



MEDICAL OFFICE FOR LEASE

AUSTIN SURGICAL PLAZA

6818 AUSTIN CENTER DRIVE, AUSTIN, TX 78731

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THE
RMR
GROUP



Austin Surgical Plaza is a 78,789 SF Class A medical office building conveniently located near the intersection of MoPac and Far West Blvd. in Northwest Austin.

Medical Office Availability:

Suite 200 - 4,858 SF (Available 11/1/2021)

Building Information:

- Rental Rate: \$27.50 NNN
- Operating Expenses: \$17.84/SF (2021 est.)
- Two-Story: Class A Medical Office Building
- Conveniently located off MoPac and Far West Blvd
- Covered drive-through for patient pick-up and drop-off
- Recently Updated Lobby & Common Areas
- 5/1,000 Parking Ratio - Covered Parking Available

FOR LEASING INFORMATION CONTACT:

WILL STEWART ■ 512.314.3574 ■ will.stewart@transwestern.com

MARSHALL THURMOND ■ 512.314.5211 ■ marshall.thurmond@transwestern.com

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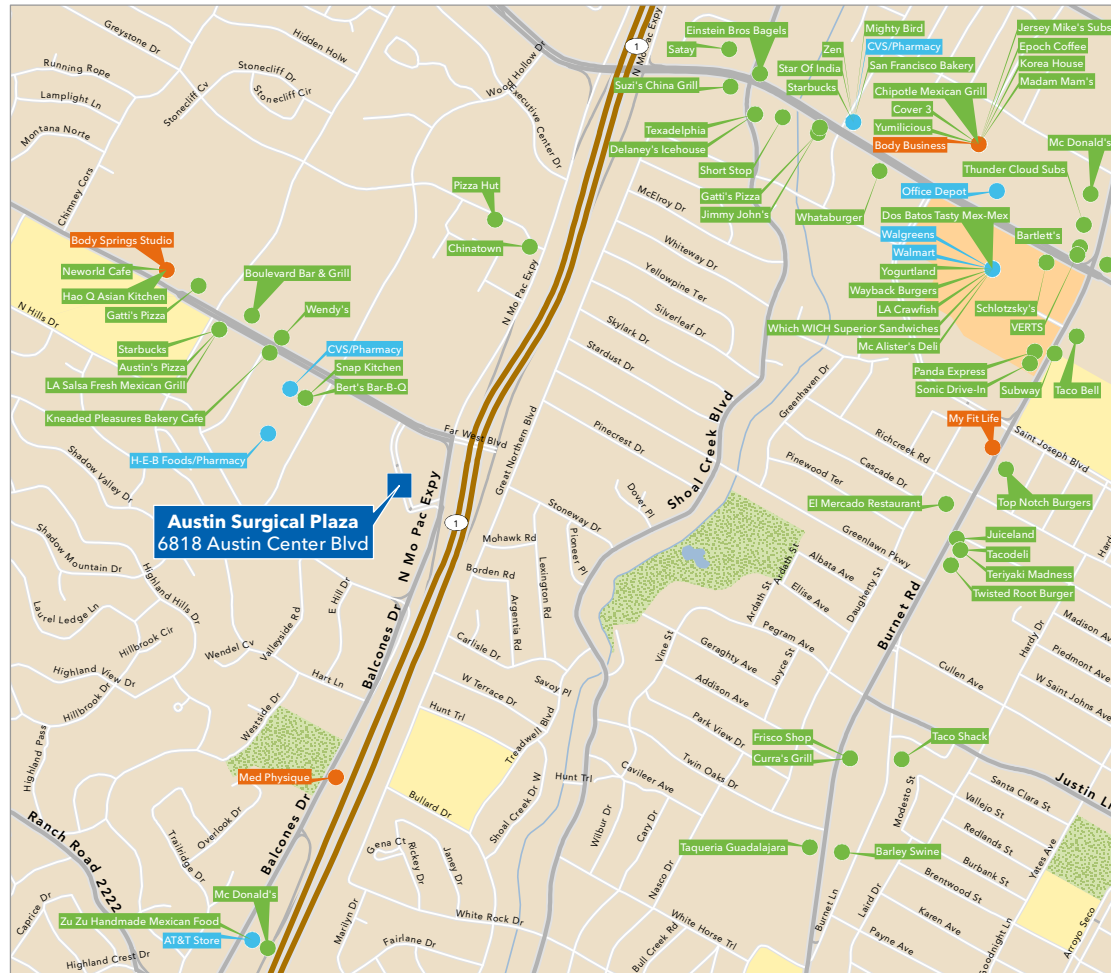
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AREA AMENITIES



