

OFFICE BUILDING IN CENTRAL AUSTIN

4105 Medical Parkway | Austin, TX 78756

FOR LEASE



COMMERCIAL
INDUSTRIAL
PROPERTIES

Evan Bole
evan@cipaustin.com

Bob Springer, CCIM
bob@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

For Lease: Centrally Located Office Building 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:

±135 SF- 2,600 SF

MINIMUM AVAILABLE:

±135 SF

MAXIMUM CONTIGUOUS:

±2,600 SF

RENTAL RATE:

\$35 Full Service Gross

MINIMUM LEASE TERM:

12 Months

YEAR BUILT:

1972

For More Information Contact:

Evan Bole
Associate

evan@cipaustin.com | 512 682 1017

Bob Springer, CCIM
Principal

bob@cipaustin.com | 512 682 1001

main 512 682 1000 | fax 512 682 1517

[cipaustin.com](#)



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All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin 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 Austin 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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PHOTOS

For Lease: Centrally Located Office Building
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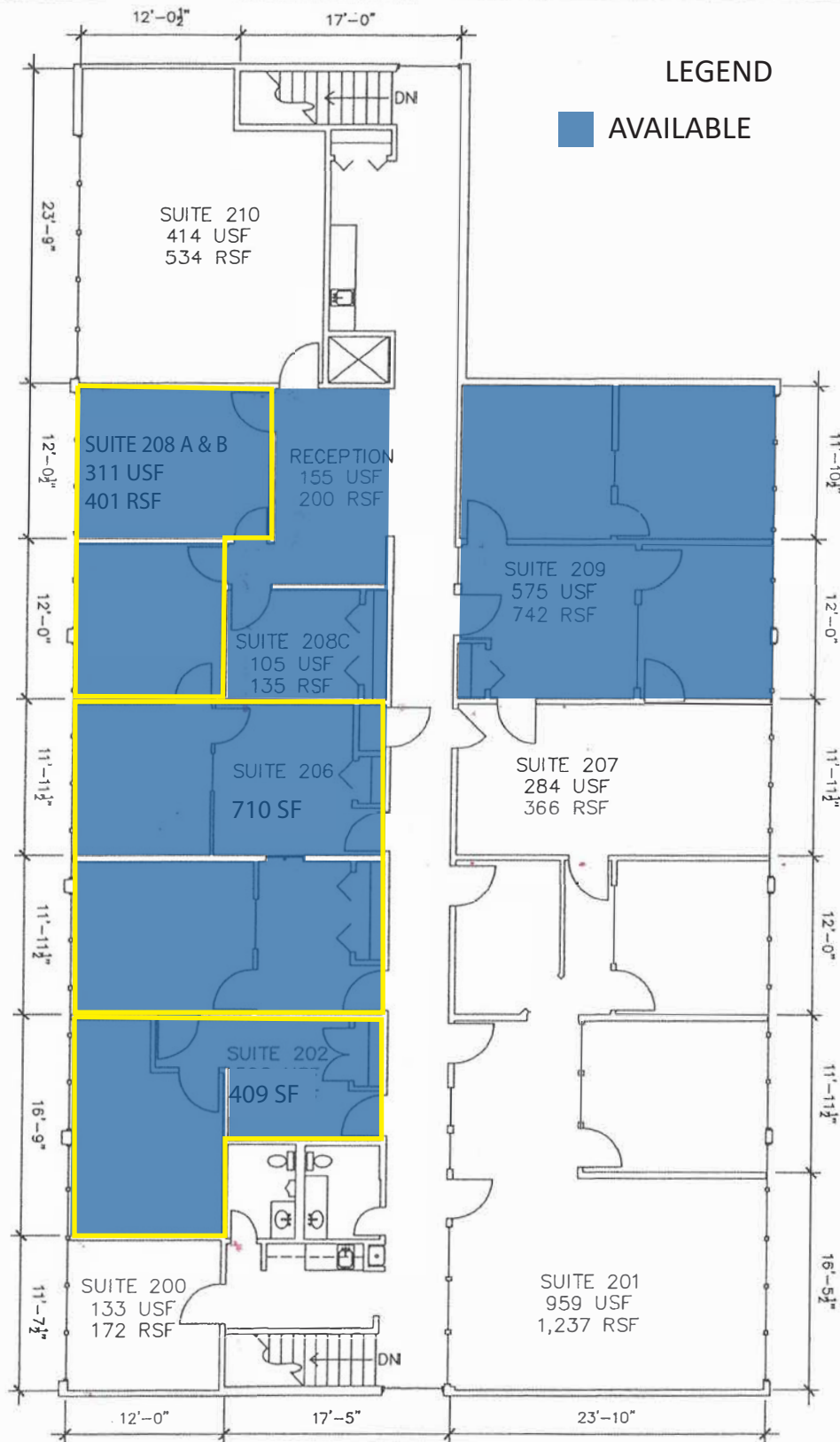
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FLOOR PLAN

