



Medical Arts Square

2911 Medical Arts Street, Bldg. 12
Austin, Texas 78705

+/- 4,252 SF - \$20.00 PSF Modified Gross

Medical / Office Space for Lease

2911 Medical Arts Street, Bldg. 12, Austin, Texas 78705



Property Highlights:

- Great visibility and location
- Conveniently located between the University of Texas at Austin and St. David's Medical Center
- Only a 15 minute walk to the Martin Luther King Jr. Station Commuter Rail, 1/4 mile west of I-35, +/- 1 mile from the State Capital and +/- 6 miles to Austin Bergstrom Airport
- Building Signage Available
- Ample Free Parking
- 1 - 7 Year Term
- \$20.00 PSF Modified Gross

Traffic Counts:

Dean Keaton St: 21,929 VPD

Red River St: 17,089 VPD

Interstate 35: 201,974 VPD

Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	30,732	168,120	376,992
Daytime Population	80,940	349,534	568,781
Avg Household Income	\$46,887	\$84,335	\$82,269

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