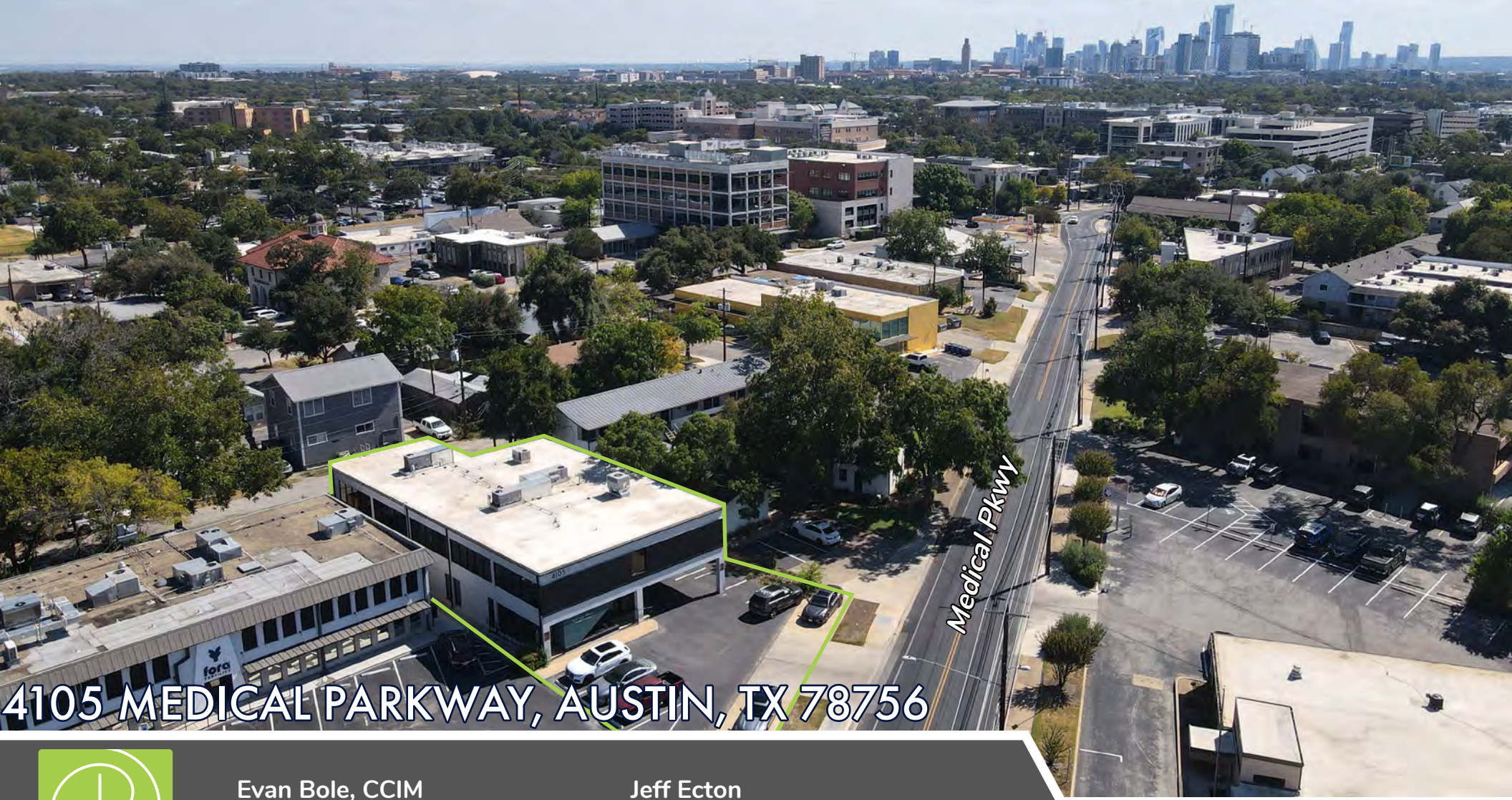


FOR SALE

OFFICE BUILDING
IN CENTRAL AUSTIN

MAJOR PRICE REDUCTION. OWNER FINANCING AVAILABLE.



