

FOR LEASE

OFFICE BUILDING
IN CENTRAL AUSTIN



4105 MEDICAL PKWY
AUSTIN, TX 78756



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512 682 1000
ciptexas.com

FOR LEASE

SUMMARY

4105 Medical Parkway | Austin, TX 78756



PROPERTY HIGHLIGHTS:

- This two-story professional office building sits within the Central Medical District.
- Perfect for Lawyer, Accountant, Therapist or any professional seeking Central Austin office lease space. Suite 206 can be subdivided
- Walking distance to Central Market, parks, shops and other restaurants.
- Great Natural Lighting
- Flexible Floor Plan
- Building owner on site
- Lease rate does not include internet
- New carpeting and windows through out

ADDRESS: [4105 Medical Pkwy, Austin, TX 78756](#)

AVAILABLE SPACE: Suite 201 - ±1,237
Suite 207 - ±366 RSF
Suite 208 - ±735 RSF
Suite 209 - ±742 RSF
Suite 210 - ±500 RSF

RENTAL RATE: \$38 Full Service Gross

YEAR BUILT: 1972



FOR LEASE

INTERIOR PHOTOS UNIT D

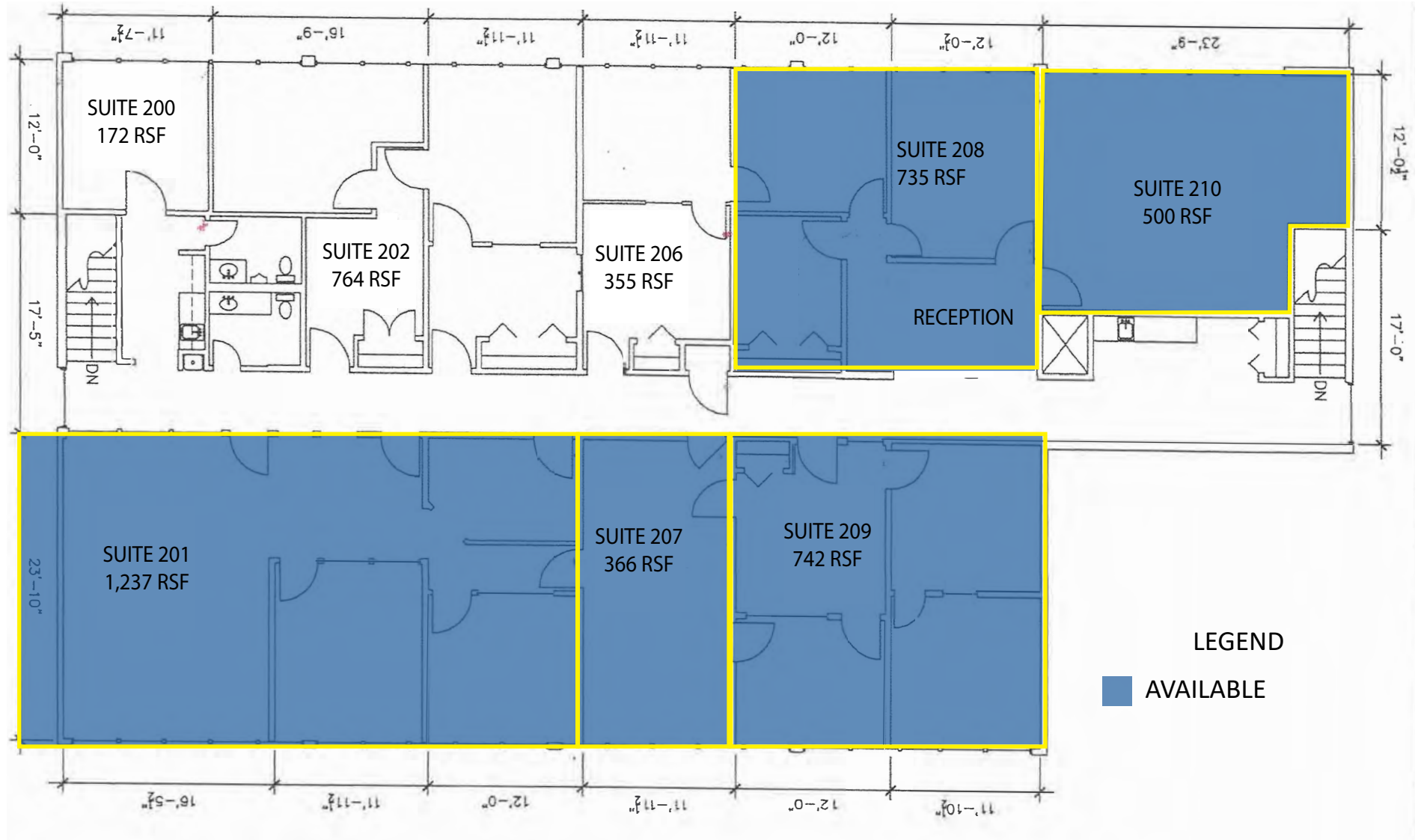
4105 Medical Parkway | Austin, TX 78756



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SECOND FLOOR PLAN

4105 Medical Parkway | Austin, TX 78756



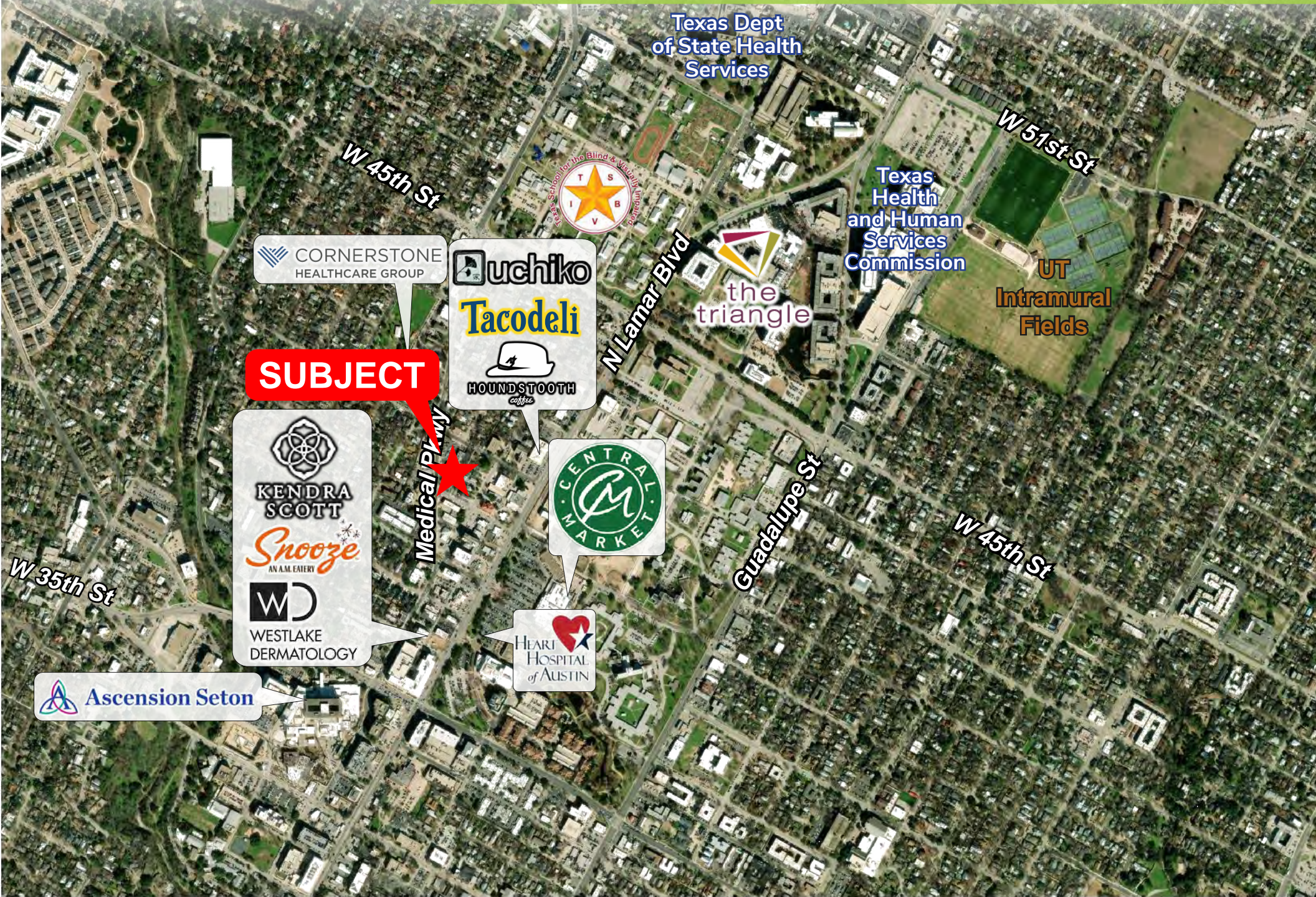
All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental 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



