

MEDICAL OFFICE BUILDINGS FOR SALE

1110 East 32nd Street

1110 E. 32nd Street. Austin, TX 78722



BECK-REIT
COMMERCIAL REAL ESTATE

1110 East 32nd Street

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Contact Broker for Details
Building Size:	7,227 SF
Available SF:	7,227 SF
Lot Size:	0.978 Acres
Price / SF:	-
Year Built:	1941
Zoning:	LO-H-CO-NP
Market:	Austin
Submarket:	East

PROPERTY OVERVIEW

Located just across IH-35, from St. David's Hospital at E. 32nd Street is a medical office park with 2 stand-alone buildings for a total of 7,227 square feet available For Sale. The front building is 4,763 square feet and the back building is 2,464 square feet. Perfect for a doctor who is looking for their own property, or can be shared between multiple users. The 2 buildings are connected through a courtyard with a park-like setting. Close to everything - hospitals, hotels, restaurants, theaters, University of Texas, and downtown offices. Contact broker to schedule a property tour.

PROPERTY HIGHLIGHTS

- 2 Building Medical Office Park
- Across from St. David's Hospital in Downtown Austin
- Ample Parking - 30 spaces - 2 HC spaces
- Virtual Tour: <https://kuula.co/share/collection/7Ylh2?logo=1&info=1&fs=1&vr=0&sd=1&thumbs=1>
- Aerial Video: https://youtu.be/d1WgY_9AnjA

The information contained herein was obtained from sources deemed reliable. Beck-Reit Commercial, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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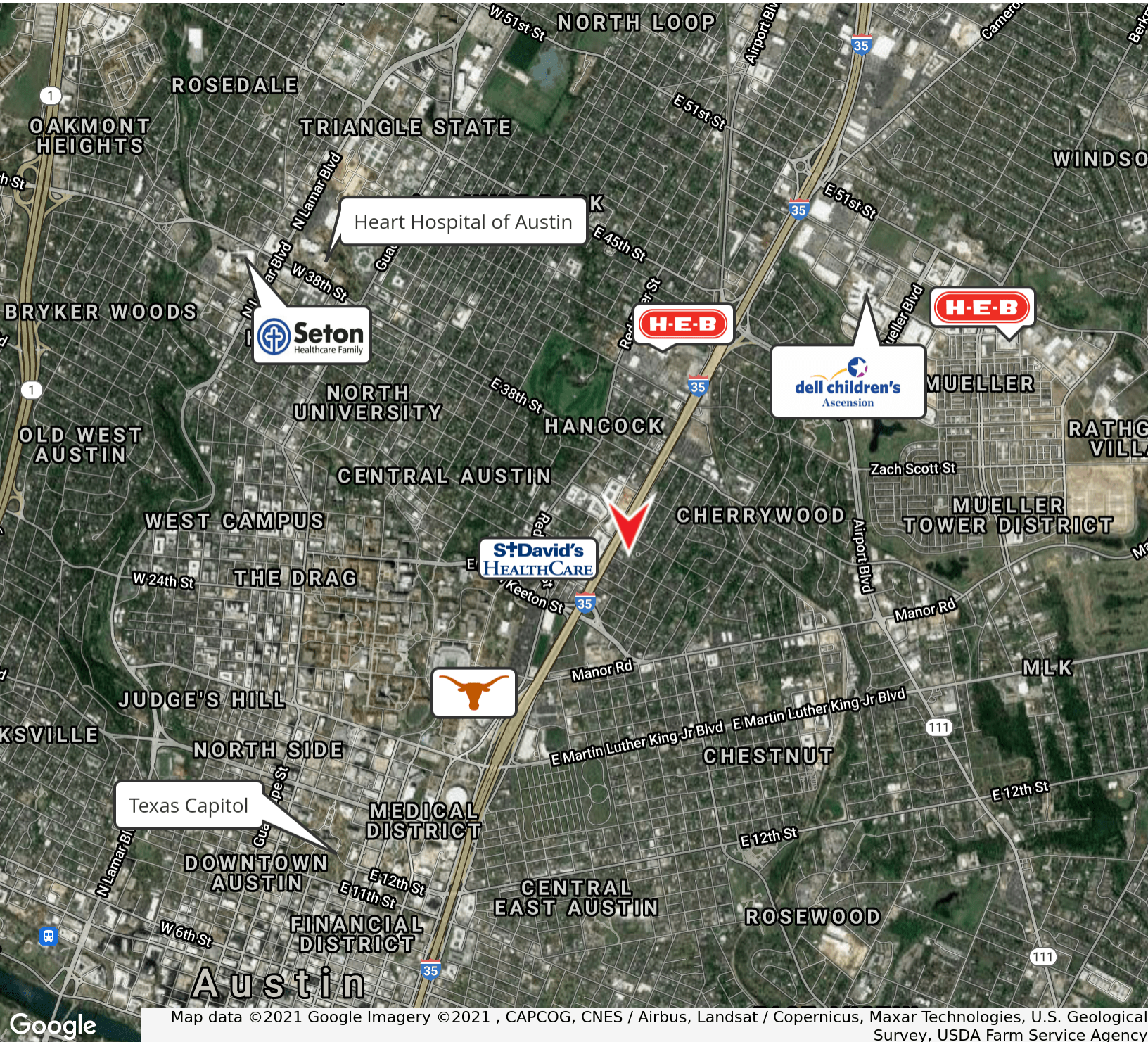


