

5100 W Highway 290

MEDICAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE



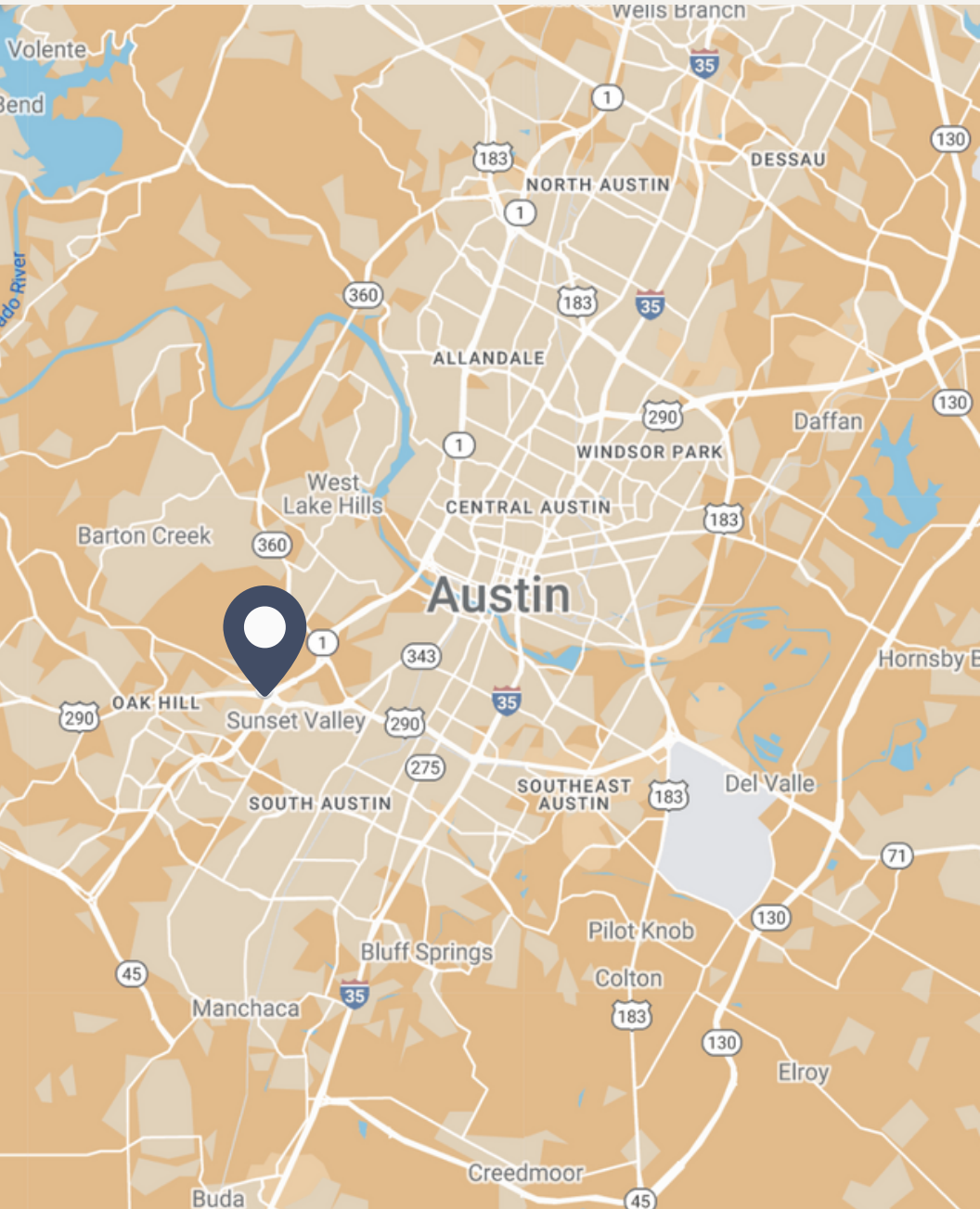
LEASE	5100 W HIGHWAY 290 // AUSTIN, TX // 78735	
	MEDICAL OFFICE FOR LEASE	Mark Storey MStorey@PracticeRealEstateGroup.com 713/253.0866

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2,098 SF | RATE: \$28/SF | NNN: \$19.98/SF

Stunning turnkey medical office suite available for lease in prime South Austin location. Rare opportunity to lease a low investment, modern space in excellent condition.

EXECUTIVE SUMMARY

- Excellent Plug 'n' Play Medical Office Opportunity
- Easy Access to MoPac, Ben White, Southwest Parkway, and Loop 360
- Suite offers 4 exam rooms, 3 private offices (private bathroom adjoining one office), break room, nurse station, and waiting room
- Prominent tenant signage on pole mounted marquee sign
- High-End Luxury Finishes (Marble Slab in Reception and Nurse Station)
- High Ceilings with Natural Light
- Gorgeous Views of the Greenbelt
- Available in January 2023

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ALL AVAILABLE SPACE

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
2nd Floor, Ste 210	2,098 SF	April 2026	Upon Request	Office	Full Build-Out	January 1, 2024

Suite 210 is in excellent condition with a versatile buildout: 4 Exam Rooms (one is designed to be usable as a procedure room), 3 private offices (private bathroom adjoining one office), break room, nurse station, and waiting room. This suite will be available in January 2023.

