

partners

FOR SALE & LEASE
TURN-KEY MEDICAL SUITE

AUSTIN, TEXAS

4100 Duval Rd, Suite 4-101

The Arbors at Creeks Edge

2,855 SF Medical Office Condo • 8 Exam Rooms • Move-In Ready • Offered at \$1,170,550 • \$30 PSF + NNN

THE OFFERING

A turn-key medical suite in the heart of North Austin.

Partners is pleased to present Suite 4-101 at The Arbors at Creeks Edge — a 2,855 SF turn-key medical office condo with eight exam rooms, built in 2001 and delivered vacant and move-in ready. The suite sits in the heart of Austin's Northwest medical corridor between Ascension Seton Northwest, St. David's North, and the new UT Dell Research Campus, with quick access to MoPac Expressway, US-183, and Loop 360. Most recently in use as a pediatric practice, the layout can be reconfigured to suit a range of specialties.

\$1,170,550

Sale · \$410 / SF

2,855 SF

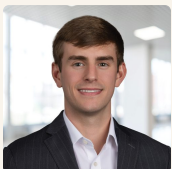
Office Condo

8 Exam Rooms

Plumbed · Turn-Key

\$30 PSF

Lease + NNN



Sean Anderson

Senior Associate

sean.anderson@partnersrealestate.com

512 647 1541

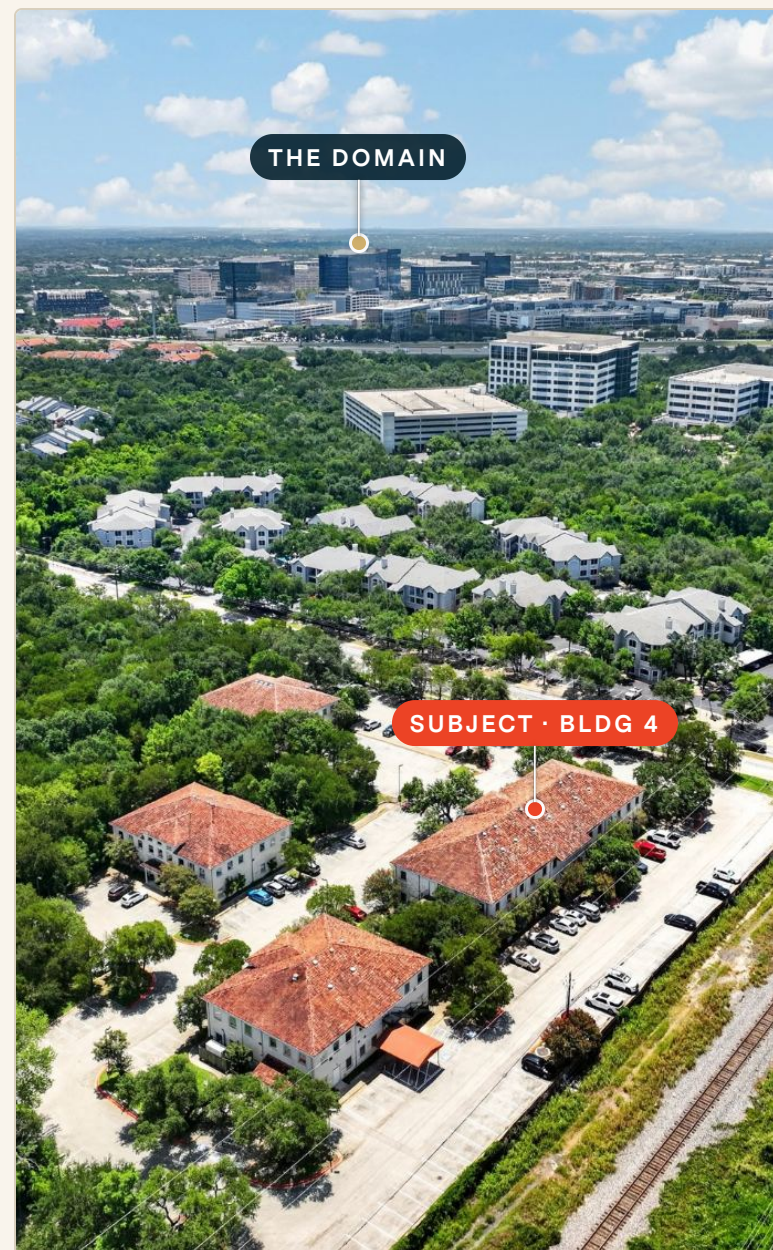


Ryan McCullough, SIOR

Partner & Managing Director

ryan.mccullough@partnersrealestate.com

512 580 6224



PROPERTY SUMMARY

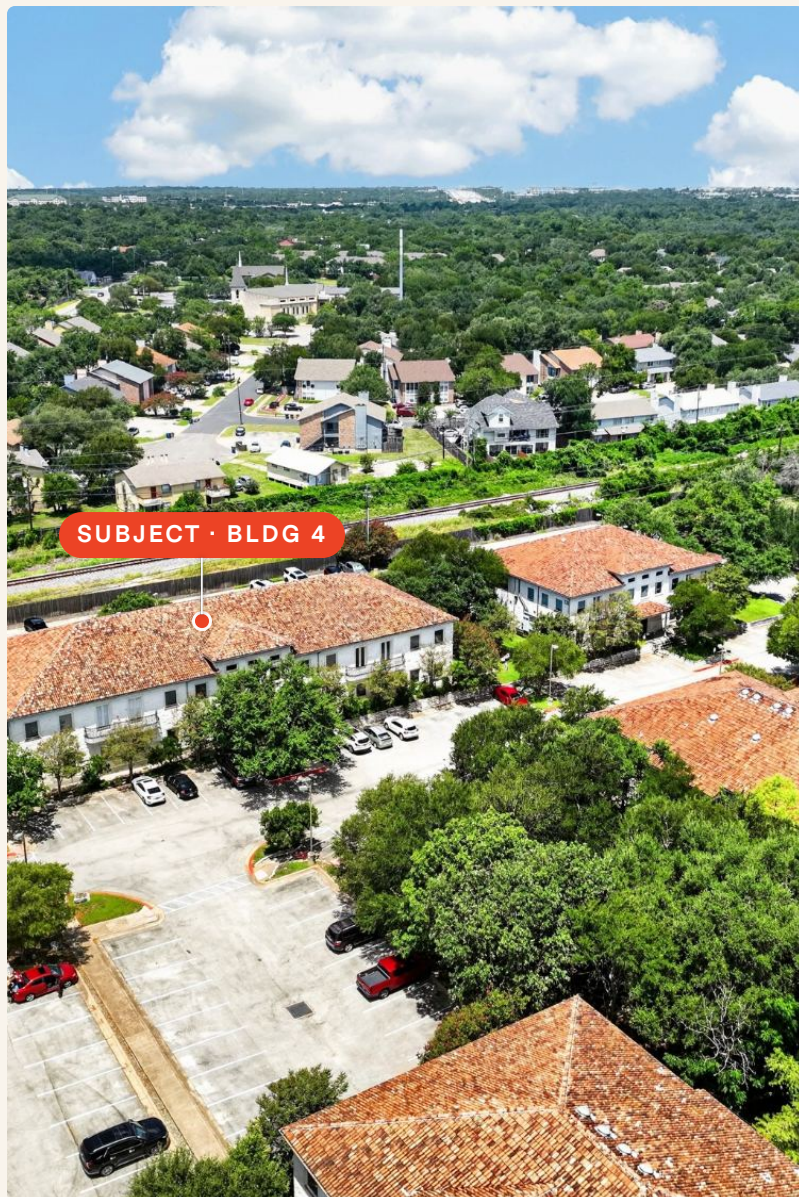
The suite at a glance.

ADDRESS	4100 Duval Rd, Ste 4-101
