

# FOR LEASE : Medical Office

Georgetown's Premier Medical Center

Suite 115 with 1,493 SF - \$22/SF/YR + NNN



## South Austin Avenue Medical Plaza

3201 South Austin Avenue Georgetown, Texas 78626

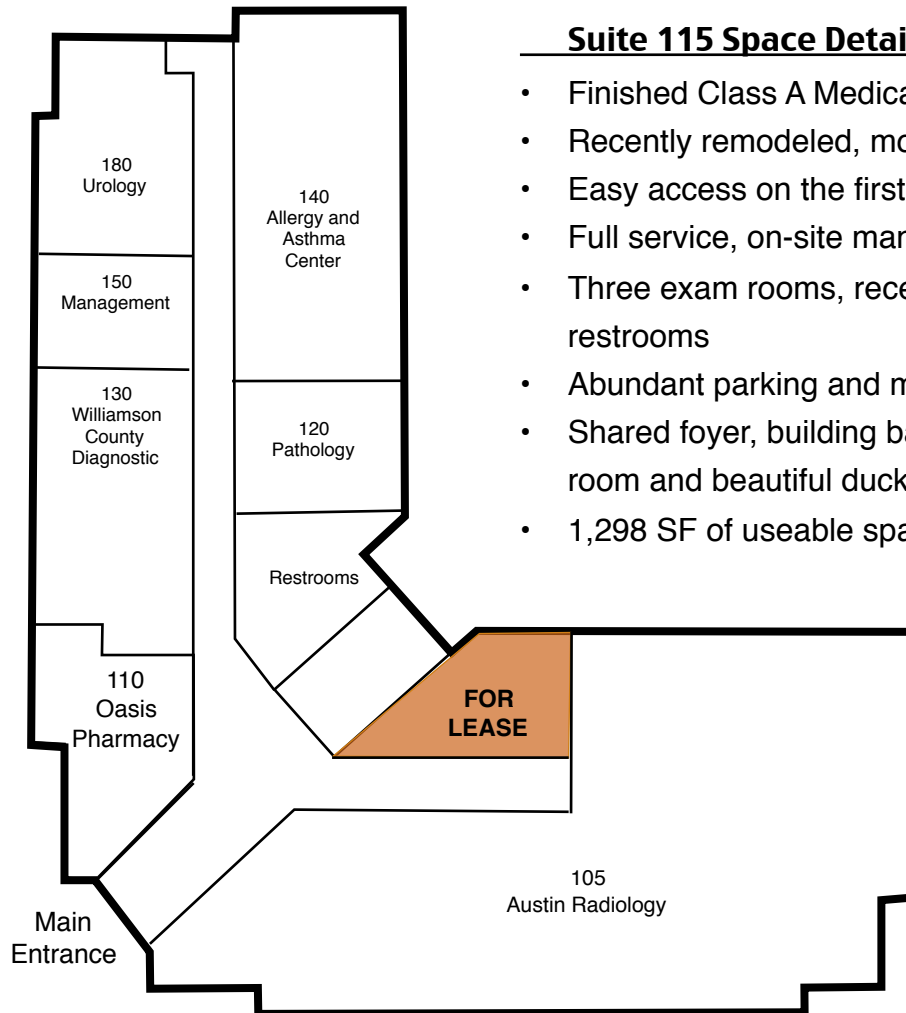


- 3 minutes from Georgetown Hospital and 8 minutes from Seton Williamson and Scott & White Hospitals
- On site management and maintenance
- Class A medical building w/ abundant surface parking
- On site imaging, and pathology
- Beautifully well maintained duck pond and walking bridge
- Medical Plaza consists of specialities like plastic surgery, family practice, ENT, gastroenterology, cardio surgeons, pathology, emergency transportation and urology

# Built to suit your practice

Georgetown's Premier Medical Center

Suite 115 with 1,493 SF - \$22/SF/YR + NNN



- Finished Class A Medical Office
- Recently remodeled, move in ready
- Easy access on the first floor
- Full service, on-site management, digital signage
- Three exam rooms, reception area, offices and private restrooms
- Abundant parking and multiple entrances
- Shared foyer, building bathrooms, elevator, conference room and beautiful duck pond with walking bridge
- 1,298 SF of useable space



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