- Sublease space available from current tenant
- Office intensive layout
- Space is in Excellent Condition
- 4 Parking Spaces per 1,000 SF
- Abundance of Storage Space
- Fully Built Out as Standard Office
- Fits 6-17 People

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PROPERTY OVERVIEW

Southwest Crossing is a four story office/medical office building on Mopac between Southwest Parkway and Ben White. The building is easily accessible from Mopac, Highway 290, Southwest Parkway and Loop 360; a perfect location for professional office as well as medical or dental space.

PROPERTY FACTS

Building Type	Office
Building Height	4 Stories
Building Class	A
Year Built	2017
Building Size	31,332 SF
Typical Floor Size	7,833 SF

Atrium | Property Manager on Site | Direct Elevator Exposure | Natural Light | Balcony

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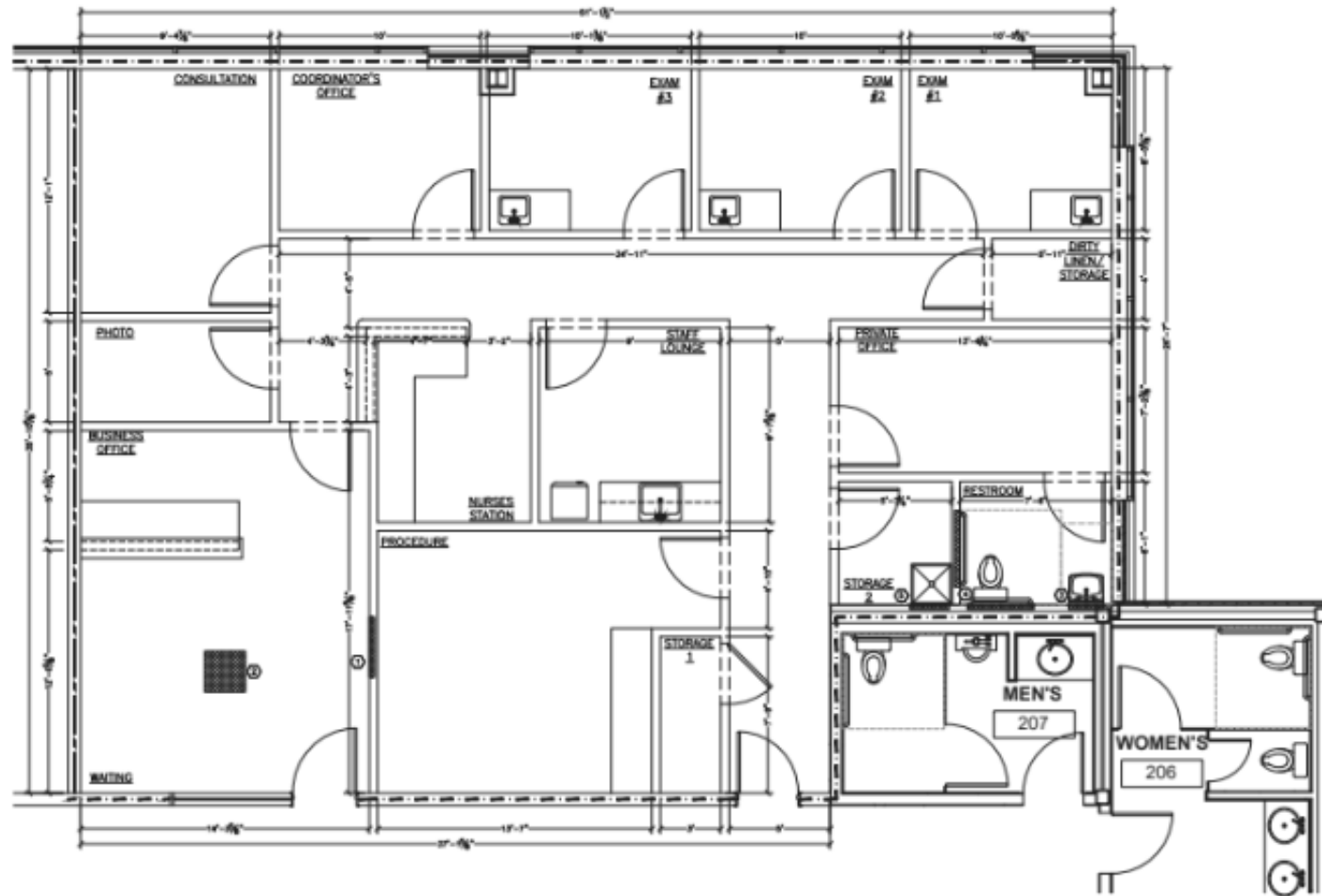
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FLOOR PLAN



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Information About Brokerage Services

5100 W Highway 290
Suite 210
Austin, TX 78735

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

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

For more information, contact

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Buyer/Tenant/Seller/Landlord
Initials

Date

Regulated by the Texas Real Estate
Commission

Information available at
www.trec.texas.gov