

For Lease

Medical Towers at Shadowglen

Jones Lang LaSalle Brokerage, Inc.

Leasing by



Class A Medical Office Space Northeast Austin

14008 Shadowglen Blvd, Manor, TX







ABOUT

Located just 9 miles outside of Austin, the property is conveniently located at the entrance to Shadowglen Master Plan Community within the rapidly growing city of Manor, Texas.

- 36,000 SF class A medical office featuring move in ready clinical suites
- Convenient surface level parking 5:1,000
- Building conference room
- Excellent visibility off Route 290
- State-of-the-art building finishes
- Existing tenants include family practice, urgent care and OBGYN

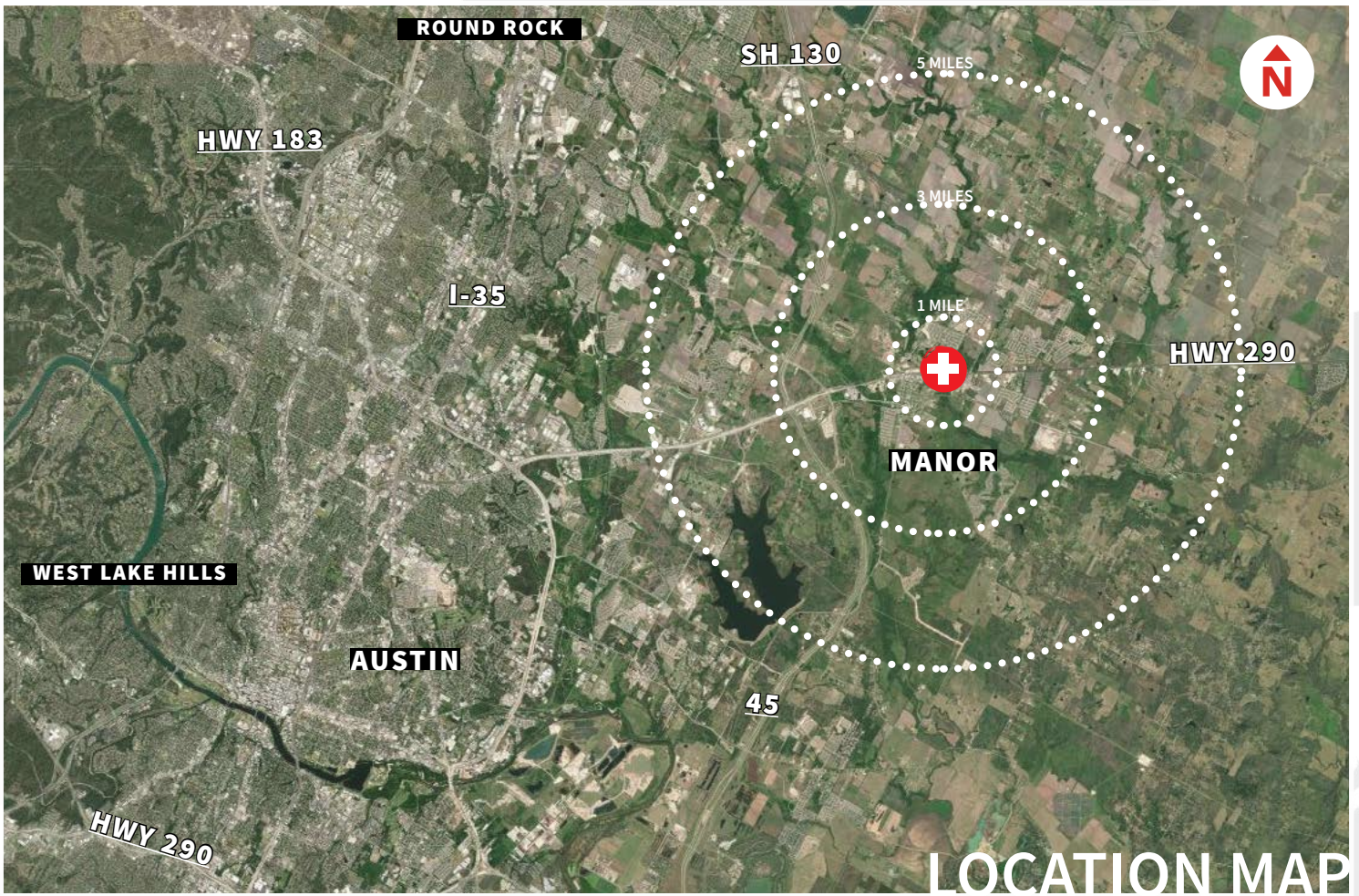


AVAILABLE SUITES

| | | |
|----------------------------|----------|----------------|
| Suite 201 | 3,529 SF | Medical Office |
| Suite 202 | 4,813 SF | Medical Office |
| Suite 201 & 202 | 8,342 SF | Medical Office |
| Suite 300 | 3,350 SF | Medical Office |
| Suite 350 | 1,898 SF | Shell |







