

# 3801 N Capital of Texas Hwy

MEDICAL OFFICE FOR SUBLEASE



PRACTICE  
REAL ESTATE



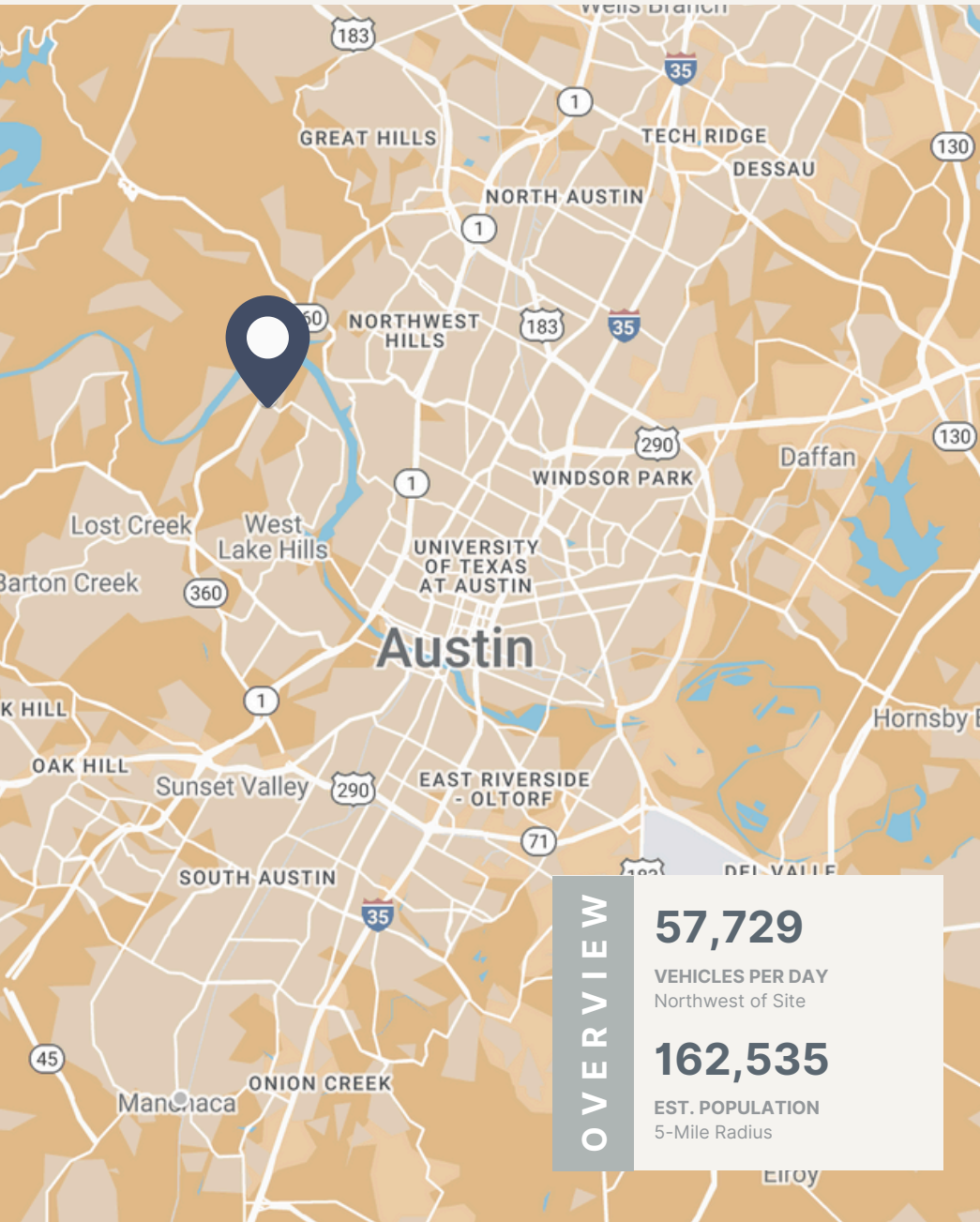
SUB LEASE	3801 N CAPITAL OF TEXAS HWY // AUSTIN, TX // 78746	
	MEDICAL OFFICE FOR SUBLEASE	Shivani Kamboj SKamboj@PracticeRealEstateGroup.com 512/970.7568

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1,987 SF | TURNKEY MEDICAL | FOR SUBLEASE

*Rare opportunity to lease a fully finished out medical space in excellent condition in this well-populated, prosperous area in Austin.*

## EXECUTIVE SUMMARY

- Turnkey Medical Office – Move-in Ready - Fully built-out second-generation medical space, ideal for healthcare providers.
- Bright & Modern Design - Beautiful office with abundant natural light, creating a welcoming environment.
- Convenient Second-Floor Location - Easily accessible with elevator access for patients and staff.
- High-Visibility Signage Opportunity - Prime placement along N Capital of Texas Hwy (Loop 360) for brand exposure.
- Desirable Westlake Location - Serves affluent communities, including Davenport Ranch, Rob Roy, Westlake Drive, and Bunny Run.
- Close to Key Landmarks - Minutes from Austin Country Club and Pennybacker Bridge.
- Limited Healthcare Competition - Underserved area, providing a strong opportunity for medical professionals.
- Flexible Lease Terms - Two years remaining on the lease with an option to extend through a direct lease.



