


CENTRAL AUSTIN MEDICAL SPACE FOR LEASE

# TRIANGLE MEDICAL PLAZA

700 West 45<sup>th</sup> Street, Austin, TX 78751



**TRIANGLE  
MEDICAL PLAZA**

DEVELOPED BY  JOHNSON



**TRANSWESTERN**

REAL ESTATE  
SERVICES





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GUADALUPE STREET

45TH STREET





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Triangle Medical Plaza's a proposed four-story 66,000 SF Class A Medical Office Building conveniently located in Central Austin. This highly desirable location is ideal for healthcare related users given its proximity to the Heart Hospital of Austin, Ascension Seton Main, St. David's Medical Center, Dell Children's Medical Center and the surrounding residents.

## Medical Office Availability:

- Up to 66,000 SF (Divisible)
- Approximately 16,000 SF/floor

## Building Information:

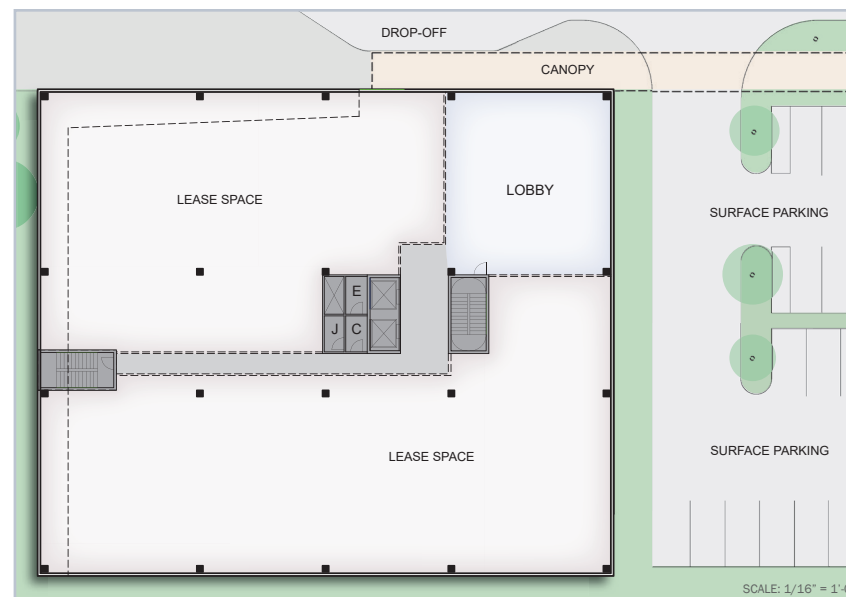
- Rental Rate: \$34.00 NNN per SF
- Estimated OpEx: \$16.50 per SF
- Tenant Improvement Allowance: Negotiable
- Adjacent structured parking garage with covered walkway
- Physician ownership opportunity

## Amenities:

- Prime Central Austin location
- Located within The Triangle, a live-work-play development
- Within walking distance to retail and restaurants
- In close proximity to major hospital systems
- Highly visible from 45<sup>th</sup> street and Guadalupe
- Exterior signage opportunity
- On-site walking trail and parks



Triangle Medical Plaza Site Plan



Triangle Medical Plaza Floor Plan

FOR LEASING INFORMATION PLEASE CONTACT:

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*Triangle Medical Plaza Lobby Rendering*