DEMOGRAPHICS

1 Mile

3 Mile

5 Mile

\$90,959
Avg Household Income

\$78,128
Avg Household Income

\$86,832
Avg Household Income

1,530
Total Households

6,393
Total Households

9,298
Total Households

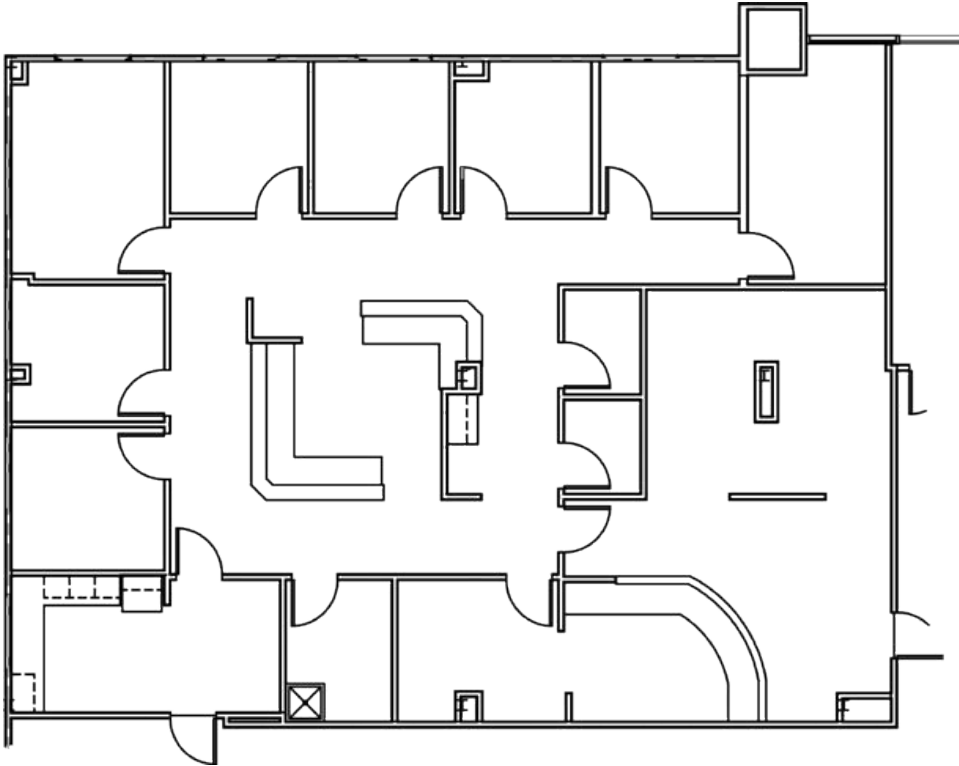
4,992
Total Population

21,276
Total Population

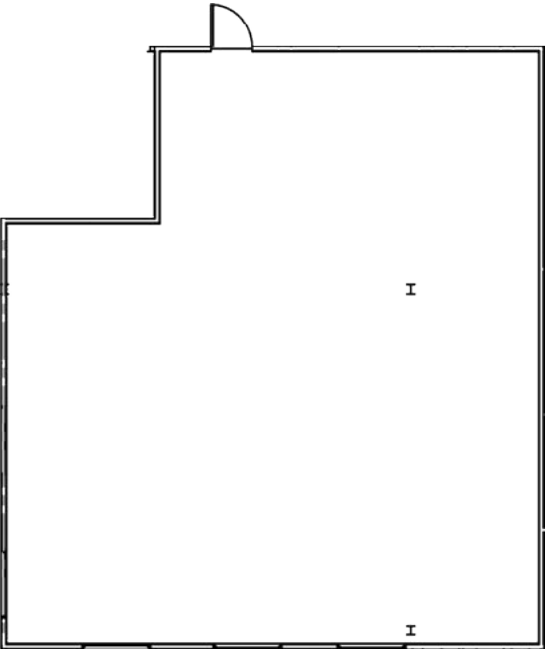
