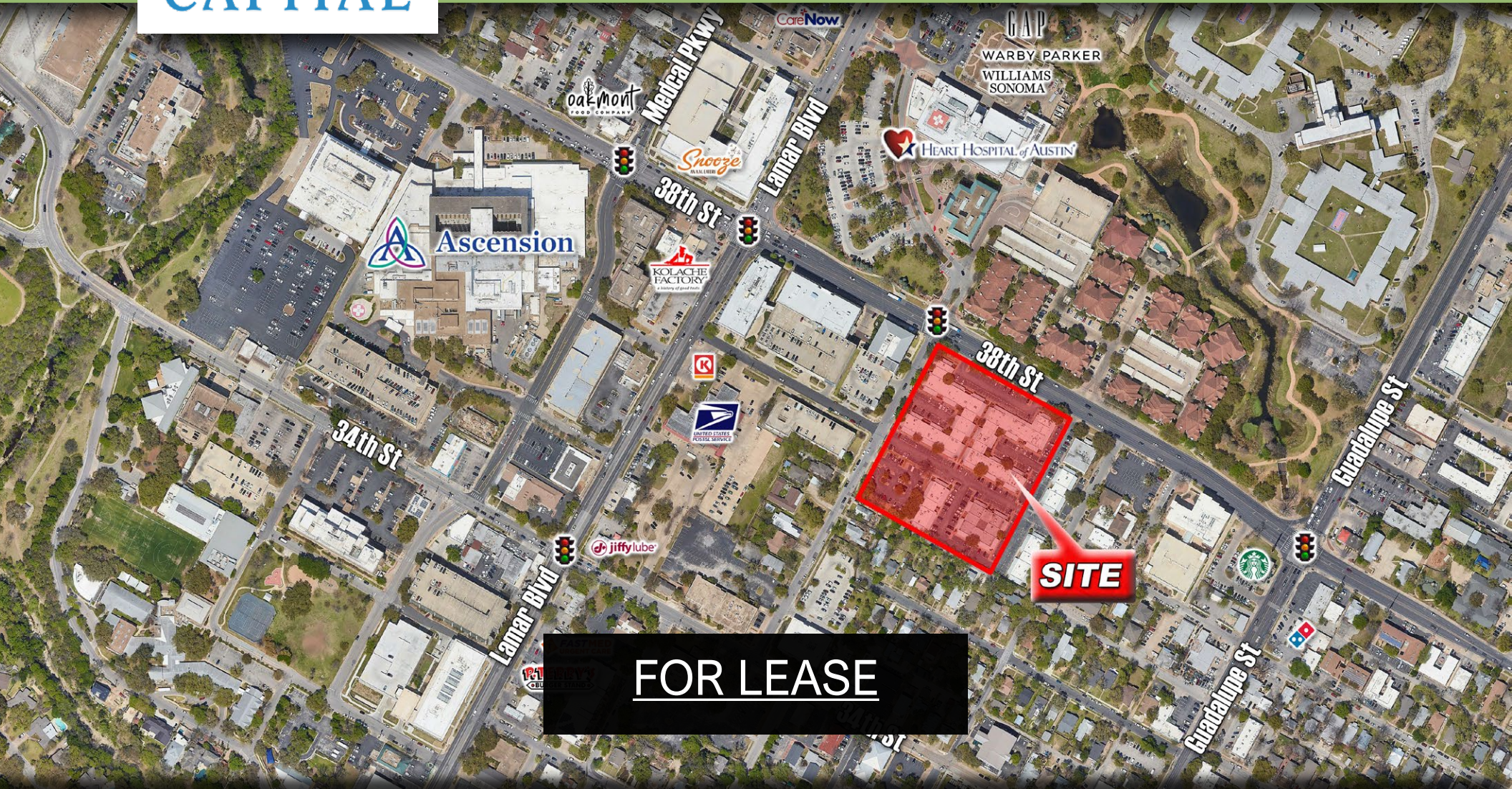




MEDICAL OFFICE BUILDING

711 W 38th St, Austin, TX 78705



FOR LEASE

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

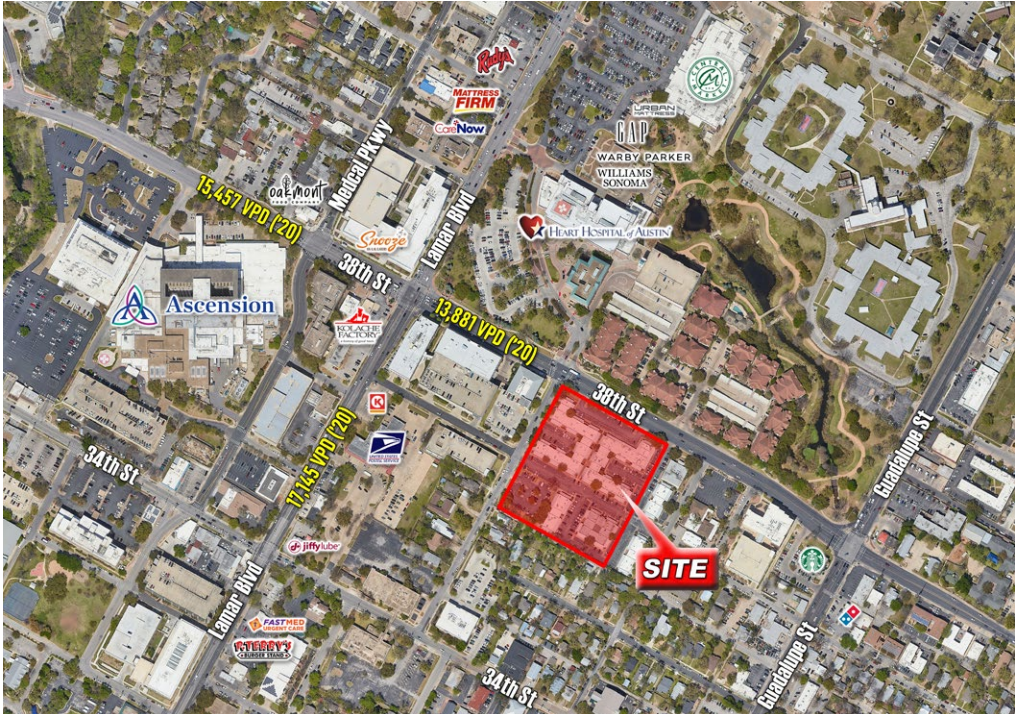
WILL BLACKBIRD
512-917-0157
wblackbird@hthcapital.com

FOR LEASE - \$25.00 NNN





- Suite B5W: 772 SF
- Suite C8: 2,993 SF
- Suite C11: 2,977 SF
- Suite D4: 1,992 SF
- Suite E1: 1,685 SF
- Suite E2: 1,213 SF

PROPERTY HIGHLIGHTS

- Located on 38th St & N Lamar convenient to Ascension Seton Hospital & Heart Hospital of Austin
- Close proximity to numerous amenities that include retail, supermarkets, restaurants & banks
- Great access to I-35 & MoPac; minutes from Downtown