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AERIAL OVERVIEW



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SITE OVERVIEW



Aerial Video: https://youtu.be/d1WgY_9AnjA

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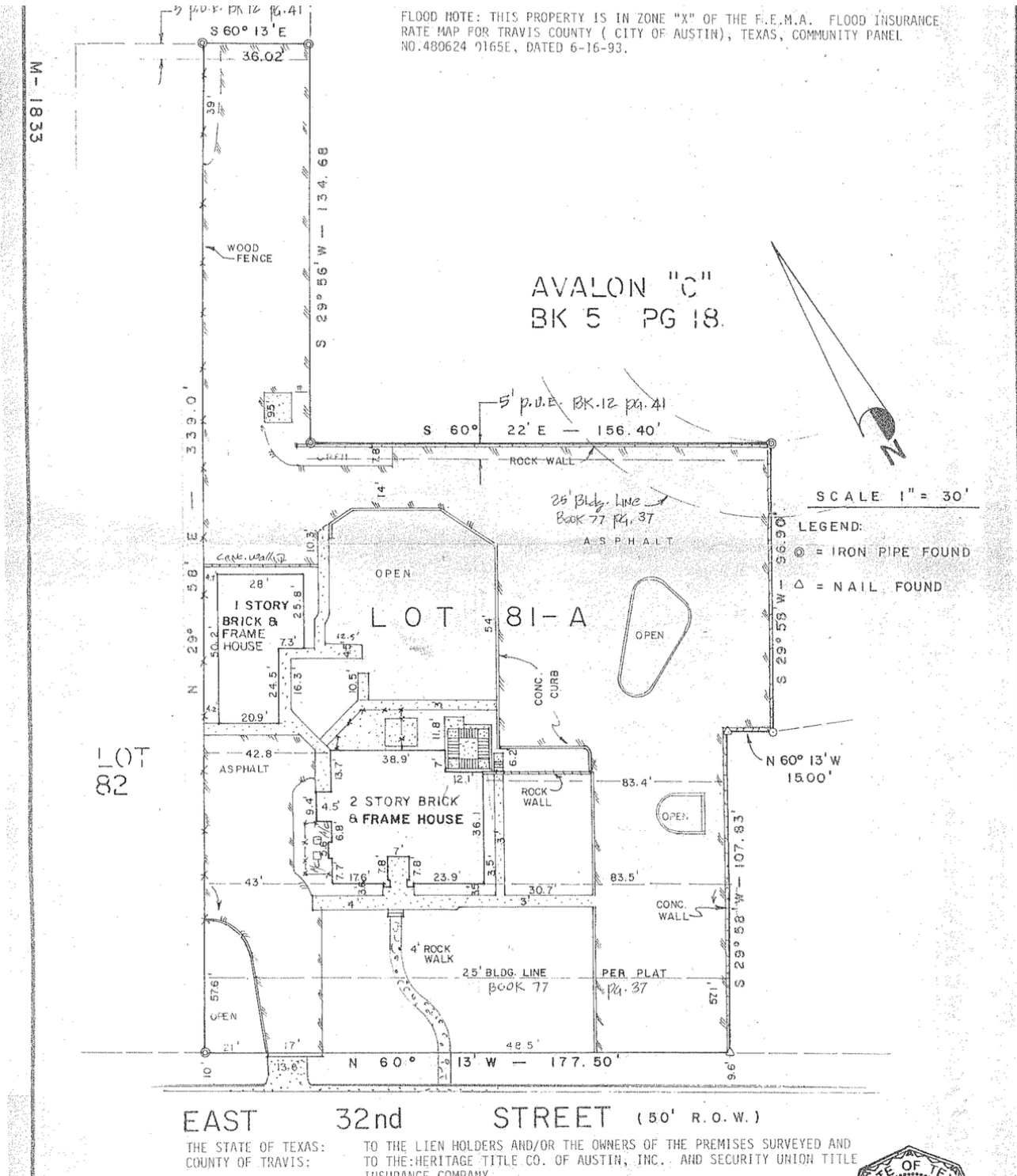
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SURVEY



