

# Austin Doctors Building

Medical Office For Lease

1305 W 34th Street, Austin, TX 78705



New Ownership and Capital Improvements Underway

 RIVERSIDE  Transwestern

# Austin Doctors Building

Medical Office | For Lease

**A high-end boutique medical outpatient experience in Austin's most established medical corridor.**

Under new ownership with significant capital improvements underway, the Austin Doctors Building is being reimagined, preserving the irreplaceable location your patients already know while delivering the elevated, modern environment your practice deserves.

Positioned directly across from Ascension Seton Medical Center, the building offers all the advantages of Austin's premier hospital campus without the constraints of a ground lease. Easy ingress and egress, ample surface and covered parking, and flexible suite configurations ensure a seamless experience from the moment your patients arrive. This is a rare opportunity to establish or expand your practice in a building that finally matches the standard of care you provide.

## Capital Improvements:

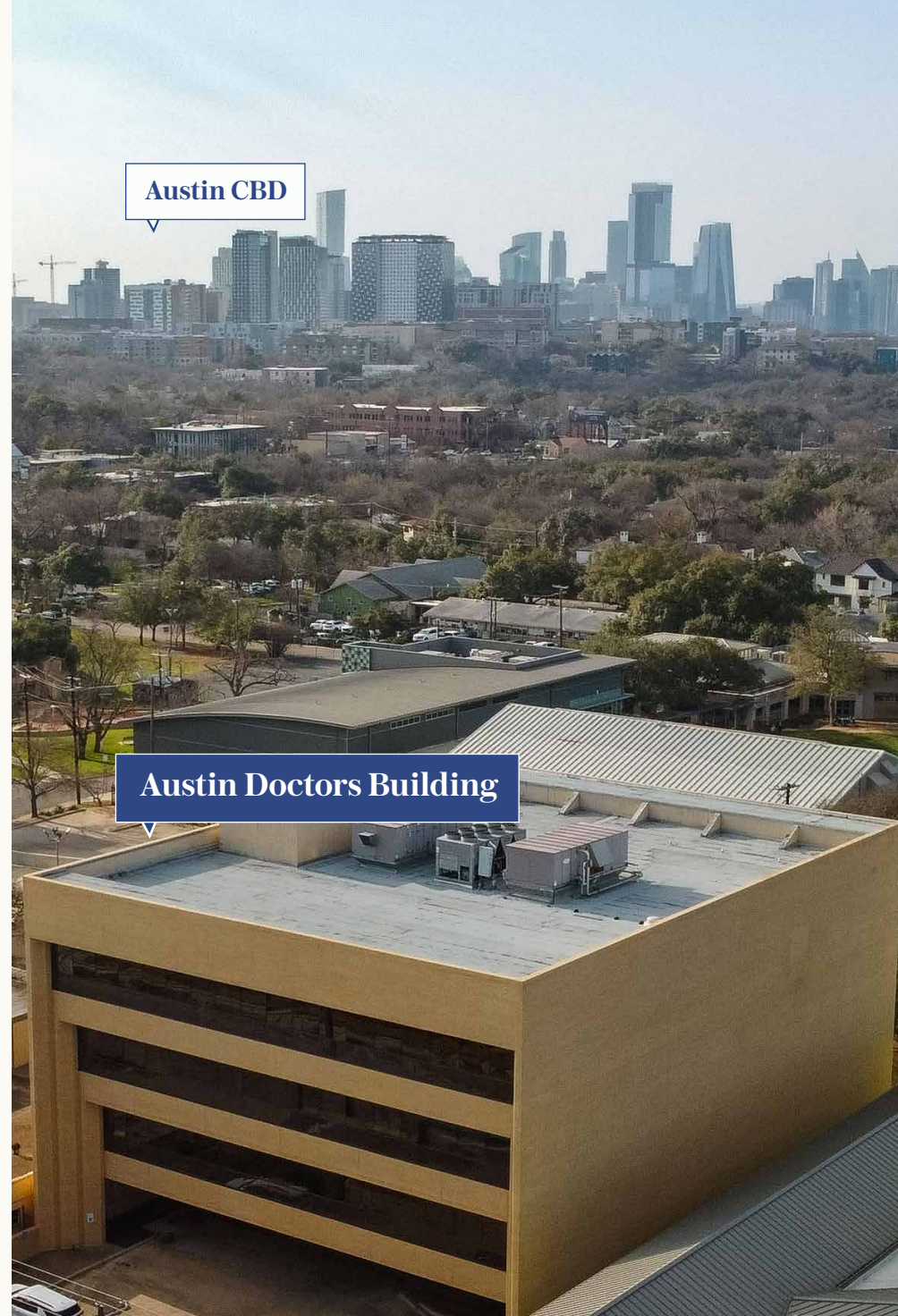
New Roof | New HVAC Controls | New Boiler

