

4207 James Casey Blvd Ste 315

Medical Office Condo For Sale



PRACTICE
REAL ESTATE



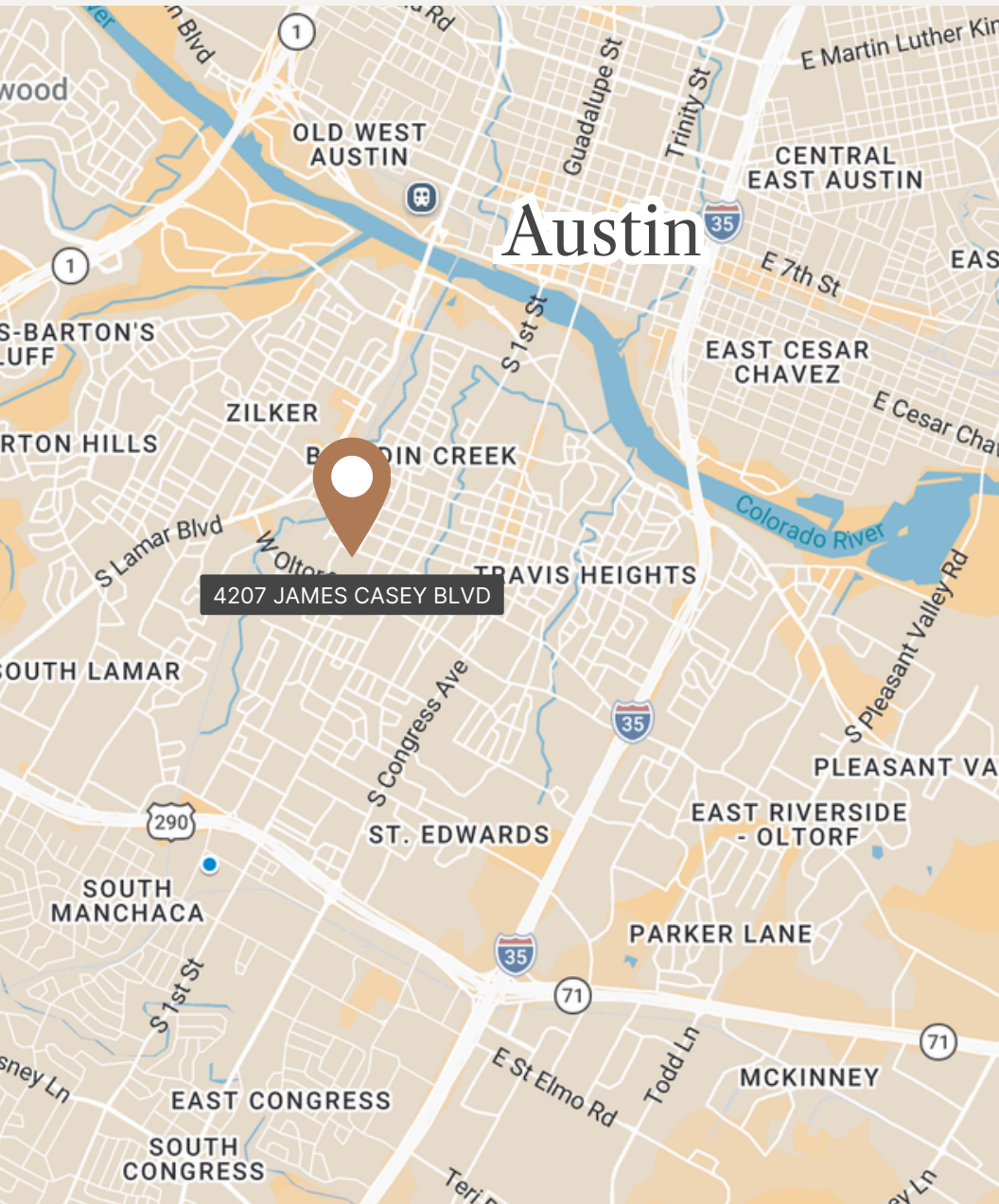
SALE	4207 JAMES CASEY BLVD, STE 315 // AUSTIN, TX // 78745	
	MEDICAL OFFICE CONDO	TODD STANLEY TSTANLEY@PRACTICEREALESTATEGROUP.COM 512/426.6145

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PROPERTY HIGHLIGHTS

- 1,823 SF fully built-out medical office condo for sale - move-in ready with updates
- Third floor suite in a well-occupied, multi-specialty medical building
- Directly across from St. David's South Austin Medical Center - approximately a one-minute walk
- Rare for-sale opportunity in a submarket where ownership options are limited
- Strong co-tenancy: Ascension, Central Texas Colon & Rectal Surgeons, Capital Gastro, Austin Retina Associates, Austin Women's Clinic, and more
- Easy access to W. Ben White Blvd, S. 1st Street, South Congress, and IH-35
- Ample parking - 175 spaces (covered and surface) at a 5.12/1,000 SF ratio
- Median household income of \$85,438 within three miles; 74,000+ daytime employees within three miles
- Ideal for all medical specialties

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PROPERTY OVERVIEW

Medical Center South Condos is a well-established medical office building positioned in South Austin's most active healthcare corridor, just steps from St. David's South Austin Medical Center on South 1st Street. Suite 315 offers a rare opportunity to purchase fully built-out medical space in a building already home to a strong roster of specialty practices including gastroenterology, colorectal surgery, and ophthalmology.

With direct access to W. Ben White Blvd and S. 1st Street, and over 164,000 vehicles per day on nearby US-290, this location is both easily accessible and deeply embedded in an ecosystem of care. For sale listings in this immediate area are limited.



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SPACE AVAILABLE

SPACE	SIZE	SPACE USE	AVAILABLE
Suite 315	1,823 SF	Medical Build-Out	Now

Suite 315 at Medical Center South offers 1,823 SF of medical office space on the third floor of an established multi-specialty building in South Austin - directly across from St. David's South Austin Medical Center, with access to W. Ben White Blvd, S. 1st Street, and IH-35. The space is built out for medical use and will benefit from cosmetic updates prior to occupancy. This is a relatively rare purchase opportunity in a submarket where most comparable medical space is leased rather than owned. Co-tenants include established specialty practices across gastroenterology, ophthalmology, surgery, and more.

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For more information,
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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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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