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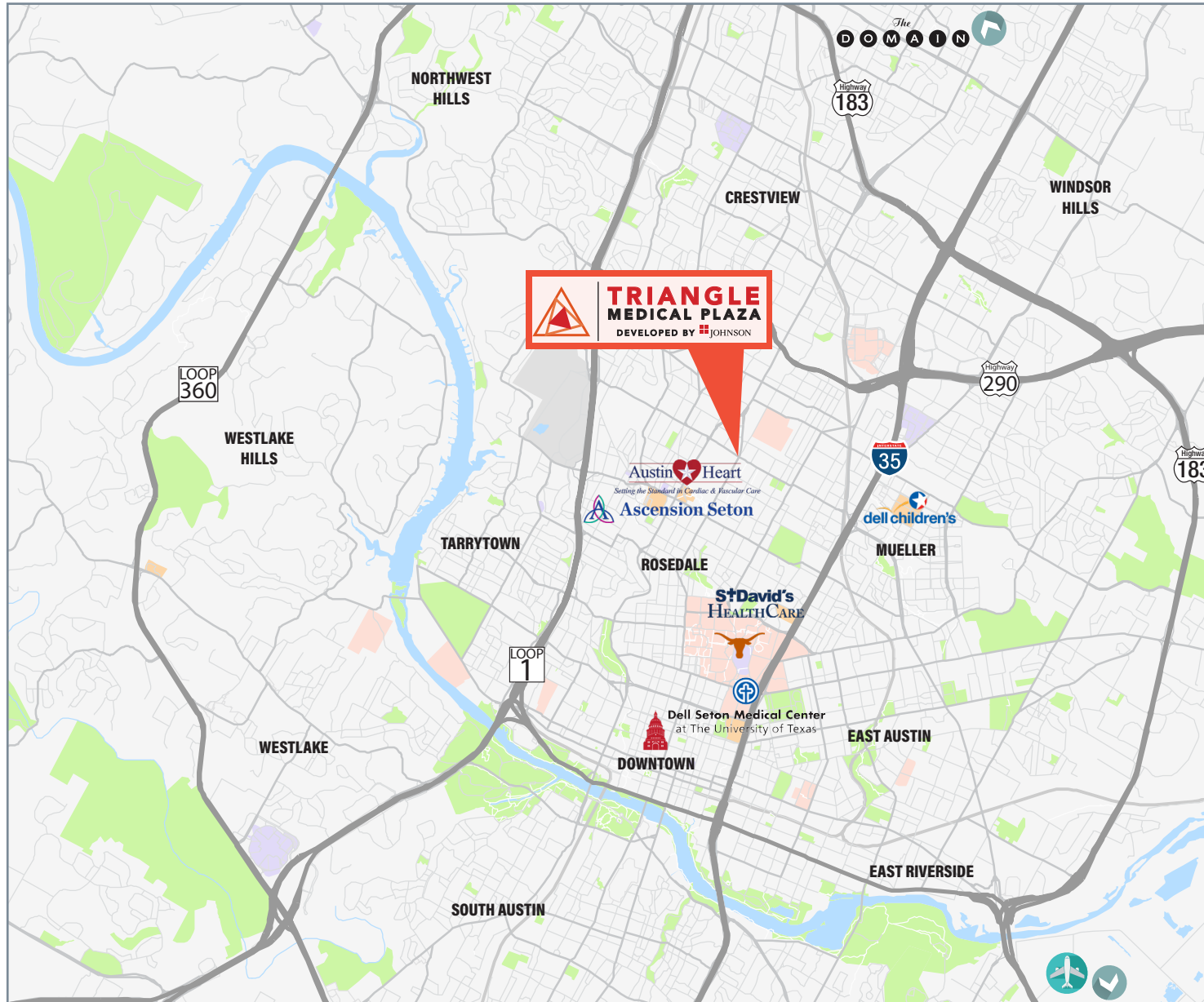