Elevator Modernization | Common Area Improvements

**Parking Ratio:** 5/1,000

**Parking Type:** Surface and covered, reserved parking available

**Rate:** Contact Broker



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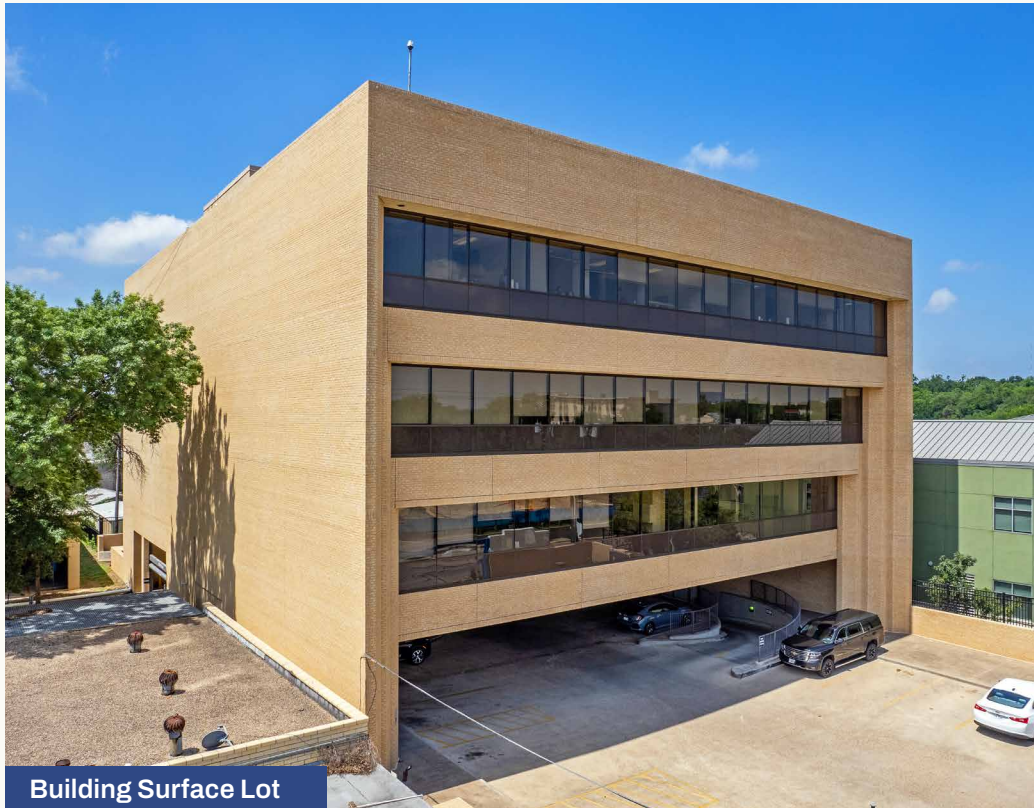
# Convenient Parking

