

3 MONTH LEASES AVAILABLE



FOR LEASE

300-1,539 SF Medical Office Space


4107 Medical Pkwy


Austin, TX 78756



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 3305 Steck Ave. Suite 250, Austin, TX 78757



Downtown Austin

Seton Medical Center

PROPERTY DESCRIPTION

4107 Medical Parkway is an excellent opportunity for any office/medical tenant wishing to be located near the Triangle State, and located approximately four miles North of Downtown Austin. The property is a newly remodeled two-story professional office building that sits within the booming Central Medical District. Within walking distance to Central Market, Lamar Central, Seton Hospital, Austin Heart Hospital, and many other parks, shops and restaurants.

This office building provides easy access to Mopac from 35th or 45th street, allowing quick travel throughout the city.



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LISTING DETAILS

Lease Rate:	\$29/SF NNN
Available Suites:	204 (289 SF), 210 (306 SF), 211 (313 SF), 217 (631 SF)
Building Size:	12,300+/- SF
Lot Size:	0.49 AC
Yr Built/Renovated:	1970/2016
Parking Ratio:	3.33/1,000 SF
Zoning:	LO
Market:	Austin/West Central

INVESTMENT HIGHLIGHTS

- Adequate Parking
- Medical Office Use Availability
- Ideally Located
- Many Nearby Amenities



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DEMOGRAPHICS

1 MILE

 Total Households:	9,907
 Total Population:	18,542
 Average HH Income:	\$72,480

3 MILES

 Total Households:	69,889
 Total Population:	158,907
 Average HH Income:	\$72,408

Projected population growth of 7.8% in the next five years.

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.



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WHAT'S NEARBY

4107 Medical Parkway is at the corner of Medical Pkwy and W 42nd Street and provides easy access to roadways such as W 45t Street, Burnet Road, N Lamar Blvd, W 38th Street, and Mopac. The property is also ideally located near many amenities such as the Triangle, Central Market, Seton Medical Center, and more.



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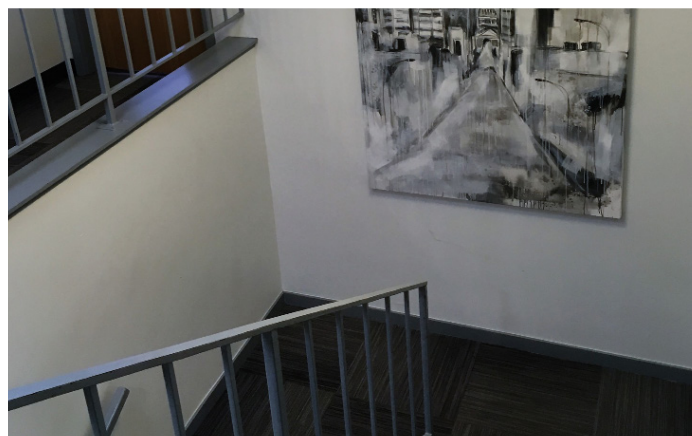
PHOTOS - EXTERIOR



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PHOTOS - INTERIOR



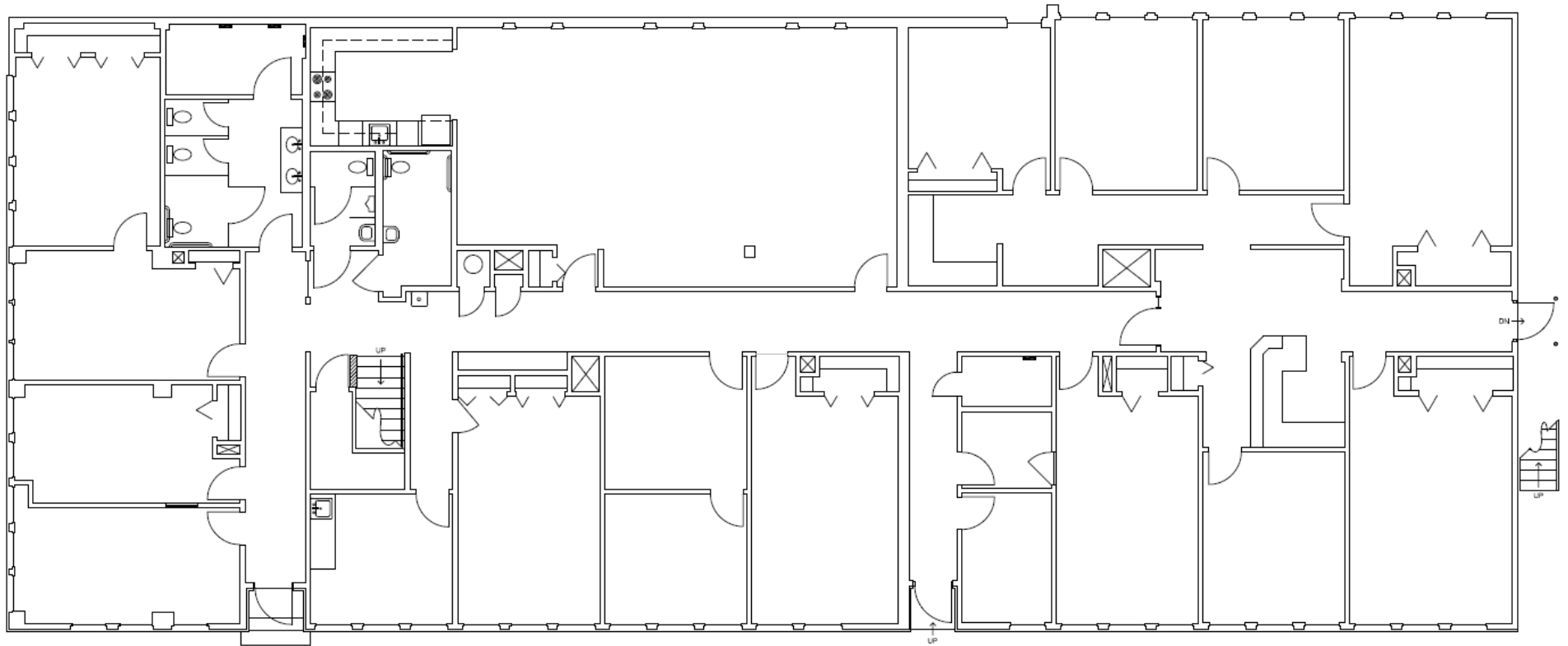
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FIRST FLOOR