30,087
Total Population

AVAILABLE SUITES

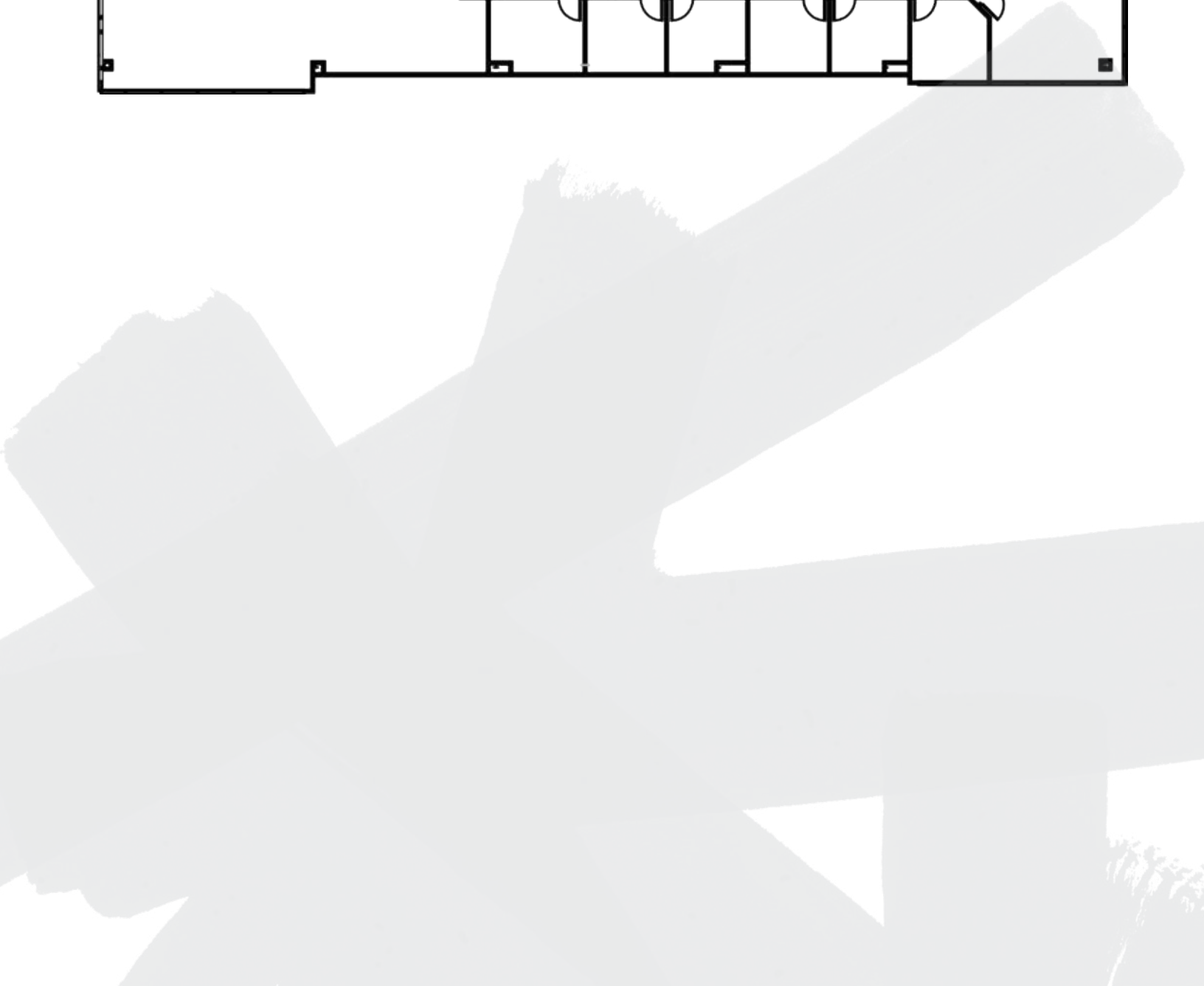
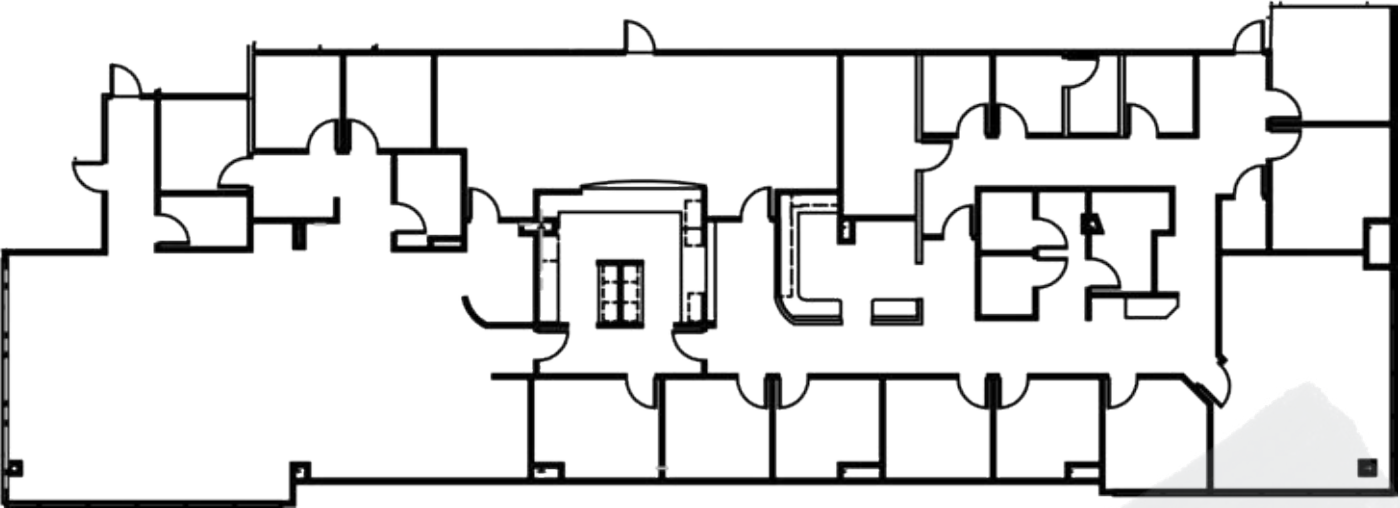
Suite 300 3,350 SF



Suite 350 1,898 SF



Suite 201/202 8,342 SF



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Manor, TX



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