

FOR LEASE

# 715 W 34TH STREET

AUSTIN, TEXAS 78705



CUSHMAN &  
WAKEFIELD



## PROPERTY HIGHLIGHTS

**RENTAL RATE**      \$22.00 NNN

**OPEX**              \$10.38

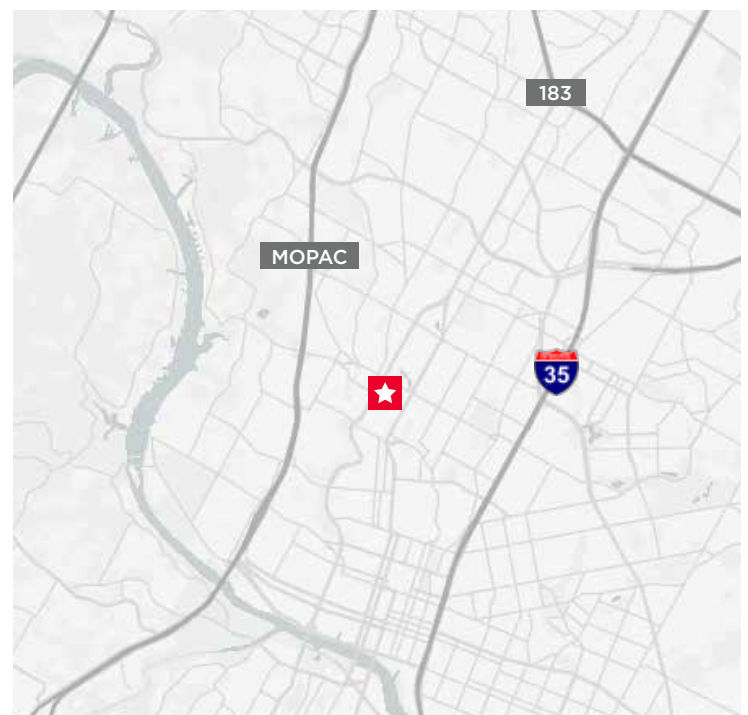
## SPACE AVAILABLE

### 2,500 SF FREE STANDING MEDICAL BUILDING

- Fully operational medical office building
- Excellent location in Central Austin
- Short-term 3 year lease available

