



MIDTOWN MEDICAL I - OFFICE BUILDING

901 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
cguessner@hthcapital.com

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

NOW LEASING



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Suite 301 ± 8,522 SF

Suite 404 ± 1,308 SF

PROPERTY HIGHLIGHTS

- Class A Medical Office Building 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
- Onsite Imaging & Surgery Center adjacent
- Shared parking garage with neighboring office building

2023 DEMOGRAPHICS



TOTAL
POPULATION

RADIUS

1 Mile	27,979
3 Mile	167,095
5 Mile	377,581



TOTAL
HOUSEHOLDS

12,927
74,294
167,526



DAYTIME
POPULATION

43,727
335,340
592,650



AVERAGE HH
INCOME

\$100,262
\$134,314
\$130,016

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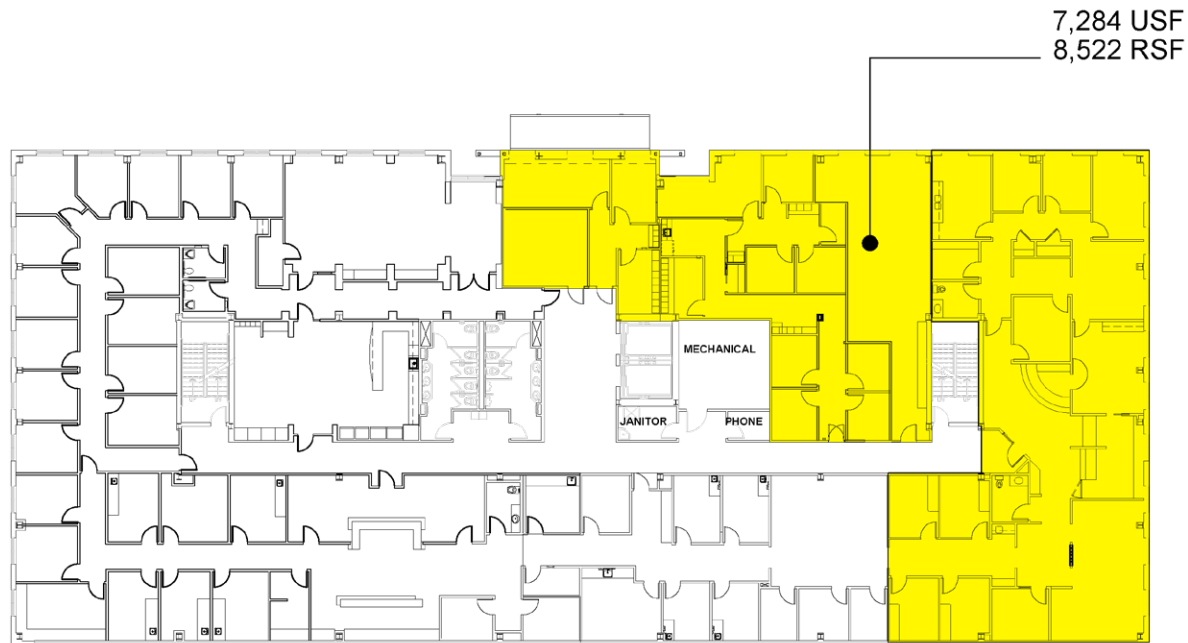
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3RD FLOOR



2026.07.08

MIDTOWN MEDICAL I
LEVEL 3

sixthriver

1601 s. mopac expressway barton skyway two suite 100-d
austin, texas 78746 512.306.5928

MEDICAL OFFICE BUILDING I - 901 W 38TH ST, SUITE 301
Austin, TX 78705

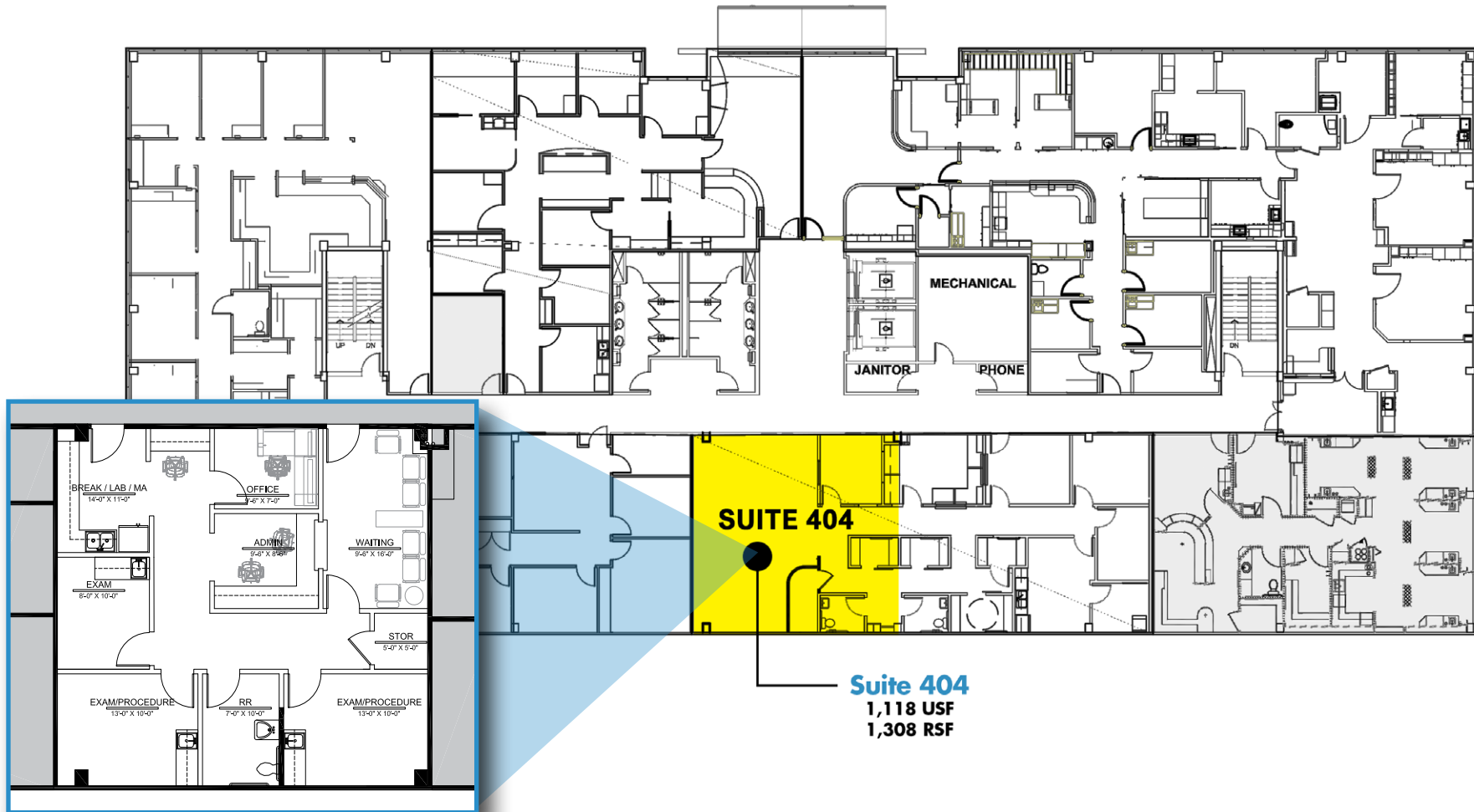
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4TH FLOOR