2022 DEMOGRAPHICS

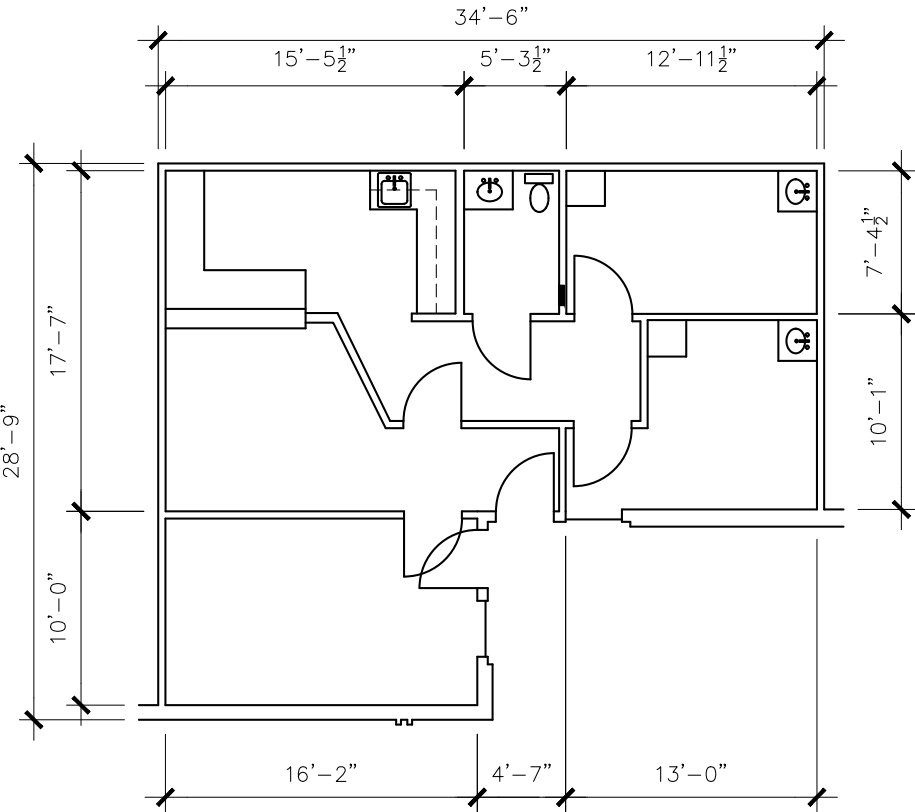
	 TOTAL POPULATION	 TOTAL HOUSEHOLDS	 DAYTIME POPULATION	 AVERAGE HH INCOME
RADIUS				
1 Mile	27,673	12,788	41,084	\$100,511
3 Mile	158,200	73,443	323,463	\$131,292
