

FOR SALE

OFFICE BUILDING  
IN CENTRAL AUSTIN

**MAJOR PRICE REDUCTION. OWNER FINANCING AVAILABLE.**



4105 MEDICAL PARKWAY, AUSTIN, TX 78756



Evan Bole, CCIM [evan@cipaustin.com](mailto:evan@cipaustin.com)

512 682 1000  
[ciptexas.com](http://ciptexas.com)

# FOR SALE

# SUMMARY

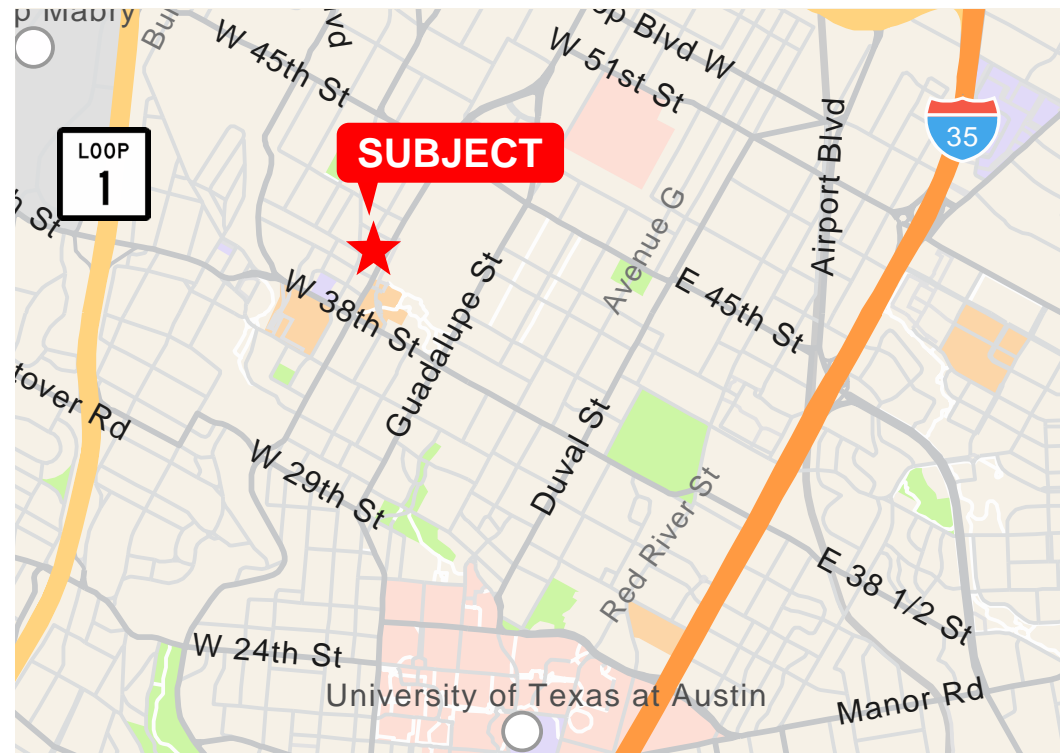
4105 Medical Parkway | Austin, TX 78756



## PROPERTY HIGHLIGHTS:

4105 Medical Parkway is a well-positioned, two-story professional office building located in the heart of Austin's Central Medical District. This building is ideal for small businesses, including lawyers, accountants, therapists, or any professional seeking a prime location with high accessibility. The property includes a recently executed long-term medical lease on the first floor and flexible leases on the second floor, offering an excellent opportunity for both investors and owner-users. Tenants are currently on gross rates under market, providing the potential for conversion to NNN leases and an appreciation of rent to market rates.

<b>ADDRESS:</b>	<a href="#">4105 Medical Pkwy, Austin, TX 78756</a>
<b>BUILDING SIZE:</b>	±7,769 SF
<b>LAND SIZE:</b>	±0.28 acres
<b>OCCUPANCY:</b>	46%
<b>ZONING:</b>	LO-ETOD-DBETOD
<b>YEAR BUILT:</b>	1972
<b>PRICE:</b>	Call broker for pricing.
<b>CAPITAL IMPROVEMENTS:</b>	
<b>Roof:</b>	2018
<b>High Efficiency Windows:</b>	2020
<b>Exterior Paint:</b>	2020
<b>PARKING:</b>	25 parking spots 3.22/1,000 RSF
<b>NUMBER OF TENANTS:</b>	6