For Patients and Providers

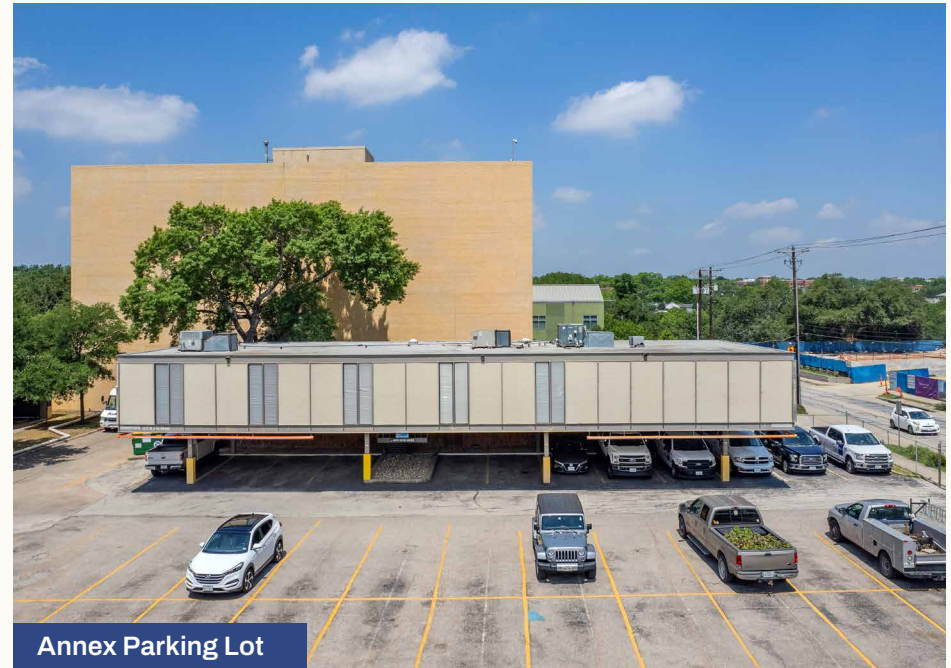
**Ease of access is a major advantage for any medical practice.**

Austin Doctors Building offers abundant surface-level and covered parking directly at and under the building, removing any added obstacles for patients. This seamless experience enhances patient experience while supporting efficient day-to-day operations.

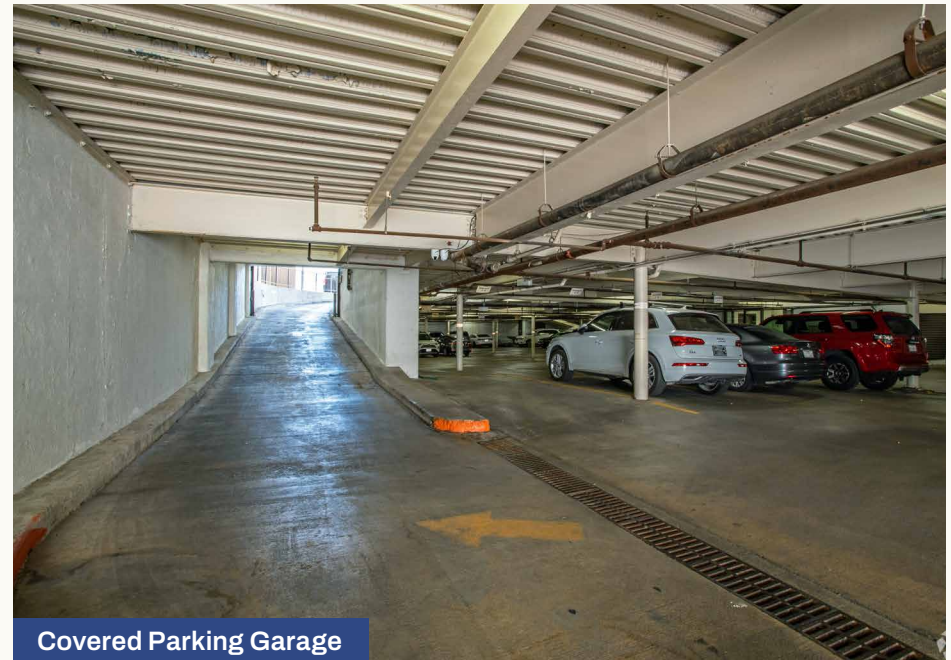
*\*Reserved Covered Physician Parking Available*



