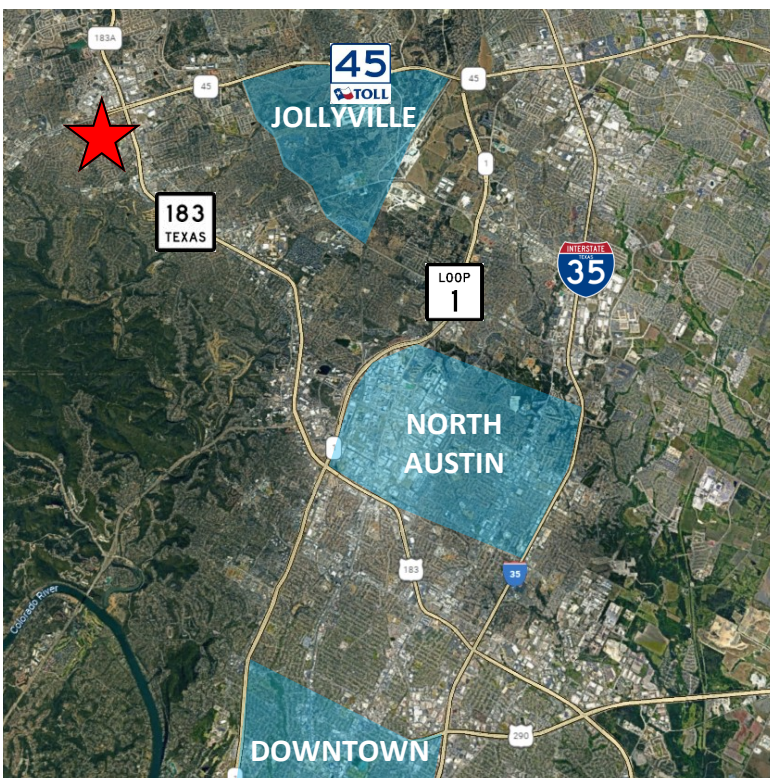




# Anderson Mill Medical Center

12501 Hymeadow Drive, Austin, TX 78750

1,500 - 8,000 SF OFFICE/FLEX/MEDICAL SPACE FOR LEASE



## PROPERTY HIGHLIGHTS

- Easy ON/OFF access to Hwy 183
- Built-out office space
- Recently renovated, move-in ready suites
- Park-like setting
- All first-floor space
- Close to many great restaurants and food destinations
- Minutes to Domain, Mopac, Hwy 45 toll, Lakeline Mall