FOR SALE

EXTERIOR

4105 Medical Parkway | Austin, TX 78756



# FOR SALE

# INTERIOR PHOTOS

4105 Medical Parkway | Austin, TX 78756



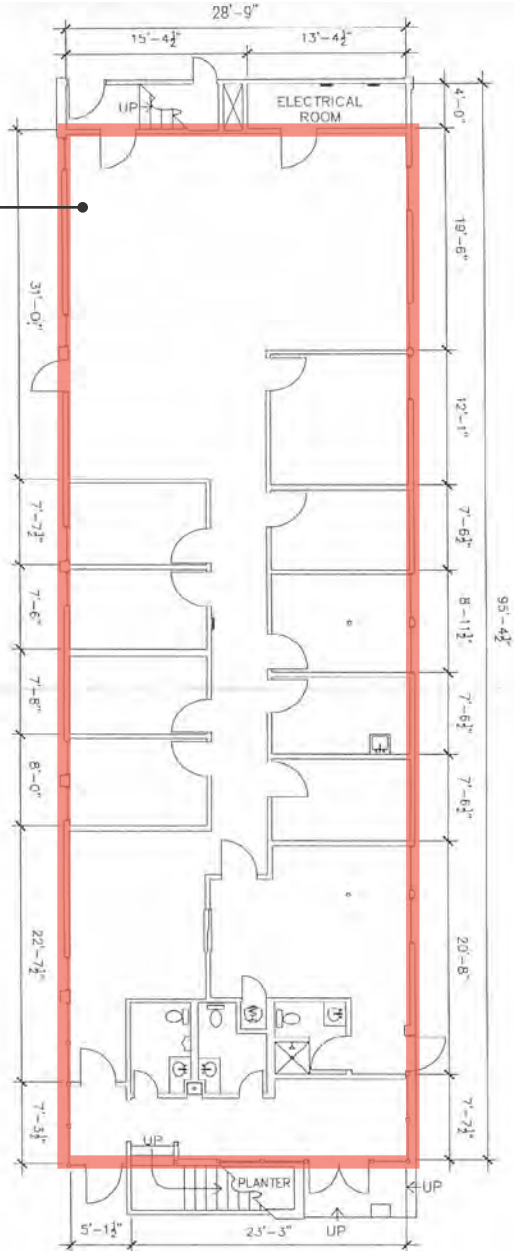
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# FLOOR PLANS

4105 Medical Parkway | Austin, TX 78756

## 1ST FLOOR

Suite 100  
Sweta DDS  
Exp 9/31/34  
Opt 9/31/39  
2,445 RSF



## 2ND FLOOR

Suite 210  
Vacant  
500 RSF

Suite 208  
Vacant  
736 RSF

Suite 206  
Currently Occupied  
355 RSF

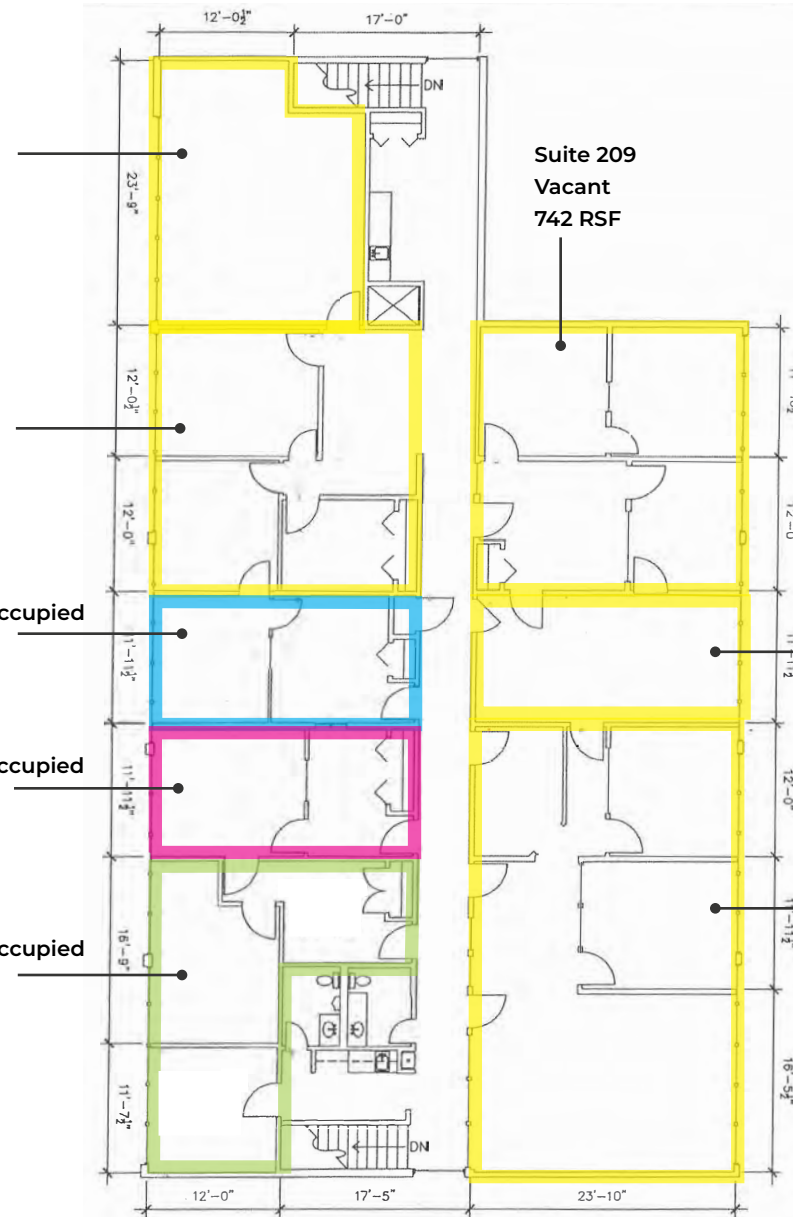
Suite 204  
Currently Occupied  
353 RSF

