

MEDICAL OFFICE SPACE  
FOR LEASE

2901 N SHIELDS DR

Austin, Texas 78727



Property faces MOPAC



## PROPERTY DETAILS

This building is currently under construction and is suited for office or medical/dental office uses. The total building size is 4,920 SF with ample parking and high visibility along the service road. The property is located on the corner of MoPac Service Road and North Shields Drive, just south of the intersection of Mopac and Scofield Ridge Parkway. Close proximity to the Domain, North Austin Medical Center, Apple Campus and St Davids Surgical Hospital.

Total Building Size: 4,920 SF

Property Type: Office/Medical Office

Parking: 5.0:1000

Availability: Suite 200 - 2,182 SF

Tenant has opportunity to customize the available space for their exact needs

## LEASE RATE

\$28.00 PSF/yr + NNN

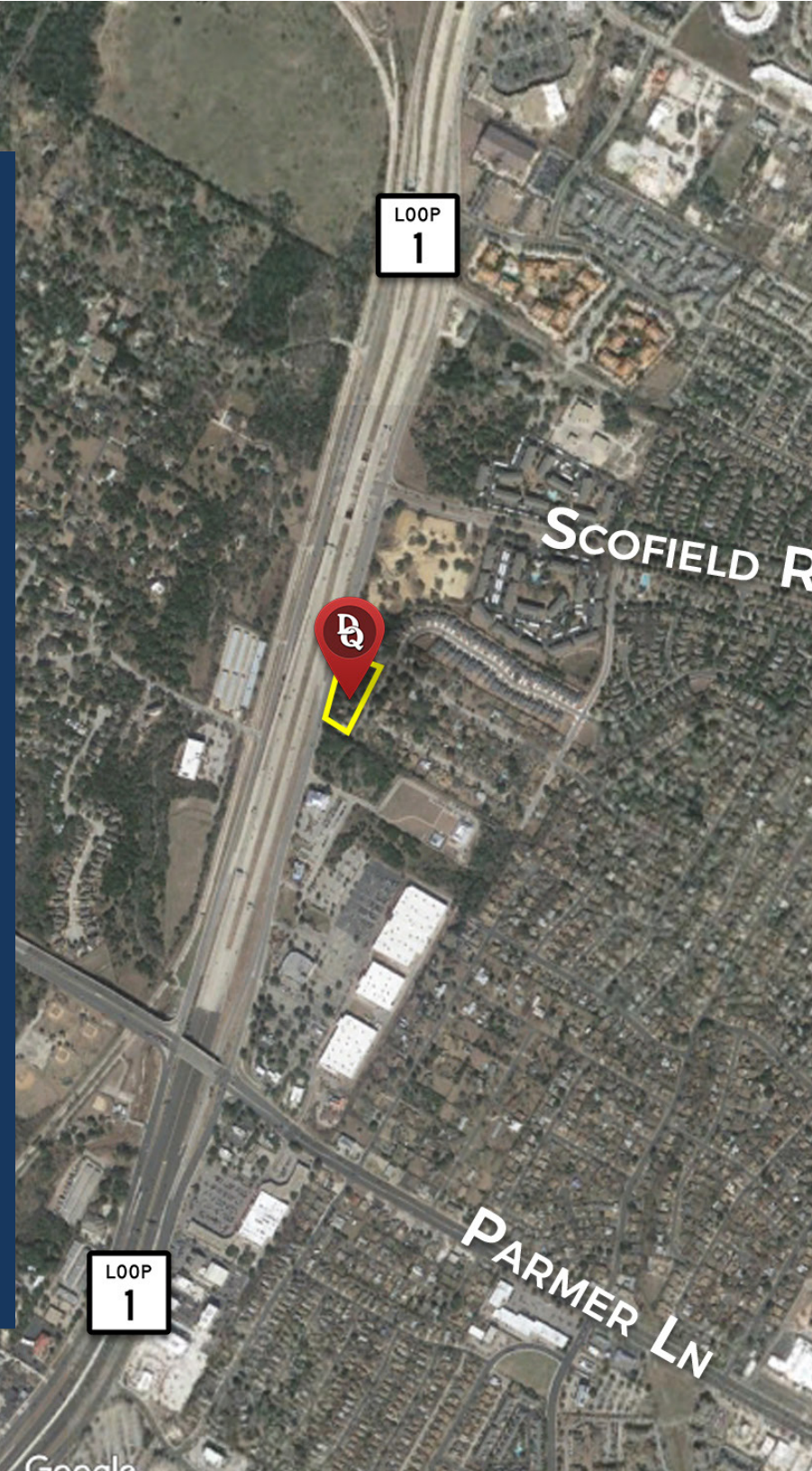


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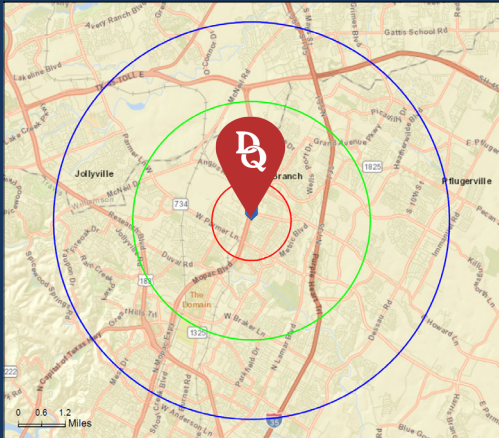
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#### Legend

1 mile  
3 miles  
5 miles

## DEMOGRAPHICS

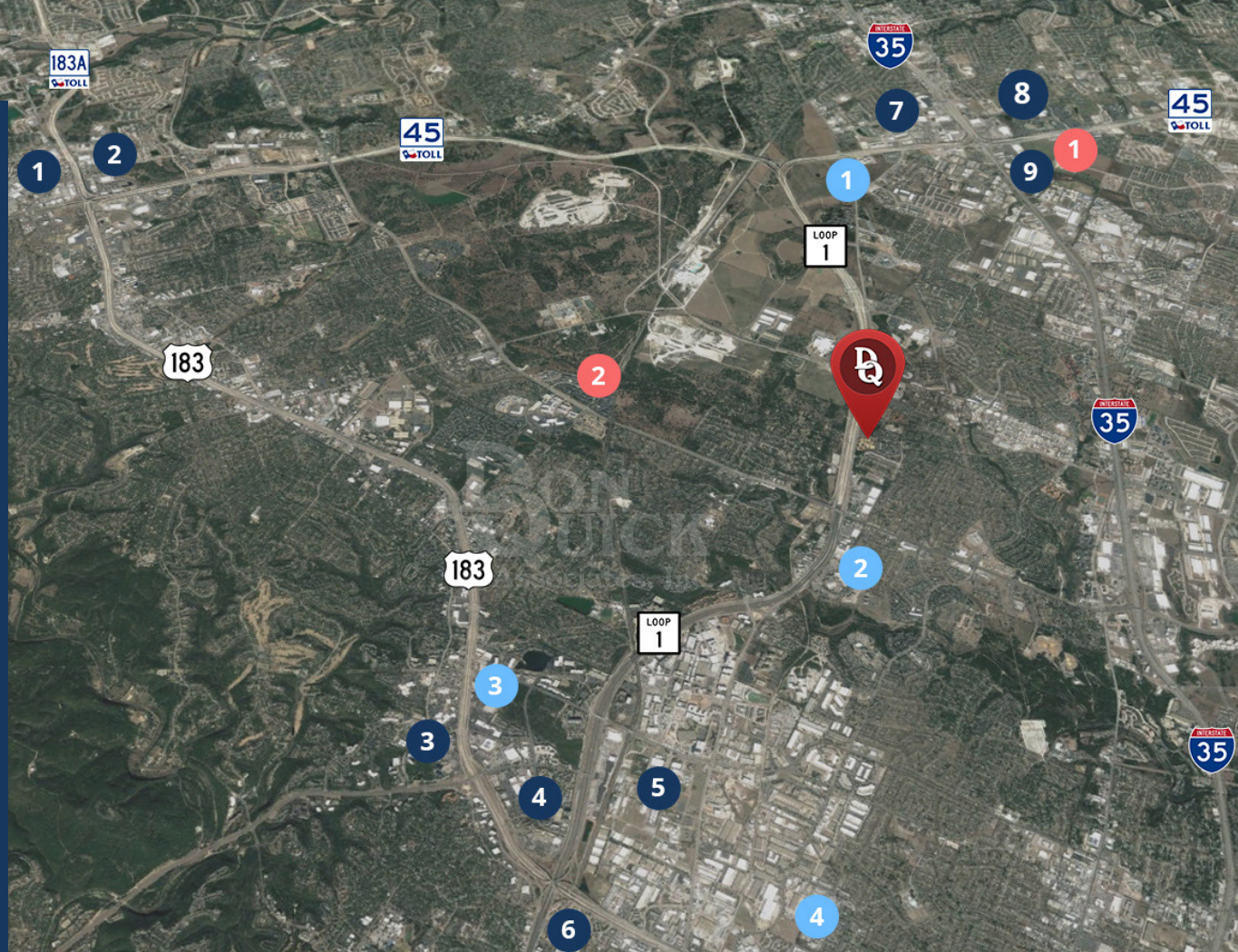
	1 mi	3 mi	5 mi
Population	12,069	98,680	302,164
Households	5,346	46,451	126,211
Average HH Income	\$92,715	\$82,314	\$83,010
Median Disposable	\$60,028	\$51,930	\$51,504
Total Businesses	393	3,534	10,933
Total Employees	5,210	64,443	176,615
Major Shopping Ctr.*	1	5	10