Building Surface Lot



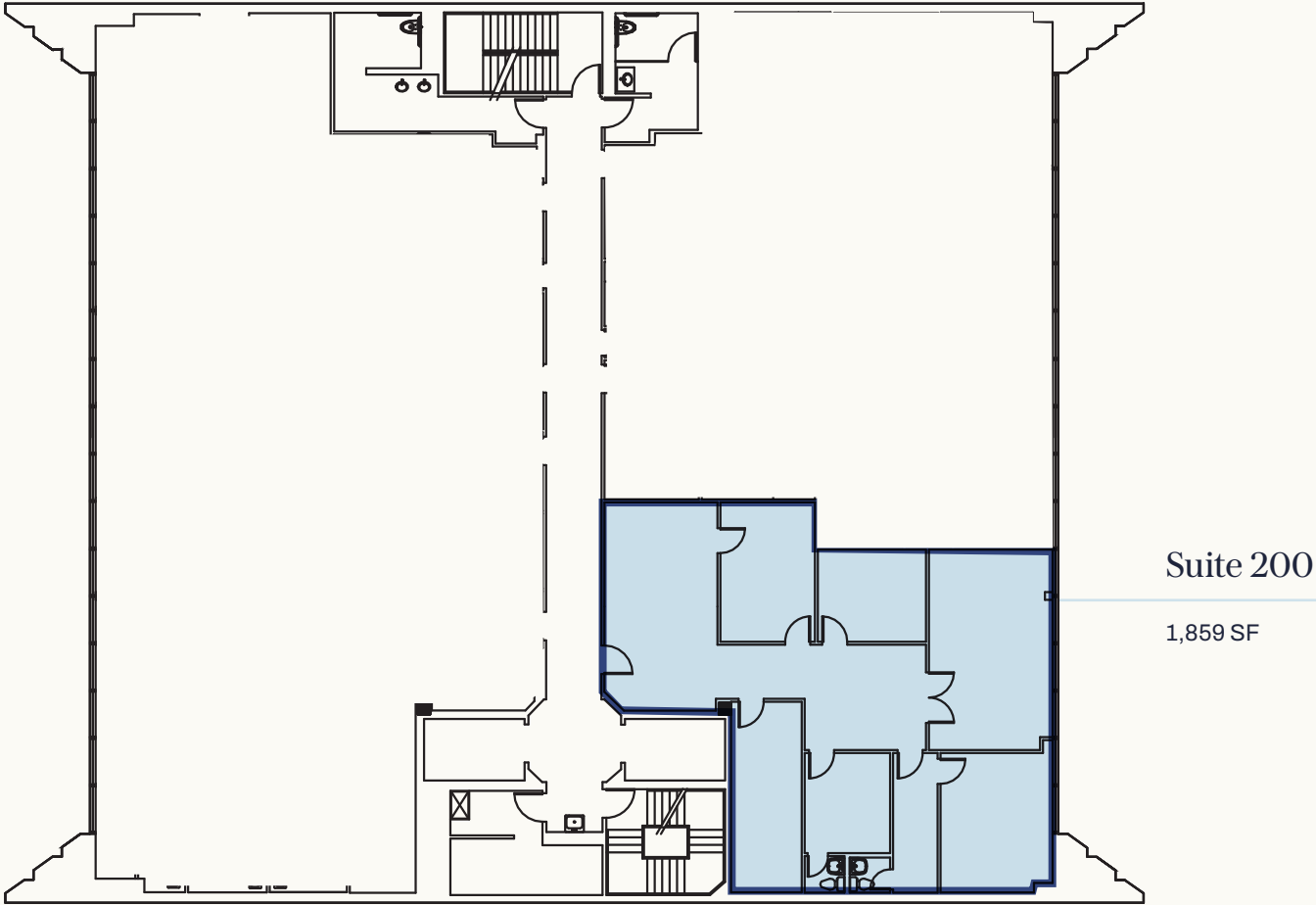
Annex Parking Lot



Covered Parking Garage

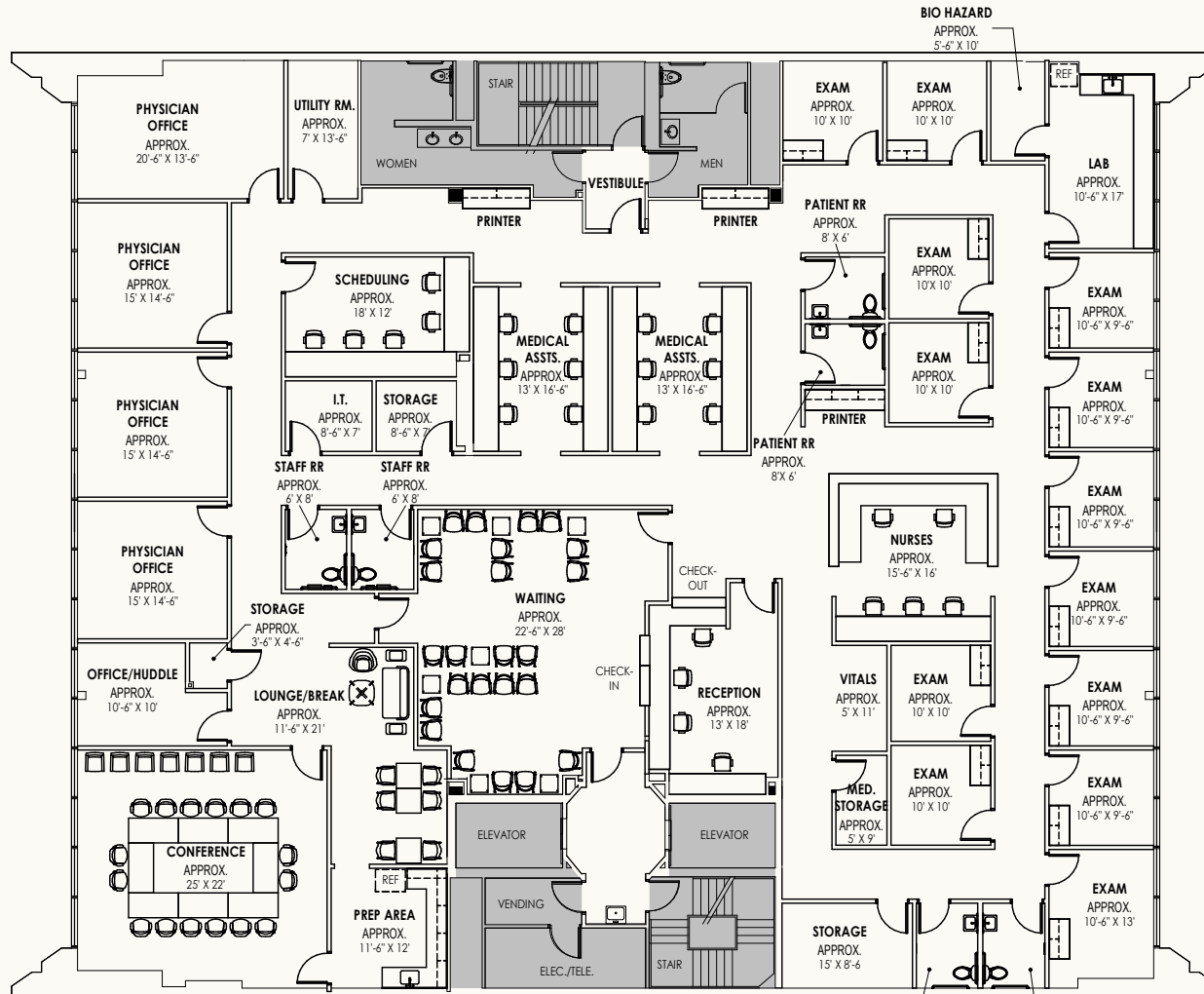
# Second Floor

Suite 200 | 1,859 SF