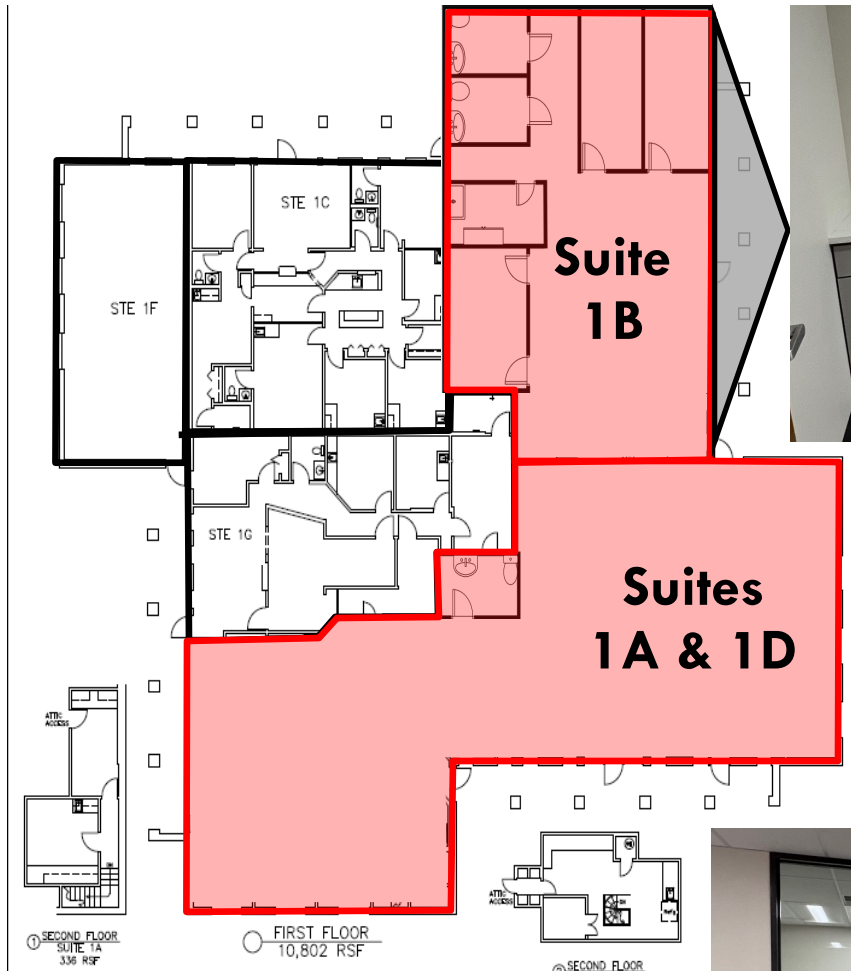


**Nick Tarantino, CCIM**  
(512) 302 - 4500  
nick@tarantino.com

**Chad Folts**  
(512) 302 - 4500  
cfolts@tarantino.com



## Building 1



**NEWLY  
RENOVATED  
SUITE!**



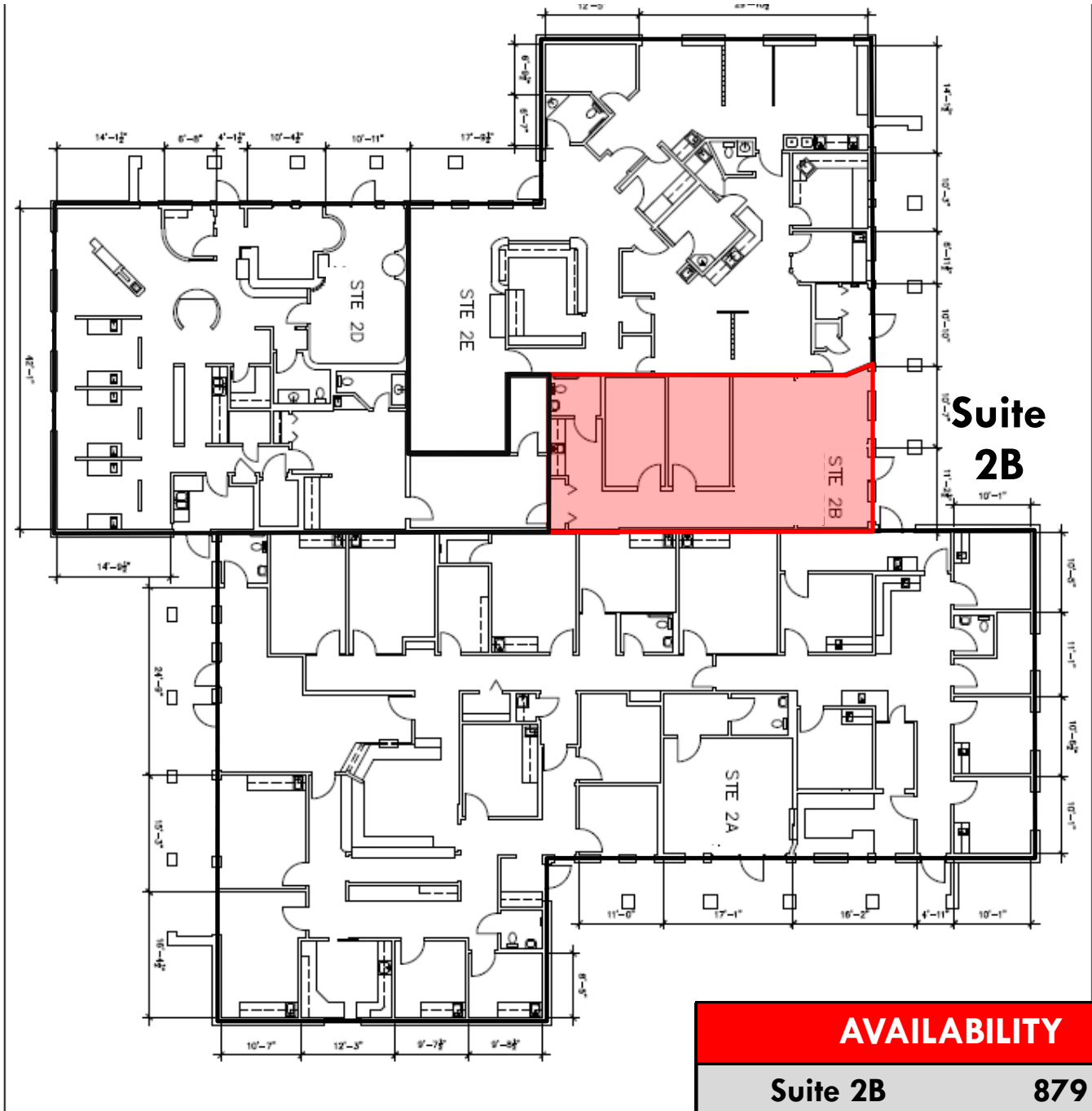
AVAILABILITY	
<b>Suites 1A &amp; 1D</b> ~2,000 - 7,500 SF	
<b>Suite 1B</b> 2,750 SF	

