

MEDICAL OFFICE FOR SUBLEASE

11,043 SF IN PRIME LOCATION



MIDTOWN MEDICAL II

911 W 38TH ST, AUSTIN, TX 78705

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



SUITE 300 OVERVIEW



Size: 11,043 SF



Price: Contact Broker



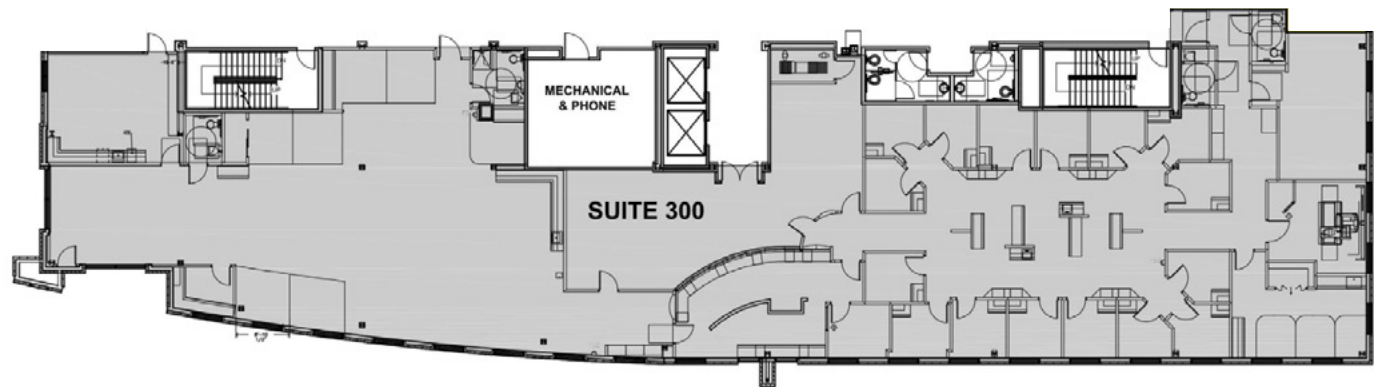
Available Q2 2026



Expiration: May 31, 2028



Ample Employee and Visitor Parking



TAKE A VIRTUAL TOUR

MEDICAL OFFICE OPPORTUNITY

FEATURES:

- Clinic space includes 16 exam rooms, 1 manager office, 1 physician work room, 1 cast/procedure room, and 1 lead-lined x-ray room.
- Physical therapy space includes large open training area, 1 hard wall office, and a break room.
- Cubicles in doctor's lounge are available.



BREAK AREA



DOCTOR'S LOUNGE



MEDICAL OFFICE OPPORTUNITY



BUILDING LOCATION

EST. DRIVE TIMES

DOWNTOWN: 8 Minutes

THE DOMAIN: 12 Minutes

AUSTIN AIRPORT: 25 Minutes

MOPAC EXPY: 3 Minutes

**ASCENSION SETON
MEDICAL CENTER**

Greenbelt

Snooze
AN A.M. EATERY



Tacodeli

uchiko



**HEART HOSPITAL
OF AUSTIN**

911 W 38TH ST



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