5 Mile	362,460	165,317	569,942	\$125,667

MEDICAL OFFICE BUILDING - 711 W 38TH ST
Austin, TX 78705

NOW LEASING

OVERALL SITE PLAN

Suite B5W: 772 SF | \$25 NNN

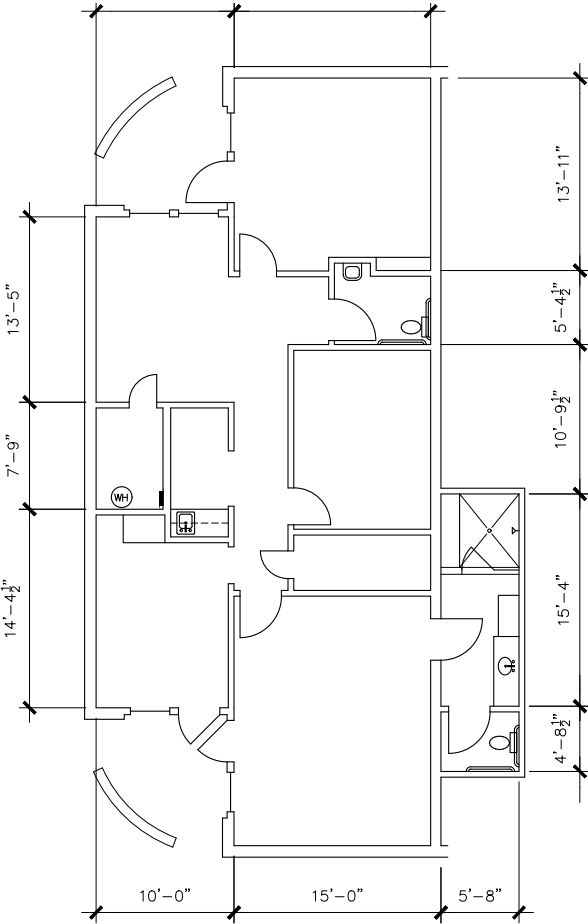
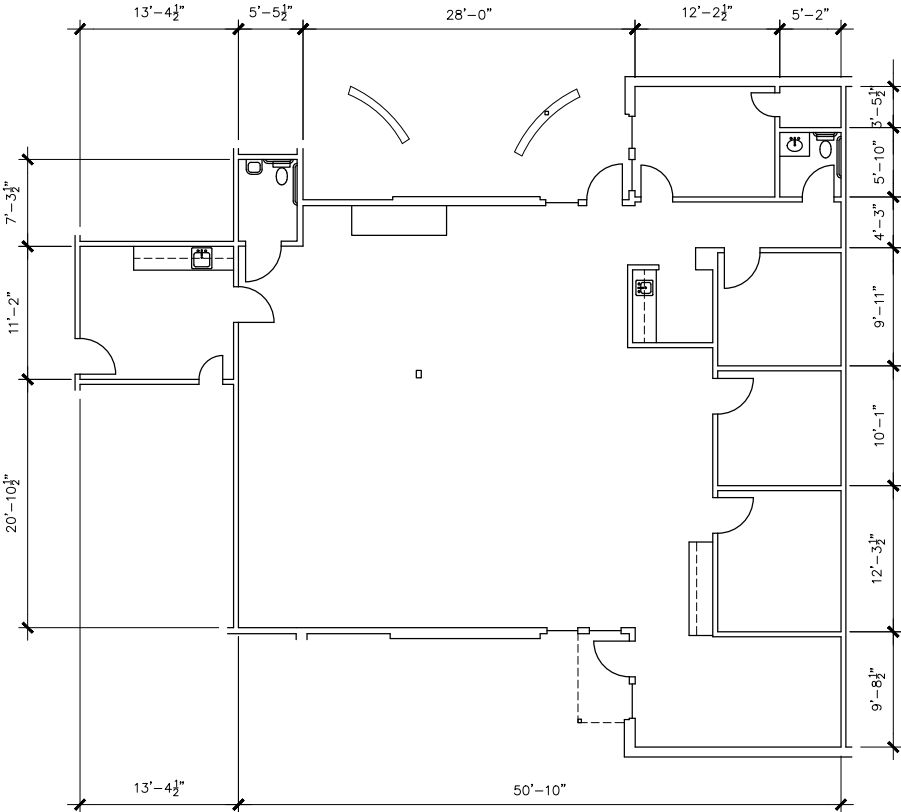


MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE B5W
Austin, TX 78705

NOW LEASING

Suite B9: 2,351 SF | \$25 NNN

Suite B12: 1,300 SF | \$25 NNN



MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE C8, C11
Austin, TX 78705

NOW LEASING

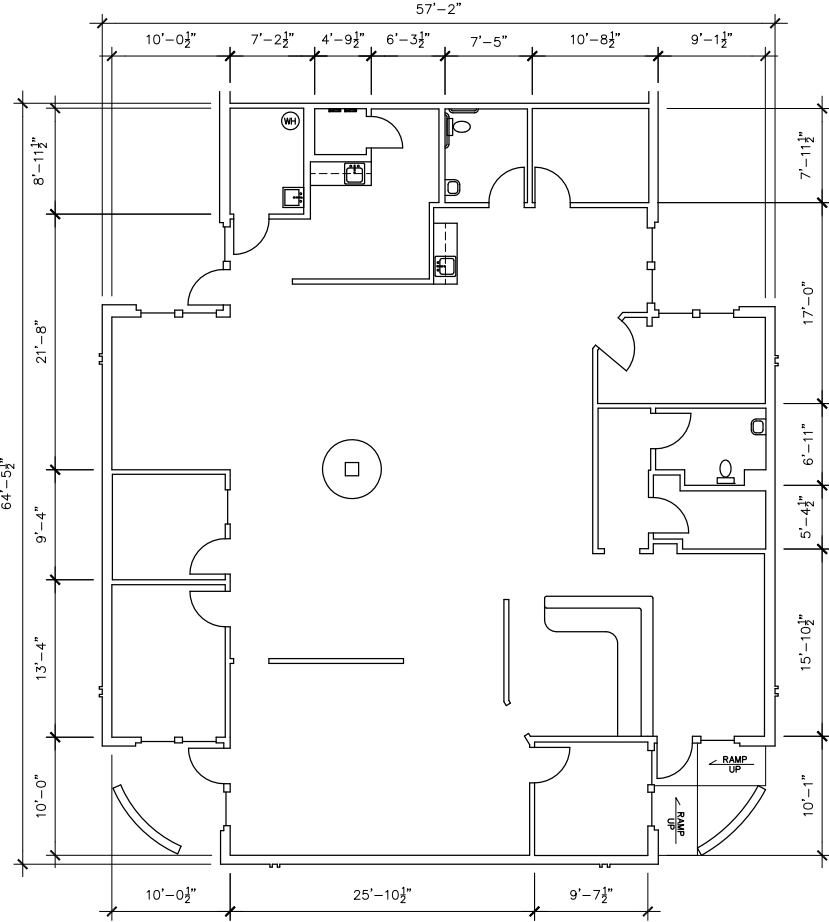
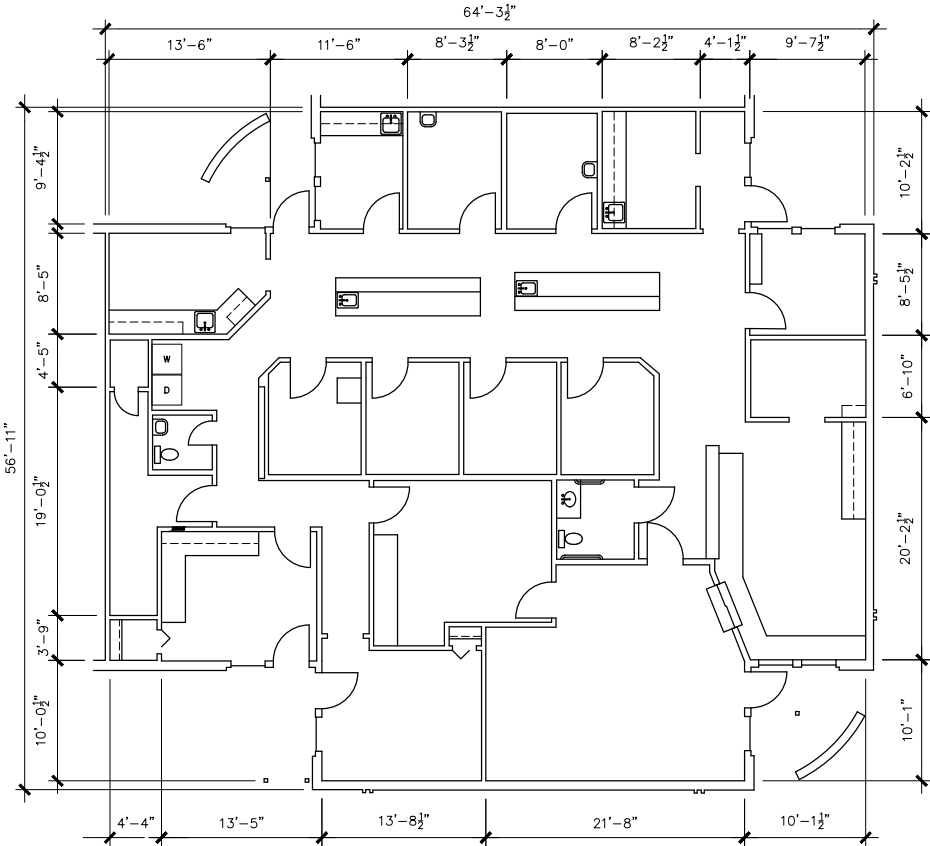


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Suite C8: 2,993 SF | \$25 NNN

Suite C11: 2,977 SF | \$25 NNN



MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE D4, E1, E2
Austin, TX 78705