4105 MEDICAL PARKWAY, AUSTIN, TX 78756



CIP

Evan Bole, CCIM

Senior Associate

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Jeff Ecton

Associate

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512 682 1000

9130 Jollyville Rd.
Suite 300
Austin, TX 78759
ciptexas.com

FOR SALE

SUMMARY

4105 Medical Parkway | Austin, TX 78756



PROPERTY HIGHLIGHTS:

4105 Medical Parkway is a well-positioned, two-story professional office building located in the heart of Austin's Central Medical District. This building is ideal for small businesses, including lawyers, accountants, therapists, or any professional seeking a prime location with high accessibility. The property includes a recently executed long-term medical lease on the first floor and flexible leases on the second floor, offering an excellent opportunity for both investors and owner-users. Tenants are currently on gross rates under market, providing the potential for conversion to NNN leases and an appreciation of rent to market rates.

ADDRESS:	4105 Medical Pkwy, Austin, TX 78756
BUILDING SIZE:	±7,769 SF
LAND SIZE:	±0.28 acres
OCCUPANCY:	85%
ZONING:	LO-ETOD-DBETOD
YEAR BUILT:	1972
PRICE:	Call broker for pricing.
CAPITAL IMPROVEMENTS:	
Roof:	2018
High Efficiency Windows:	2020
Exterior Paint:	2020
PARKING:	25 parking spots 3.22/1,000 RSF
NUMBER OF TENANTS:	6



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EXTERIOR

4105 Medical Parkway | Austin, TX 78756



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INTERIOR PHOTOS

4105 Medical Parkway | Austin, TX 78756



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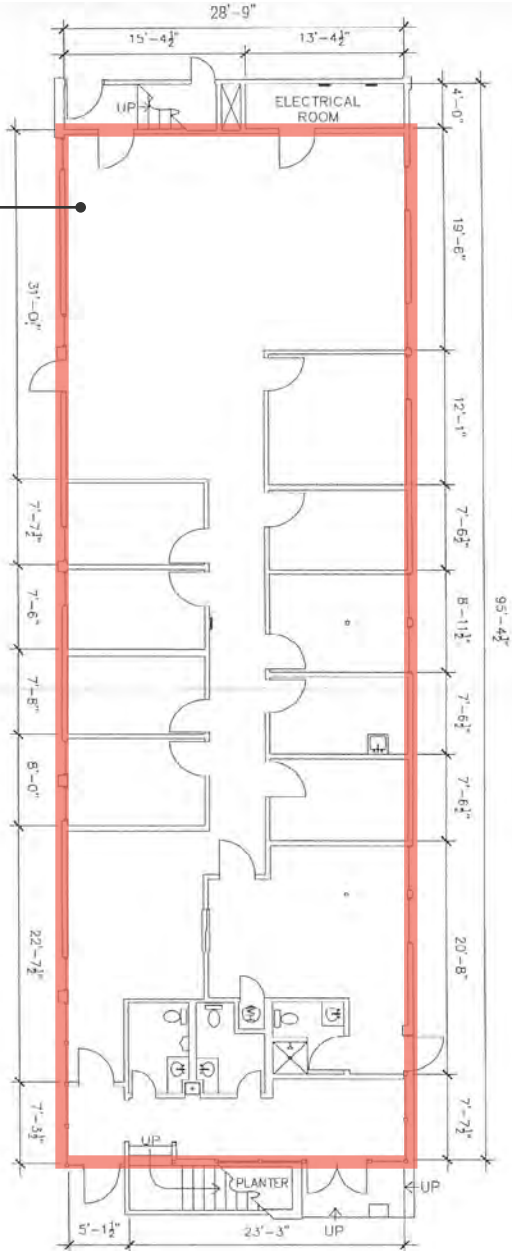
FOR SALE

