

FOR SALE OR LEASE

Investment / Owner-User Medical Office Opportunity - Partial In-Place Income

±8,664 SF Medical Office Building | Circle C Ranch - Southwest Austin
Current Occupancy: 28% Leased | 72% Available



**CLICK HERE For
Virtual Walkthrough**



5915 LA CROSSE AVE

PROPERTY SUMMARY

5915 La Crosse Avenue
Austin, Texas 78739



This ±8,664 SF medical office building in the highly desirable Circle C Ranch community of Southwest Austin is available for sale or lease, offering a rare opportunity for an owner-user, investor, or medical practice seeking Class A space to lease. The property features a large medical vacancy ideal for an owner occupant, alongside an existing lease with Blue Sky Dental, providing immediate in-place income and stability.

Previously occupied by Brave Care Pediatrics, the available space is a well-finished, turnkey medical suite suited for primary care or specialty practices. The layout and existing improvements allow a new user to step into a functional medical environment with minimal downtime.

Situated within one of Southwest Austin's most established master-planned communities, the property benefits from strong demographics, dense surrounding neighborhoods, and excellent patient accessibility. This offering provides the flexibility to purchase and occupy while offsetting occupancy costs with existing income, or lease a high-quality medical space in a supply-constrained submarket.

Property Overview

- Building Size: ±8,664 SF
- Sale Price: Call Broker
- Lease Rate: Call Broker
- Available for Lease:
±6,214 SF Turn-Key Medical Office
- Turnkey Medical Buildout
(Former Brave Care Pediatrics)
- Occupancy:
28% Leased / 72% Available

Income / Tenancy

- Credit Tenant: Blue Sky Dental
(±2,500 SF Existing Lease In Place)
- Stabilized Income:
Call Broker for Details

Location Highlights

- Location:
Circle C Ranch - Southwest Austin
- Strong Demographics &
Dense Residential Base
- High Visibility & Convenient
Patient Access

FOR MORE INFORMATION, PLEASE CONTACT:

KENT MCCOY

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CRAIG COUCH

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AERIAL VIEW

5915 La Crosse Avenue
Austin, Texas 78739

**±6,214 RSF
LEASE SPACE
AVAILABLE**



The information contained herein was obtained from sources deemed reliable. Centric Commercial, however, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

