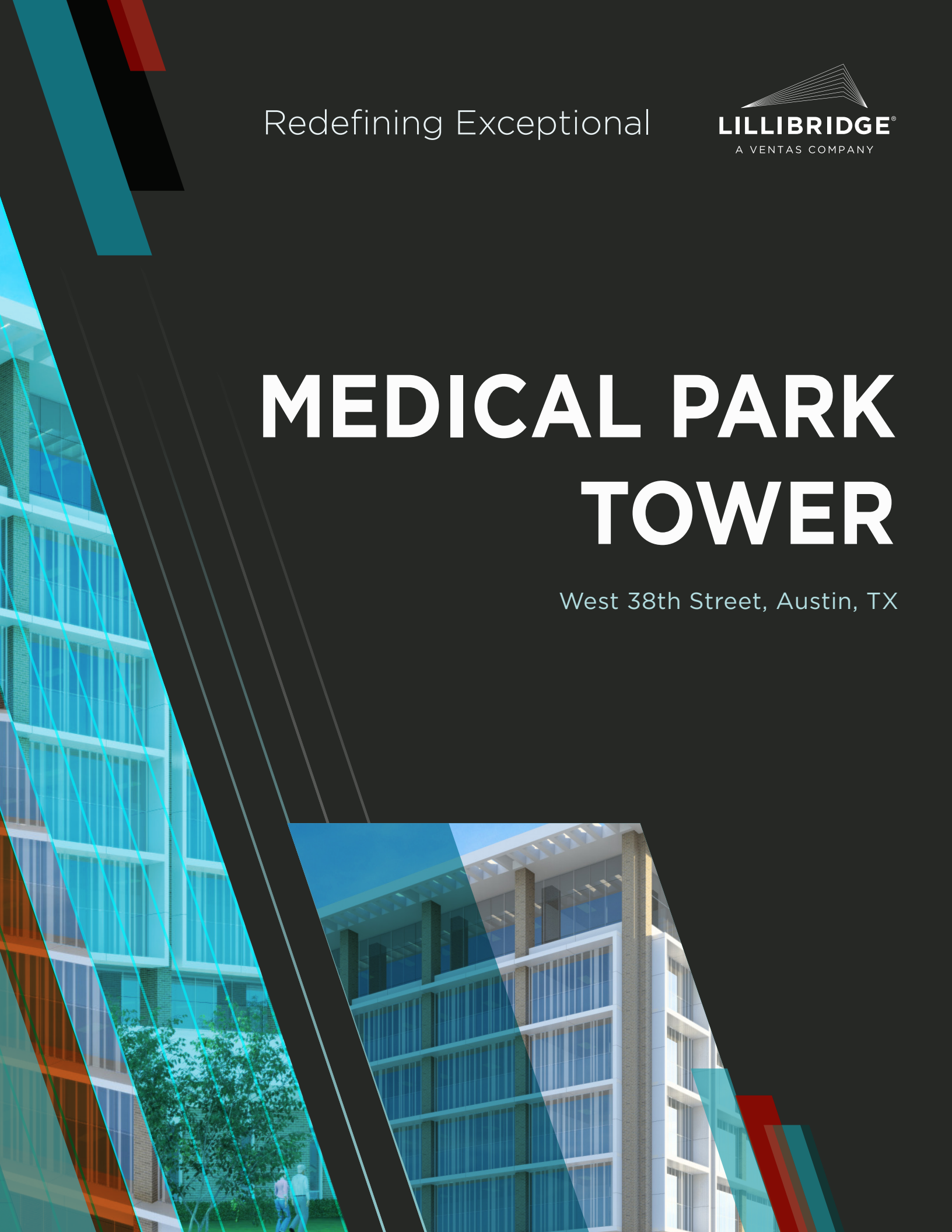


Redefining Exceptional



# MEDICAL PARK TOWER

West 38th Street, Austin, TX



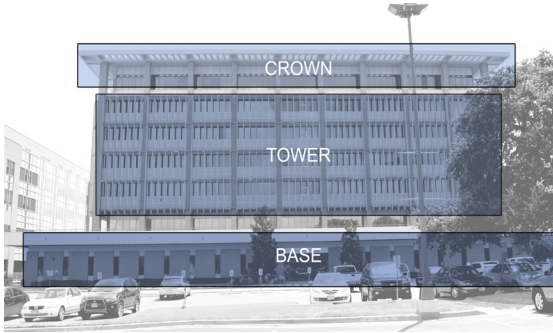
## Redefining Exceptional

Medical Park Tower is the only medical office building located on Ascension Seton Medical Center's main campus, in the heart of the medical district in Austin, Texas.

