4407 Menchaca Road

Dental Office For Sublease

PRACTICE REAL ESTATE

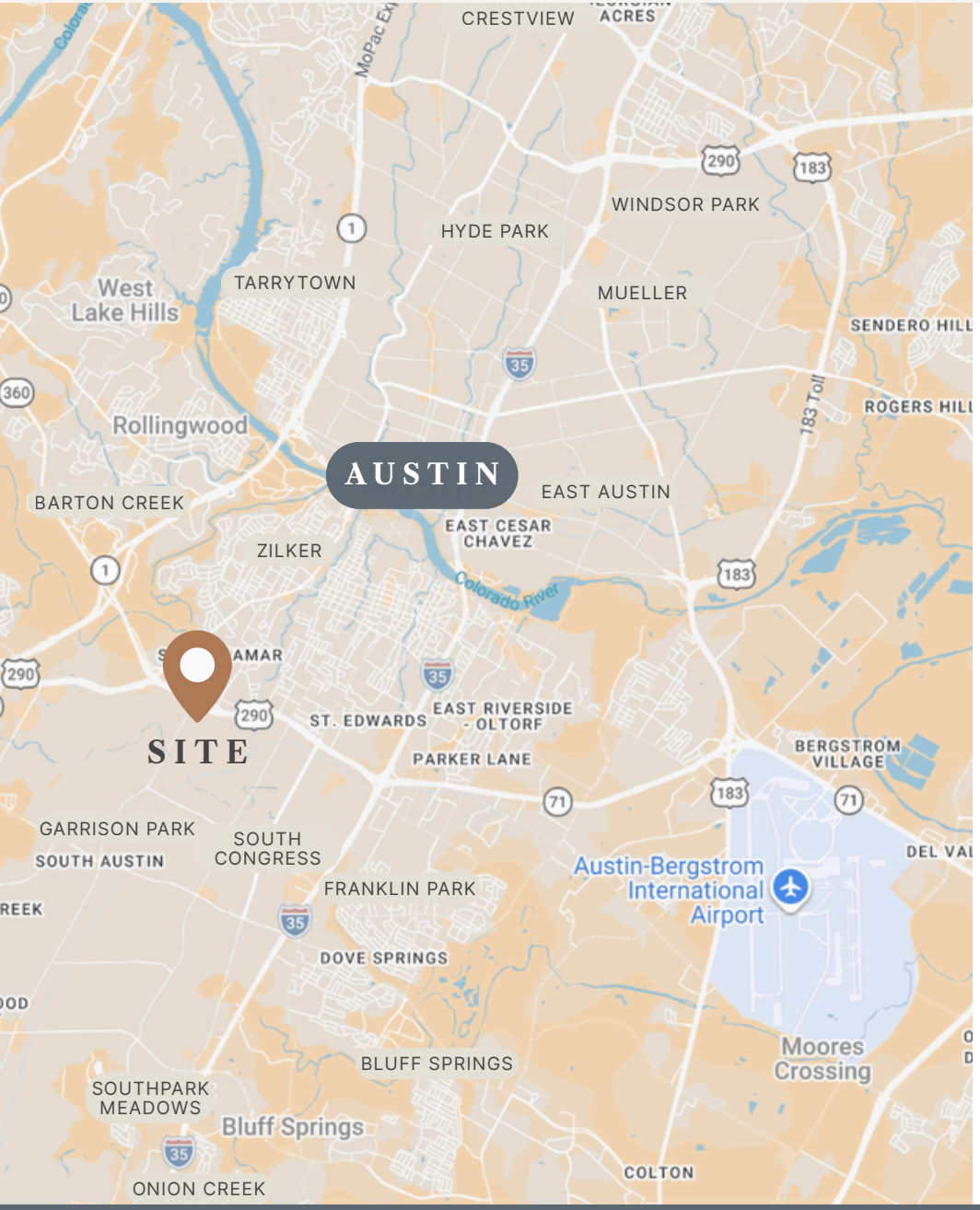


SUB LEASE	4407 MENCHACA RD // AUSTIN, TX // 78745		
	DENTAL OFFICE FOR SUBLEASE	KRISTINE HELLBERG 512/417.0461 KHELLBERG@PRACTICEREALESTATEGROUP.COM	RUSTY HUTSON 512/547.7089 RHUTSON@PRACTICEREALESTATEGROUP.COM

4407 Menchaca Road

Dental Office For Sublease

PRACTICE REAL ESTATE



2,940 SF | 2ND-GENERATION | SUBLEASE

Rare opportunity to lease a free-standing, fully equipped dental office in the heart of South Austin with ample parking and excellent visibility.

