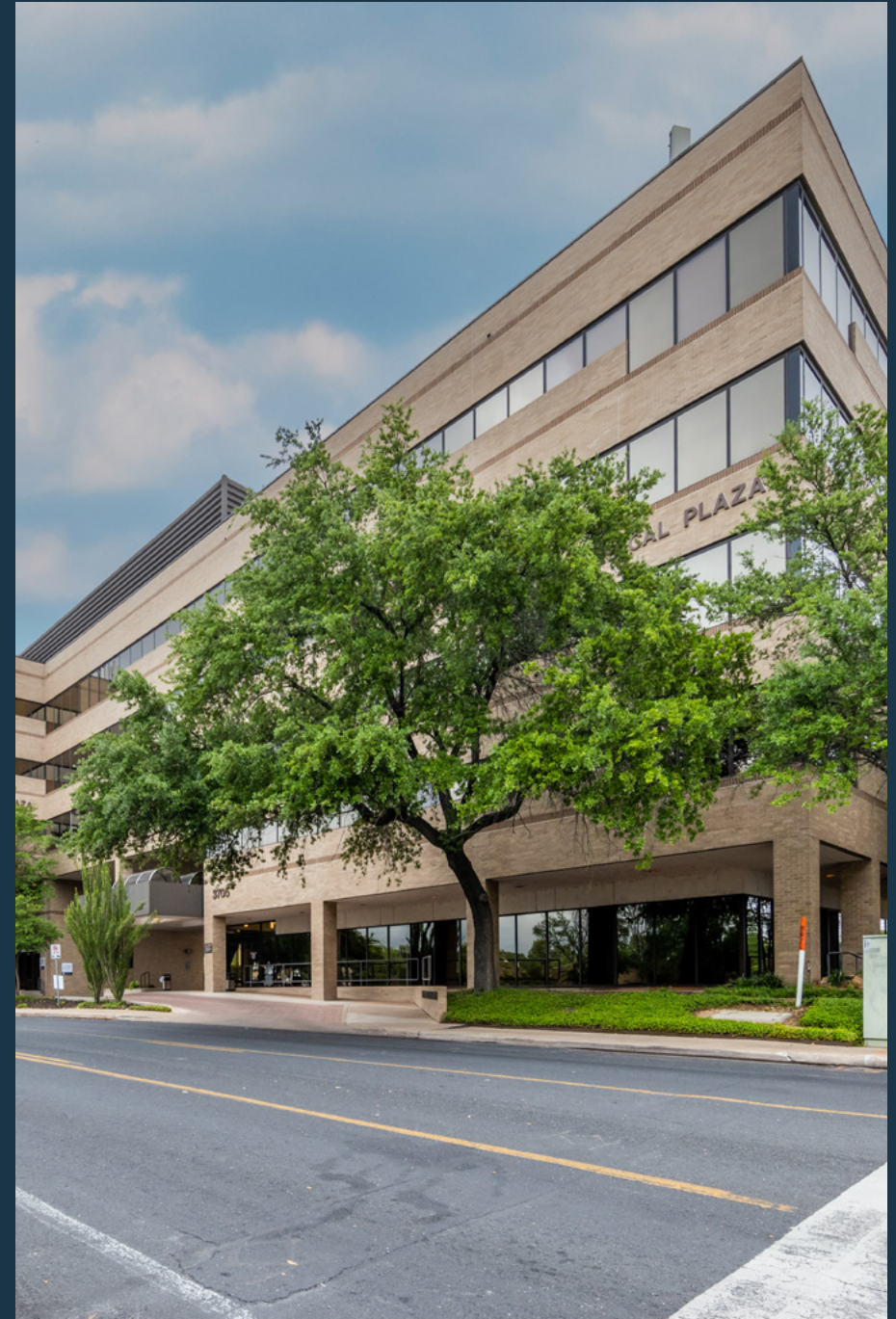


Medical Office | For Lease

Austin Medical Plaza

3705 Medical Parkway, Austin, TX 78705



Owned and Managed by:



Leasing by:  TRANSWESTERN

Property Highlights

3705 Medical Parkway, Austin, TX 78705



HEALTHCARE SYNERGY



Strong referral pattern and tenant mix among existing practices.