Austin Surgical Plaza

Amenities



Fitness



Restaurant



Retail

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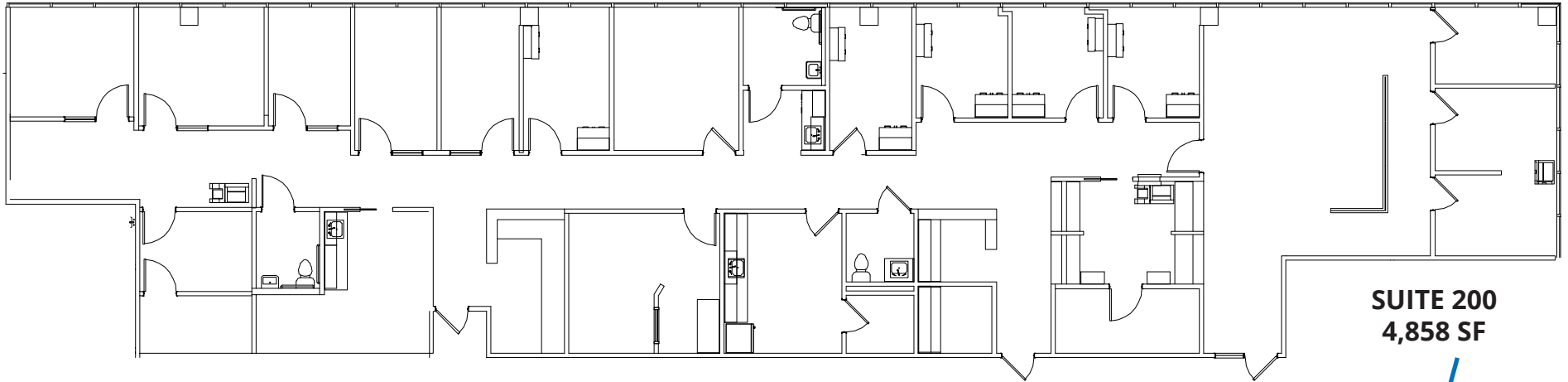
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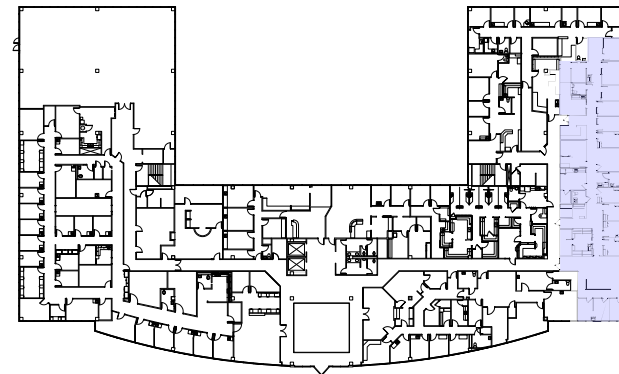
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SUITE 200
4,858 SF

Suite 200 - 4,858 SF

- Rental Rate: \$27.50 NNN
- Operating Expenses: \$17.84/SF (2021 est.)
- Second Generation Clinic Space
- Recent Finishes Throughout
- 9 Private Offices/Exam Rooms
- 5 Exam Rooms
- 1 Large X-ray/Procedure Room
- 3 Internal Restrooms
- Available 11/1/2021