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## DRIVE TIME FROM THE TRIANGLE MEDICAL PLAZA



4 MINUTES



7 MINUTES



8 MINUTES



8 MINUTES



9 MINUTES



9 MINUTES



11 MINUTES



14 MINUTES



21 MINUTES

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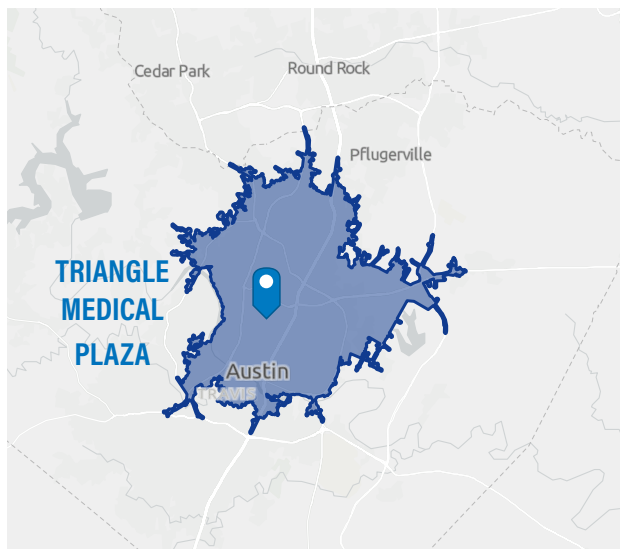


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## POPULATION TRENDS AND KEY INDICATORS

700 W 45th St, Austin, Texas, 78751

463,323	199,303	2.24	32.0	\$65,132	\$409,370	96	78	76
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



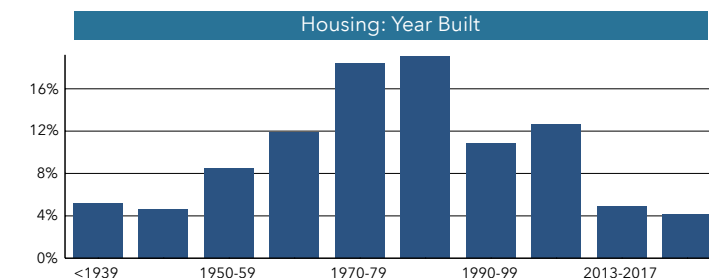
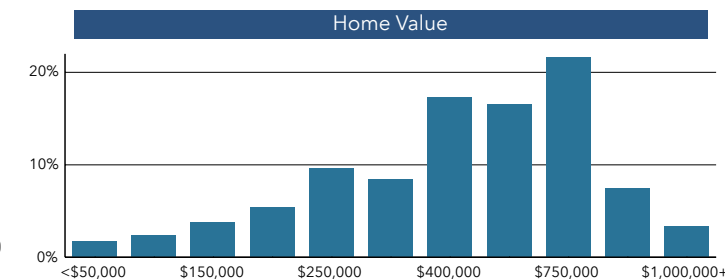
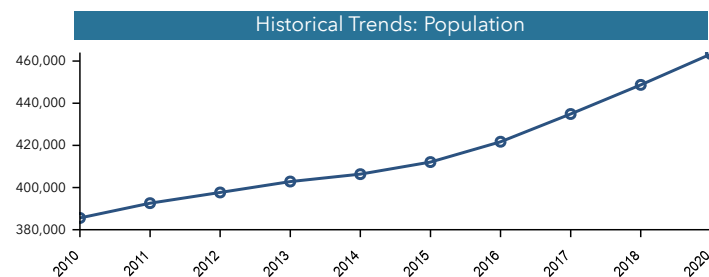
\$9,445

Avg Spent on Mortgage & Basics

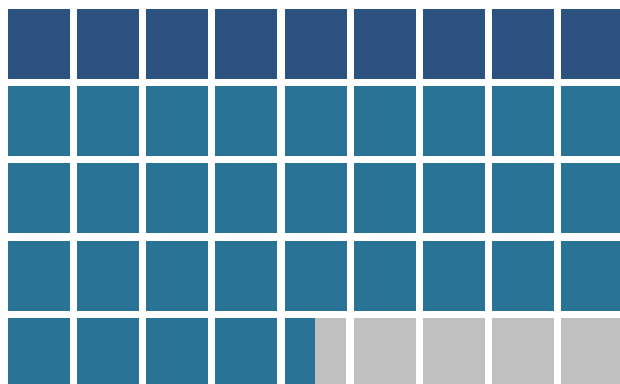


26.3%

Percent of Income for Mortgage



### POPULATION BY AGE



Under 18 (20%) Ages 18 to 64 (70%) Aged 65+ (10%)

