



MEDICAL OFFICE FOR LEASE

# BAILEY SQUARE

1111 W 34TH ST., AUSTIN, TX 78705



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**Bailey Square** is adjacent to Seton Hospital, one of Austin's major medical providers, and in close proximity to numerous amenities including restaurants, shopping, banks, retail and other commercial services.

### Amenities:

- Close Proximity to Seton Medical Center
- Adjacent to Bailey Park
- Great Access to MoPac and I-35
- Surrounded by Numerous Restaurants and Retail
- One block from Shoal Creek Hike & Bike Trail
- Minutes from the University of Texas & Downtown

### Medical Office Availability:

- Suite 103 - 1,917 RSF\*
- Suite 210 - 2,244 RSF

*\*Available with 30 days notice*

### Building Information:

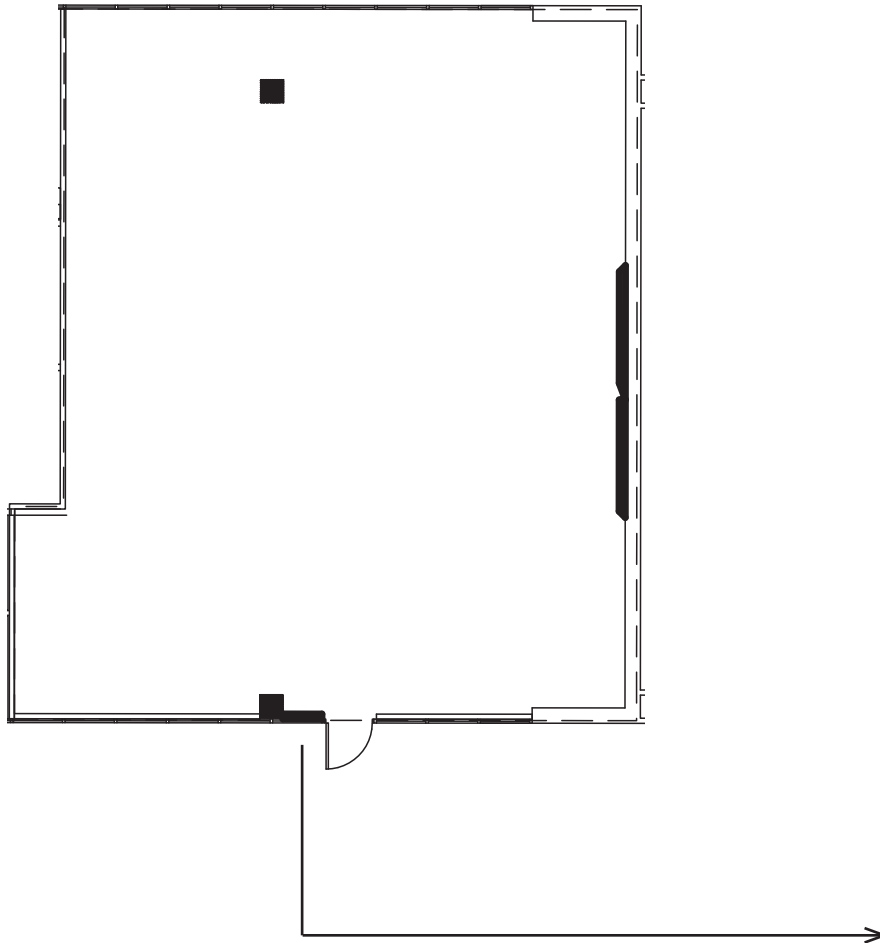
- Rental Rate: \$26.00 NNN
- OpEx: \$20.36/SF (2019 Est.)
- Parking: 3.83/1000 (Surface & Covered)
- Recently Updated Lobby & Common Areas
- On-site Ambulatory Surgical Center and Medical Laboratory

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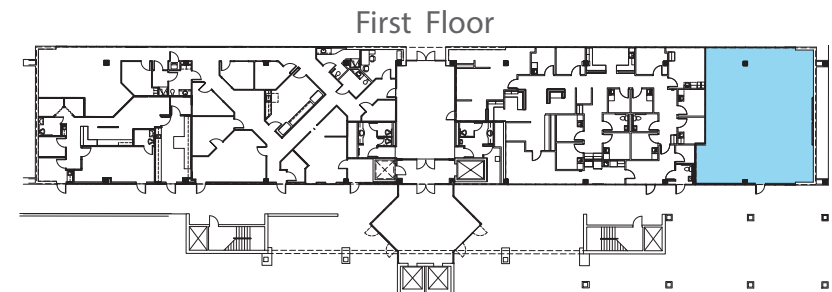
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## Suite 103 - 1,917RSF



- Rate: \$26.00 NNN
- OpEx: \$20.36 (2019 Est.)
- Ground Floor Medical Space
- White Box Condition
- Easy Walk Up Access for Patients
- Perfect for Therapy or Other Medical Uses