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## Building 2

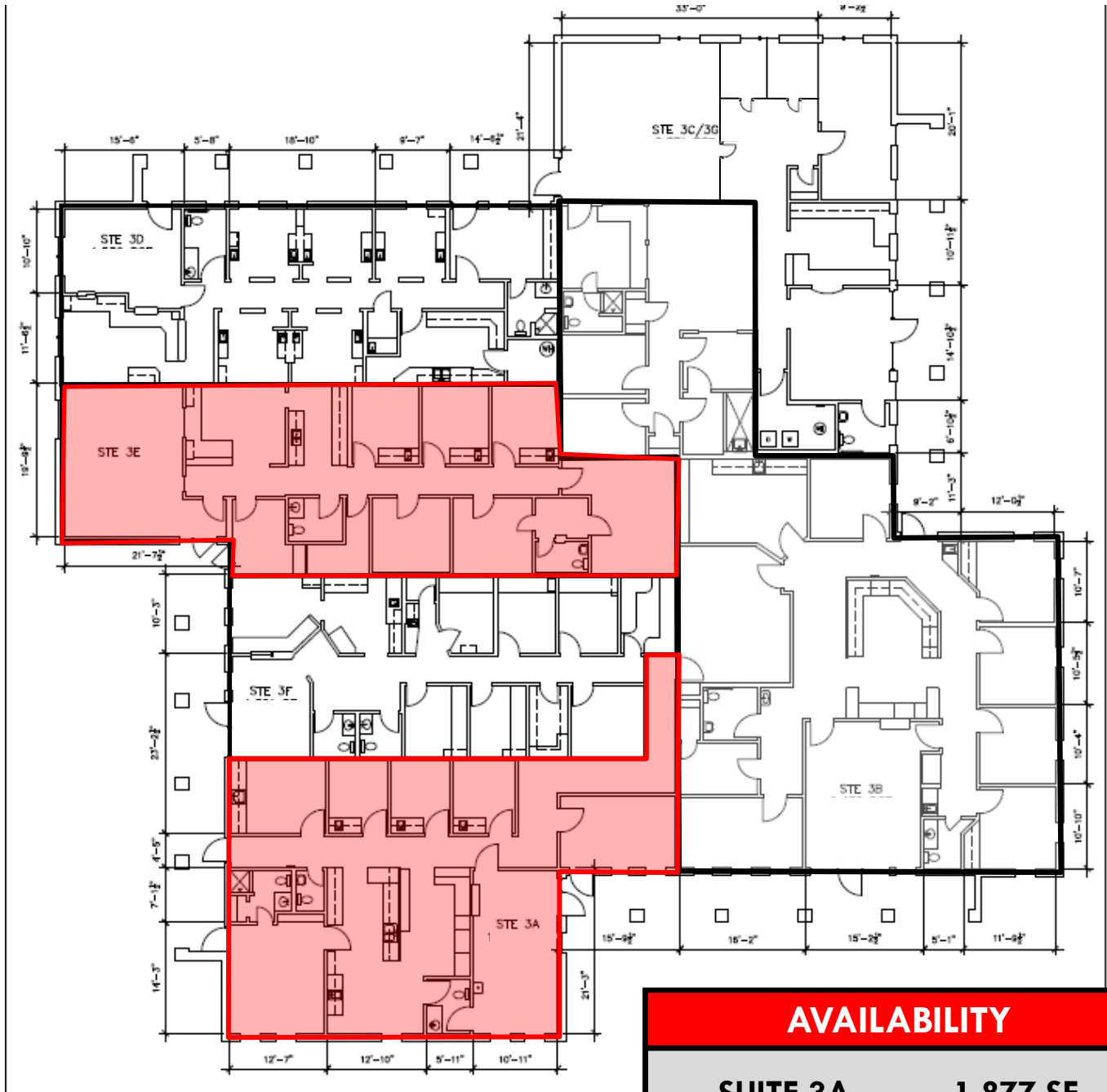


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## Building 3



AVAILABILITY	
SUITE 3A	1,877 SF
SUITE 3E	1,741 SF

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DEMOGRAPHICS (2024)			
MILE(S)	1	3	5
Total Population	15,125	118,267	234,987
Total Households	6,648	50,217	94,958
Average HH Income	\$99,663	\$119,472	\$130,379

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