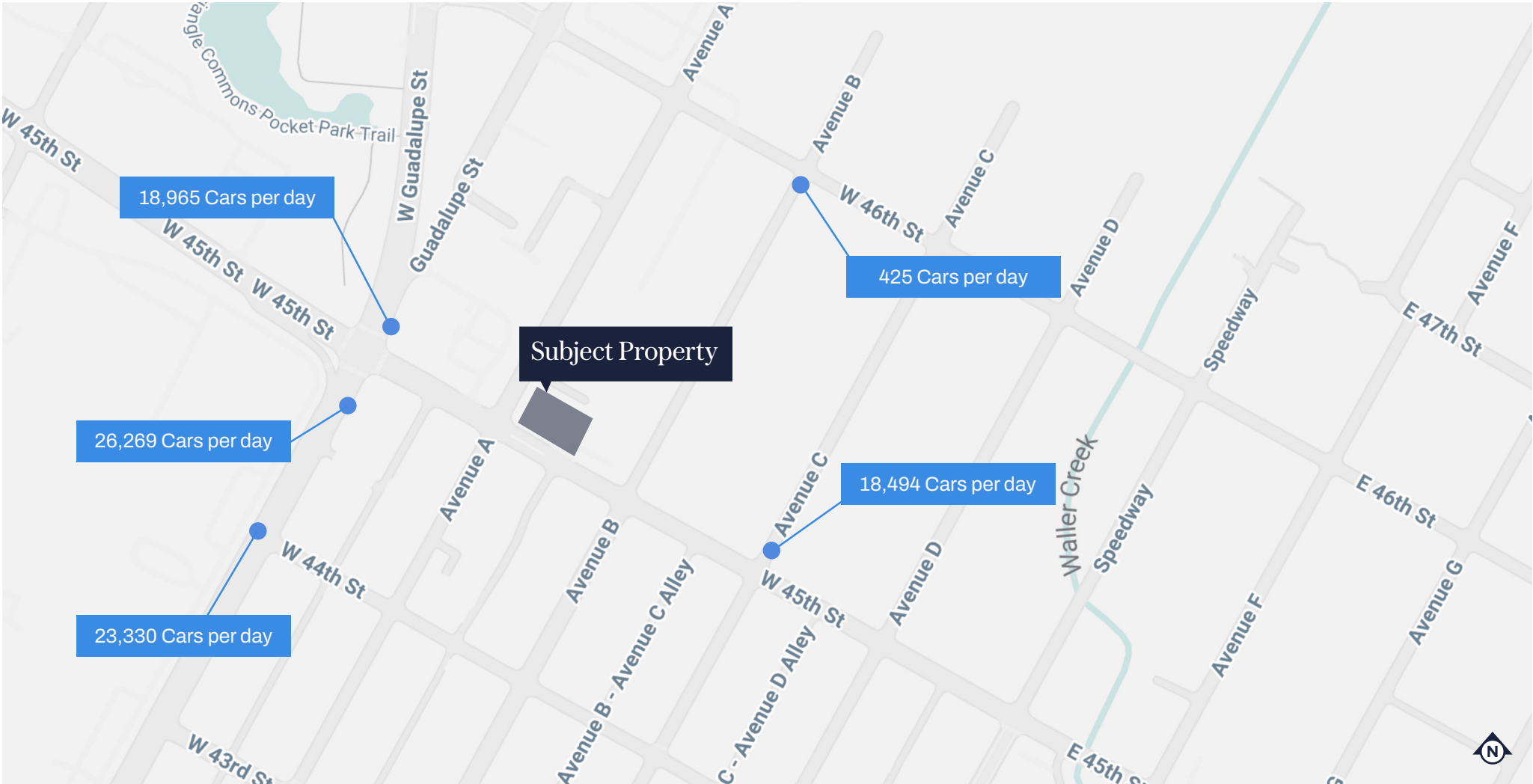
minutes to
University of
Texas at Austin

20

minutes to
Austin-Bergstrom
Int'l Airport

5

minutes to
Ascension
Seton hospital



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Nearby Amenities

Retail at The Triangle:

Natural Grocers

Orangetheory Fitness

Hopdoddy Burger Bar

European Wax Center

Mandola's Italian Kitchen

Jeni's Splendid Ice Creams

Nike Training Studio

Merit Coffee



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Reception Area



Collaborative Space



Exterior (Facing East)



Exterior (Facing West)

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Exam Room



Storage Space



Office



Office

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Get in Touch

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