

PROPERTY
FOR LEASE

WWW.CMEATX.COM

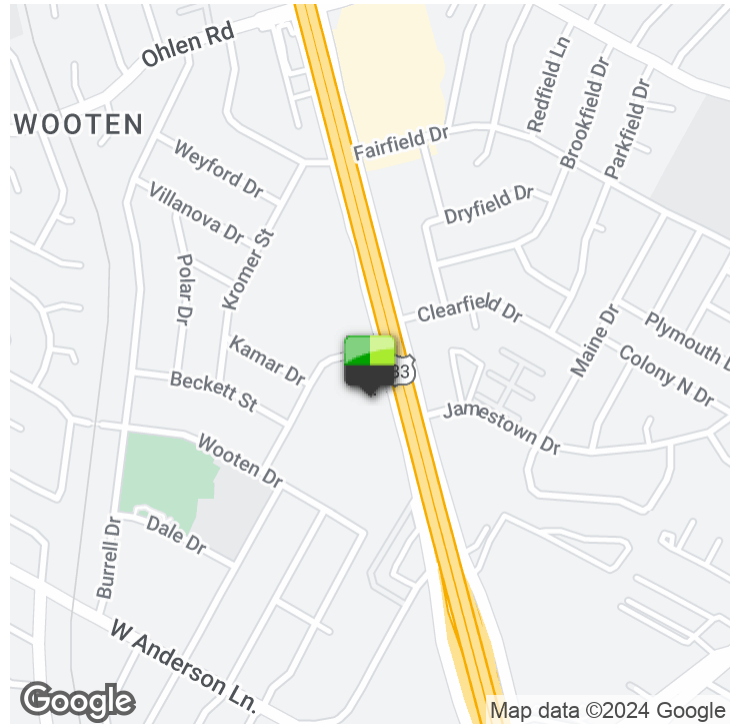
8300 RESEARCH BLVD,
AUSTIN, TX 78750

8300 RESEARCH BLVD

8300 RESEARCH BLVD

8300 RESEARCH BLVD, AUSTIN, TX 78750

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Building Size:	4,892 SF
Available SF:	1,817 - 1,958 SF
Renovated:	2023

PROPERTY OVERVIEW

Great office/retail location that is easy to find with excellent visibility.

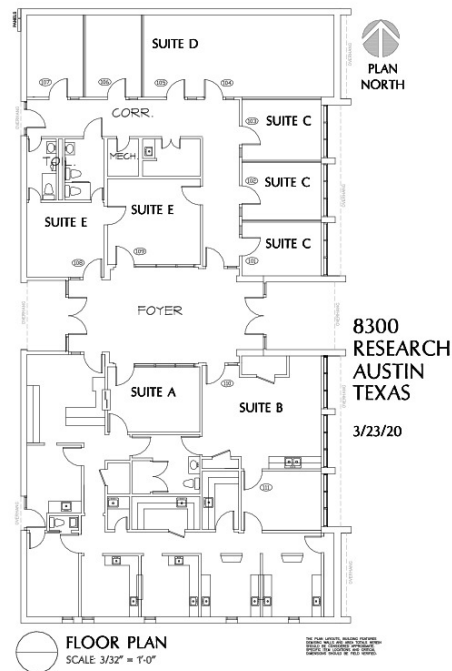
PROPERTY HIGHLIGHTS

- Opportunity for Pylon Street Signage
- Other Tenants: Diamond Jeweler, Foot Solutions
- 4.5/1000 Parking Ratio - Great Parking!!
- Excellent location for any office/retail/medical office users.

8300 RESEARCH BLVD

8300 RESEARCH BLVD, AUSTIN, TX 78750

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,817 - 1,958 SF	Lease Rate:	\$26.00 SF/yr

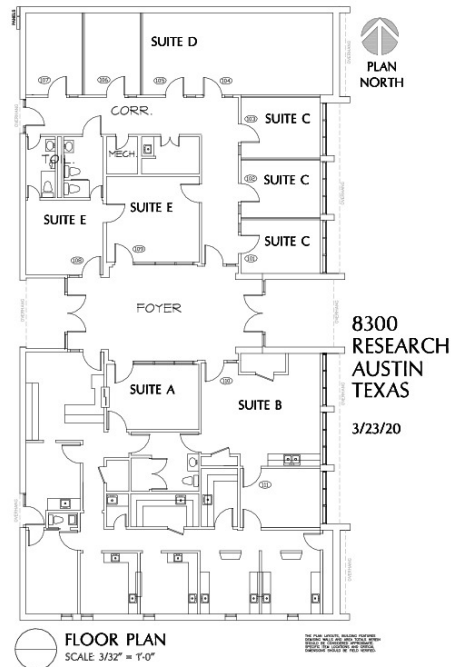
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
-------	--------	-----------	------------	------------	-------------