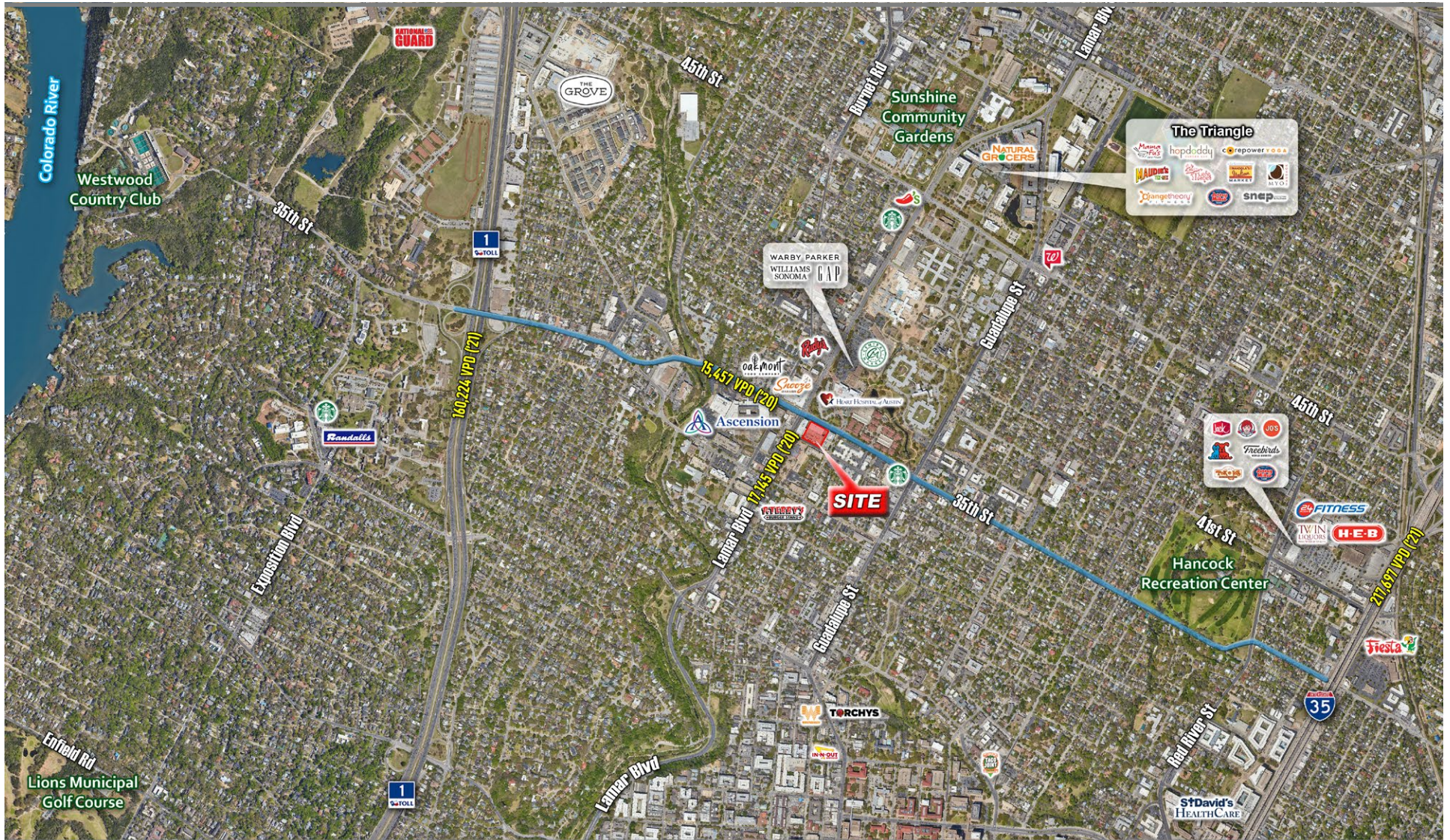
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