\*(Over 200,000 SF)

## Average Household Income

Comparison	2018	2023 Proj.
Austin	\$88,879	\$99,121
Travis County	\$96,035	\$106,932
Williamson County	\$97,833	\$108,918
Texas	\$82,927	\$93,561
United States	\$83,694	\$96,109

Source: ESRI, Austin Chamber



## RETAIL CENTERS

**1. Lakeline Mall:** 1,098,000 SF  
Dillard's, Macy's, JCPenney, Sears, HEB

**2. Parkline:** 300,000 SF  
The Home Depot, Kohl's

**3. The Arboretum:** 195,302 SF  
Gap, francesca's, Z Gallerie

**4. Gateway Shopping:** 512,320 SF  
Saks Off 5th, Whole Foods, Crate & Barrel

**5. The Domain:** 300+ AC MUD  
Over 100+ Upscale retail stores & restaurant

**6. Shops at Arbo Walk:** 458,469 SF  
DSW, The Home Depot, Joann

**7. La Frontera Village:** 866,536 SF  
Barnes & Noble, World Market, Old Navy

**8. Boardwalk Center:** 184,606 SF  
Home Depot, Wal-Mart, PetSmart

**9. Round Rock Crossing:** 458,597 SF  
Target, Best Buy, Michael's, Kohl's

## MEDICAL

**1. St. David's Surgical Hospital**

**2. St. David's North Austin Med Ctr**

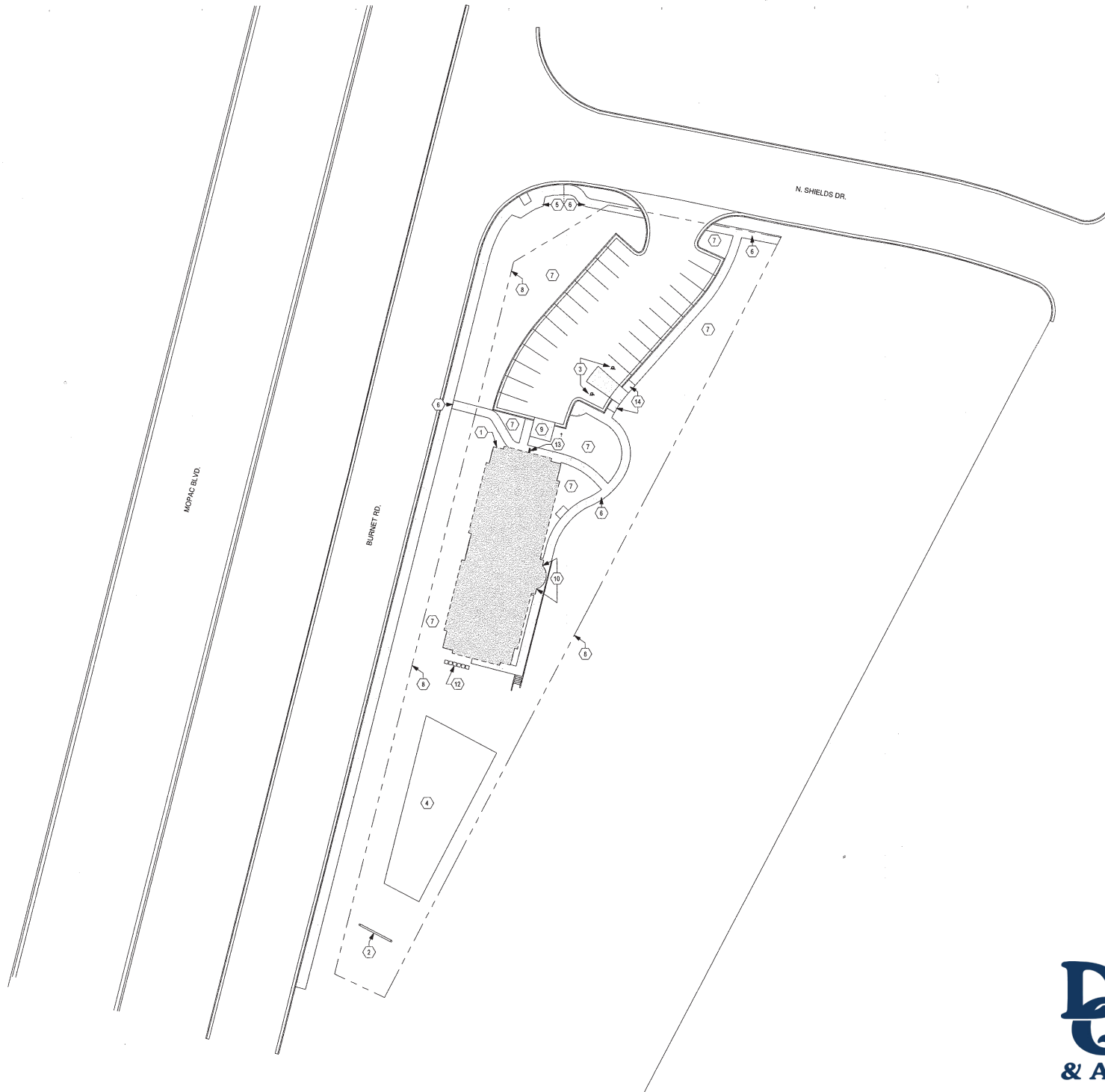
**3. Ascension Seton Northwest**

**4. Austin State Hospital**

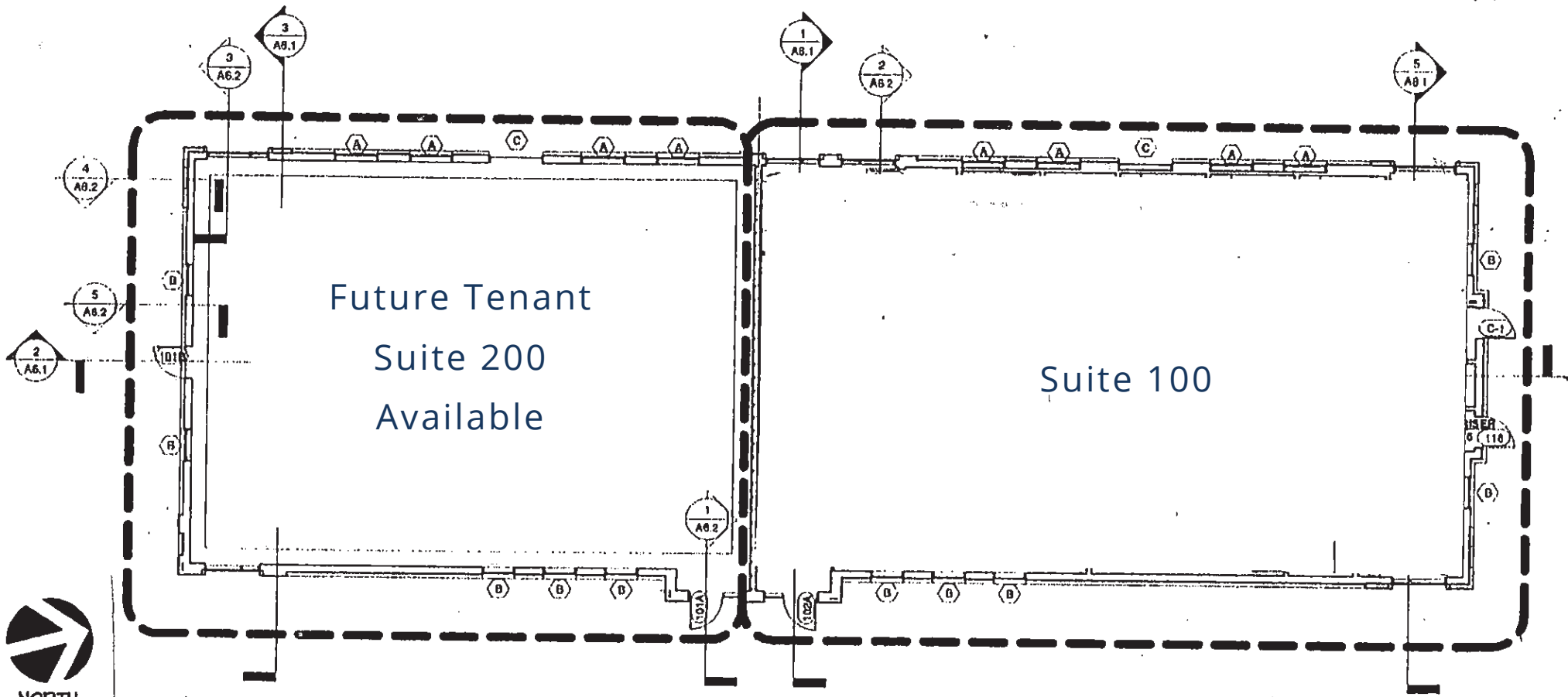
## POINTS OF INTEREST

**1. The District:** 64 AC MUD  
Upcoming mixed use development on the border of Austin and Round Rock

**2. New Apple Campus:** 133 AC  
Apple will be opening there second campus in Austin. Site prep begins 2019

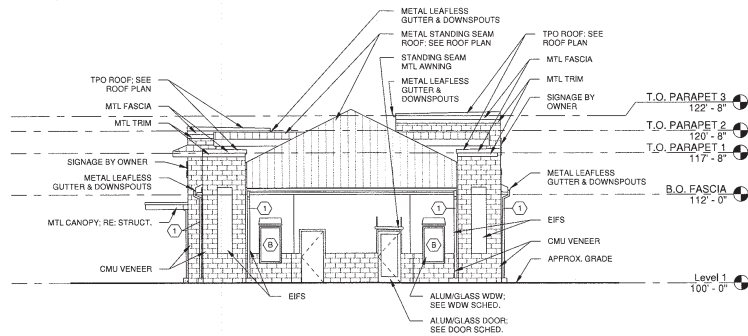




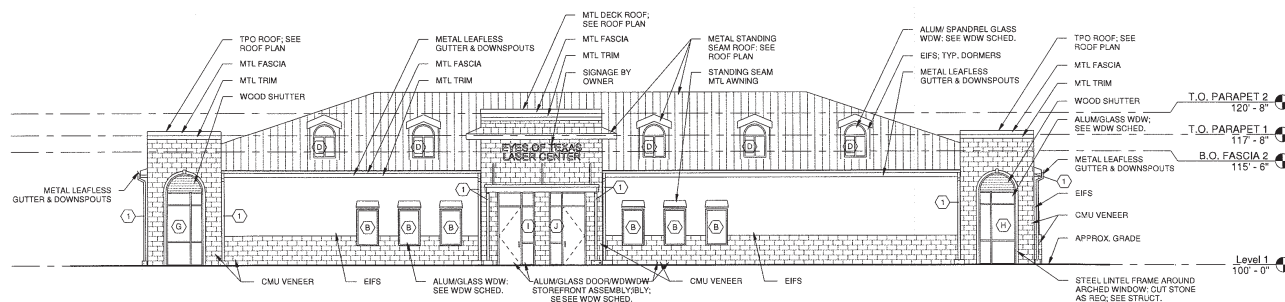


Architectural elevation drawing of the 'EYES OF TEXAS LASER CENTER' building. The drawing shows a symmetrical facade with a central entrance and two side wings. The central entrance features a large arched window with a steel lintel frame and stone surround. The side wings have smaller arched windows and doors. The roof is gabled with metal roofing and gutters. The drawing includes various callouts for materials and construction details, such as 'METAL LEAFLESS GUTTER & DOWNSPOUTS', 'ALUM. GLASS WDW.', 'CMU VENEER', and 'EIFS'. It also shows vertical level markers on the right side: 'T.O. PARAPET 3 122'-8"', 'T.O. PARAPET 1 117'-8"', 'B.O. FASCIA 112'-0"', and 'Level 1 100'-0"'. The drawing is a detailed technical representation of the building's exterior.

#### 40% GLAZING



27% GLAZING



10% GLAZING

# 2901 N Shields Drive

Austin, Texas 78727

## FOR INFORMATION, CONTACT



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