

Overlook at Lakeway

3011 Flint Rock Rd Lakeway, TX 78738

 Transwestern

OGH



Open for Business!

Now Serving the Lakeway Community

Welcoming a New Patient Experience

Availability

- Immediate

Lease Terms

- Asking rate: \$34.00 NNN
- OpEx: \$10.50 (2024 Est.)
- Parking: 5/1,000
- Allowance: Negotiable

Building Features

- Great visibility and ingress/egress from RR 620
- Easy access to RR 620, RR 2222, Hwy 71, Bee Cave Rd
- Nearby abundant retail, restaurants and hotels
- Covered patient drop-offs
- Reserved physician parking available

[View Aerial Footage](#)





Building Overview

Overlook at Lakeway is a new 6-acre development in the prestigious Lakeway area of Austin, TX. Now delivered, the project consists of a 2-level 42,403 SF medical office building. The property is ideally located beside Baylor Scott & White Medical Center, a state-of-the-art medical campus with 300 affiliated physicians and 450 employees. Easy access to nearby RR 620 makes this an advantageous location for the new, premier medical development.

Baylor Scott & White Medical Center - Lakeway

106
Total Bed Count



Baylor Scott and White Medical Center - Lakeway has achieved Magnet Recognition for its nursing professionalism, teamwork and superiority in patient care. The American Nurses Credentialing Center's Magnet Recognition Program distinguishes organizations that meet rigorous standards for nursing excellence.