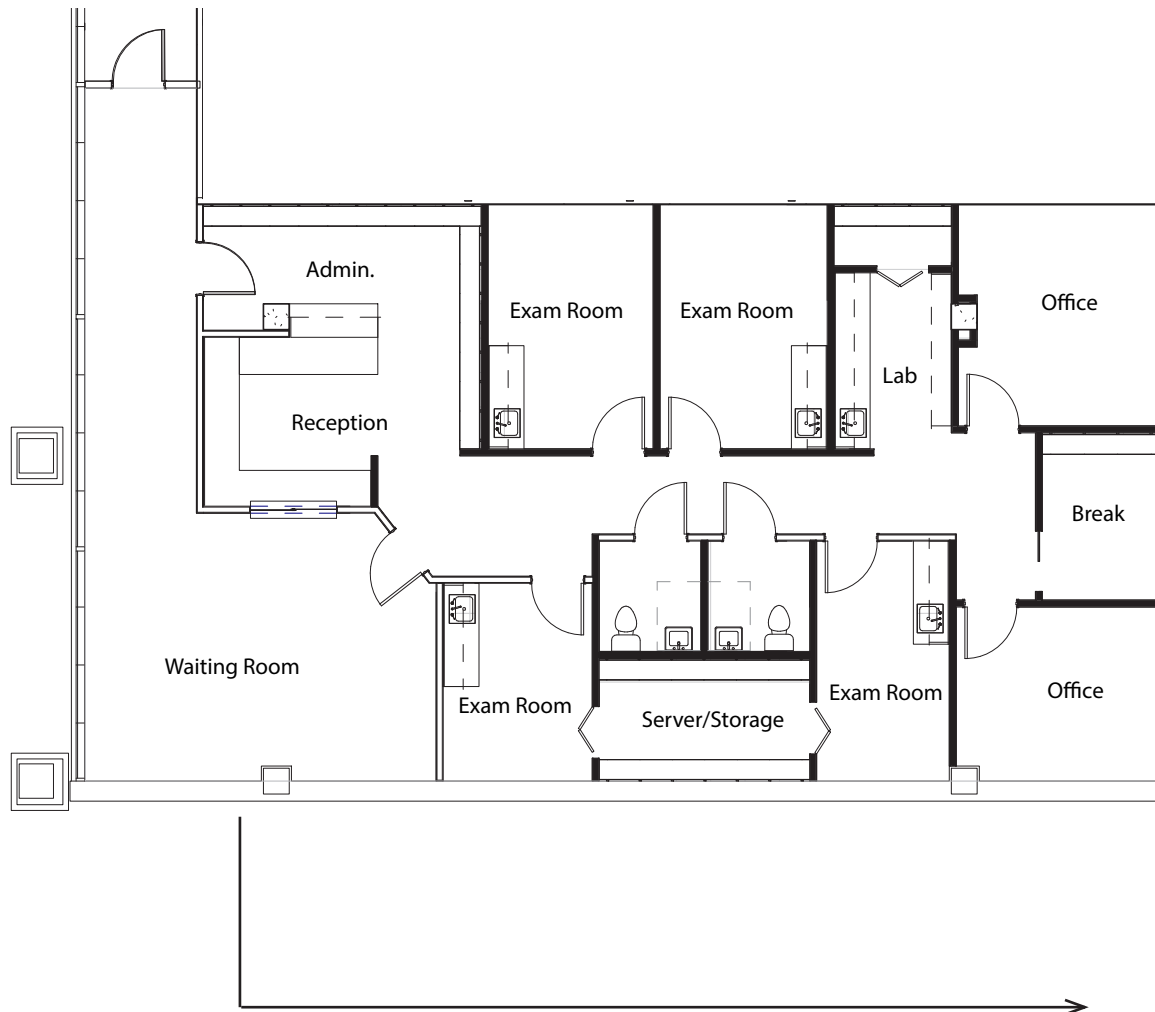


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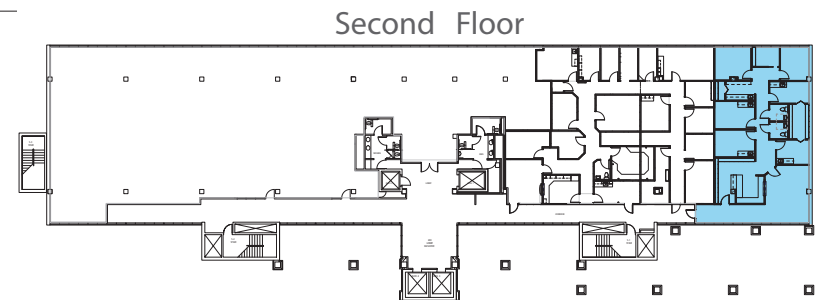
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## Suite 210 - 2,244 RSF