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NOT TO SCALE



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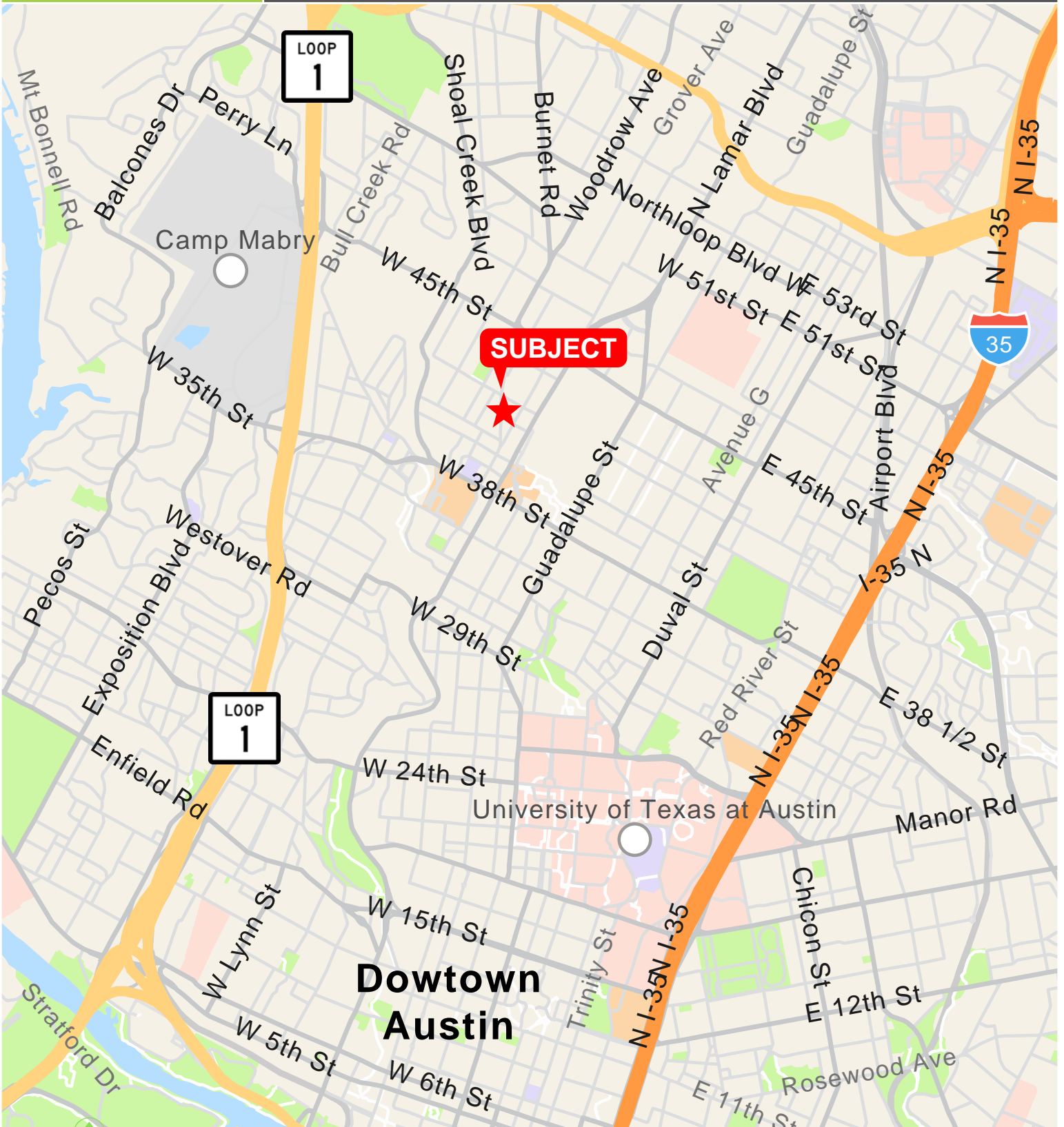
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METRO MAP