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BUILDING 1 - EXTERIOR PHOTOS



Building 1



Building 1

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BUILDING 1 - INTERIOR PHOTOS



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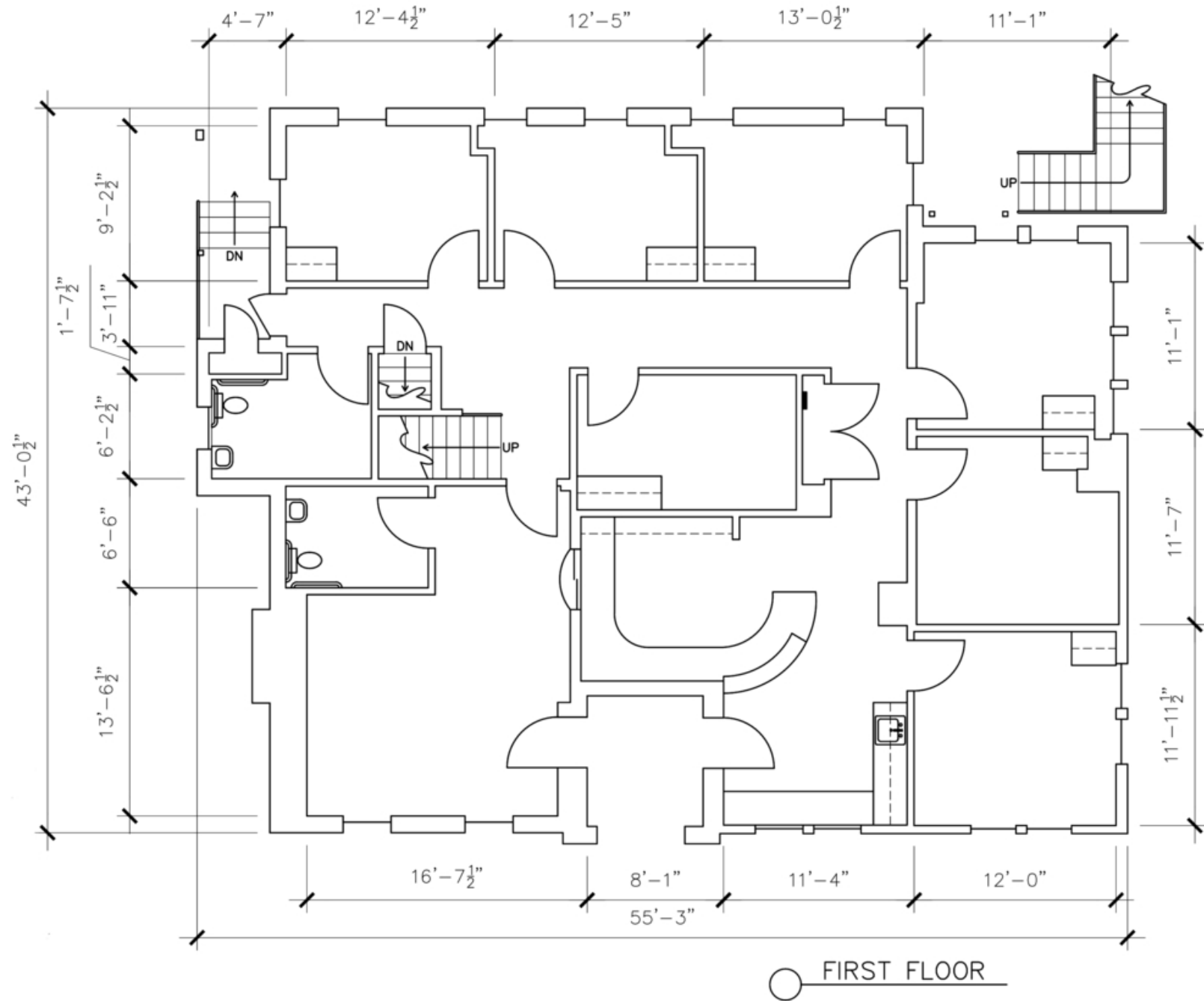
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FLOOR PLAN - BUILDING 1, 1ST FLOOR