### POPULATION BY GENERATION



4.2%

Greatest Gen:  
Born 1945/Earlier



14.3%

Baby Boomer:  
Born 1946 to 1964



18.0%

Generation X:  
Born 1965 to 1980



34.3%

Millennial:  
Born 1981 to 1998



24.3%

Generation Z:  
Born 1999 to 2016



5.0%

Alpha: Born  
2017 to Present

This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025.  
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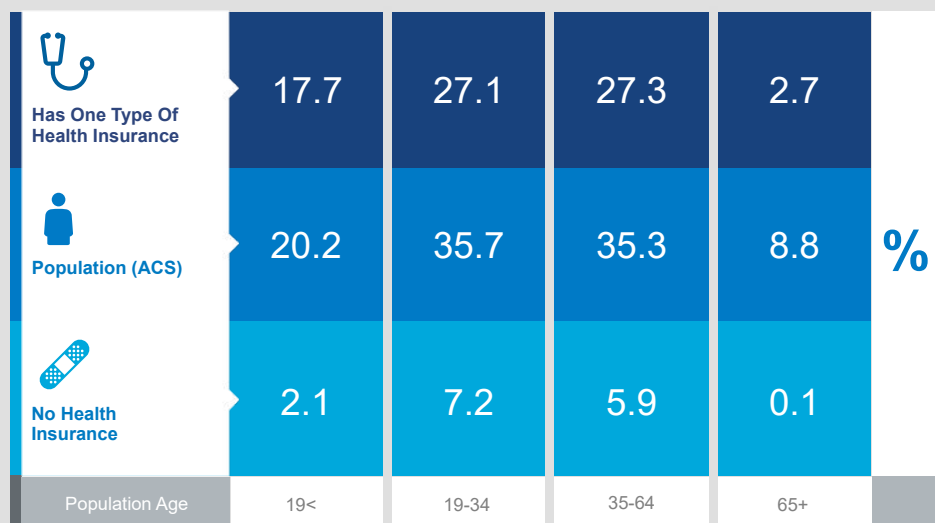
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## DEMOGRAPHIC HEALTHCARE DATA

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



### Population



436,982

Civilian Noninstitutionalized Population (ACS)

### Exercise (Percent of Adults)



29.1%

Exercise at home 2+ times per week



18.7%

Exercise at club 2+ times per week

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### Health Care Expenditure



\$3,904

Annual Health Insurance Expenditures



\$2,110

Medical Care



Medicare:  
Population 65+

10,277

Medicare Only

5,391

Direct-Purch & Medicare

9,620

Employer & Medicare

2,865

Medicare & Medicaid

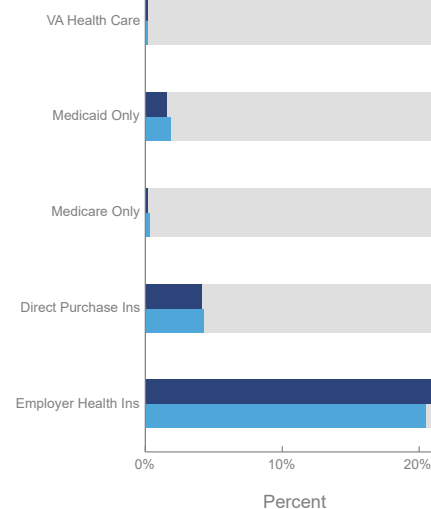
### Health Care (Consumer Spending)

Annual  
Expenditure

Blue Cross/Blue Shield	\$1,119.8
Medicare Payments	\$413.9
Physician Services	\$275.6
Dental Services	\$398.9
Eyecare Services	\$69.8
Lab Tests/X-rays	\$75.0
Hospital Room & Hospital Service	\$207.3
Convalescent/Nursing Home Care	\$17.1

### Health Insurance Coverage (ACS)

Pop 19-34 Pop 35-64







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