FLOOR PLANS

4105 Medical Parkway | Austin, TX 78756

1ST FLOOR

Suite 100
Sweta DDS
Exp 9/31/34
Opt 9/31/39
2,445 RSF



2ND FLOOR

Suite 210
Vacant

Suite 208
Vacant
736 RSF

Suite 206
Currently Occupied
355 RSF

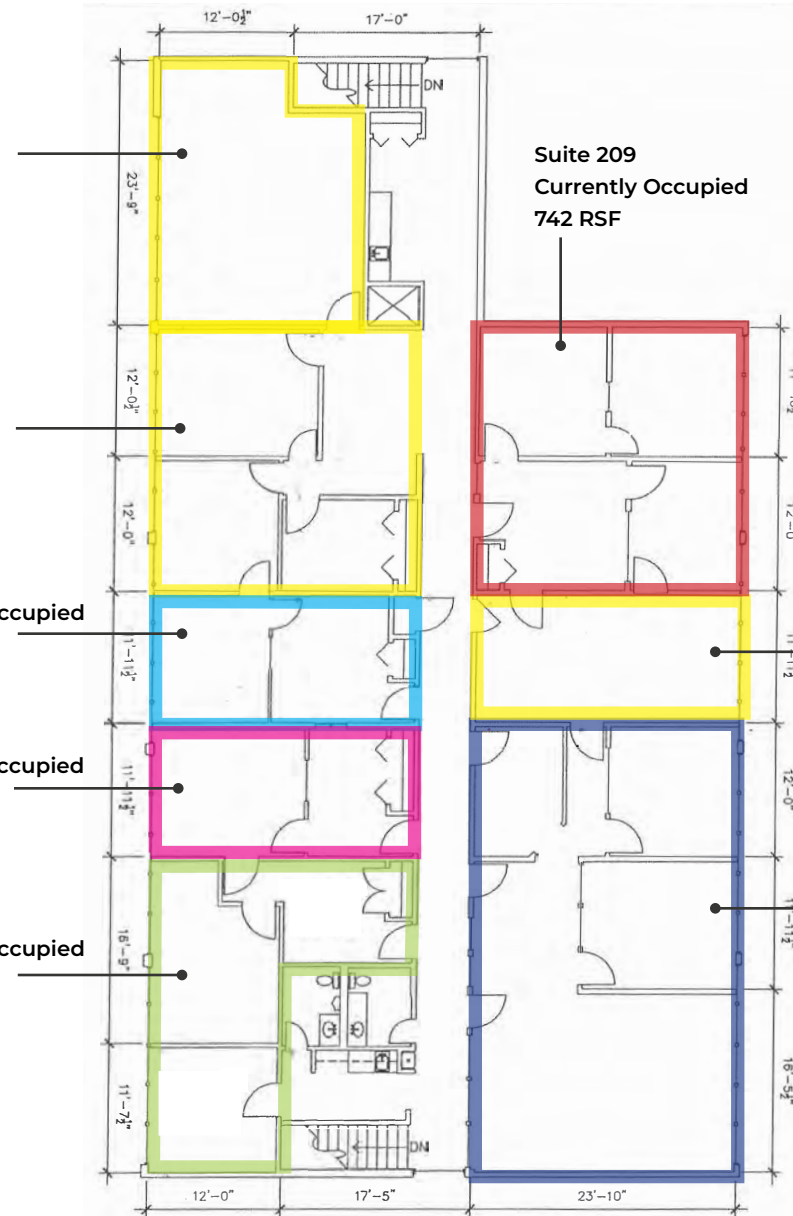
Suite 204
Currently Occupied
353 RSF

Suite 202
Currently Occupied
409 RSF

Suite 209
Currently Occupied
742 RSF

Suite 207
Vacant

Suite 201
Currently Occupied
1,237 RSF





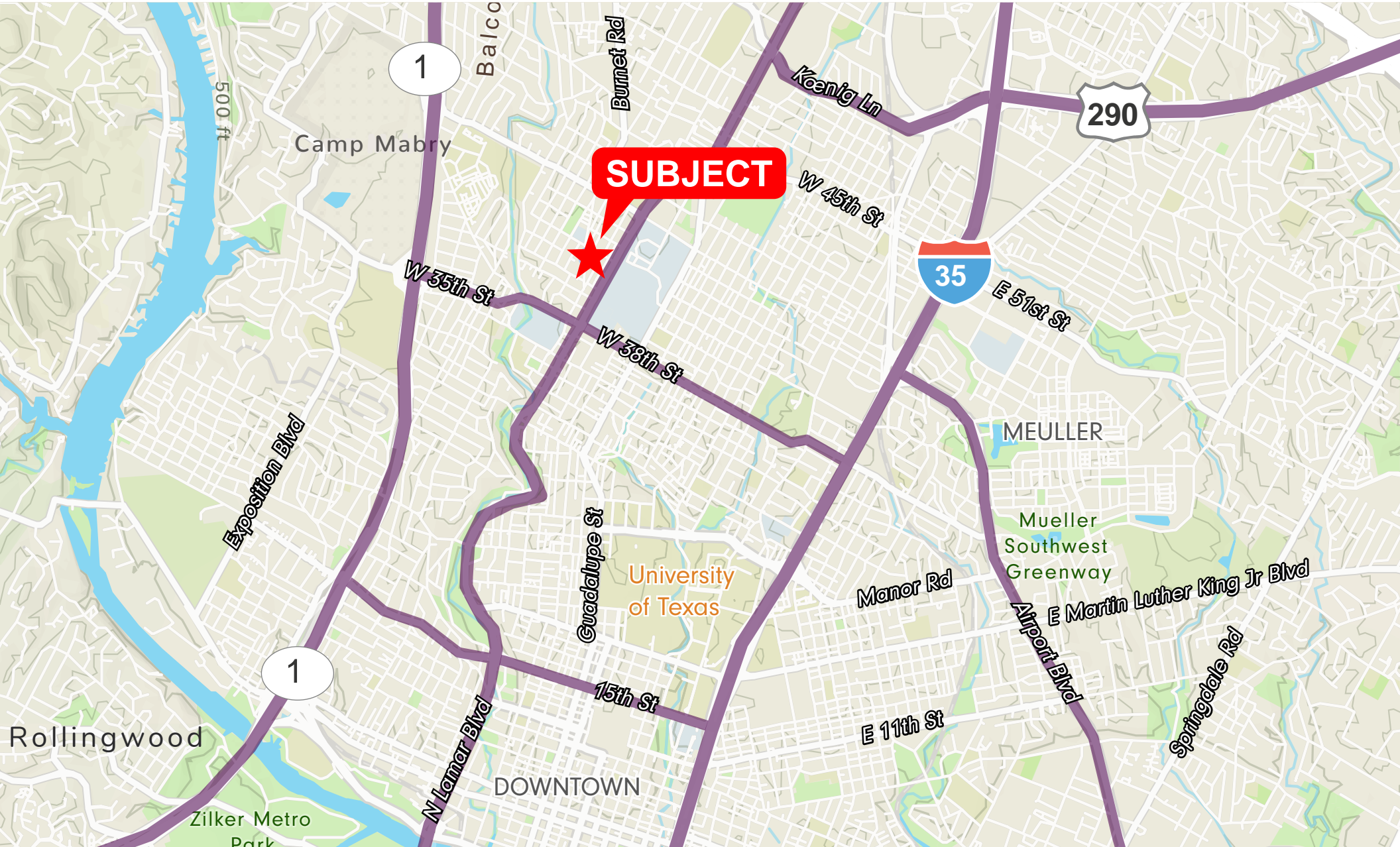
AREA RESTAURANTS

1. Draught House
2. Uchi, Houndstooth, Taco Deli
3. Taco Shack
4. Rudy's BBQ
5. Snooze
6. Santa Rita Cantina
7. Starbucks
8. Chili's
9. Otherside Deli
10. New World Deli
11. Mongers
12. Mandola's, MezzaMe
13. Dumpling World, The Brass Tap, Jeni's Ice Cream
14. Merit Coffee Co, Hopdoddy
15. Kerbey Lane
16. Cucina on 35th
17. Subway
18. Tiny Boxwoods
19. Kolache Factory
20. Avenue B Grocery & Market
21. Tiny Grocer
22. YaYa Cafe
23. Domino's Pizza
24. Upper Crust
25. La Cocina de Consuelo
26. Maru
27. Gusto
28. Honest Mary's
29. Pinhouse Pizza, Suzi's Chinese
30. Phoenicia Bakery & Deli
31. Carve