CITY, STATE, ZIP	Austin, TX 78759
PROJECT	The Arbors at Creeks Edge
PROPERTY TYPE	Medical Office
OWNERSHIP	Office Condo
SUITE SIZE	2,855 SF
EXAM ROOMS	8 · Plumbed
YEAR BUILT	2001
OCCUPANCY	Will Be Delivered Vacant
PARKING	Shared · 5 per 1,000 SF
DEAL TYPE	Sale or Lease
SALE PRICE	\$1,170,550 · \$410/SF
LEASE PRICE	\$30 PSF + NNN



HIGHLIGHTS

Why Suite 4-101.



01 Turn-Key Medical Office

Pediatric medical suite with 8 exam rooms — ideal for general practitioners or specialists across a wide range of practice types.

02 Medical-Centric Location

Strategically located between Ascension Seton Northwest, St. David's North, and the new UT Dell Research Campus — an ideal hub for healthcare services.

03 Highly Accessible

Quick connections to MoPac Expy, HW 183, and Loop 360, with The Domain, Arboretum, and dense North Austin residential neighborhoods all minutes away.

04 Ample On-Site Parking

A 5-per-1,000-SF ratio comfortably supports steady patient turnover — a critical and often scarce feature for healthcare users in the submarket.

05 The Arbors at Creeks Edge

Business park with neighboring medical and professional users, allowing for patient cross traffic and synergies with surrounding businesses.

INTERIOR

Built out and move-in ready.



INTERIOR

Exam rooms and clinical support.