MAP VIEW

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INTERIOR PHOTOS

5915 La Crosse Avenue
Austin, Texas 78739



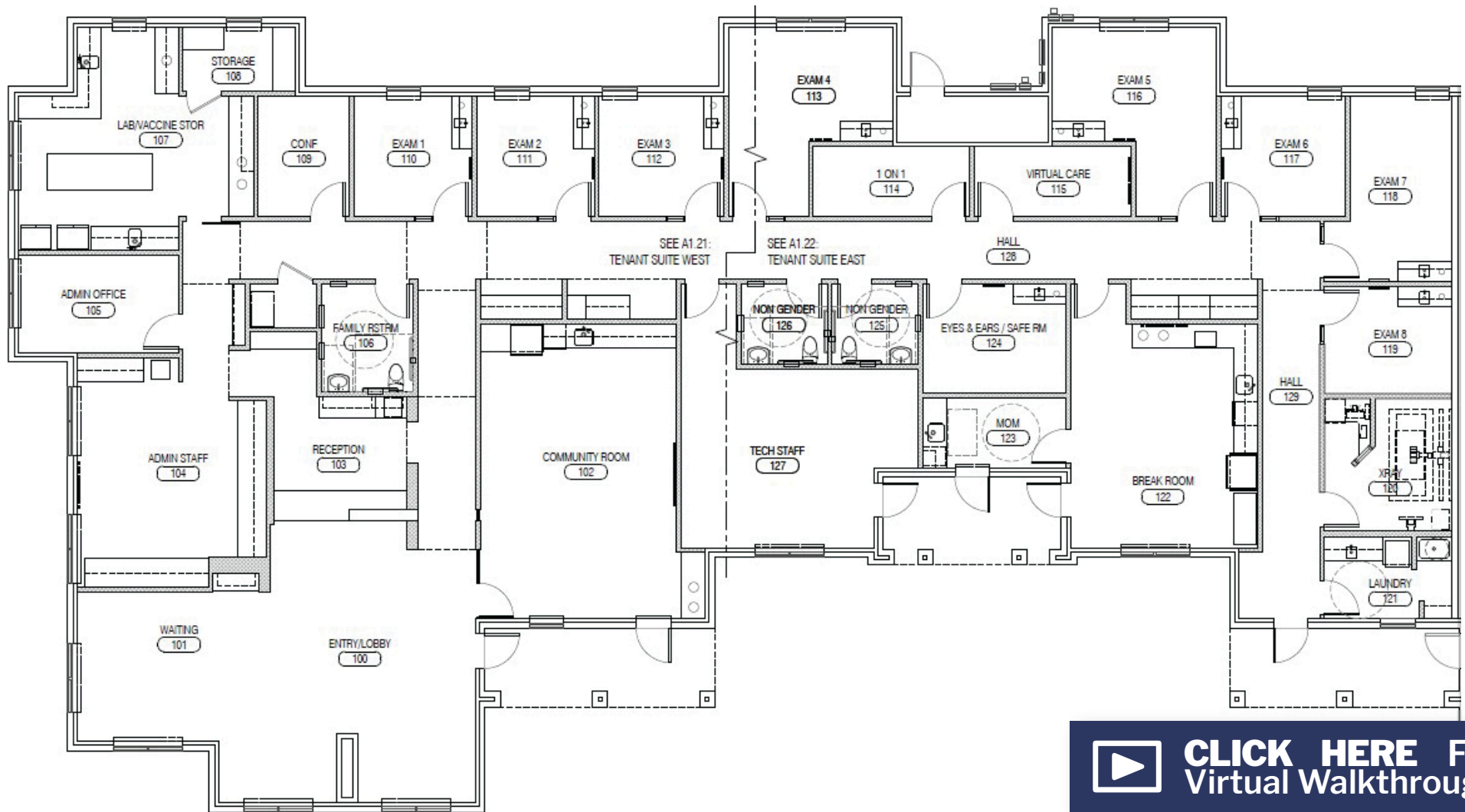
CLICK HERE For
Additional Photos



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SUITE 140 FLOOR PLAN

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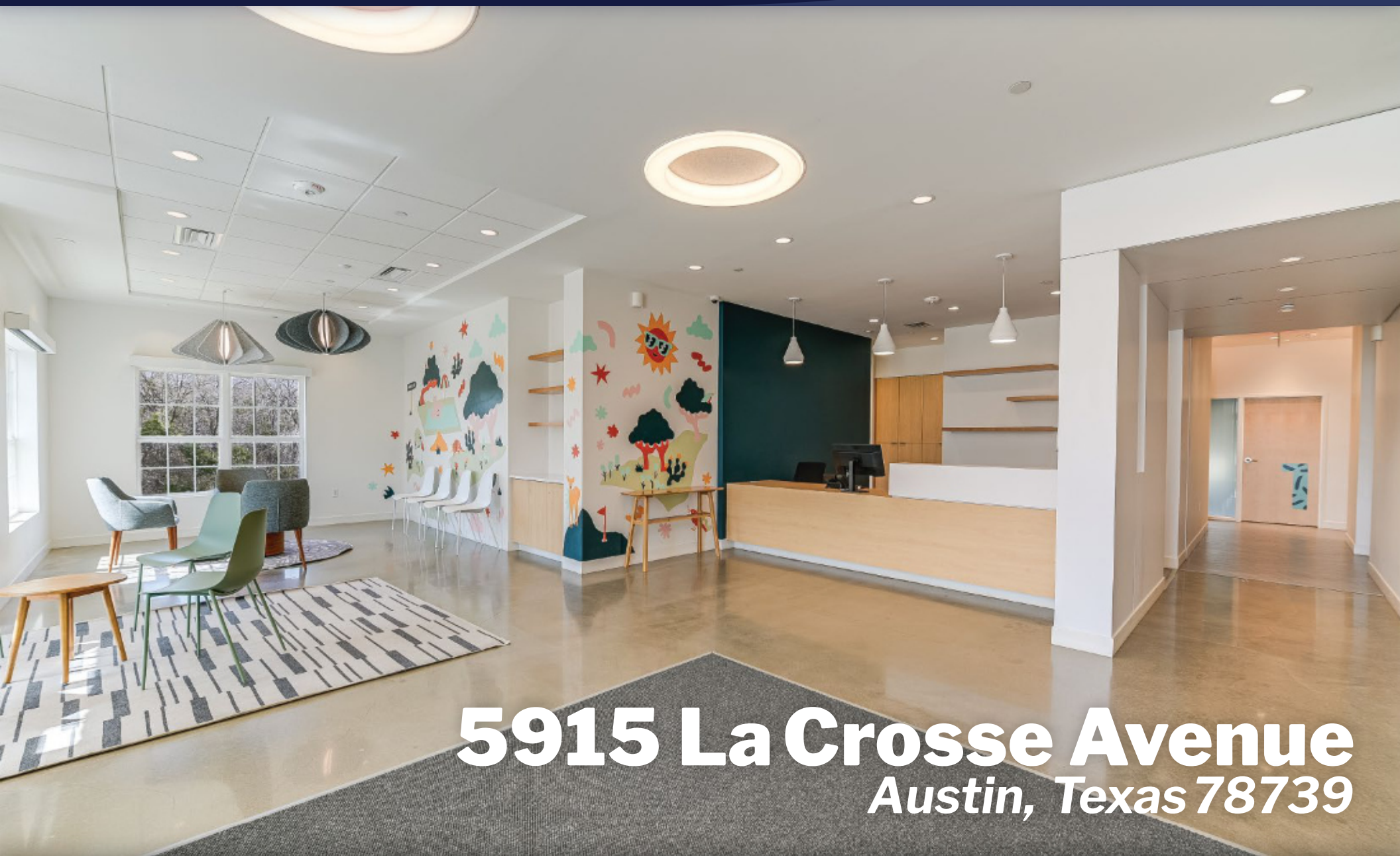
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