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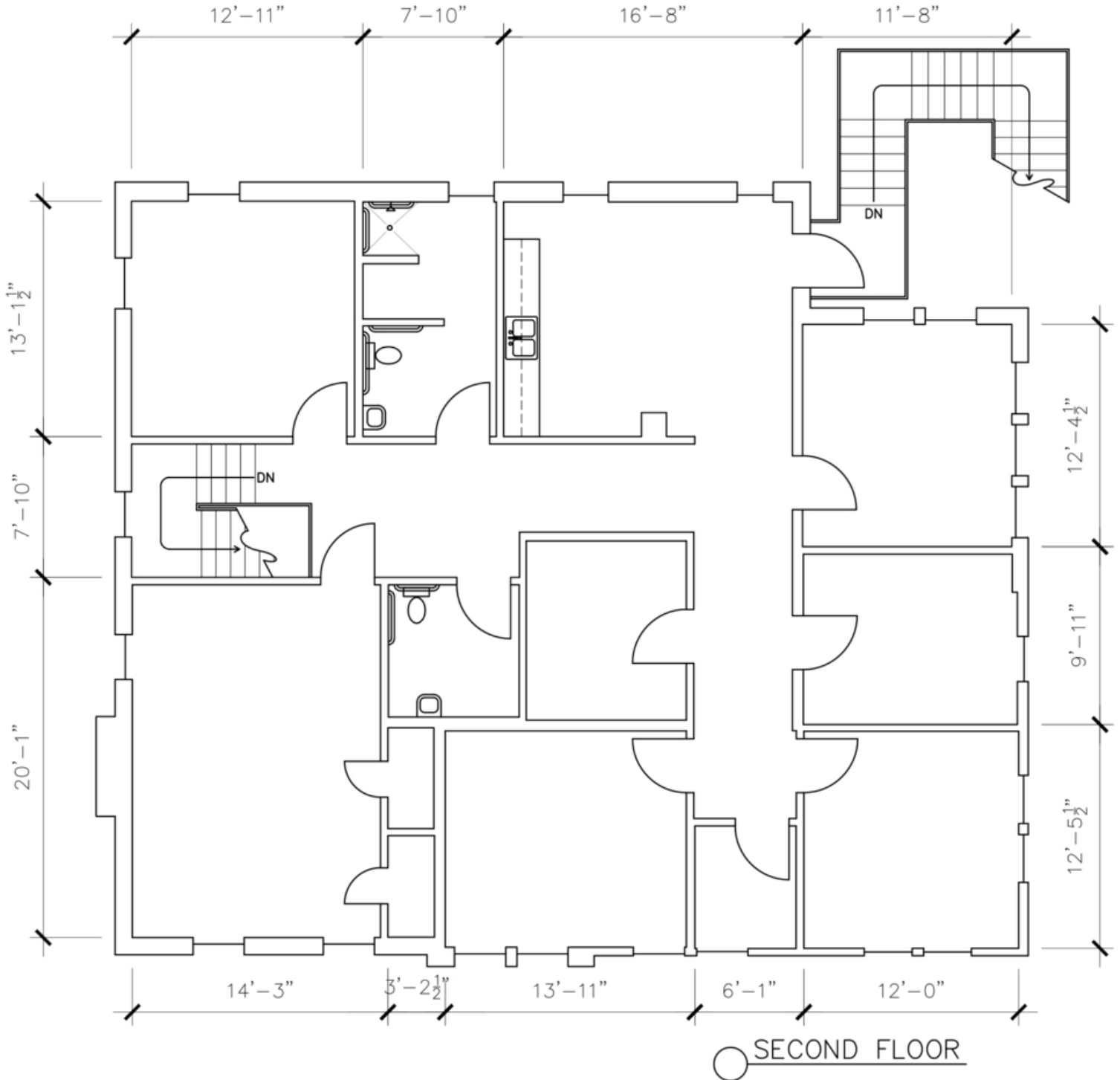
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FLOOR PLAN - BUILDING 1, 2ND FLOOR