8300 RESEARCH BLVD

8300 RESEARCH BLVD, AUSTIN, TX 78750

LEASE SPACES



SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Ready for move in condition - 2nd Generation Dental or Traditional Office Space

****Turnkey Dental Office Opportunity in Prime Austin Location!**
Fully furnished second-generation dentist office awaits your vision and expertise.**

Situated in the heart of Austin, this dental office is perfectly positioned to attract a steady flow of patients. With high visibility on Research Blvd, your practice will benefit from the bustling local community and neighboring businesses.

Save time and money with a fully furnished dental office that's ready to go. The thoughtfully designed layout includes dental chairs, equipment, lab areas, reception area, and more. All you need to do is bring your expertise and personal touch.

This spacious office provides room for multiple operatories, a comfortable waiting area, private offices, and storage, allowing you to serve your patients efficiently while maintaining a welcoming atmosphere.

With the previous dental practice's history of over 20 years, you'll have a head start for being known as a dentist office there. Your exceptional care and service can further build on this foundation.

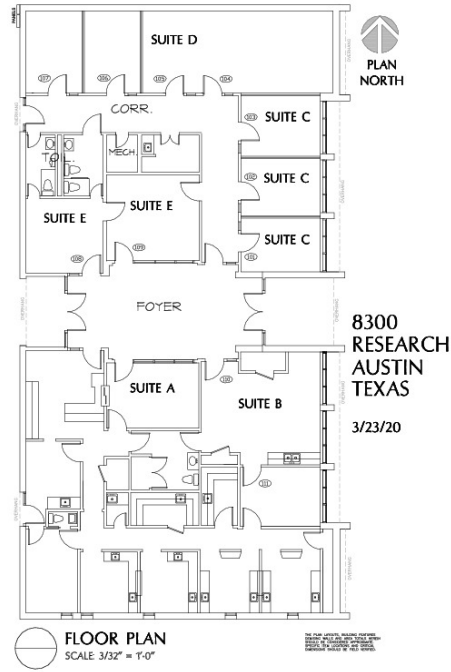
This is your chance to create the dental practice of your dreams. Whether you're just starting your career or looking to expand, this

Suite A Available 1,817 SF NNN \$26.00 SF/yr

8300 RESEARCH BLVD

8300 RESEARCH BLVD, AUSTIN, TX 78750

LEASE SPACES



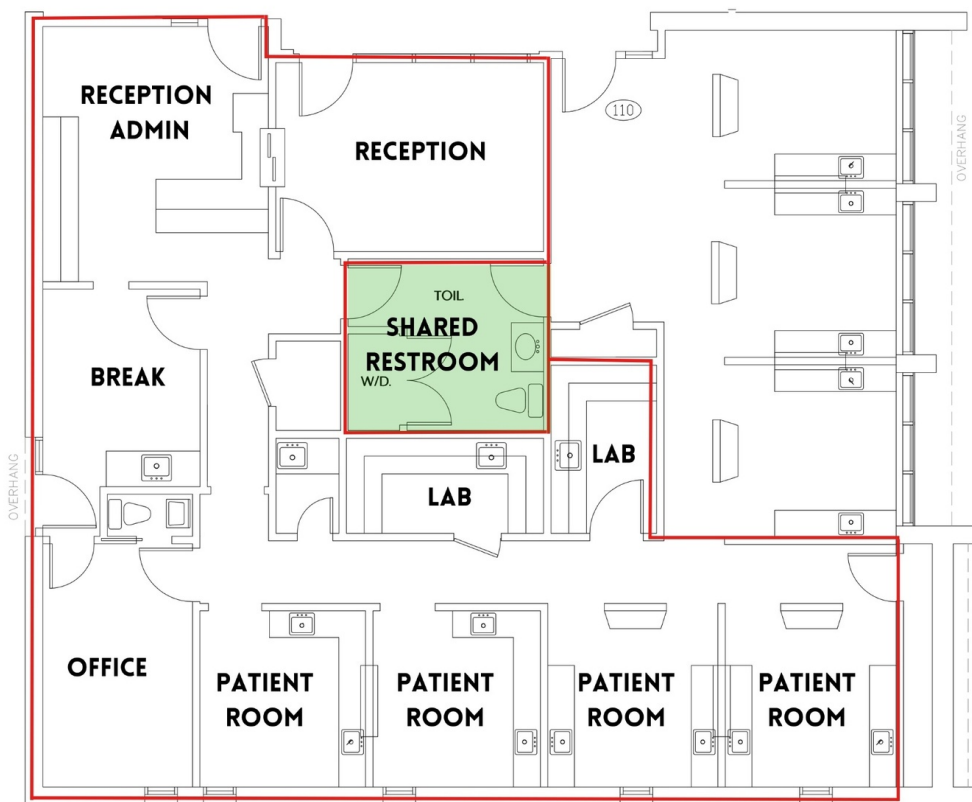
SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite C/D	Available	1,958 SF	NNN	\$26.00 SF/yr	<p>Mid Century Office Space in the Heart of Austin!</p> <p>If you've been searching for a workspace that combines convenience, flexibility, with traditional mid century flare, this is your office!</p> <p>Enjoy the luxury of five private offices that provide ample space for your team to work comfortably. Whether you need individual workspaces or separate offices for different departments, this layout accommodates your needs.</p> <p>Impress clients and host productive meetings in the well-appointed conference room. This spacious area is ideal for brainstorming sessions, presentations, and collaborative discussions. Comes with a conference table!</p> <p>Fuel creativity and recharge in the inviting break room. A comfortable space for relaxation, networking, or enjoying a coffee break, it's an essential part of any productive workday.</p> <p>The office space is thoughtfully designed for efficiency and functionality, ensuring your team can thrive in a comfortable and organized environment.</p> <p>Large windows allow an abundance of natural light to fill the space, creating a pleasant and energizing atmosphere for your team and clients.</p>
-----------	-----------	----------	-----	---------------	---