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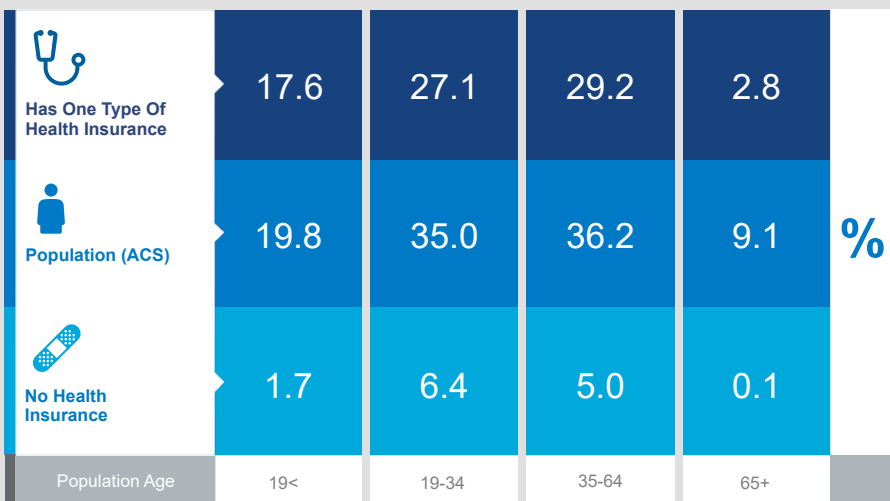
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DEMOGRAPHIC HEALTHCARE DATA

Healthcare & insurance statistics for the population within a 15 minute drive time from **Austin Surgical Plaza**.



Population



406,918
Civilian Noninstitutionalized
Population (ACS)

Exercise (Percent of Adults)



30.0%
Exercise at home 2+
times per week



19.4%
Exercise at club 2+
times per week

Health Care Expenditure



\$4,042
Annual Health Insurance
Expenditures



\$2,178
Medical Care



Medicare:
Population 65+

9,788

Medicare Only

5,970

Direct-Purch & Medicare

9,787

Employer & Medicare

1,773

Medicare & Medicaid

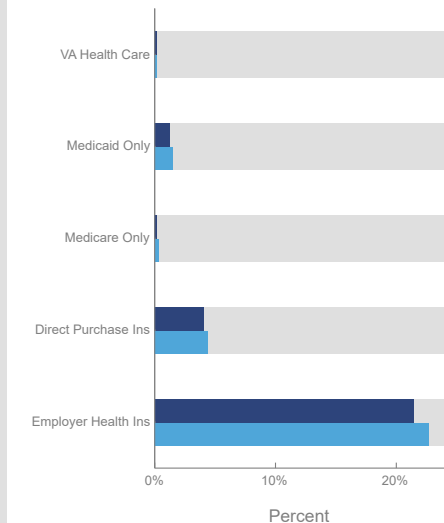
Health Care (Consumer Spending)

Annual
Expenditure

Blue Cross/Blue Shield	\$1,168.3
Medicare Payments	\$420.7
Physician Services	\$285.8
Dental Services	\$410.6
Eyecare Services	\$72.3
Lab Tests/X-rays	\$77.8
Hospital Room & Hospital Service	\$215.0
Convalescent/Nursing Home Care	\$17.8

Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GIK MRI. The vintage of the data is 2014-2018, 2020.
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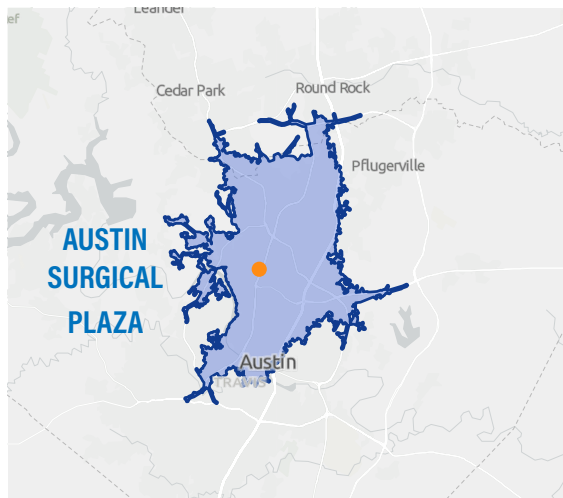
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15 MINUTE DRIVE TIME