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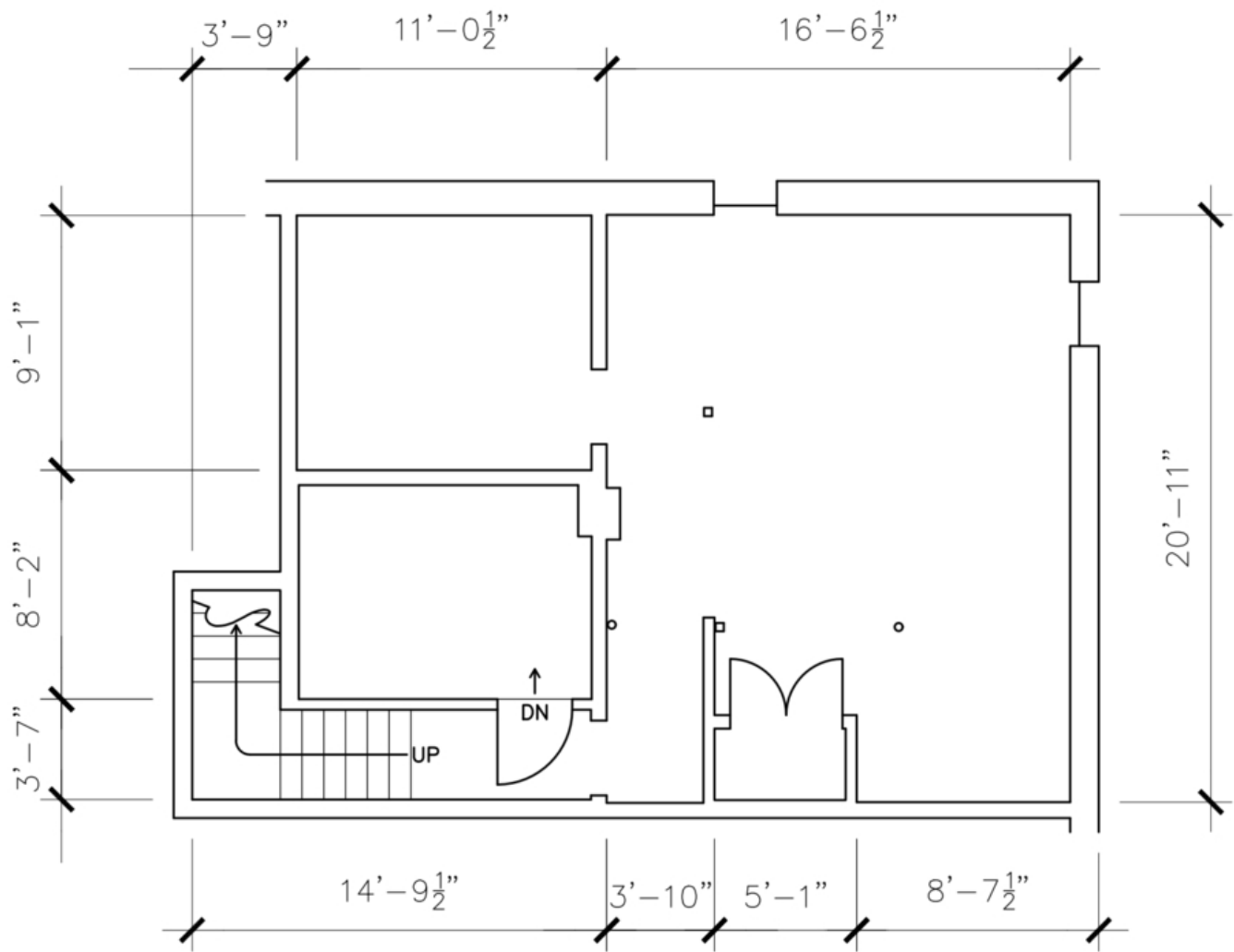
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FLOOR PLAN - BUILDING 1, BASEMENT



○ BASEMENT

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BUILDING 2 - EXTERIOR PHOTOS



Building 2



Building 2

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BUILDING 2 - INTERIOR PHOTOS