UNBEATABLE LOCATION



Located in the premier central medical micro-market with top demographic access.

COMPETITIVE LEASE TERMS



Aggressive tenant improvement packages + lease on the usable square footage.

ACCESSIBILITY



Easy access to MoPac Expressway (Loop 1) and IH-35.

ABUNDANT PARKING



4:1,000 parking in adjacent dedicated parking garage. Patient validation + employee passes offered.

COMMITTED OWNERSHIP



Consistently investing in building capital projects and upgrades.

Availabilities

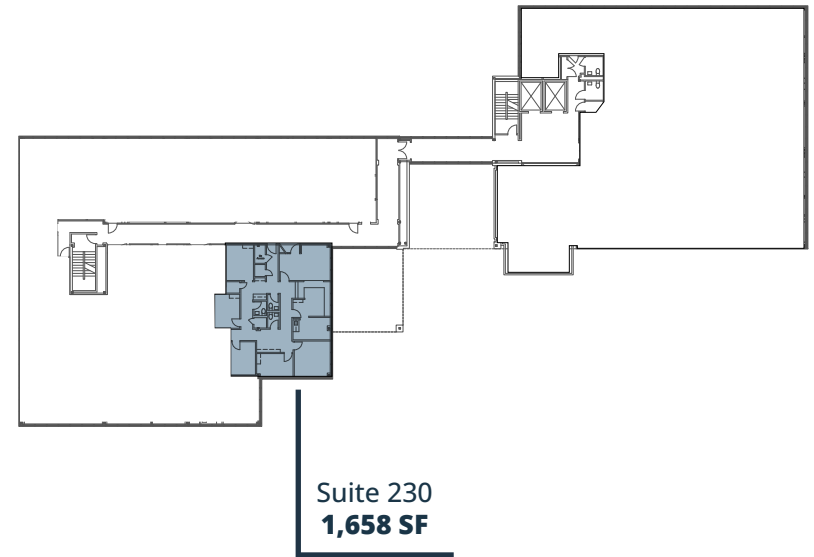
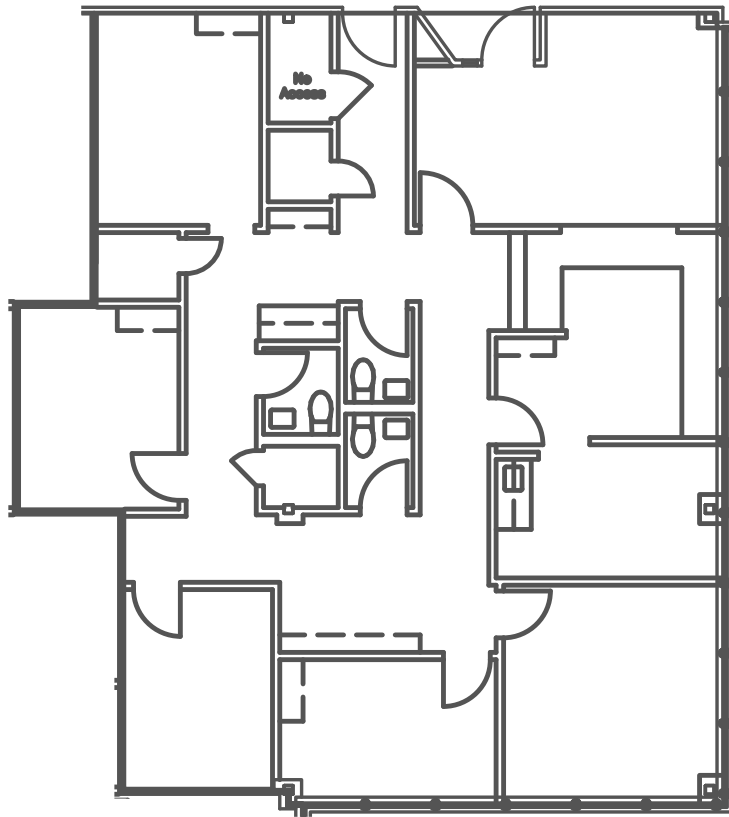
3705 Medical Parkway, Austin, TX 78705