NOW LEASING

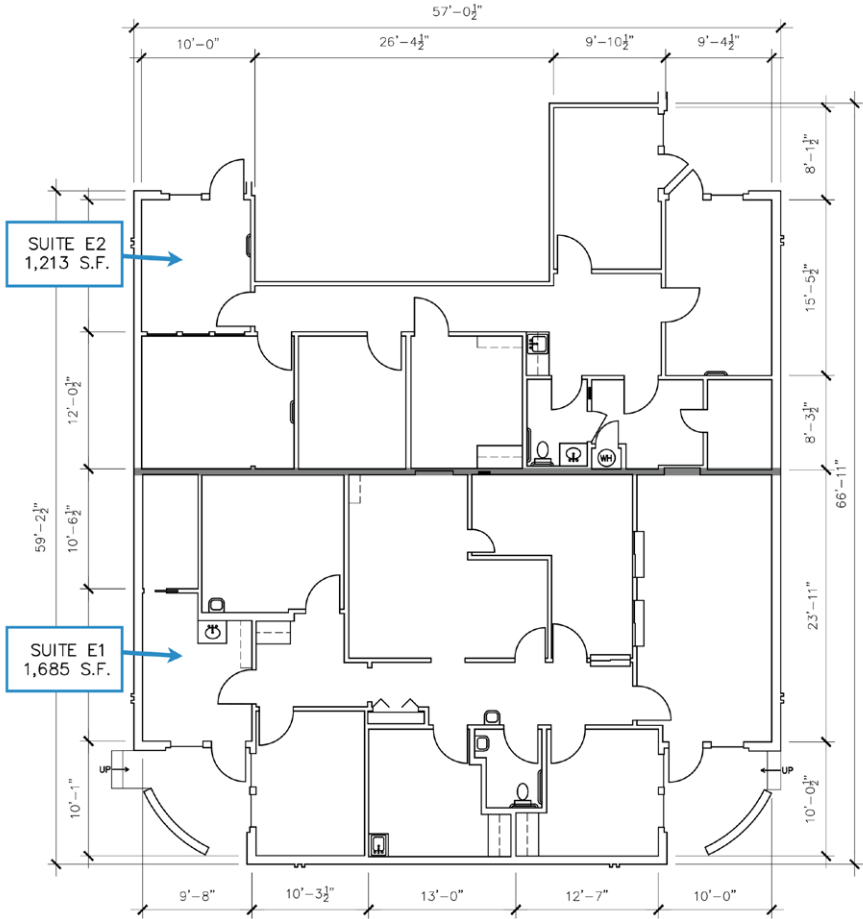
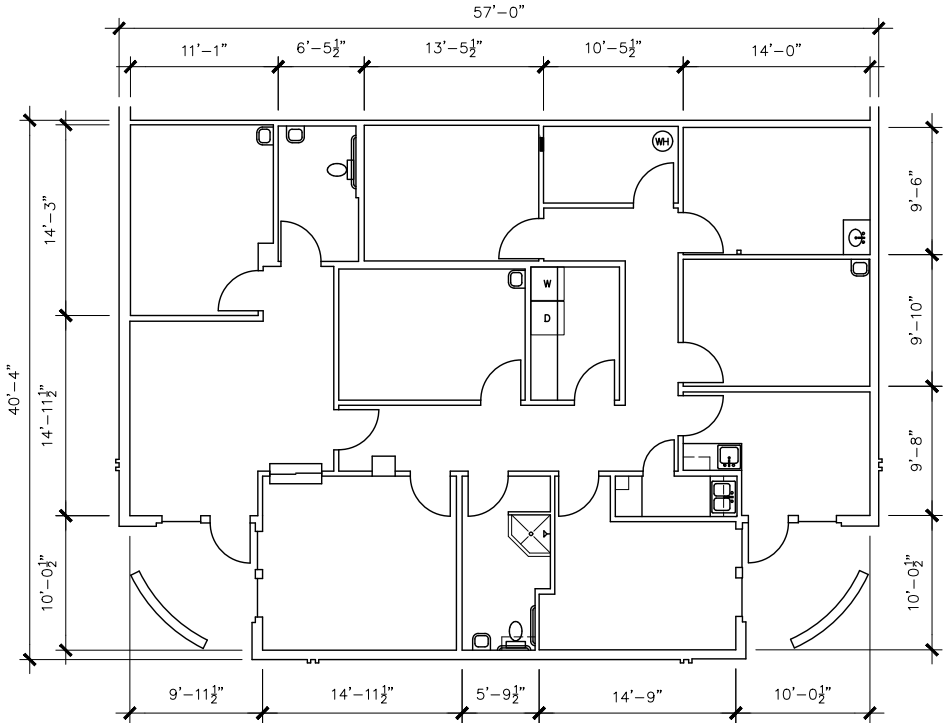