8300 RESEARCH BLVD

8300 RESEARCH BLVD, AUSTIN, TX 78750

FLOOR PLANS



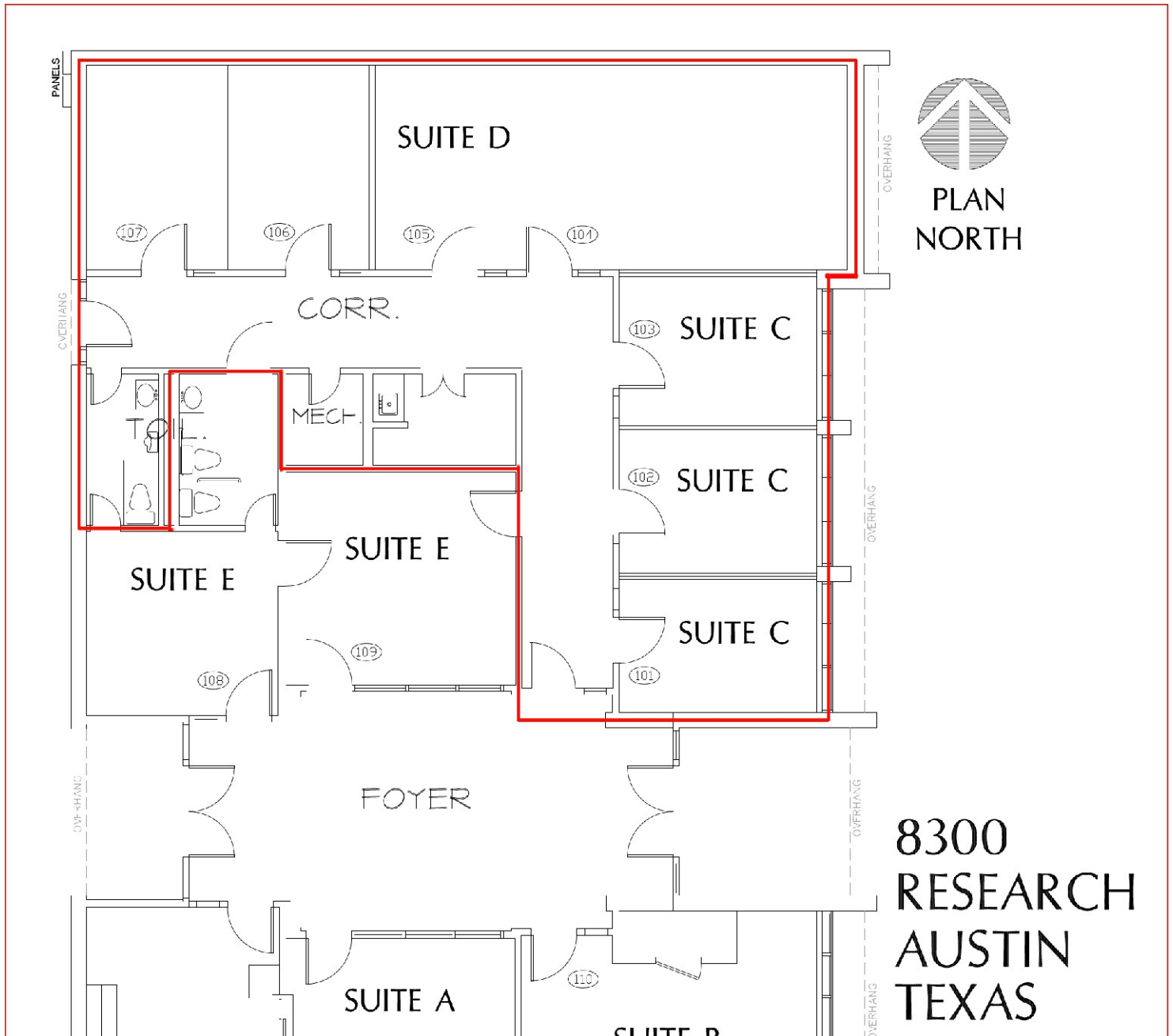
DENTAL SUITE A

1958SF
4.2:1000 Parking Ratio

8300 RESEARCH BLVD

8300 RESEARCH BLVD, AUSTIN, TX 78750

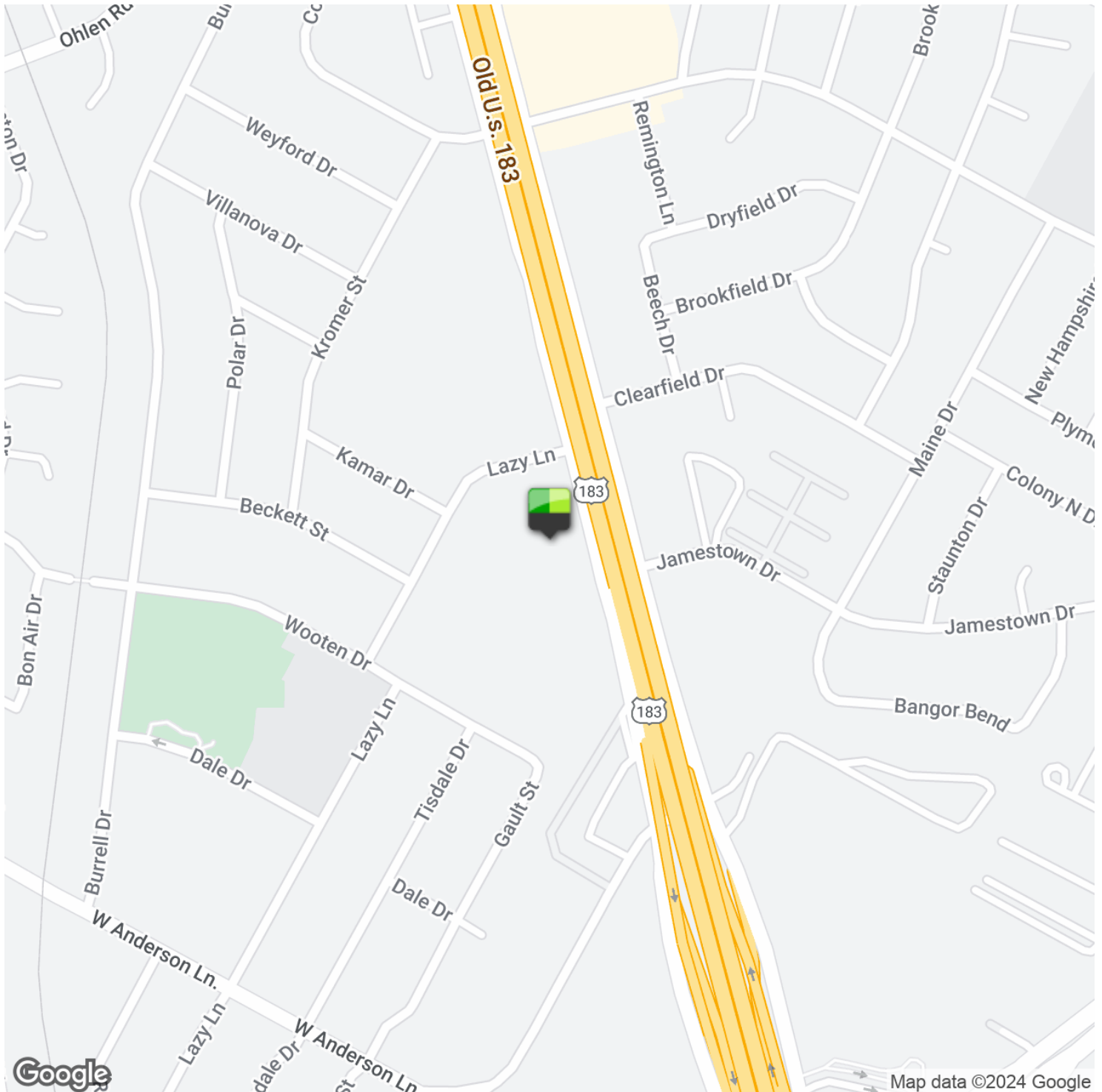
FLOOR PLANS



8300 RESEARCH BLVD