Suite 202  
Currently Occupied  
409 RSF

Suite 209  
Vacant  
742 RSF

Suite 207  
Vacant  
366 RSF

Suite 201  
Vacant  
1,237 RSF



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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# AREA MAP

4105 Medical Parkway | Austin, TX 78756



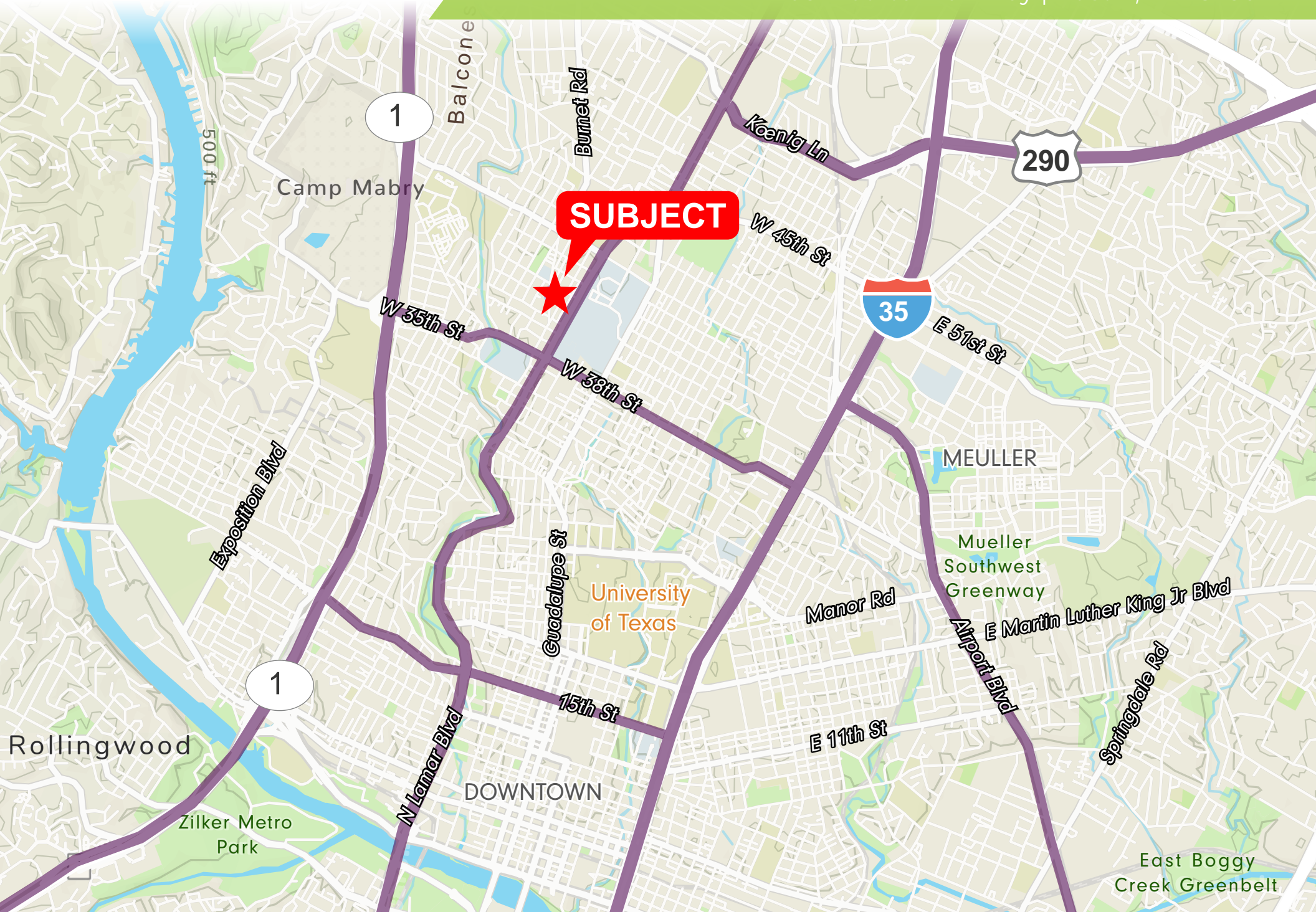
## AREA RESTAURANTS

1. Draught House
2. Uchi, Houndstooth, Taco Deli
3. Taco Shack
4. Rudy's BBQ
5. Snooze
6. Santa Rita Cantina
7. Starbucks
8. Chili's
9. Otherside Deli
10. New World Deli
11. Mongers
12. Mandola's, MezzeMe
13. Dumpling World, The Brass Tap, Jeni's Ice Cream
14. Merit Coffee Co, Hopdoddy
15. Kerbey Lane
16. Cucina on 35th
17. Subway
18. Tiny Boxwoods
19. Kolache Factory
20. Avenue B Grocery & Market
21. Tiny Grocer
22. YaYa Cafe
23. Domino's Pizza
24. Upper Crust
25. La Cocina de Consuelo
26. Maru
27. Gusto
28. Honest Mary's
29. Pinhouse Pizza, Suzi's Chinese