AVAILABLE SUITES

Suite 230	1,658 SF	AVAILABLE NOW	Existing clinical condition. Needs cosmetic upgrades.
Suite 235	2,361 SF	AVAILABLE NOW	Shell condition space. Aggressive TI terms. Efficient corner block. Contiguous with suite 250 up to 6,140 SF.
Suite 250	3,779 SF	AVAILABLE NOW	Existing clinical condition. Needs cosmetic upgrades. Plumbing throughout. Contiguous with suite 235 up to 6,140 SF.
Suite 340	3,285 SF	AVAILABLE NOW	Existing clinical condition. In good condition with residual value. Plumbing throughout.
Suite 430	2,378 SF	Call Broker	Existing clinical condition. In good condition with plumbed exam rooms. Efficient corner space.
Suite 515	1,933 SF	AVAILABLE NOW	Open space for therapy/rehab user. Contiguous up to 8,207 SF.
Suite 520	1,645 SF	AVAILABLE NOW	Existing counseling space. Good window line and views. Contiguous up to 8,207 SF.
Suite 530	1,111 SF	January 1, 2026	Existing office/admin space. Contiguous up to 8,207 SF.
Suite 540	3,518 SF	AVAILABLE NOW	Spec Suite delivered. Contiguous up to 8,207 SF.
Suite 570	7,972 SF	January 1, 2026	Existing office/admin space.