## PROPERTY OVERVIEW

Davenport Village, a distinguished neighborhood center, stands as a cornerstone of retail excellence in the affluent West Austin area. Situated amidst a mix of national and local service-based tenants, Davenport Village offers a dynamic environment for success.

- Property Manager On Site
- Excellent Visibility from Loop 360
- Mediterranean architecture
- Tenants include Bridgeville Dental, Club Champion, Starbucks

## PROPERTY FACTS

Building Type	Retail, Office, Medical
Building Height	2 Stories
Building Class	B
Year Built/Renovated	1999/2021
Building Size	128,934 SF
Parking	375 Surface Spaces



## ALL AVAILABLE SPACE

SPACE	SIZE	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
Suite J225-J230	1,987 SF	\$35.00/SF NNN	Medical Office	Full Build-Out	Now

Suite J225-J230 is in excellent condition and fully finished out in 2021. Space is ready for immediate occupation. Can assign the existing tenants lease, with option to extend with direct lease.

- Sublease space available from current tenant
- Fully built out as medical office
- Second-generation
- Pristine Condition
- \$13.00/SF CAM

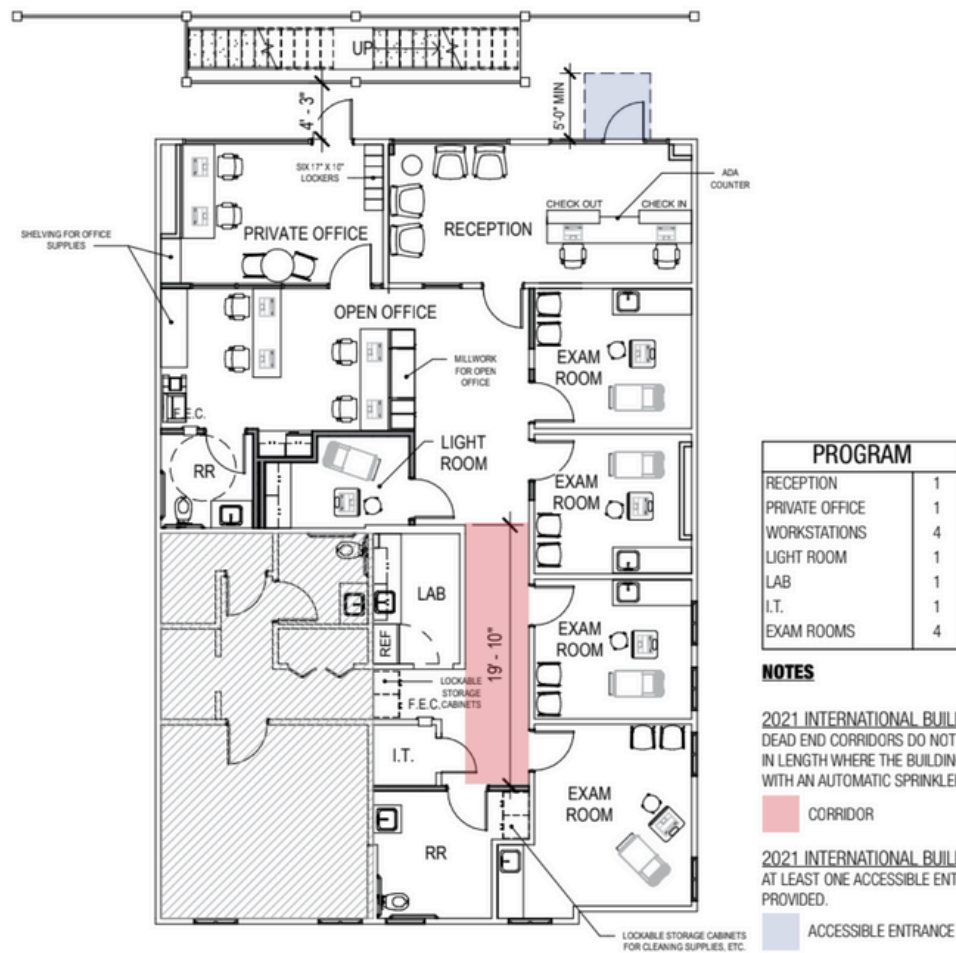
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## FLOOR PLAN



PROGRAM	
RECEPTION	1
PRIVATE OFFICE	1
WORKSTATIONS	4
LIGHT ROOM	1
LAB	1
I.T.	1
EXAM ROOMS	4

### NOTES

2021 INTERNATIONAL BUILDING CODES  
DEAD END CORRIDORS DO NOT EXCEED 20 FEET  
IN LENGTH WHERE THE BUILDING IS NOT EQUIPPED  
WITH AN AUTOMATIC SPRINKLER SYSTEM.

 CORRIDOR

2021 INTERNATIONAL BUILDING CODES  
AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE  
PROVIDED.

 ACCESSIBLE ENTRANCE

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# Information About Brokerage Services

3801 N Capital of Texas Hwy  
Suite J225-J230  
Austin, TX 78746

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.

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Buyer/Tenant/Seller/Landlord  
Initials

Date

Regulated by the Texas Real Estate  
Commission

Information available at  
www.trec.texas.gov