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Downtown Austin



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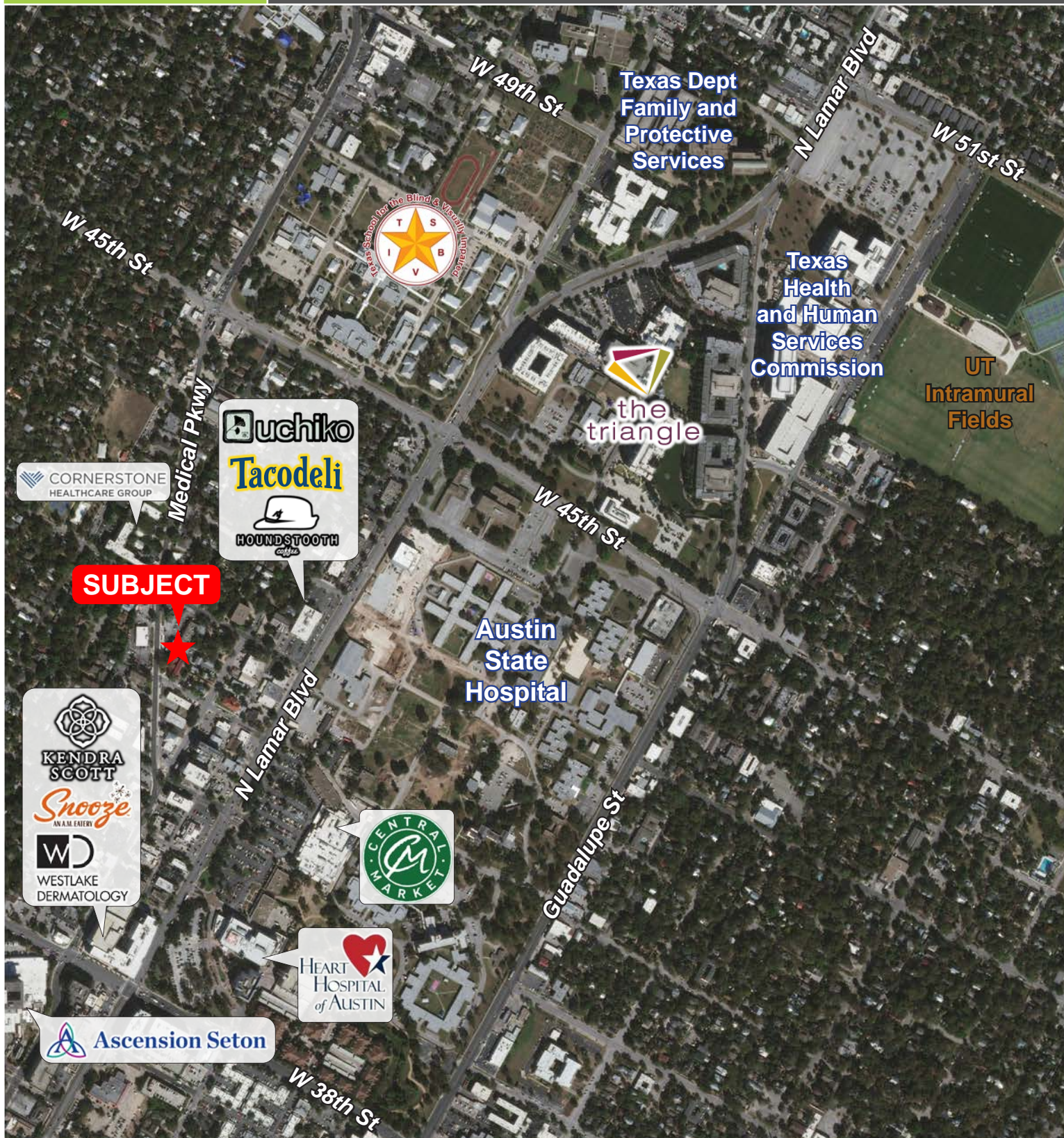
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AREA MAP