FOR SALE

METRO MAP

4105 Medical Parkway | Austin, TX 78756



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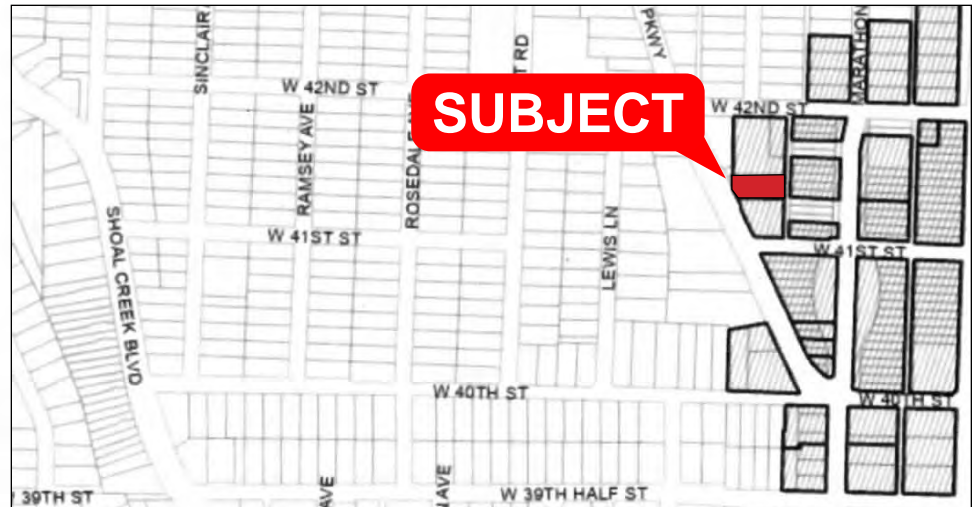
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ZONING OVERVIEW:

The property at 4105 Medical Parkway is zoned as LO-ETOD-DBETOD, offering a versatile combination of uses and opportunities. The LO (Limited Office) designation supports office uses, making it ideal for professional services such as medical, legal, and consulting offices. The ETOD (Equitable Transit-Oriented Development) and DBETOD (Density Bonus Equitable Transit-Oriented Development) combining districts allow for increased development potential, emphasizing transit access and community benefits. With the DBETOD density bonus program, the property enjoys an increased height limit of up to 90 feet, providing significant opportunities for expansion and maximizing property value in this high-demand area.

[Click here to view the full zoning ordinance](#)



SUBDISTRICT 1 (120 FEET) CODE AMENDMENT AND REZONING
 SUBDISTRICT 2 (90 FEET)
 CASE#: C20-2023-004

0 250 500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/20/2024

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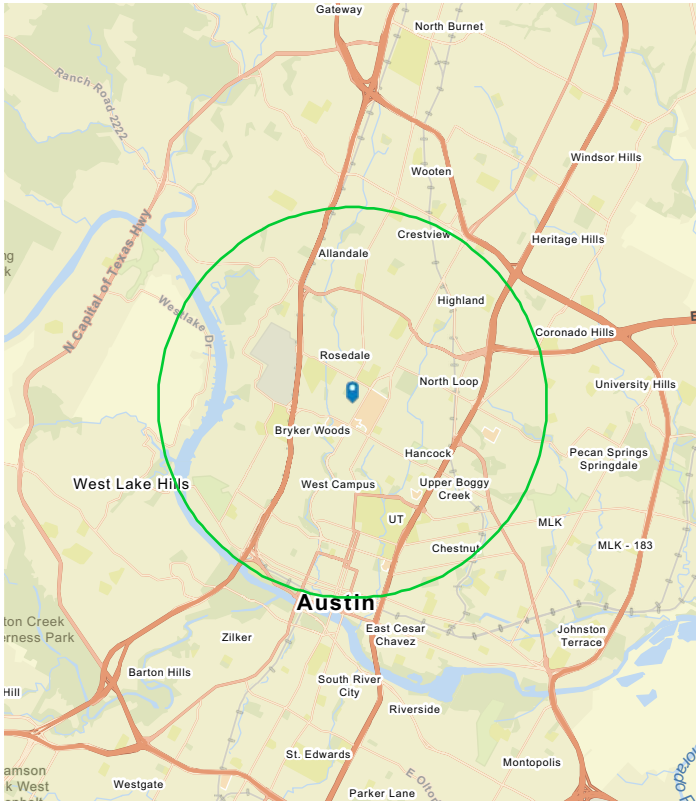
INFOGRAPHICS