Built in 1966, Medical Park Tower has provided exceptional care to the medical community for over 50 years. Embarking on a complete redevelopment of this classic asset, Medical Park Tower will raise the bar and continue to provide the medical community an exceptional place of care for its physicians and their patients for decades to come.

**\$30M**  
REDEVELOPMENT

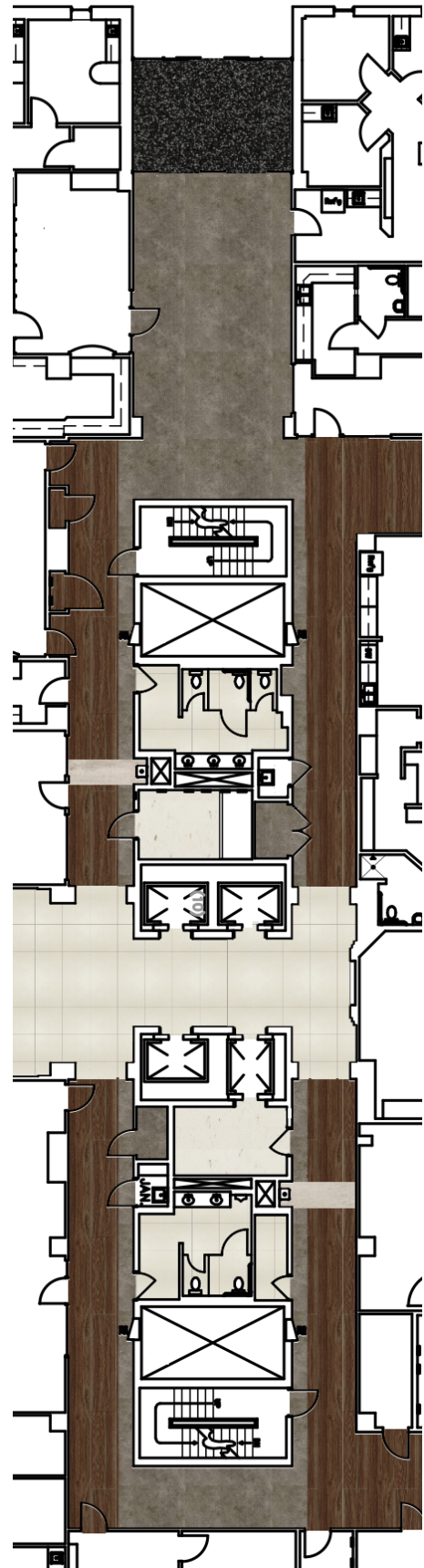




## Medical Park Tower Upgrades

In partnership with HKS Architects and Rogers O'Brien, Lillibridge Healthcare Services will transform Medical Park Tower from a dated, functionally obsolete building to a sleek and modern state-of-the-art medical facility with a LEED certification. The renovation is all-encompassing with a design approach upgrading all sections from the crown of the building to the base of the tower.

- Facade will include new glazing with ceramic frit, removal of the exterior fins, and new roof systems
- All mechanical and plumbing infrastructure will be upgraded to current standards
- Elevators and equipment will be modernized and upgraded
- All common areas including suite entries, corridors, lobbies, elevators, and restrooms will be renovated with new sleek and modern finishes
- Wayfinding and signage will be integrated into the new design throughout
- Addition of a new covered drop-off at north entrance and upgraded porticos on the south entrances
- Installation of new energy efficient LED lighting fixtures and digital directories will be incorporated into the new design
- Site improvements including outdoor seating areas and enhanced amenity spaces



# ADDITIONAL HIGHLIGHTS

## MODERN DESIGN MEETS FUNCTIONALITY

The interior architecture of the Medical Park Tower will evoke a bold, yet versatile design set within the greater Austin community.

Clean geometry and motifs reminiscent of the styles of the 1960's, local materials recalling the adjacent Ascension Seton Medical Center campus, and upgraded finishes meeting the highest standards of performance will become a reflection of the tower's commitment to care at its highest quality.