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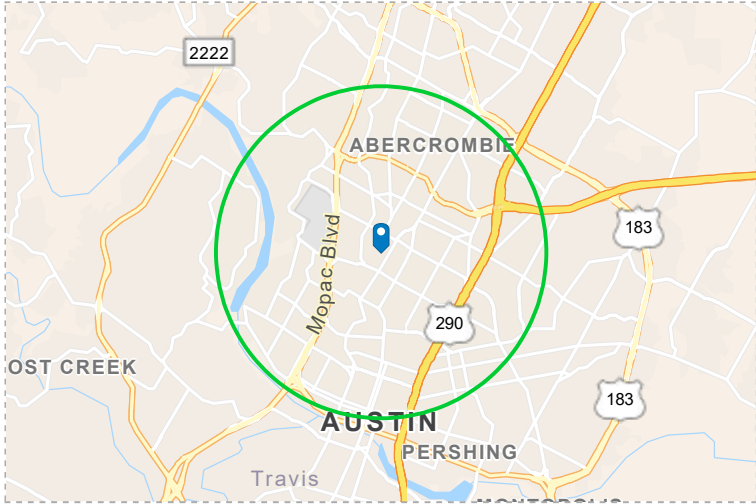
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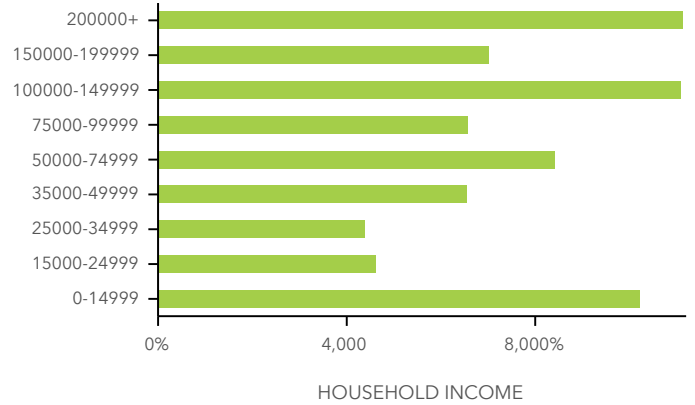
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INFOGRAPHIC 3 MILE RADIUS

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Household Income



KEY FACTS

154,623

Population



69,918

Households

29.7

Median Age

\$62,216

Median Disposable Income

INCOME



\$77,490

Median Household Income



\$54,178

Per Capita Income



\$66,016

Median Net Worth

EDUCATION

4%

No High School Diploma



8%

High School Graduate



15%
Some College



73%
Bachelor's/Grad /Prof Degree

EMPLOYMENT

84%

White Collar

8%

Blue Collar

8%

Services

4.5%

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.



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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.

11-2-2015



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.

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 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.

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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Evan Bole / Robert Springer	756417 / 627720	evan@cipaustin.com / bob@cipaustin.com	512-682-1017 / 512-682-1001
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date