EXECUTIVE SUMMARY

- 2,940 SF second-generation dental space for sublease, ideally positioned directly across from Randall's Shopping Center
- Custom designed build-out: fully equipped, furnished, turnkey, and ready for immediate use
- Strategically located along Menchaca Road, just south of Highway 290, with excellent visibility and accessibility
- Prime South Austin corridor with immediate proximity to Westgate Shopping Center, Target, and a robust retail trade area
- 13 dedicated on-site parking spaces for staff and patients
- Densely populated residential catchment area served by multiple AISD campuses, including Cunningham, Galindo, Joslin, Joslin, Sunset Valley, and St. Elmo Elementary Schools, as well as Crockett High School

SPACE AVAILABLE

SPACE	SIZE	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
Freestanding building	2,940 SF	$47/SF MG	Dental office	Full build-out	Now

4407 Menchaca is in excellent condition and fully finished out. Space is ready for immediate occupation.

- Second- generation dental space available
- Turnkey, custom build-out
- Ample parking
- Excellent access & visibility



4407 Menchaca Road

Dental Office For Sublease

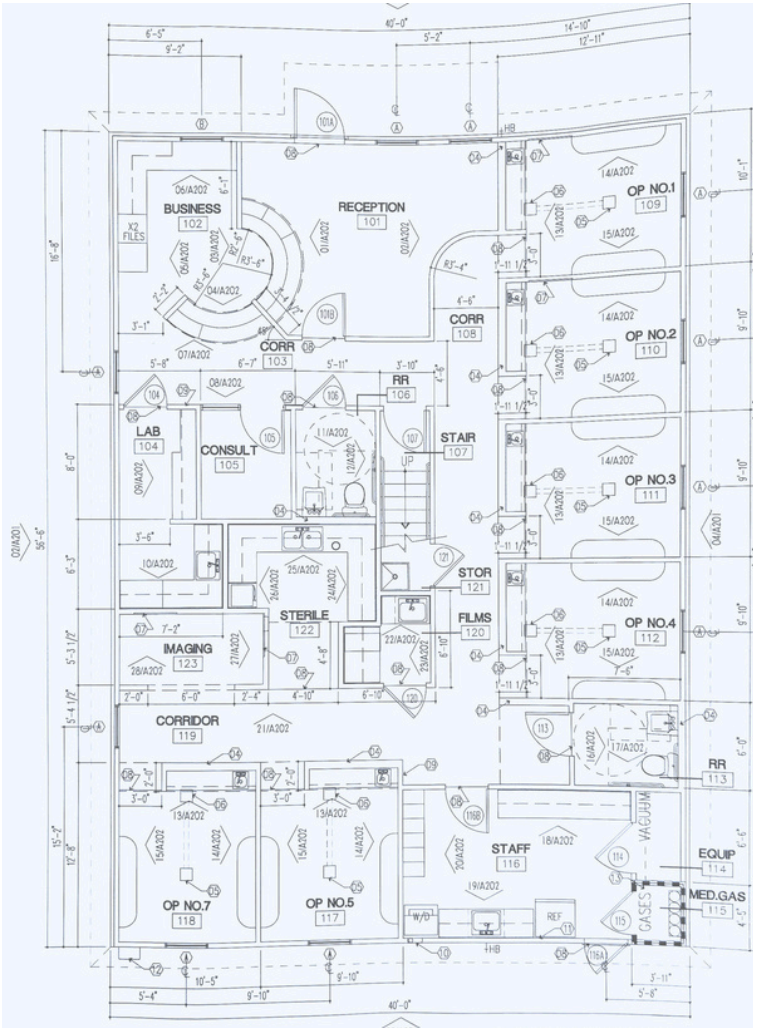
PRACTICE
REAL ESTATE

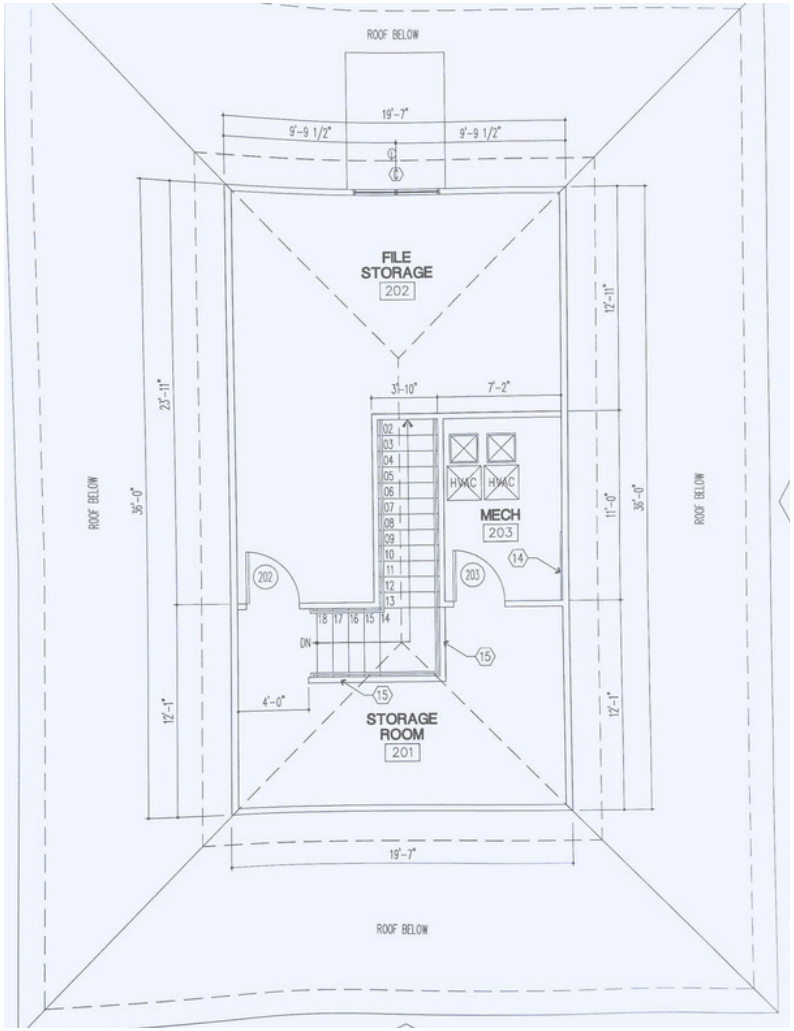






FLOOR PLAN


RECEPTION
101
BUSINESS
102
CORR
103
LAB
104
CONSULT
105
RR
106
STAIR
107
CORR
108
OP NO.1
109
OP NO.2
110
OP NO.3
111
OP NO.4
112
RR
113
STOR
121
FILMS
120
STERILE
122
IMAGING
123
CORRIDOR
119
STAFF
116
EQUIP
114
MED.GAS
115
OP NO.7
118
OP NO.5
117


ROOF BELOW
FILE STORAGE
202
MECH
203
STORAGE ROOM
201
ROOF BELOW
ROOF BELOW
ROOF BELOW

4407 Menchaca Road
Austin, TX 78745

For more information, contact

KRISTINE HELLBERG
KHELLBERG@PRACTICEREALESTATEGROUP.COM
M 512/417.0461

RUSTY HUTSON
RHUTSON@PRACTICEREALESTATEGROUP.COM
512/547.7089

PRACTICE REAL ESTATE GROUP
7800 SHOAL CREEK BLVD SUITE 231S
AUSTIN, TEXAS 78757
PRACTICEREALESTATEGROUP.COM

Information About Brokerage Services

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.

Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristine Hellberg	845462-SA	KHellberg@PracticeRealEstateGroup.com	512/417.0461
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date