30. Phoenicia Bakery & Deli
31. Carve

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# METRO MAP

4105 Medical Parkway | Austin, TX 78756

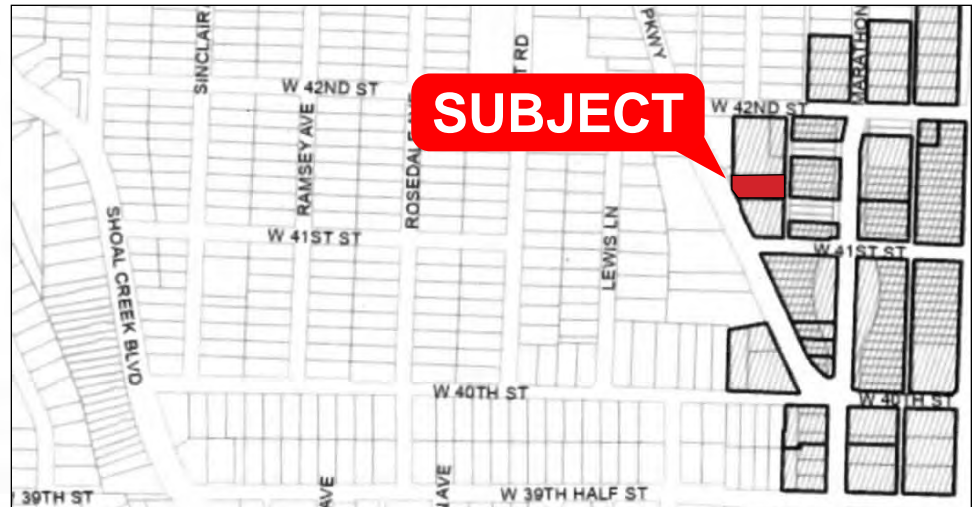




### ZONING OVERVIEW:

The property at 4105 Medical Parkway is zoned as LO-ETOD-DBETOD, offering a versatile combination of uses and opportunities. The LO (Limited Office) designation supports office uses, making it ideal for professional services such as medical, legal, and consulting offices. The ETOD (Equitable Transit-Oriented Development) and DBETOD (Density Bonus Equitable Transit-Oriented Development) combining districts allow for increased development potential, emphasizing transit access and community benefits. With the DBETOD density bonus program, the property enjoys an increased height limit of up to 90 feet, providing significant opportunities for expansion and maximizing property value in this high-demand area.