FLOOR PLANS

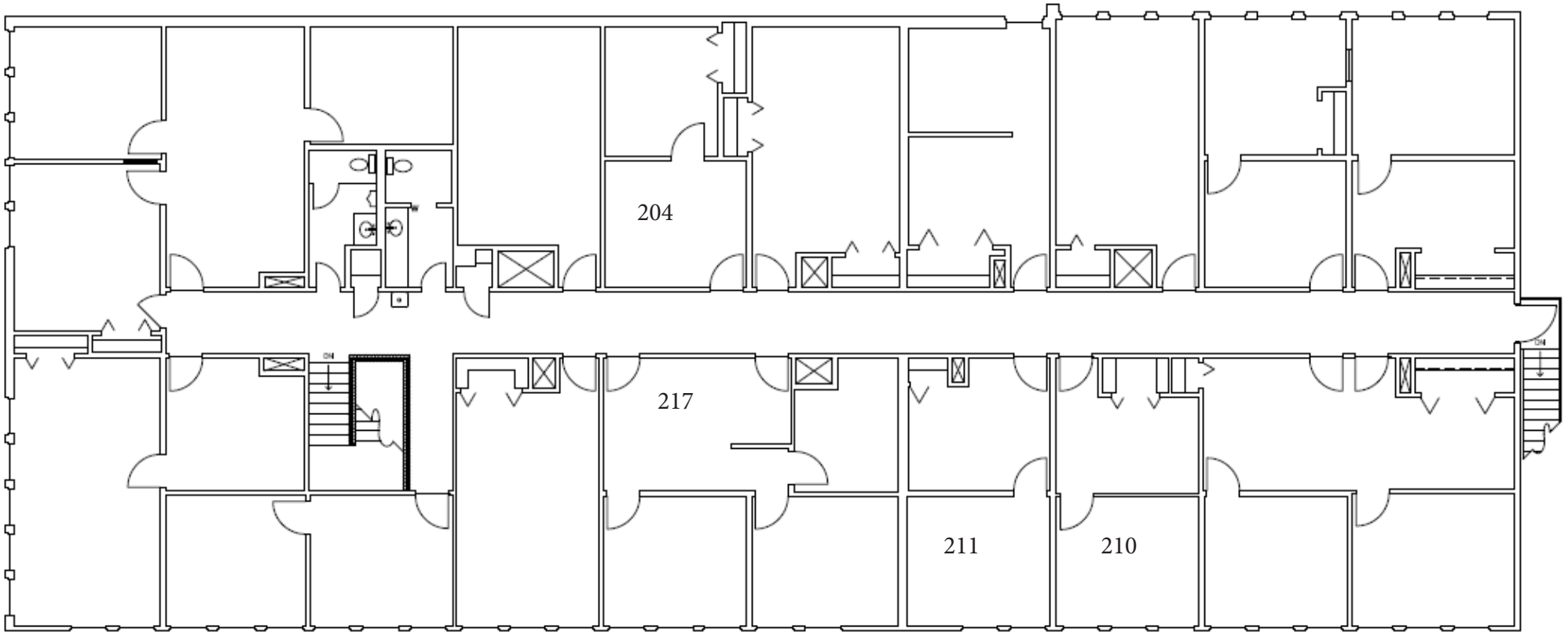


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SECOND FLOOR



FLOOR PLANS



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Information About Brokerage Services

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

11/2/2015

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.

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 or subagent by the buyer or buyer's agent.

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.

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' 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

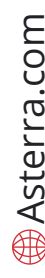
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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