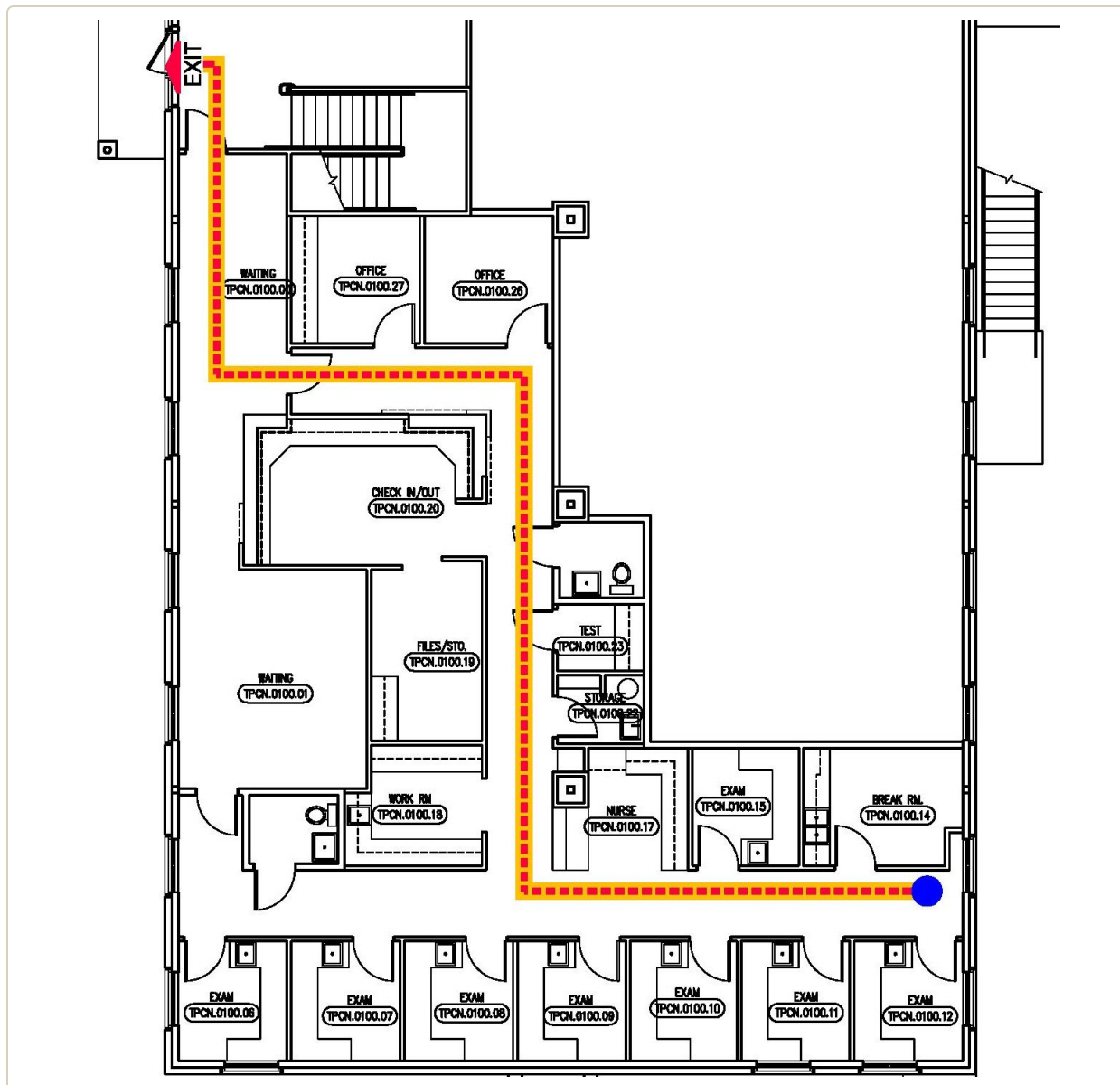
EXTERIOR

Stone-and-tile campus setting.



FLOOR PLAN

2,855 SF · 8 exam rooms.



CLINICAL

Eight exam rooms, a central nurse station, and a dedicated testing room, with fixed cabinetry and counters already in place throughout.

FRONT OF HOUSE

Two waiting areas and a wraparound check-in / check-out counter off the building lobby.

SUPPORT

Two private offices, work room, break room, files and supply storage, and restrooms.

Floor plan for illustration; not to scale. Verify all dimensions.

LOCATION North Austin's medical and retail hub.