[Click here to view the full zoning ordinance](#)



Created: 5/20/2024

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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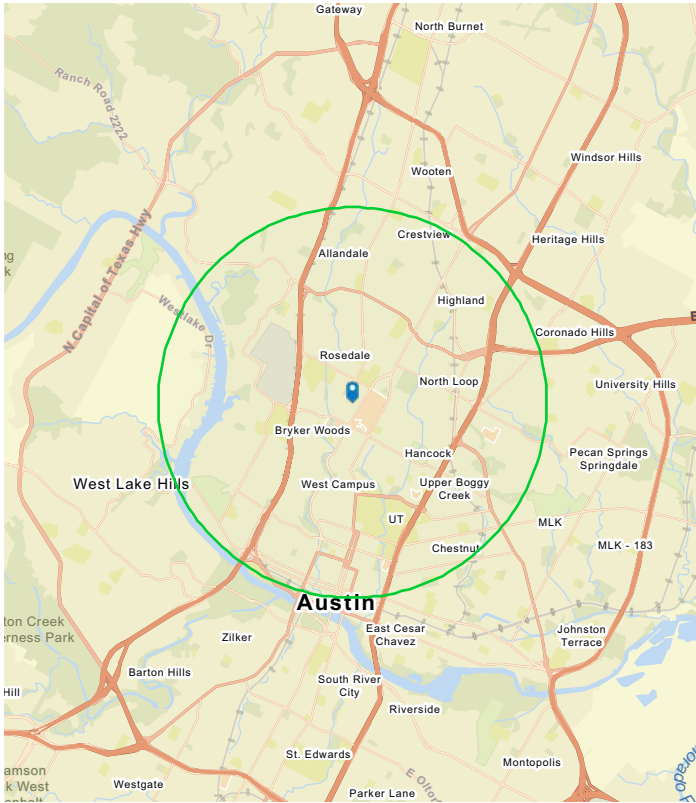
# INFOGRAPHICS

4105 Medical Parkway | Austin, TX 78756

## DEMOGRAPHIC PROFILE

4105 Medical Pkwy, Austin, Texas, 78756

Ring of 3 miles



### EDUCATION



No High School Diploma



7.9%  
High School Graduate



14.1%  
Some College/  
Associate's Degree



75.2%  
Bachelor's/Grad/  
Prof Degree

### INCOME



**\$90,771**  
Median Household Income



**\$69,406**  
Per Capita Income



**\$111,926**  
Median Net Worth

### EMPLOYMENT



White Collar

82.5%



Blue Collar

7.2%



Services

10.3%



Unemployment Rate

### KEY FACTS

**162,432**

Population

**30.4**

Median Age

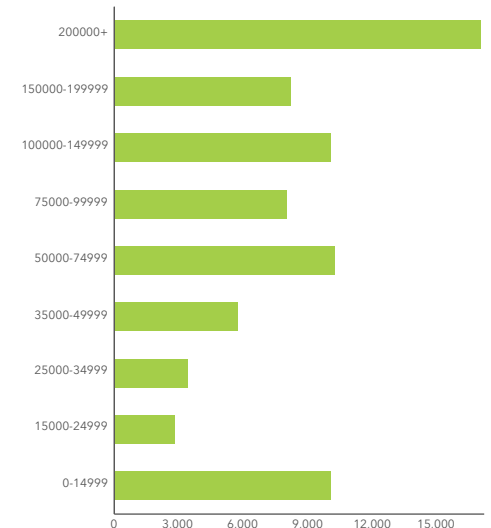
**75,692**

Households

**\$75,598**

Median Disposable Income

### HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2024, 2029).

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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.

11-03-2025



## 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 interests 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 state 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 or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<u>Commercial Industrial Properties, LLC</u>	<u>9007597</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Springer</u>	<u>627720</u>	<u>bob@cipaustin.com</u>	<u>(512) 682-1001</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Robby Eaves</u>	<u>588199</u>	<u>robby@cipaustin.com</u>	<u>(512) 682-1003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Evan Bole</u>	<u>756417</u>	<u>evan@cipaustin.com</u>	<u>(512) 682-1000</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date