Each element strategically picked to create a seamless experience. Colors chosen with the color-blind population in mind. Color-coded floors and large displays of the floor number will be featured to help orient patients, improve floor identification and wayfinding. Site signage identifying parking areas, entries, and exits will be added to improve traffic flow and ease of locating available parking.

### PROPERTY INFORMATION:

Building Type: **Medical Office**

Year Built/Renovated: **1966/2020-2021**

Building Height: **7 Stories**

Building Size: **160,533 SF**

Building Class: **A**

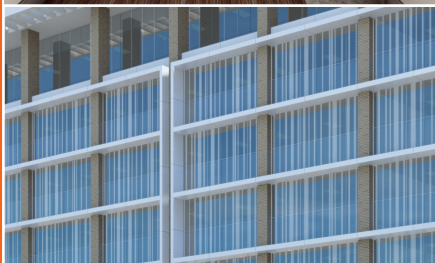
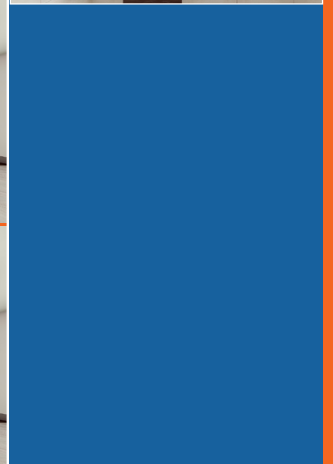
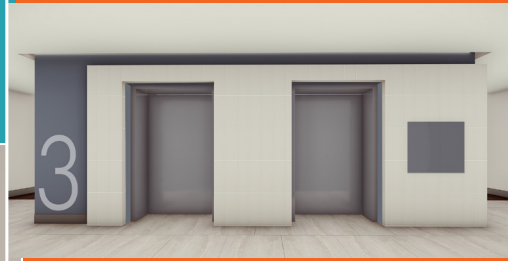
Typical Floor Size: **20,000 SF**

Unfinished Ceiling Height: **12'**

Parking: **Garage and Surface**

**Parking Available**

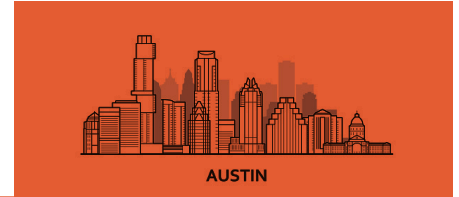
**Reserved Parking Available**





LOCATION HIGHLIGHTS

# Medical Park Tower, West 38th Street, Austin, TX

In addition to being on campus of Ascension Seton Medical Center, named one of the Top 20 Best Hospitals in Texas (US News & World Report), Medical Park Tower's central location is amidst Austin's best neighborhoods to live, and its commuter-friendly status makes it ideal for physicians and their patients.



## TRANSPORTATION

 <b>COMMUTER RAIL</b>		
Highland Station Commuter Rail (Capital MetroRail)	7 min drive	3.0 mi
Crestview Station Commuter Rail (Capital MetroRail)	7 min drive	3.2 mi
Buses 19 and 335 (Near Main Entrance)	2 min walk	0.1 mi
 <b>AIRPORT</b>		
Austin-Bergstrom International Airport	29 min drive	14.4 mi
 <b>WALK AND BIKE</b>		
LOCATED ON THE SHOAL CREEK HIKE & BIKE TRAIL		
<b>WALK SCORE</b> ®	<b>Very Walkable (88)</b>	
<b>BIKE SCORE</b> ®	<b>Very Bikeable (91)</b>	



**MEDICAL PARK  
TOWER**

# DEMOGRAPHICS

## MEDICAL PARK TOWER



### POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2020 Total Population	21,988	381,450
2025 Total Population	23,608	412,652
Population Growth 2020-2025	7.37%	8.18%
Average Age	32.40	35.60
HOUSEHOLDS	1 Mile	5 Mile
2020 Total Households	10,409	163,784
2025 Total Population	11,162	177,195
Population Growth 2020-2025	7.23%	8.19%
Average Household Size	1.90	2.20
Median Home Value	\$749,158	\$497,983
Median Year Built	1971	1978