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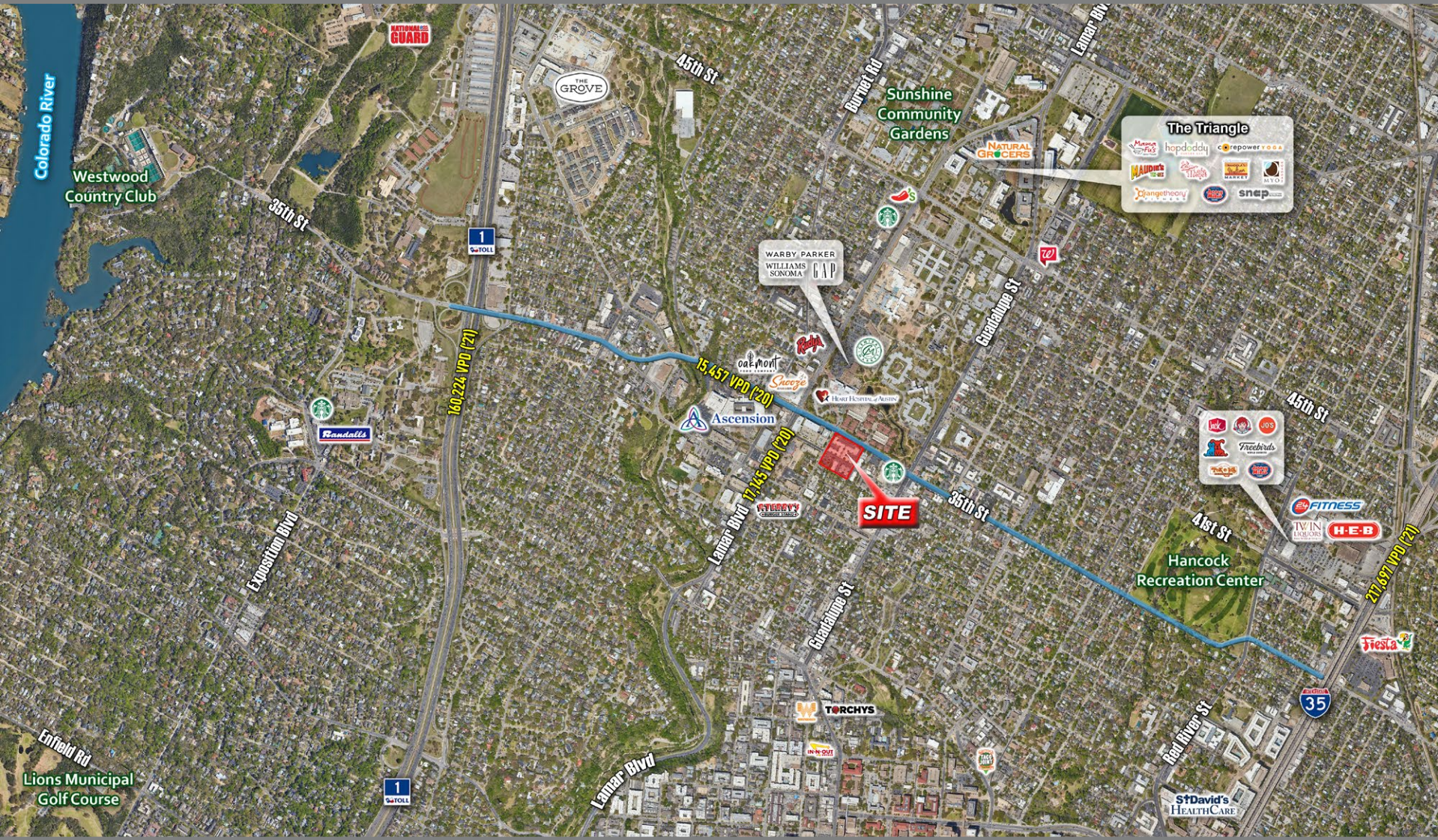
Suite D4: 1,992 SF | \$25 NNN

Suite E1: 1,685 SF | \$25 NNN
Suite E2: 1,213 SF | \$25 NNN



MEDICAL OFFICE BUILDING - 711 W 38TH ST, SUITE G4
Austin, TX 78705

NOW LEASING



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Austin, TX 78705