# Third Floor - Full Floor Opportunity

Suite 300 | 9,785 SF | Concept Plan



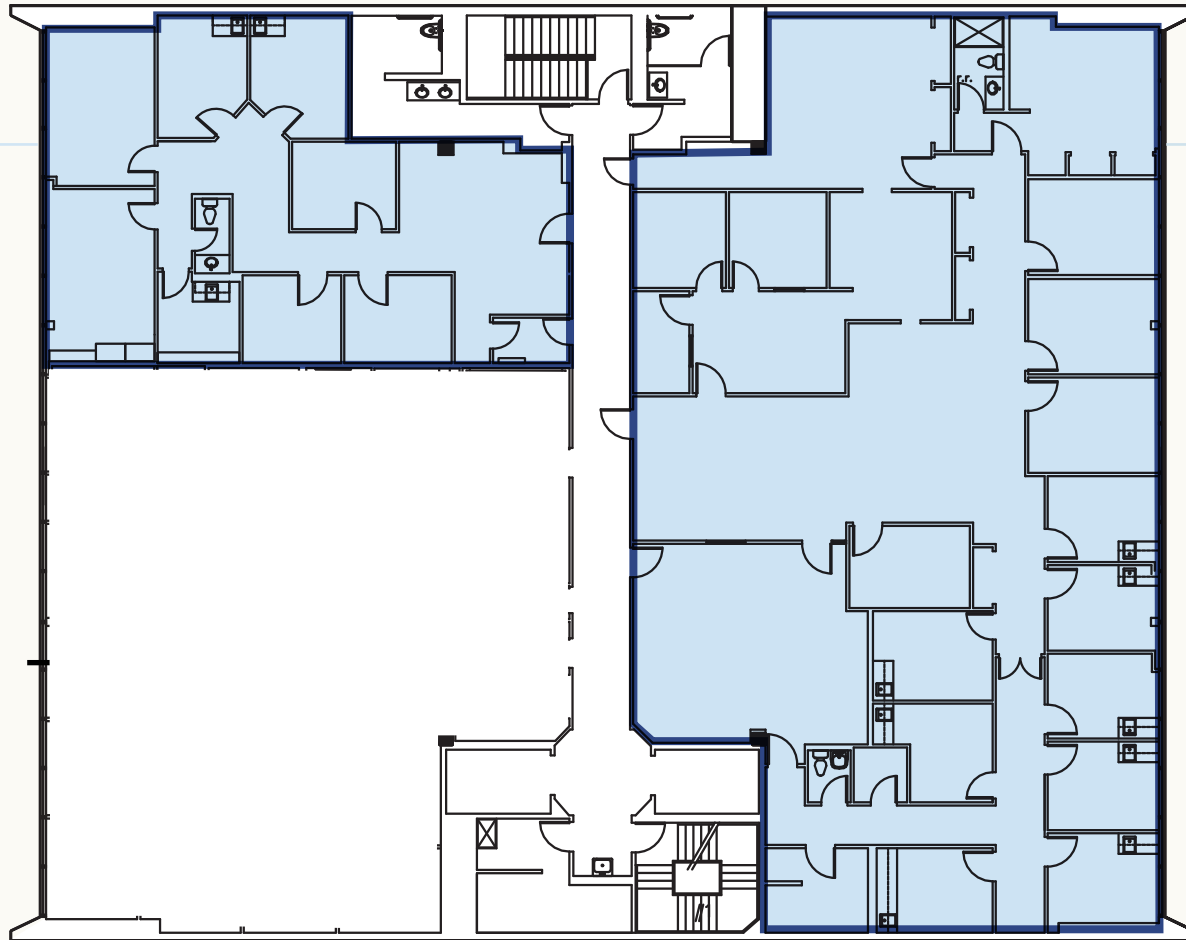
# Fourth Floor

Suite 406 | 1,842 SF

Suite 400 | 5,267 SF

Suite 406

1,842 SF



Suite 400

5,267 SF



Austin Doctors Building

W 34TH STREET



Jefferson Square Shopping Center



**Austin Doctors Building**

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