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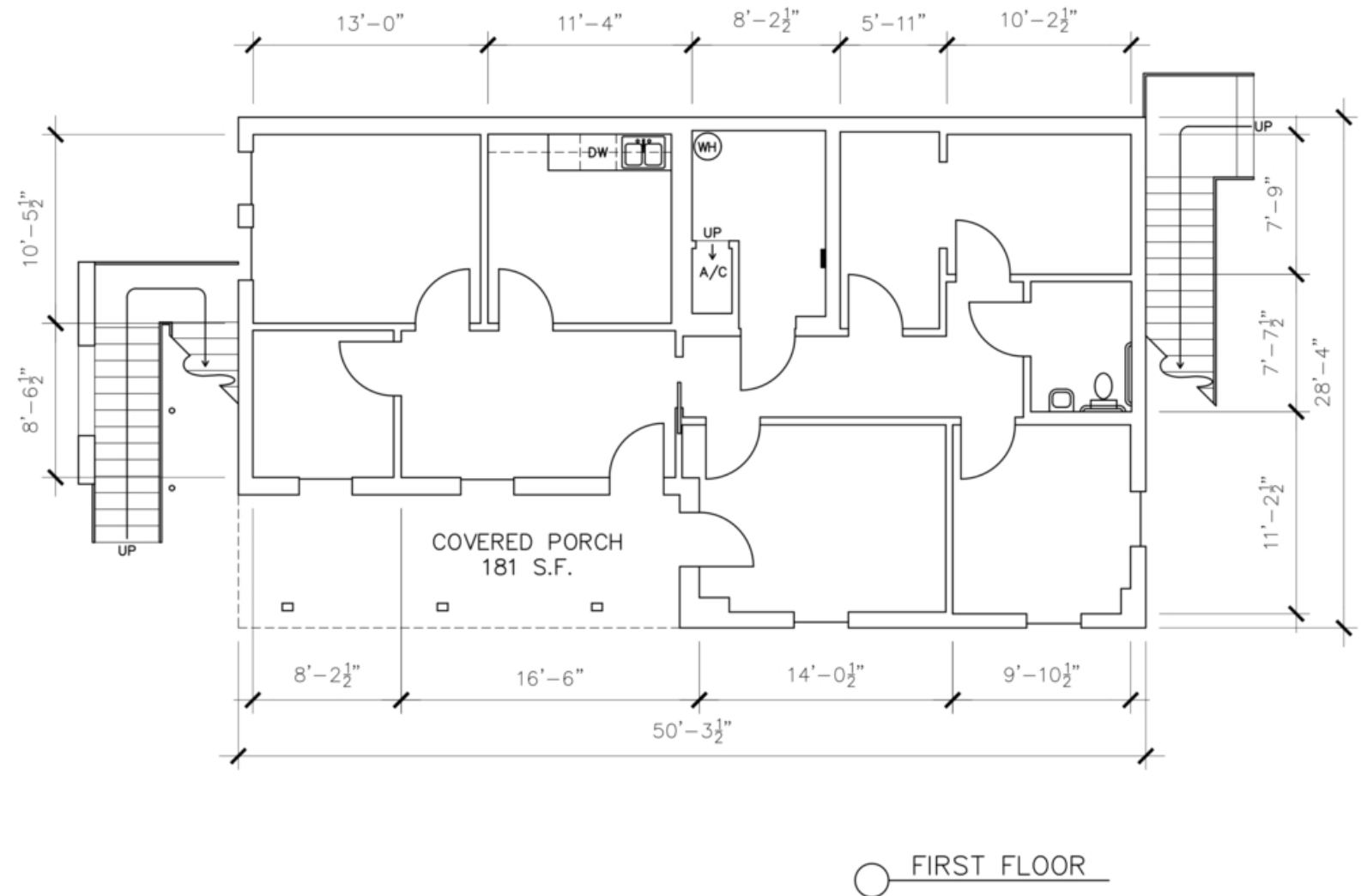
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FLOOR PLAN - BUILDING 2, 1ST FLOOR



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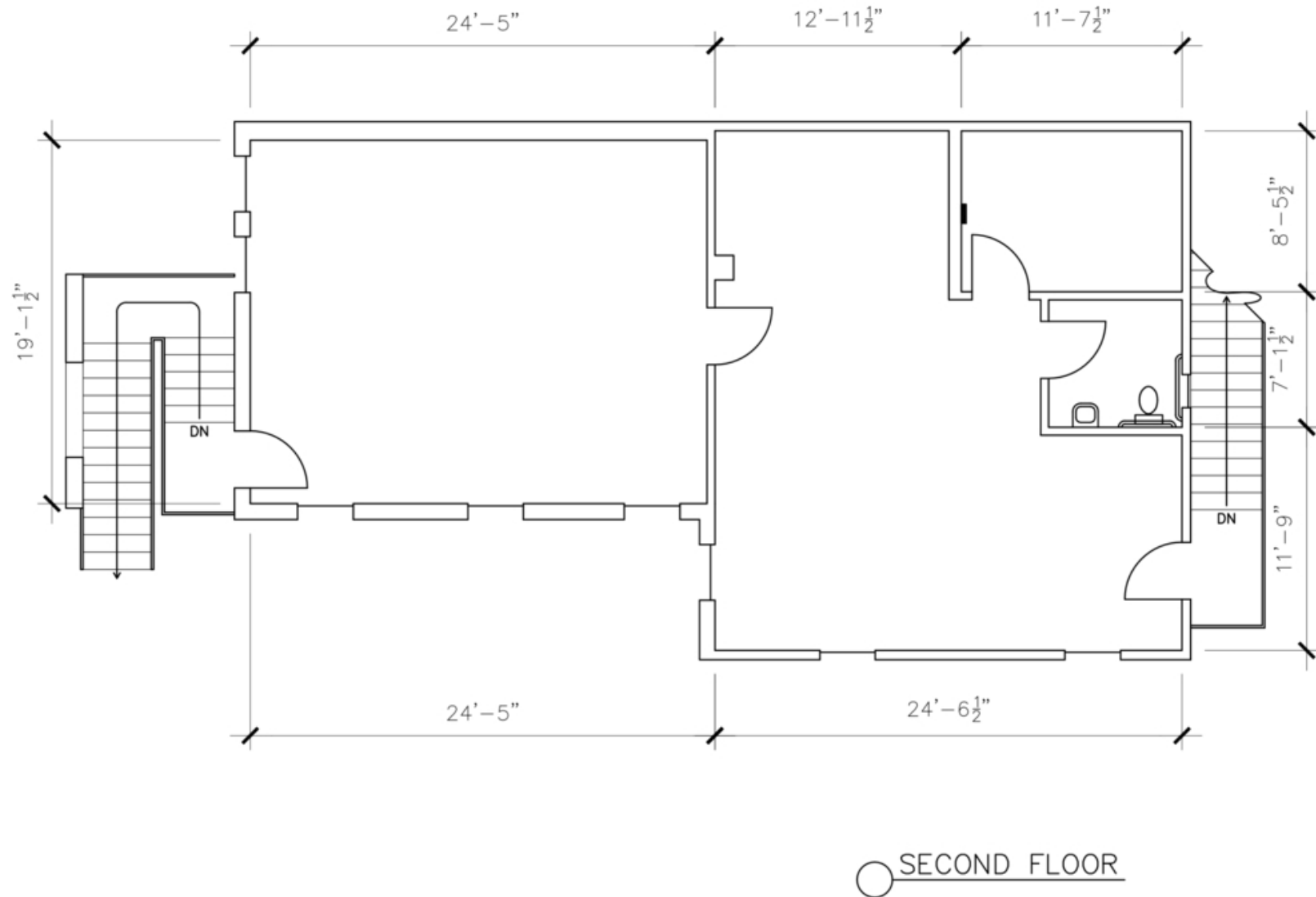
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FLOOR PLAN - BUILDING 2, 2ND FLOOR