Texas Dept
of State Health
Services

Texas
Health
and Human
Services
Commission

W 51st St

UT
Intramural
Fields

the
triangle

W 45th St

CORNERSTONE
HEALTHCARE GROUP

Uchiko

Tacodeli

HOUNDSTOOTH
coffee

SUBJECT

N Lamar Blvd

CENTRAL
MARKET

Guadalupe St

KENDRA
SCOTT
Snooze
AN A.M. CAFE
WD
WESTLAKE
DERMATOLOGY

HEART
HOSPITAL
of AUSTIN

Ascension Seton

W 35th St

W 45th St

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AREA MAP

4105 Medical Parkway | Austin, TX 78756



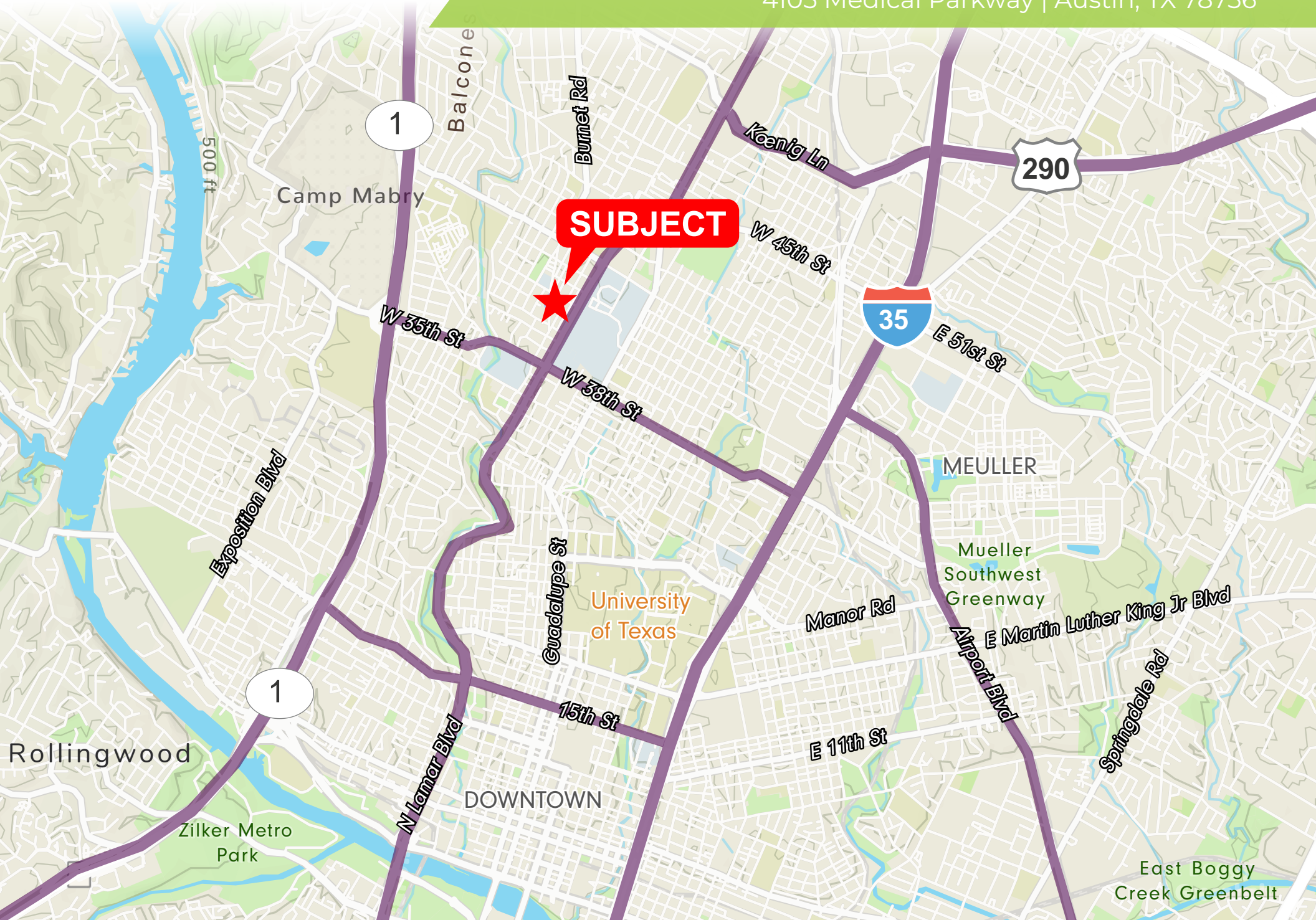
AREA RESTAURANTS

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



SUBJECT



University of Texas

MEULLER

Mueller
Southwest
Greenway

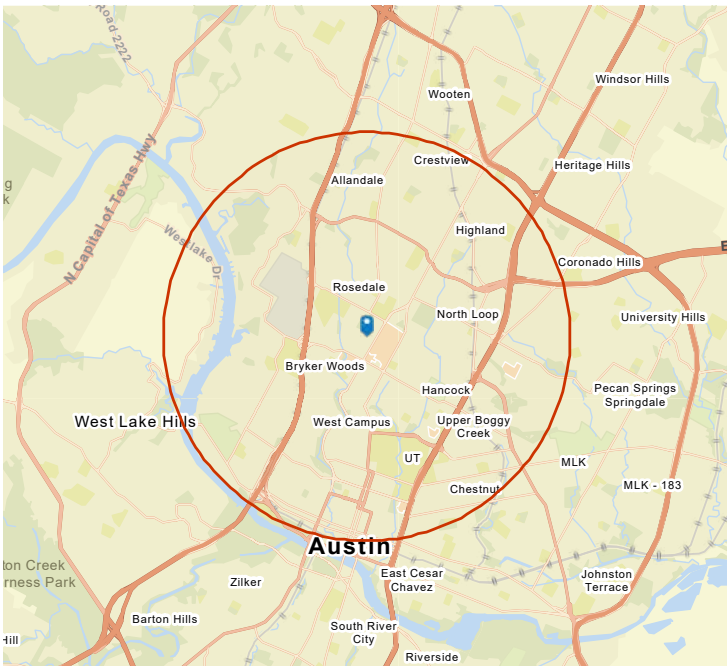
DOWNTOWN

East Boggy