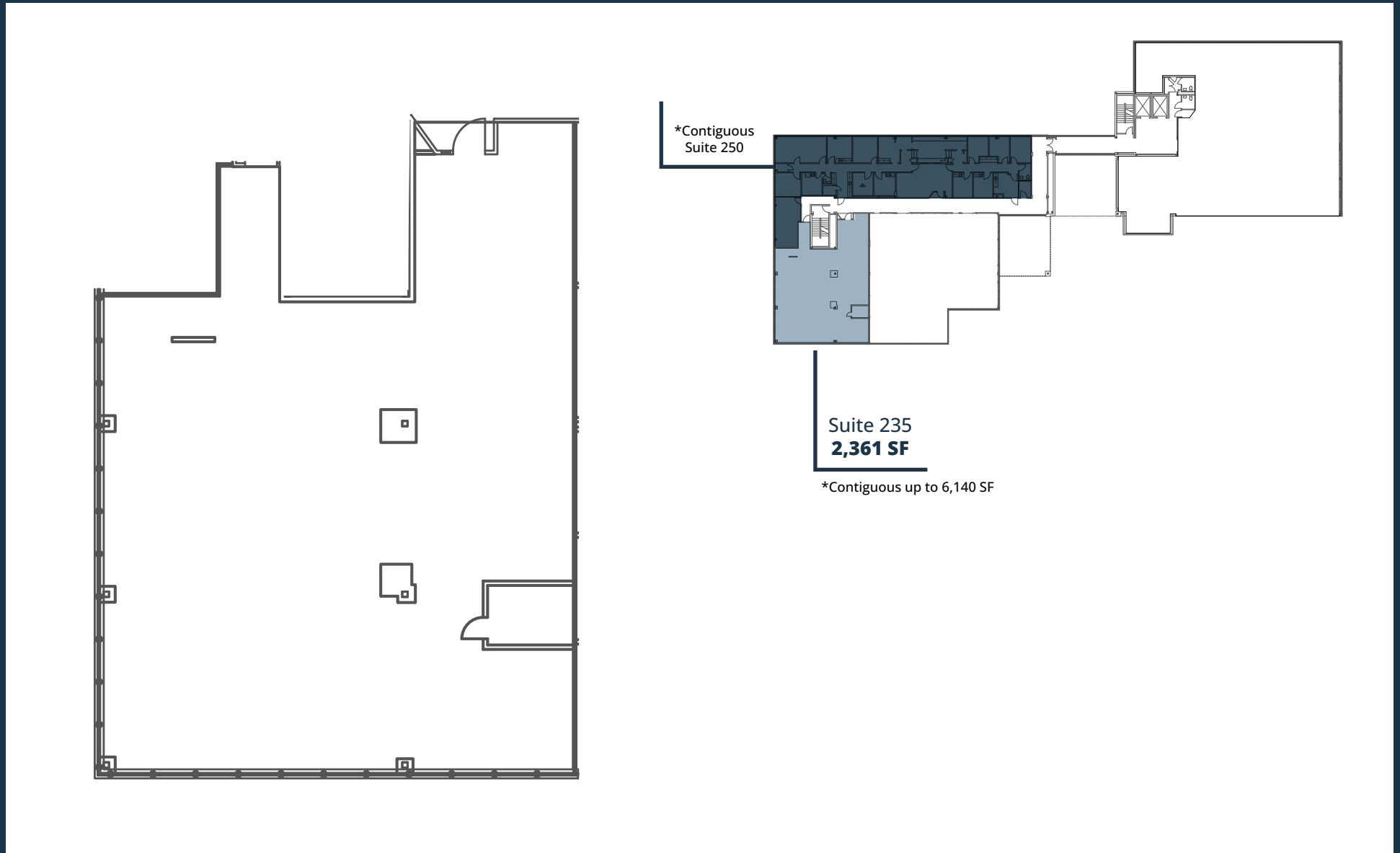
Suite 230 | 1,658 SF

3705 Medical Parkway, Austin, TX 78705



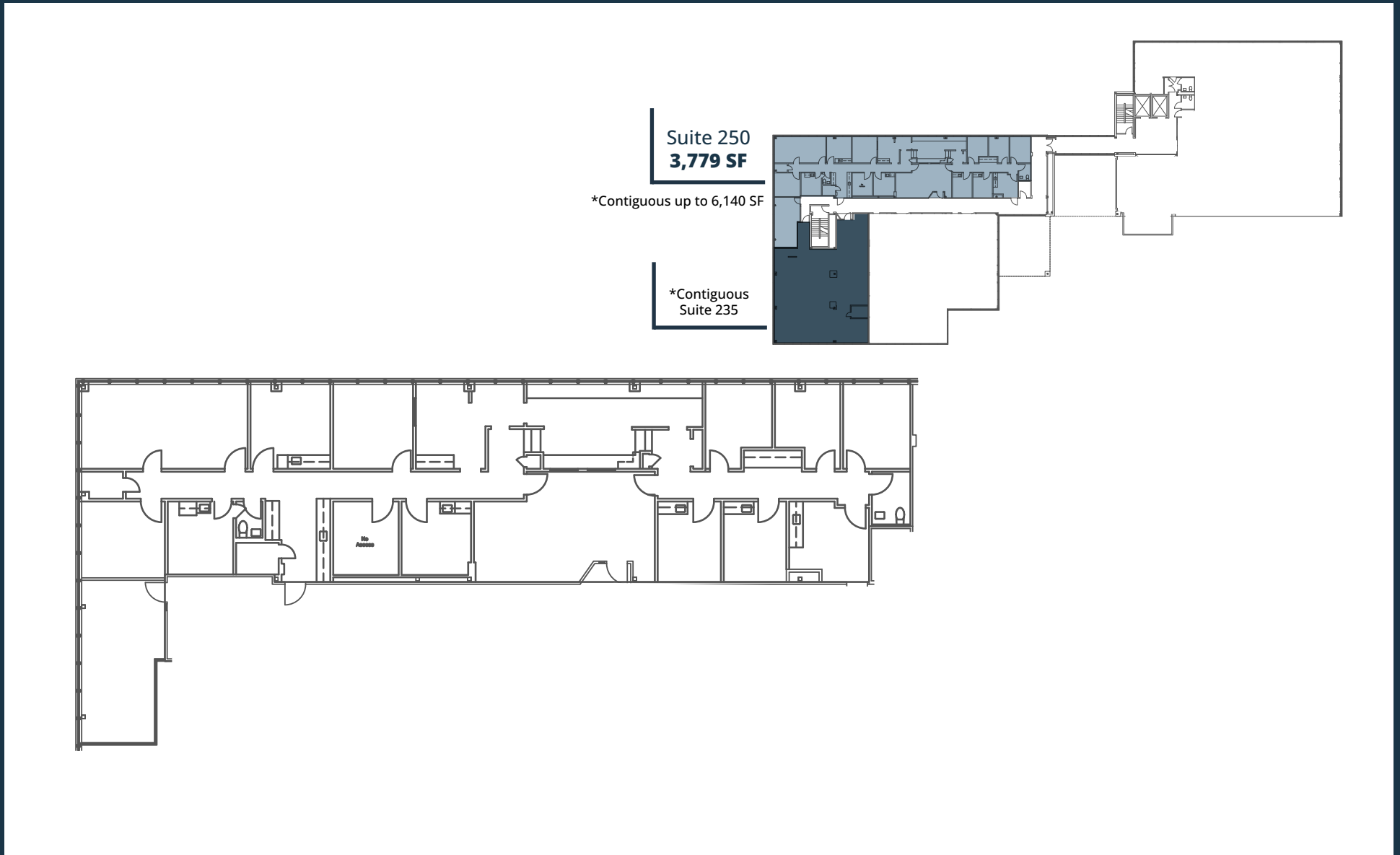