POPULATION TRENDS AND KEY INDICATORS

Austin Surgical Plaza

425,013	190,777	2.15	32.4	\$69,014	\$409,869	104	82	71
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



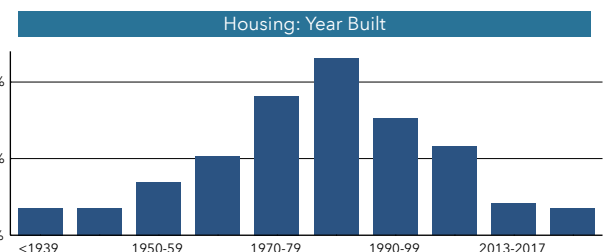
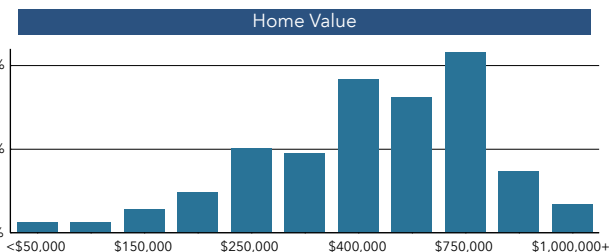
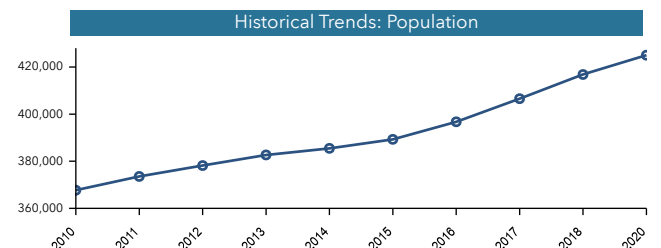
\$9,766

Avg Spent on Mortgage & Basics

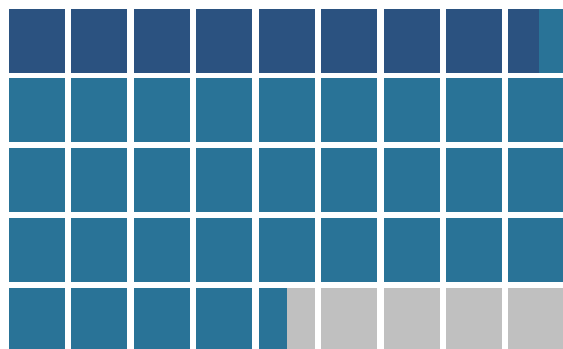


24.8%

Percent of Income for Mortgage

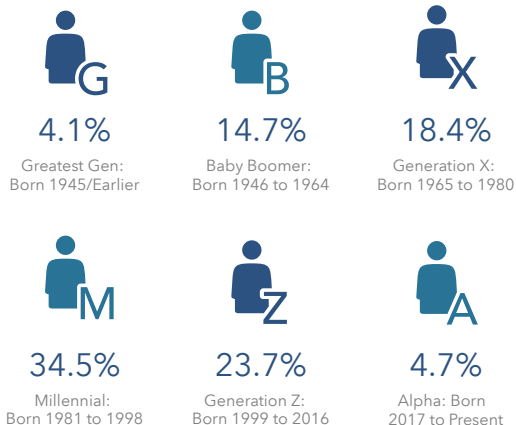


POPULATION BY AGE



Under 18 (19%) Ages 18 to 64 (71%) Aged 65+ (10%)

POPULATION BY GENERATION



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