Creek Greenbelt

DEMOGRAPHIC PROFILE

4105 Medical Pkwy, Austin, Texas, 78756

Ring of 3 miles



EDUCATION



No High School Diploma



8.3%

High School Graduate



14.0%

Some College/ Associate's Degree



74.6%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

81.6%



Blue Collar

7.5%



Services

11.0%



Unemployment Rate

INCOME



\$80,581

Median Household Income



\$61,015

Per Capita Income



\$65,536

Median Net Worth

KEY FACTS



Population



Median Age

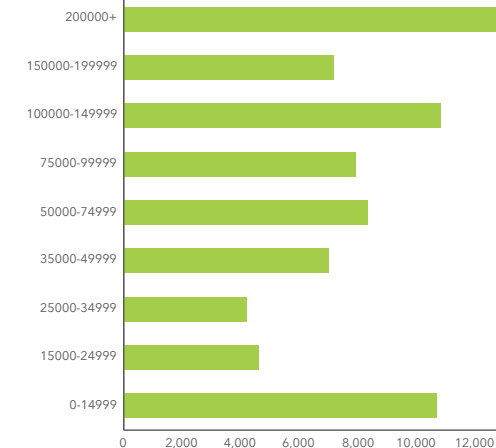


Households



Median Disposable Income

HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2023, 2028).

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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