8300 RESEARCH BLVD, AUSTIN, TX 78750

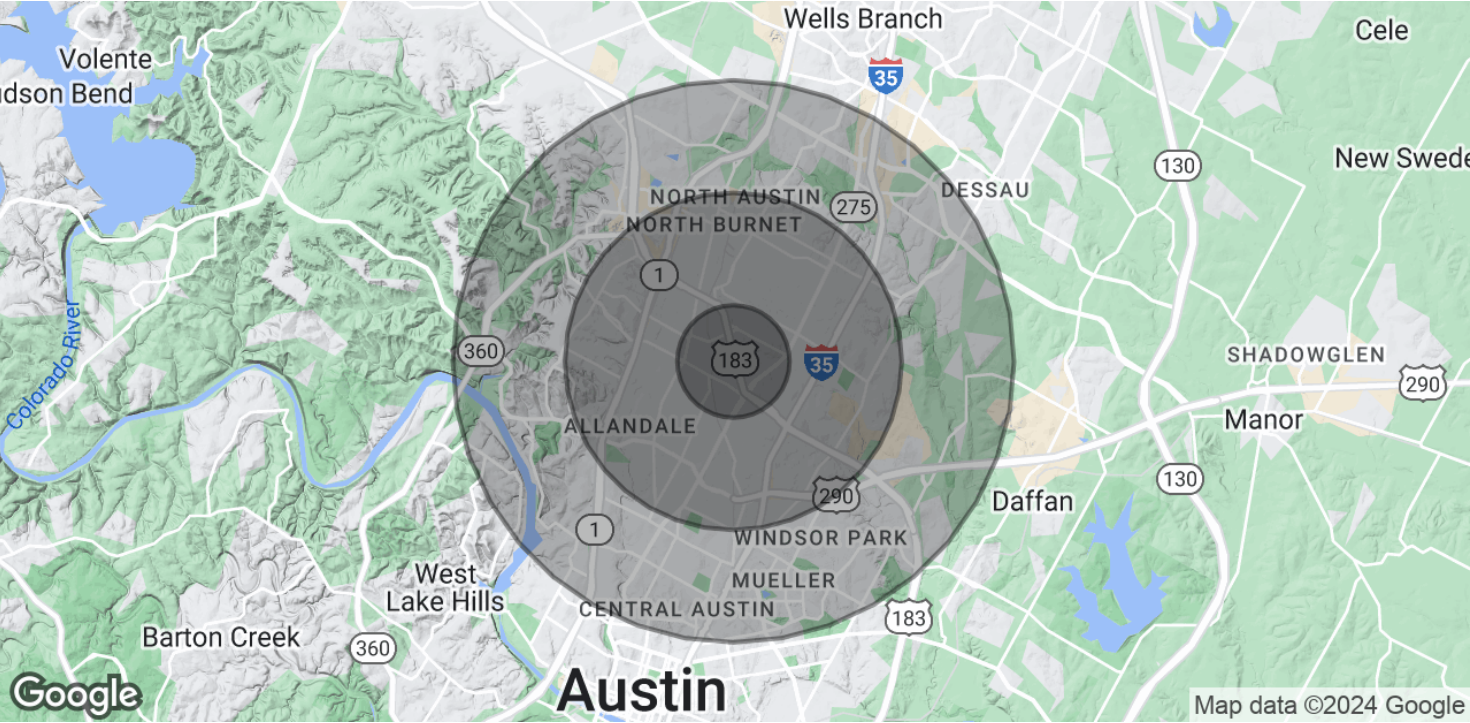
LOCATION MAP



8300 RESEARCH BLVD

8300 RESEARCH BLVD, AUSTIN, TX 78750

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,581	149,119	313,544
Average Age	30.2	31.1	32.0
Average Age (Male)	29.6	30.6	31.6
Average Age (Female)	31.5	32.0	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,104	62,691	133,636
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$49,402	\$54,902	\$65,600
Average House Value	\$196,783	\$207,364	\$264,824

* Demographic data derived from 2020 ACS - US Census