A New Standard for Lakeway



Premier Medical Location



Modern Finishes



Connected to Care



The Overlook at Lakeway

Baylor Scott & White

Wild Cherry Dr

Flint Rock Rd

620

Floorplans

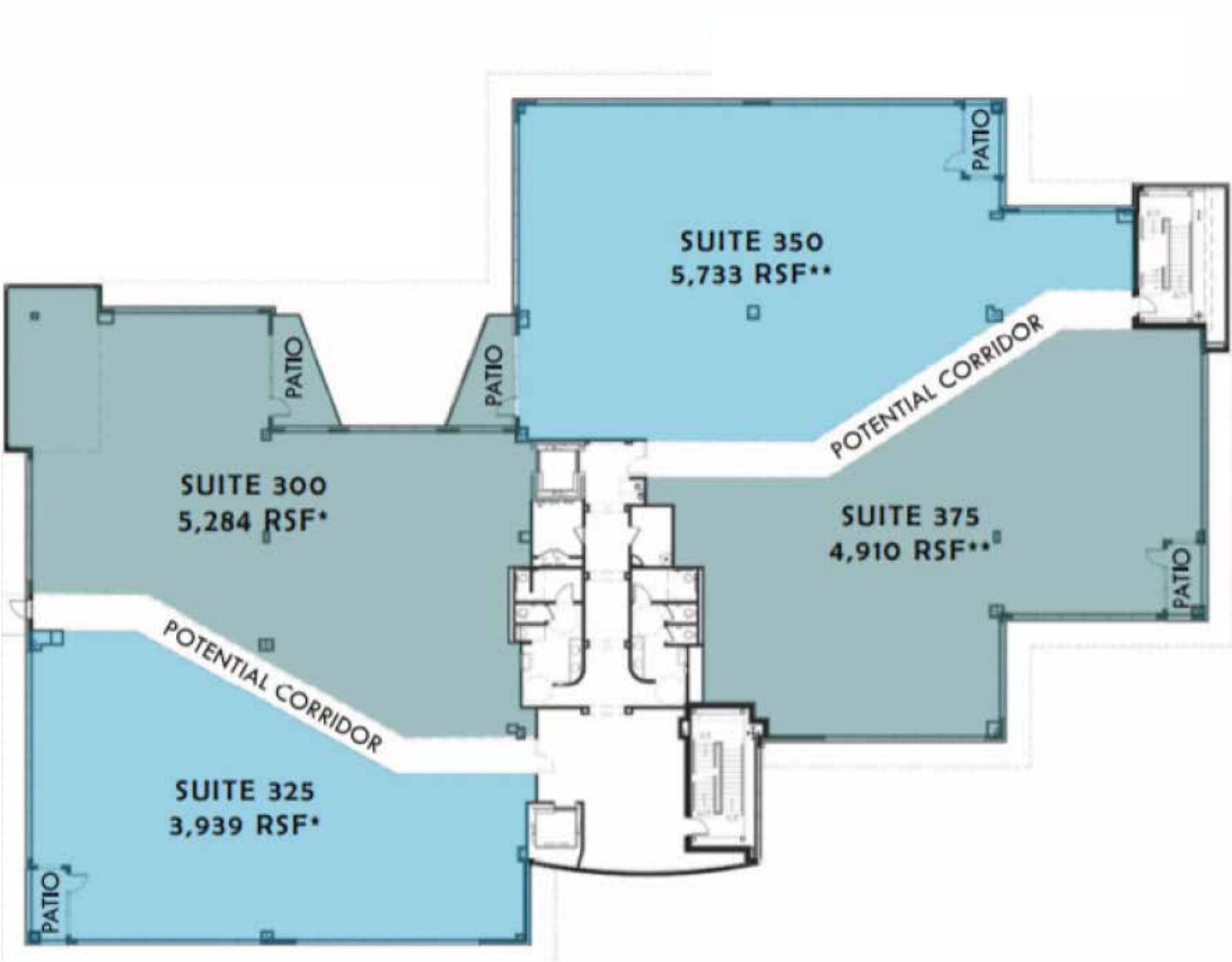
Floor 1

Suite 300 | 5,284 SF
Suite 325 | 3,939 SF

Contiguous up to 9,877 SF

Suite 350 | 5,733 SF
Suite 375 | 4,910 SF

Contiguous up to 11,325 SF



Leasing Information

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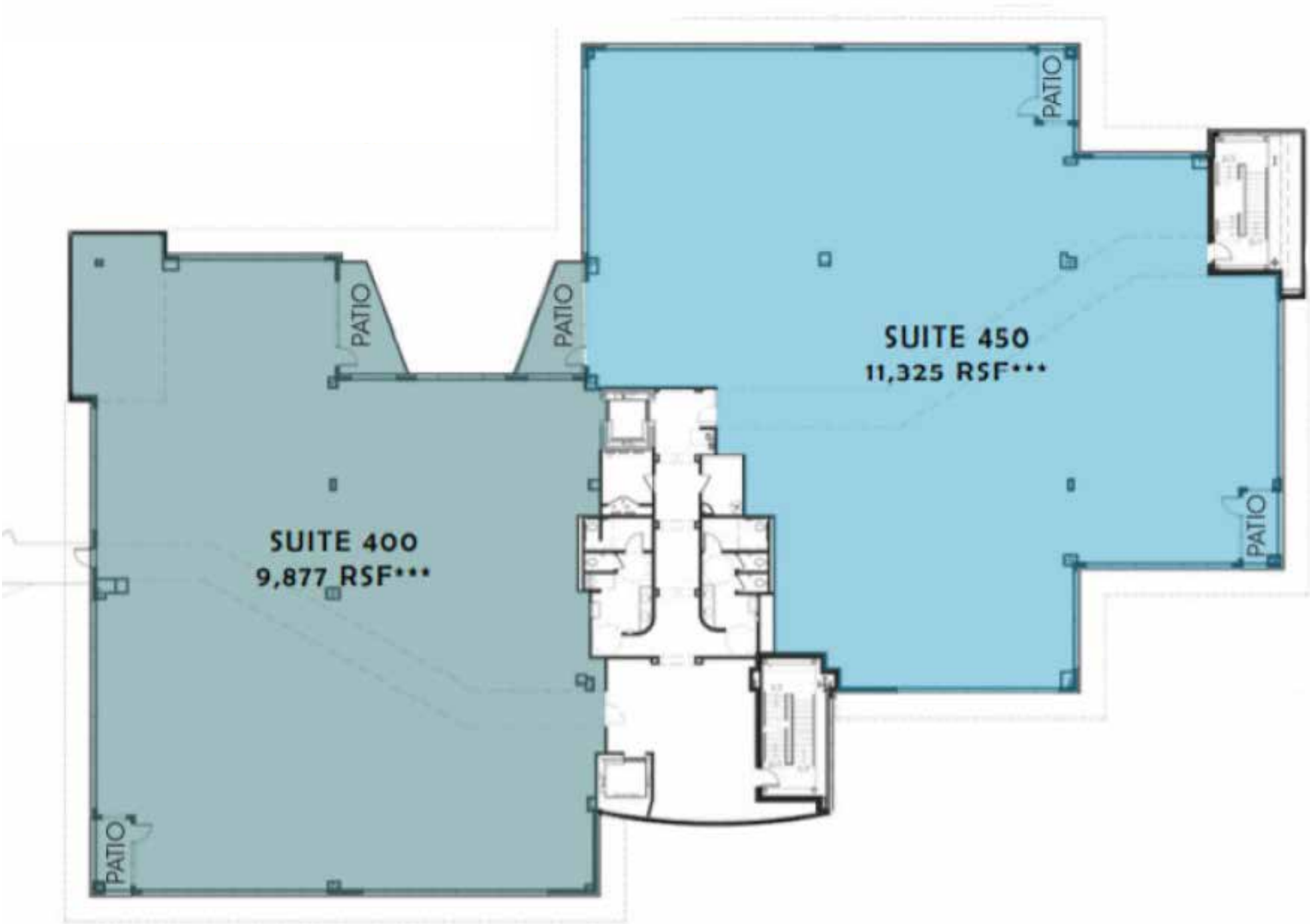
Floorplans

Floor 2

Suite 400 | 9,877 SF

Suite 450 | 11,325 SF

Contiguous up to 21,202 SF



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Premier Location

Conveniently located adjacent to Baylor Scott & White Medical Center offering patients easy access to specialized medical care, alongside numerous other healthcare providers and services.

Lakeway 5 Minutes

- Hamilton Greenbelt
- Lakeway Resort & Spa

Bee Cave 10 Minutes

- Hill Country Galleria
- Falconhead Golf Club
- Bee Cave Sculpture Park
- Hamilton Pool

Downtown Austin 20+ Minutes

- South Congress
- Barton Springs
- Zilker Park
- Texas Capitol
- Lady Bird Lake



Centralized in a Thriving Community

The Overlook at Lakeway is surrounded by Austin’s picturesque landscapes, serene lakes and vibrant community. Lakeway residents are well-educated and earn higher incomes compared to the rest of the city. The area continues to experience growth, with new developments sprouting throughout the region.

Visit Lakeway



Lakeway, Texas

Healthcare	
33%	\$9k
Private Insurance	Healthcare Spending

Employment		
6.9%	5.5%	87.6%
Service Employment	Blue Collar Employment	White Collar Employment

Economics	
45	\$152k
Median Age	Per Household Income

Population	
32k	40k
Total population	Total Daytime Population

*Demographics is within 3 miles of the property

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LEASING INFORMATION

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