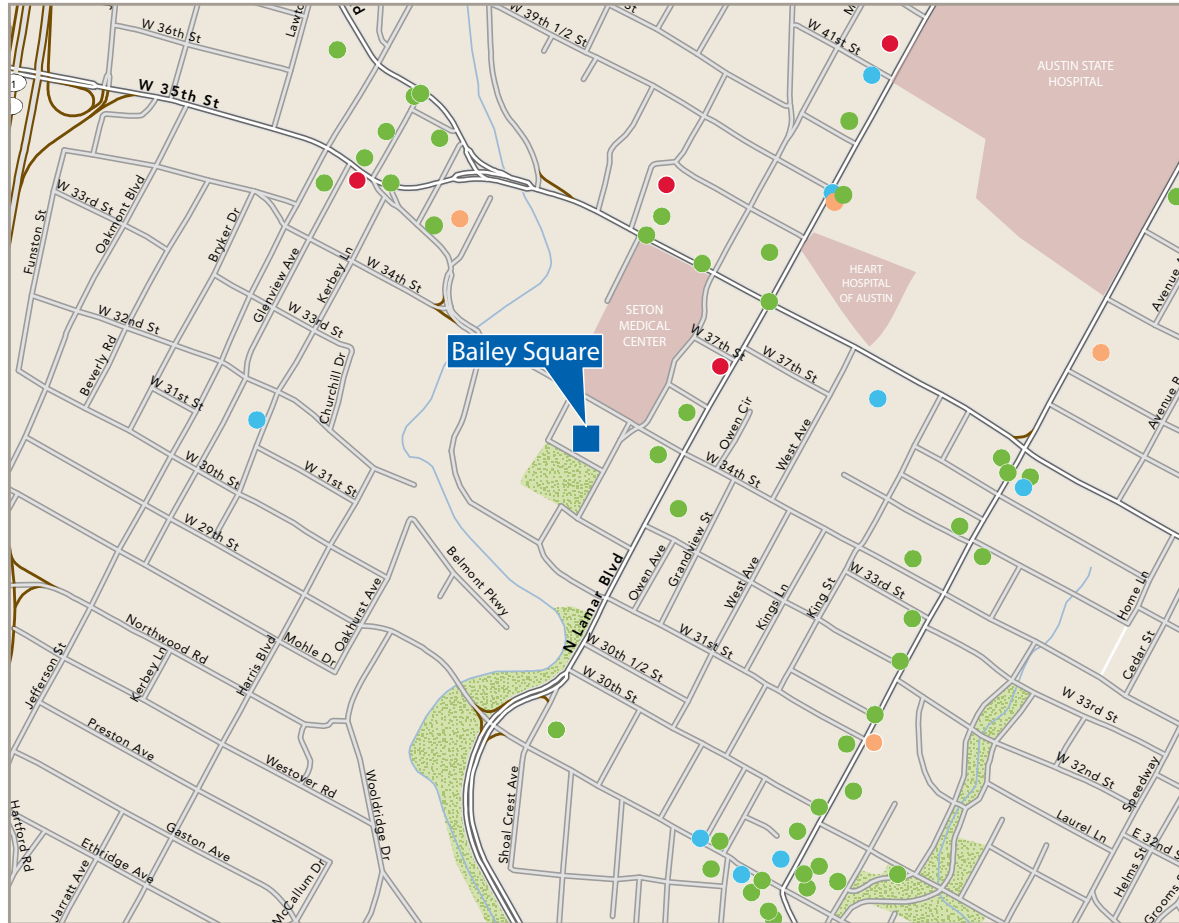
- Rate: \$26.00 NNN
- OpEx: \$20.36 (2019 Est.)
- Medical Office/Clinic Space
- Waiting Room/Reception Area
- 4 Exam Rooms
- Break Room
- Lab Area
- 2 Internal Restrooms



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## RESTAURANTS

- Café Express
- 34th Street Café
- Tiny Booxwood
- Kerby Lane Café
- Russell's Bistro
- Subway
- P Terry's
- Doc's Bar & Grill
- Santa Rita Tex-Mex
- TEW
- Subway
- Patricia's Table
- Burger King
- Jimmy Johns
- Uchiko
- Tacodeli
- Vino Vino
- BANKS**
- Bank of America
- Compass Bank
- Frost National Bank
- Wells Fargo Bank

- Rudy's
- Babbos Gelato & Café
- Snooze AM Eatery
- Amy's Ice Cream
- Foodheads
- Black's BBW
- Hopfields
- Mangia Pizza
- El Patio Restaurant
- Cabo Bob's Burritos
- Longhorn Pizza & Grill
- Trudy's Texas Star
- Talla Burgers & Wings

- Miltos Pizza
- Anderson's Coffee
- Changos Taqueria
- Thunder Cloud Subs
- Five Guys
- Pad Thai Cuisine
- Zen Japanese
- Gattis Pizza
- Starbucks
- Ya Ya Café
- Brick Oven on 35th
- Spicy Szechuan
- Draught Hose Pub

## SUPERMARKETS

- Randall's
- Central Market
- Natural Grocers
- Wheatsville Food Co-Op

## RETAIL

- Walgreens
- Breed & Co
- Floyd's 99 Barbershop
- Peoples Pharmacy
- Gap
- Zinger Hardware
- 38th Street Pharmacy