## PARKING

5 : 1,000 SF

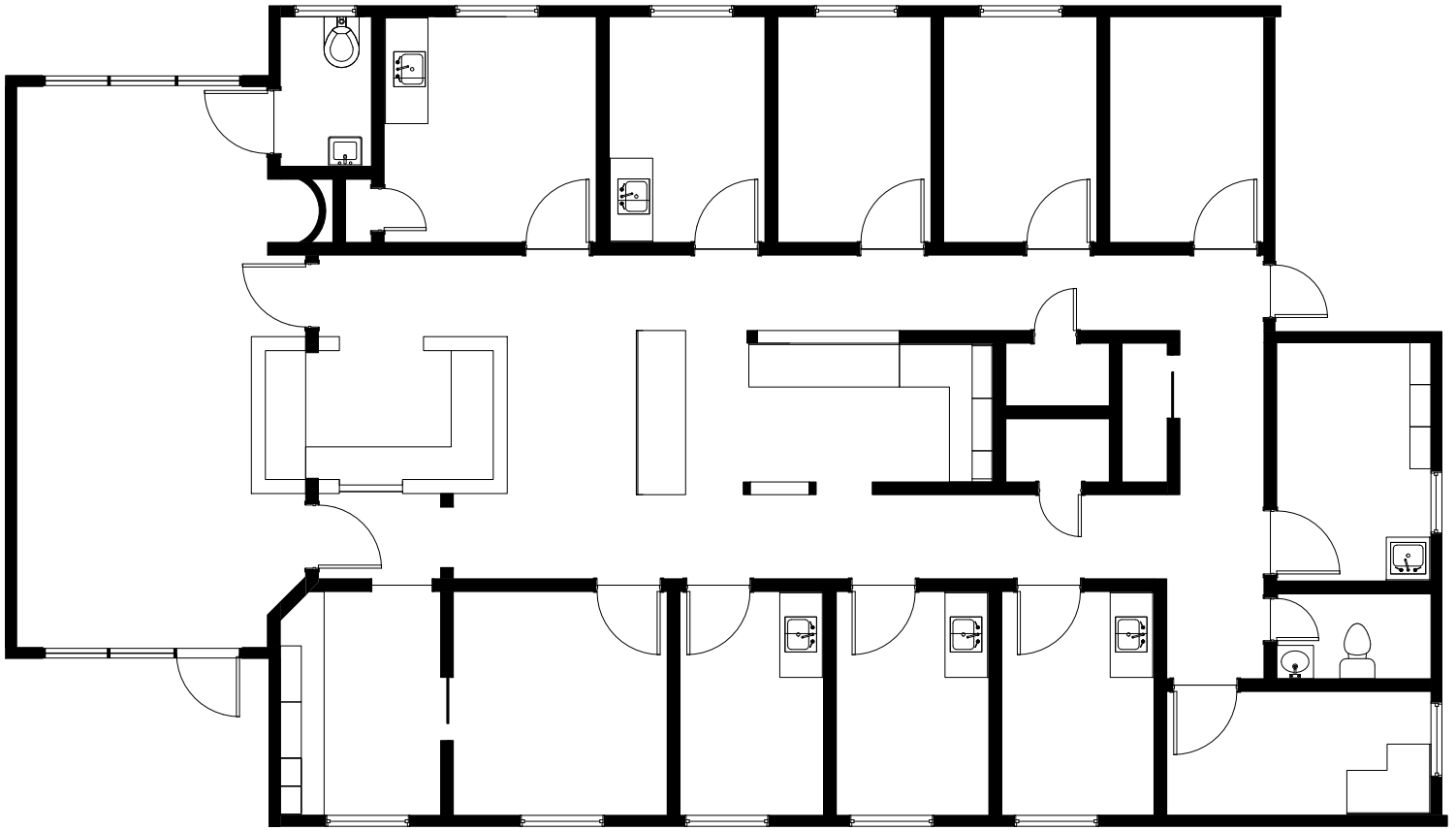


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## FLOOR PLAN

2,500 SF



For more information, please contact:

**KEVIN GRANGER**  
**Executive Managing Director**  
+1 512 814 3403  
Kevin.Granger@cushwake.com

200 W Cesar Chavez Street  
Suite 300  
Austin, Texas 78701

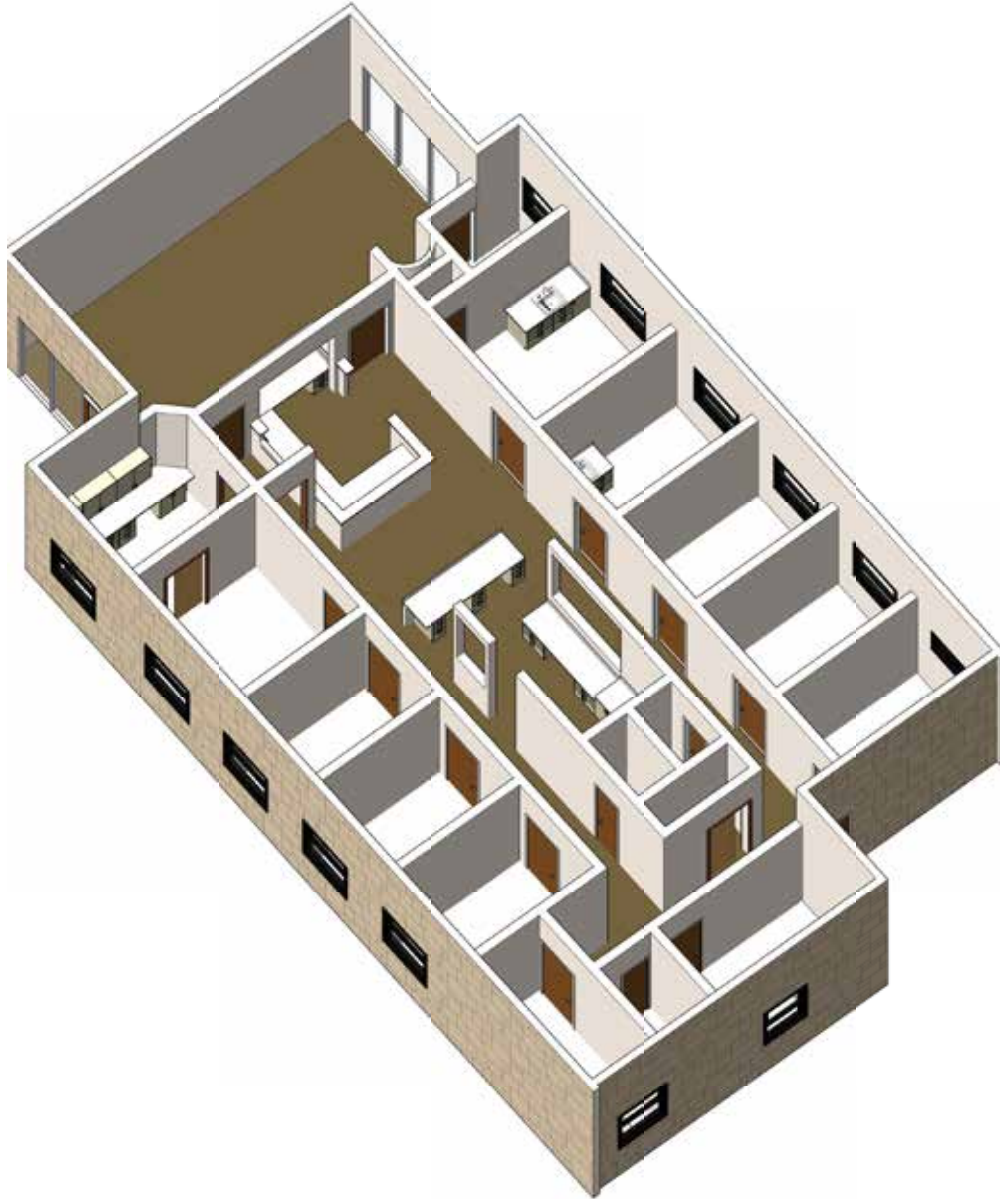
T +1 512 474 2400

[cushmanwakefield.com](http://cushmanwakefield.com)

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## 3D VIEW



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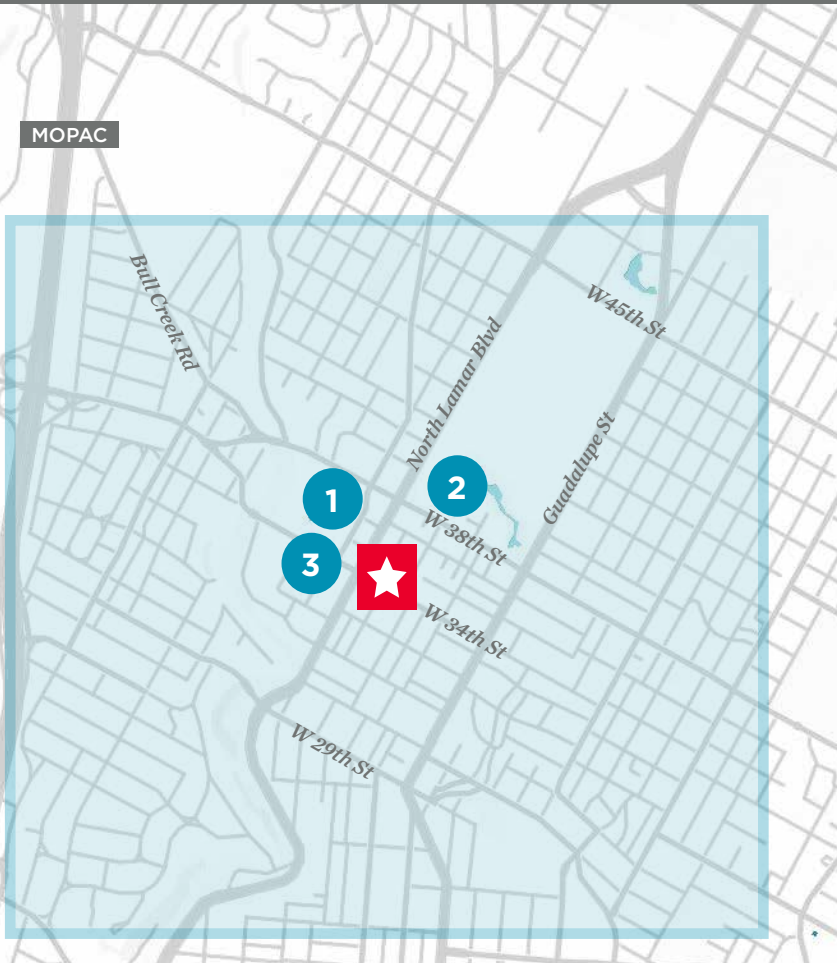
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## AREA AMENITIES



## RESTAURANTS / COFFEE SHOPS:



## NEARBY MEDICAL CENTERS

- 1 Ascension Seton Medical Center Austin
- 2 Heart Hospital of Austin
- 3 Bailey Square Surgery Center

## BANKS & SERVICES



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