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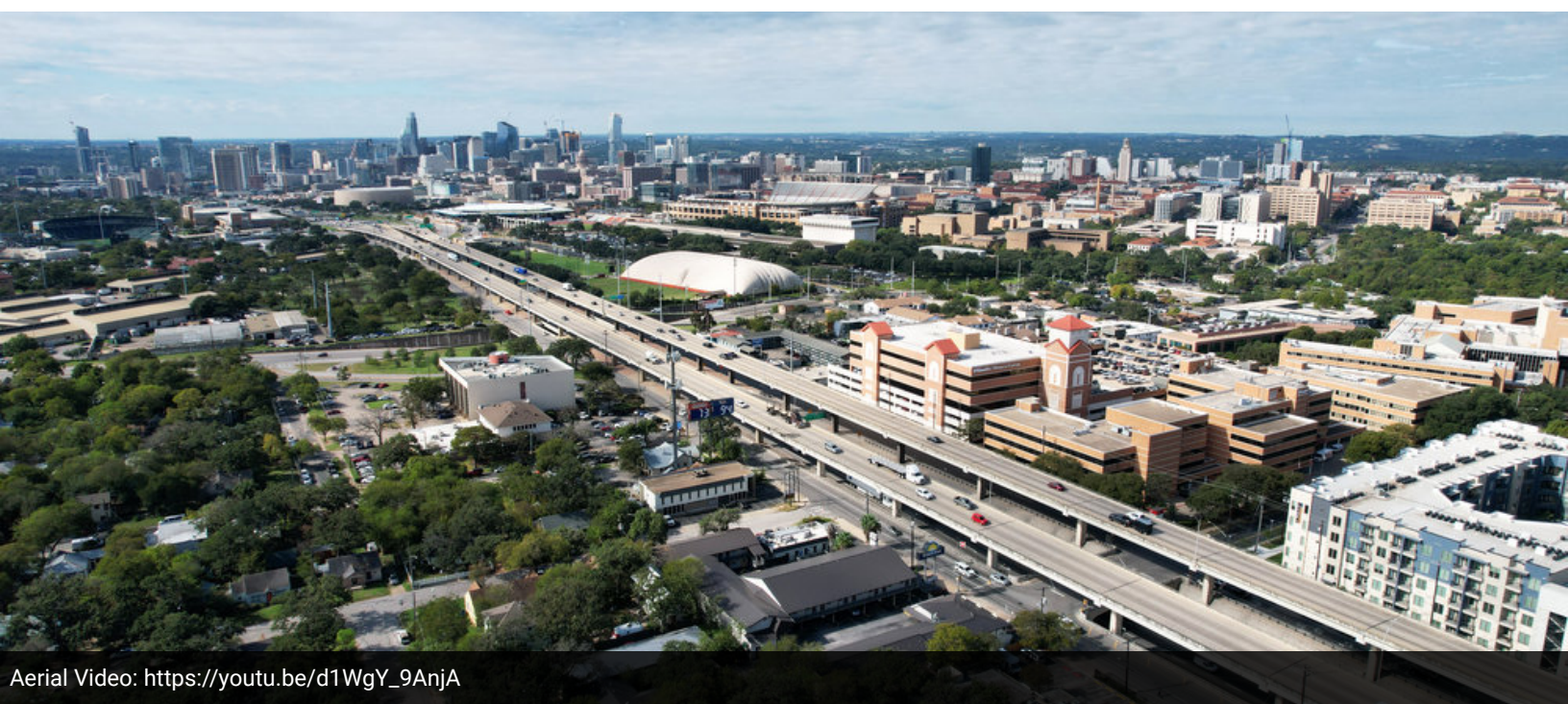
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AERIAL PHOTOS