Suite 235 | 2,361 SF

3705 Medical Parkway, Austin, TX 78705



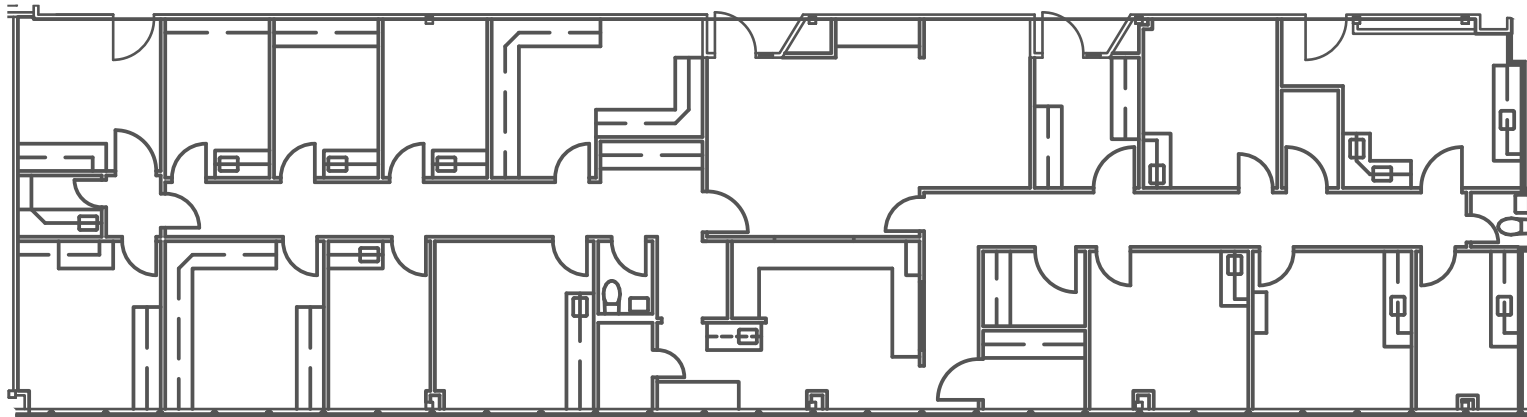
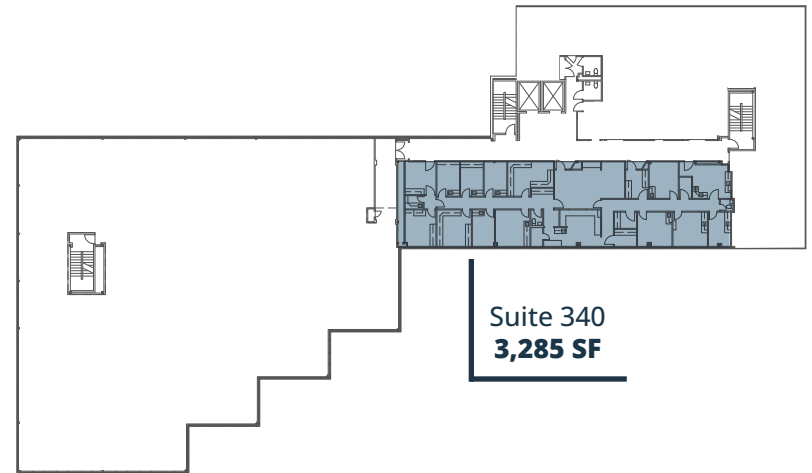
Suite 250 | 3,779 SF