4105 Medical Parkway | Austin, TX 78756

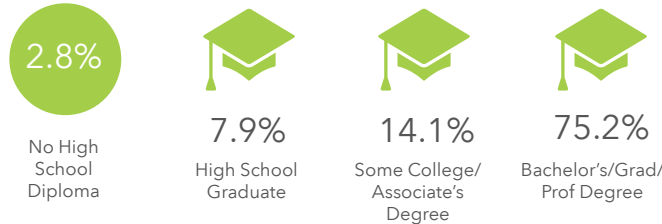
DEMOGRAPHIC PROFILE

4105 Medical Pkwy, Austin, Texas, 78756

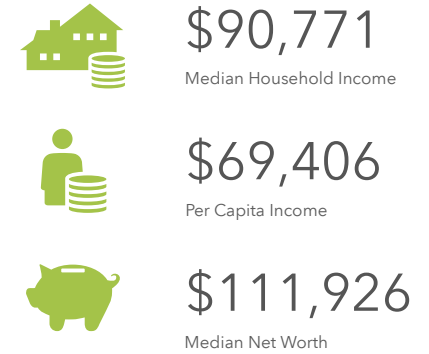
Ring of 3 miles



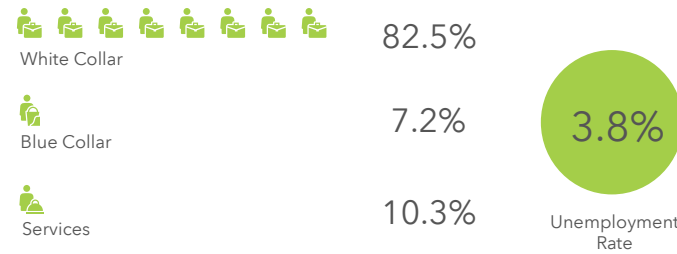
EDUCATION



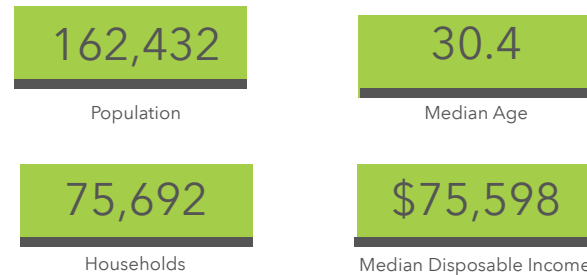
INCOME



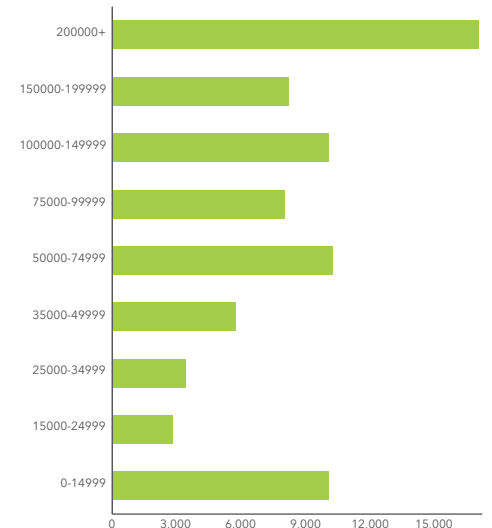
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2024, 2029).

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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.

11-03-2025



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 TO A BUYER/TENANT 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.

<u>Commercial Industrial Properties, LLC</u>	<u>9007597</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Springer</u>	<u>627720</u>	<u>bob@cipaustin.com</u>	<u>(512) 682-1001</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Robby Eaves</u>	<u>588199</u>	<u>robby@cipaustin.com</u>	<u>(512) 682-1003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Evan Bole / Jeff Ecton</u>	<u>756417/ 801940</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date