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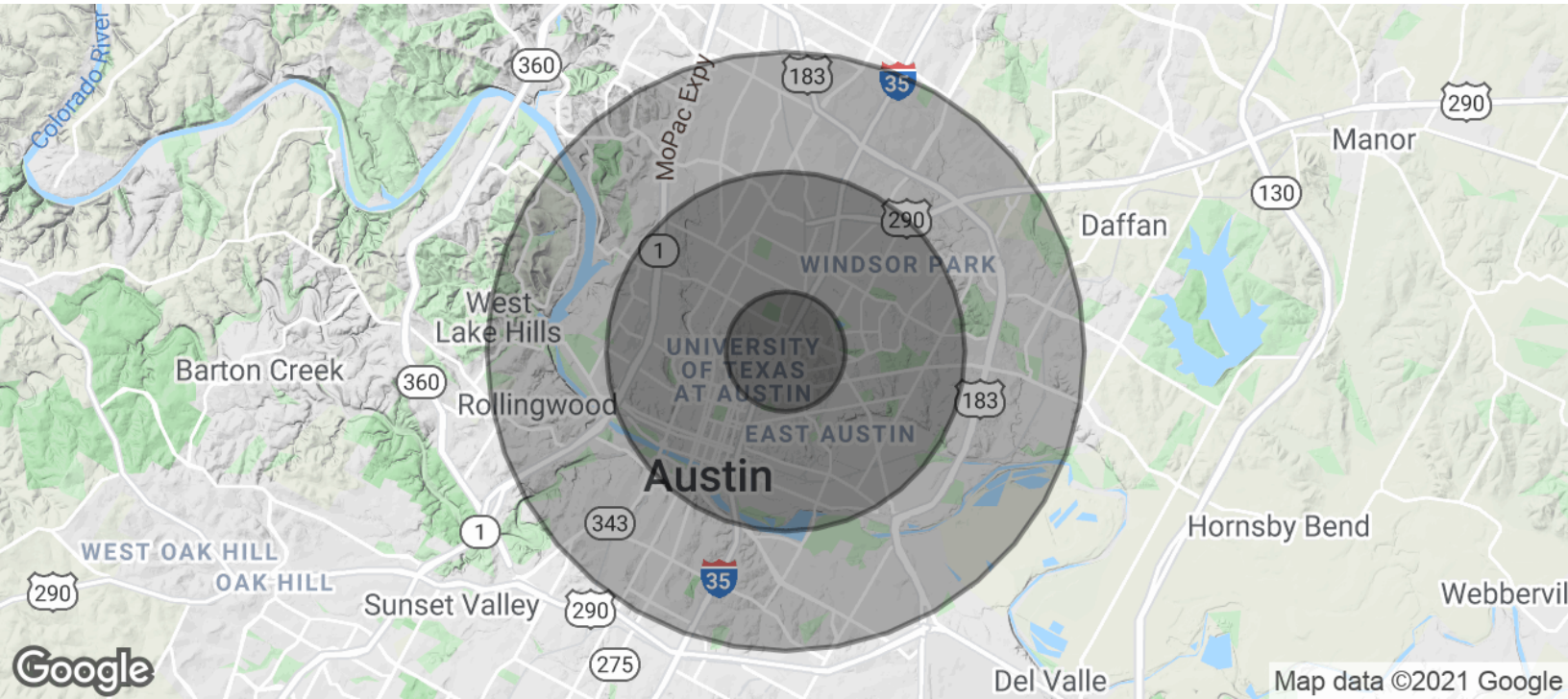
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,115	138,115	323,097
Average Age	29.1	29.9	30.8
Average Age (Male)	29.2	29.8	30.7
Average Age (Female)	28.9	30.0	31.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,790	57,207	135,358
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$52,175	\$60,992	\$63,115
Average House Value	\$283,717	\$325,003	\$323,879

* Demographic data derived from 2010 US Census

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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JAMES ROURKE	559994	jim@beckreitcre.com	(512) 921-1234
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date