3705 Medical Parkway, Austin, TX 78705



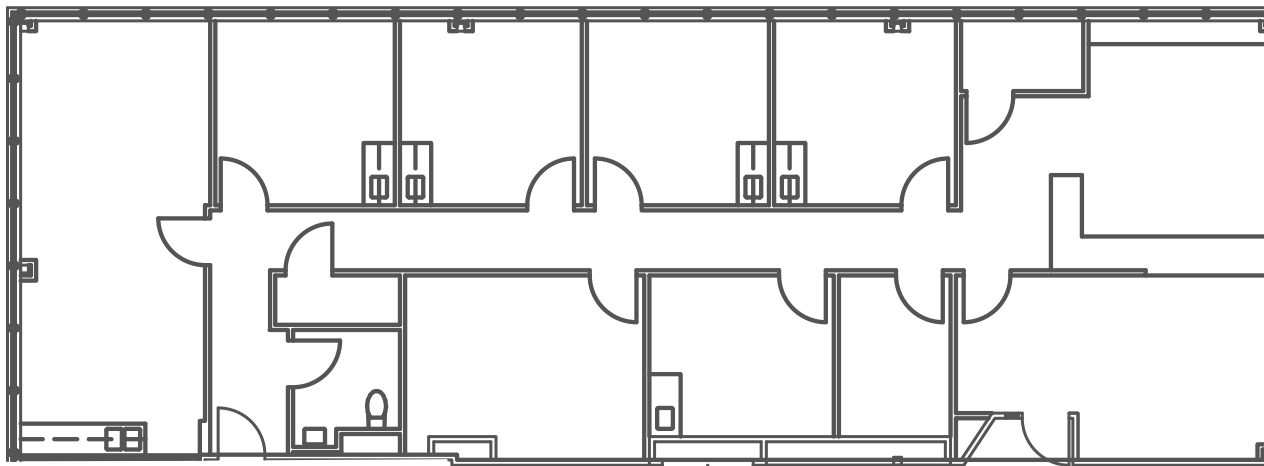
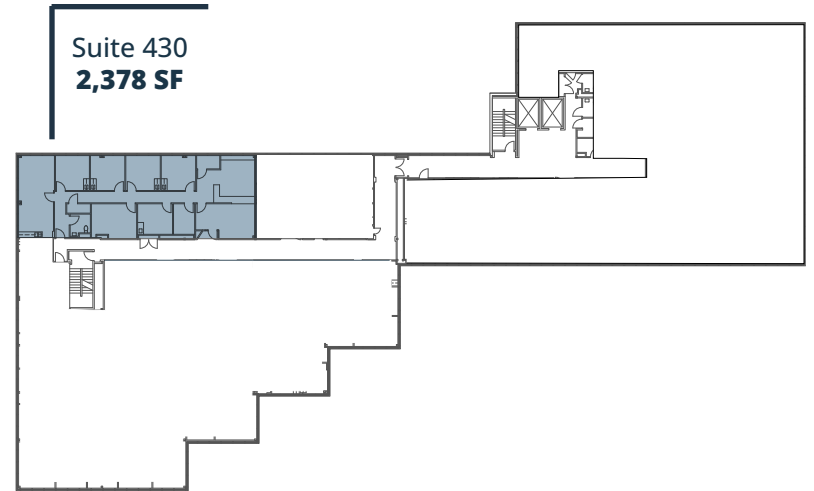
Suite 340 | 3,285 SF

