

Midtown Medical II - Medical Office Building

For Lease - Available Now - 911 W 38th St. Austin TX 78705



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HTH



HEALTHCARE REAL ESTATE SERVICES

For Lease

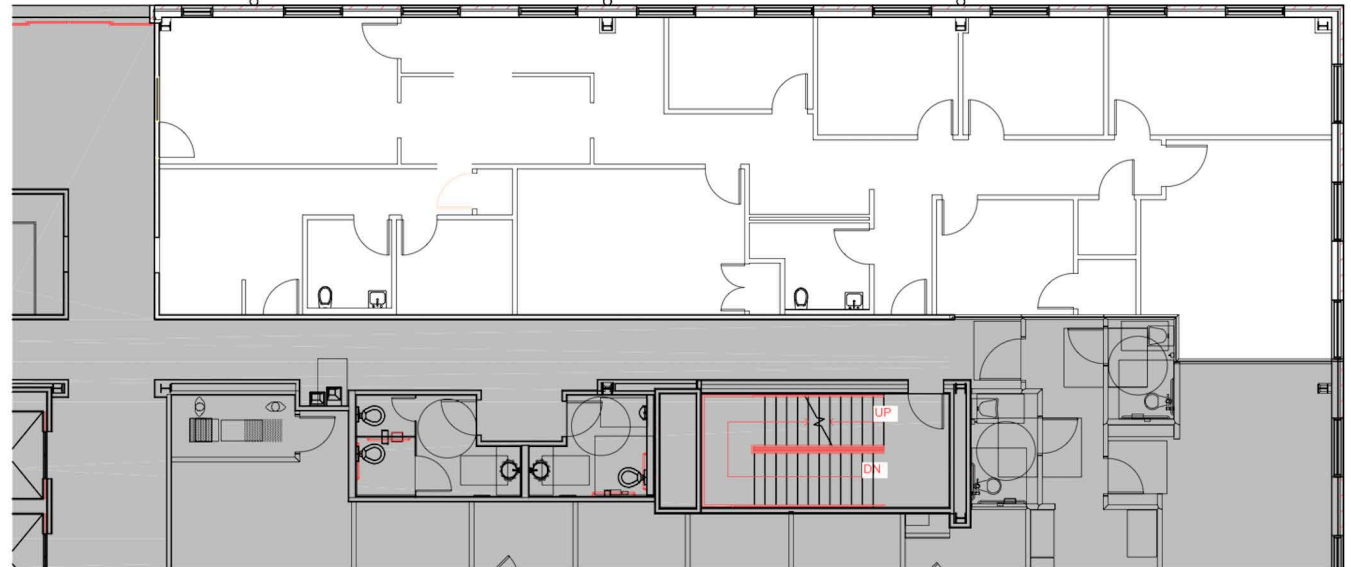
- 62,000 SF Medical Office Building +/- 3,175 RSF Available, Suite 303
- Current build-out includes procedure room, 3 exam rooms, and multiple admin/office
- Rent: \$32.00 per RSF

Campus Highlights

- Class A Medical Office Building located on 38th St. and N Lamar convenient to Ascension Seton Hospital & Heart Hospital of Austin
- Close proximity to numerous amenities that include retail, supermarkets, restaurants, and banks.
- Great access to I-35 and MoPac and Minutes from Downtown
- Onsite Imaging
- Shared parking garage with neighboring 901 W 38th St. Medical Office Building

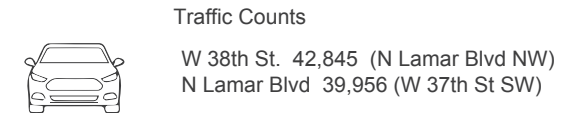
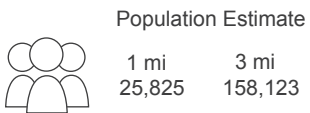


Suite 303



Available Lease Space
+/- 2,737 USF
+/- 3,175 RSF

Demographics



Demographic data from Costar.com as of 2/01/2021.

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Nearby Amenities

● Retail **● Supermarkets**

Kendra Scott
Anytime Fitness
Walgreens
Peoples Pharmacy
Gap

Randall's
Central Market
Wheatsville Food Co-Op

● Banks **● Restaurants**

Bank of America
Compass Bank
Frost National Bank
Wells Fargo

Rudy's
Tacodeli
Kerbey Lane Cafe
P.Terrys Burger Stand
Starbuck's
Kolache Factory
Thundercloud Subs
Juiceland



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Information About Brokerage Services

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' 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.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: HTH Capital, Ltd. / License # 9004430 / wblackbird@hthcapital.com / 512-327-6586

Designated Broker of Firm: Robert William Blackbird / License # 619748 / wblackbird@hthcapital.com / 512-327-6586

Licensed Supervisor of Sales Agent/Associate: N/A

Sales Agent/Associates Name: N/A

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

Regulated by the Texas Real Estate Commission, Information available at www.trec.texas.gov / 11/2/2015