

UNIQUE MEDICAL OFFICE OPPORTUNITY

5,247 SF AVAILABLE NOW

BRAND NEW SPACE IN INCREDIBLE LOCATION



2244 WALSH TARLTON LN

AUSTIN, TX 78746

GEOFF HANGARTNER | (830) 708-6044 | ghangartner@hpitx.com

COLE JOHNSON | (580) 618-4808 | cjohnson@hpitx.com

HPI
TENANT ADVISORS

BRAND NEW SPACE



Size: 5,247 SF



Base Rent: Call Broker



Expiration: Flexible



Available Q2 2026



Ample Employee & Visitor Parking



TAKE A VIRTUAL TOUR



UNIQUE MEDICAL OFFICE OPPORTUNITY

FEATURES:

- Unique location in the heart of Westlake
- Great access from Mopac and 360
- Space includes a dedicated waiting room, 2 procedure rooms, and 12 exam rooms along with shared break and conference rooms
- Flexible term in an owned-occupied building



SHARED BREAK ROOM



DIRECT LOBBY EXPOSURE



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BUILDING LOCATION

EST. DRIVE TIMES

DOWNTOWN: 15 Minutes

THE DOMAIN: 18 Minutes

AUSTIN AIRPORT: 13 Minutes

LOOP 1: 4 Minutes

HWY 290: 5 Minutes



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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■