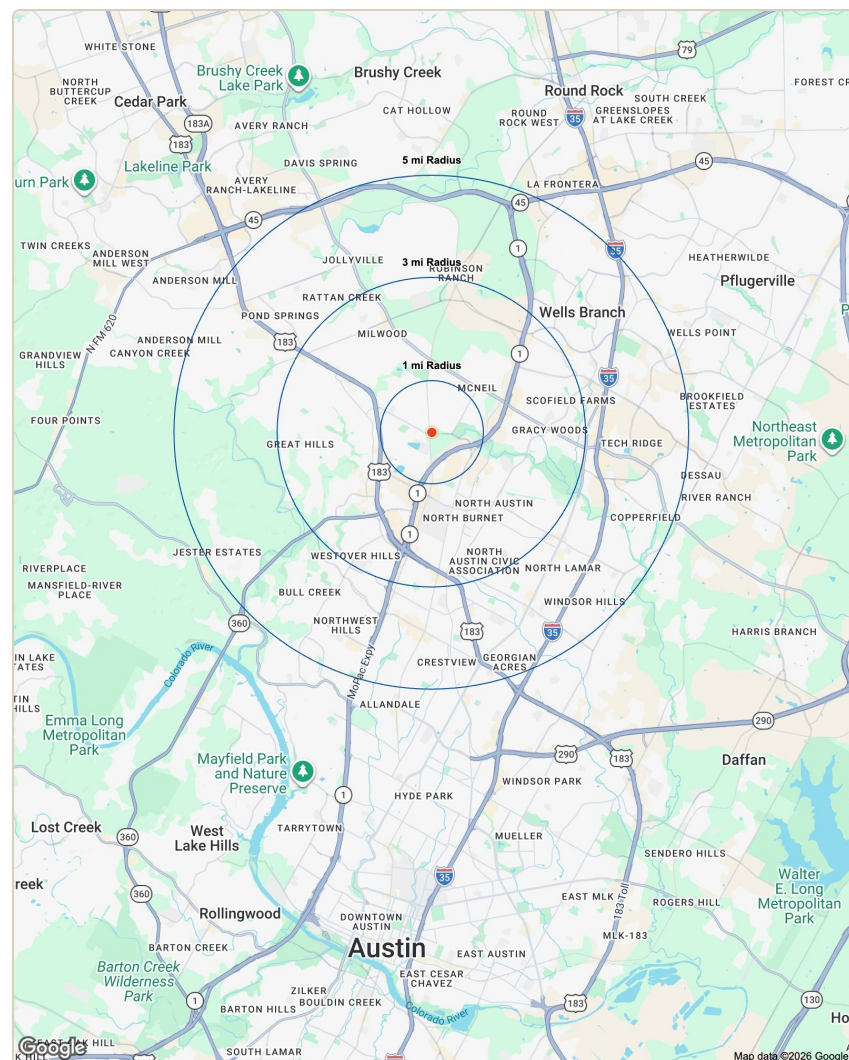
DEMOGRAPHICS

A deep, affluent Northwest Austin patient base.

961,735 Residents within 10 miles	\$120,830 Avg. HH income · 3 miles	56.4% Bachelor's degree or higher	+7.2% Projected growth '25-'30
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	3 MILES	5 MILES	10 MILES
Population	110,560	304,759	961,735
Proj. Growth '25-'30	4.5%	5.3%	7.2%
Households	53,263	137,030	390,555
Avg. HH Income	\$120,830	\$116,846	\$128,950
Median Age	37.9	37.6	36.9
Bachelor's or Higher	56.4%	49.9%	49.8%
Median Home Value	\$620,077	\$583,525	\$568,636

Source: CoStar, 2025 estimates · 2030 projections.



CONTACT

For more information, contact the team.

partnersrealestate.com



Sean Anderson

Senior Associate

sean.anderson@partnersrealestate.com

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TEXAS REAL ESTATE COMMISSION • IABS 1-2

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

A client is the person or party that the broker represents:

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH — INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose: that the owner will accept a price less than the written asking price; that the buyer/tenant will pay a price greater than the price submitted in a written offer; and any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY WITHOUT REPRESENTING THE BUYER/TENANT IF

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

NAME	ROLE	LICENSE NO.	EMAIL	PHONE
PCR Brokerage Austin, LLC	Sponsoring Broker	9003950	licensing@partnersrealestate.com	713-620-0500
Jon Silberman	Designated Broker	389162	jon.silberman@partnersrealestate.com	713-985-4620
Travis Rodgers	Licensed Supervisor	739840	travis.rodgers@partnersrealestate.com	713-275-9608
Sean Anderson	Sales Agent / Associate	712420	sean.anderson@partnersrealestate.com	512-647-1541

DATE _____ BUYER / TENANT / SELLER / LANDLORD INITIALS _____

Regulated by the Texas Real Estate Commission
Information available at trec.texas.gov