# AVAILABLE SPACE

## RARE OPPORTUNITY - FULL FLOOR AVAILABLE COMING SOON - 2021

### 20,045 SF OFFICE SPACE

- Located on Ascension Seton Medical Center's main campus
- Full floor opportunity
- Full space available for lease or can be separately demised
- Efficient floor plate
- Great views to south and west
- Easy ingress and egress
- Generous TI package available
- Reserved physician parking available

### PHARMACY SPACE AVAILABLE

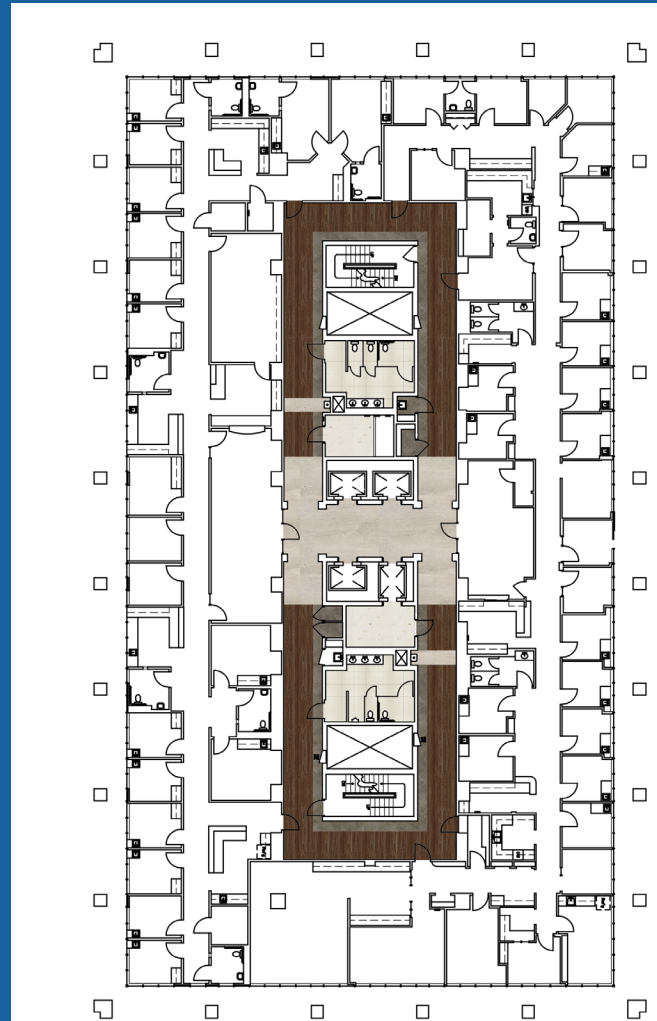
- 938 RSF - Available now
- Great visibility on first floor

### SUITE 108 SPACE AVAILABLE

- 1,237 RSF - Available early 2022

### SUITE 702 SPACE AVAILABLE

- 1,236 RSF
- Separate waiting room, 3 exam rooms, large corner conference room/office, private restroom and break room
- Great views to the west



FLOOR PLAN



## For Leasing Information

Contact Leasing Manager  
Jinny Saad at (512) 961-7336  
jinny.saad@lillibridge.com

# VIRTUAL TOUR

Click on the image below to experience a virtual tour of the new Medical Park Tower.



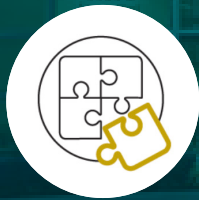


# ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

359

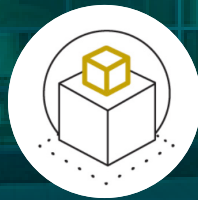
Medical Office  
Buildings



WE ADVISE

162

Hospitals



WE BUILD

78

Health Systems



WE MANAGE



WE MONETIZE

## Healthcare is a Rapidly Changing Environment

Our goal is to create exceptional places of care for healthcare providers and the patients they serve.

As one of the top Medical Office and Outpatient Building platforms in the U.S., we own and manage over 20 million square feet of space across the country. Even more importantly, we have developed trusted relationships with the nation's leading hospitals and health systems, helping us deliver exceptional places of care for more than 15,000 physicians and their patients.



Leasing Manager:

**Jinny Saad**

**[jinny.saad@lillibridge.com](mailto:jinny.saad@lillibridge.com)**

**(512) 961-7336**

**MEDICAL PARK TOWER**



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