3705 Medical Parkway, Austin, TX 78705



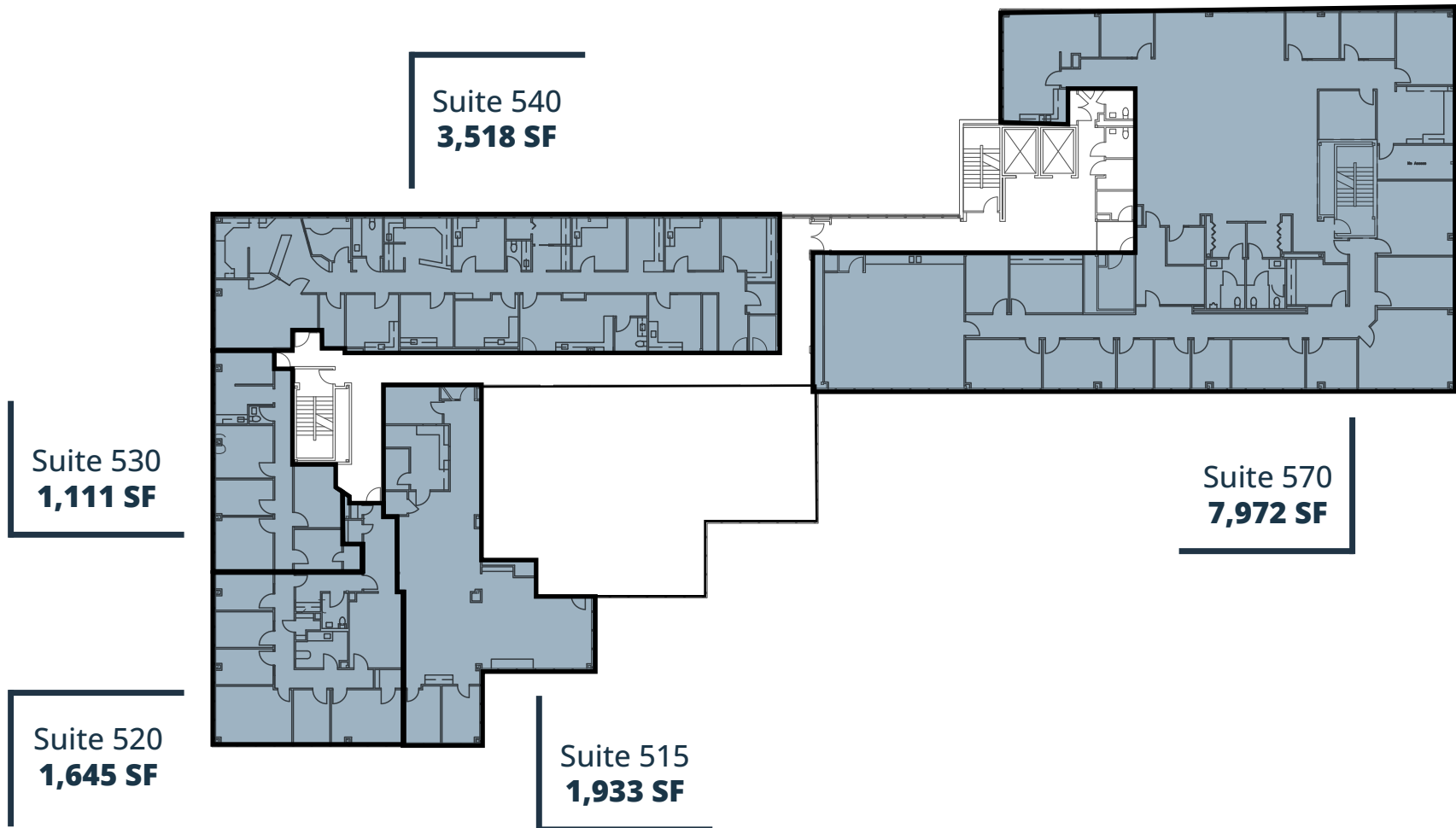
Suite 430 | 2,378 SF

3705 Medical Parkway, Austin, TX 78705



5th Floor Availability | 1,111 SF - 16,179 SF

3705 Medical Parkway, Austin, TX 78705



Aerial

North View

Central Market

Austin Heart
Setting the Standard in Cardiac & Vascular Care

W 38th St.

Lamar Blvd.

Medical Pkwy.

Ascension Seton

Nearby Amenities

3705 Medical Parkway, Austin, TX 78705



Austin Medical Plaza

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For Leasing Information:

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