

# MIDTOWN MEDICAL TOWER

62,000 Sq. ft. Class A Mixed Use Development  
38<sup>th</sup> & Lamar, Austin, Texas

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**DEVELOPED AND EXCLUSIVELY OFFERED BY HTH CAPITAL**

**512.327.6586**

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# OVERVIEW

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Located at the premier intersection of 38<sup>th</sup> & Lamar, Austin, Texas, Midtown Medical Tower is a highly visible, centrally located mixed use facility. Midtown Medical Tower's neighboring facilities include Seton's main hospital, The Heart Hospital of Austin (recently acquired by St. David's Hospital), Midtown Medical Office, Bailey Square and numerous other specialty medical office facilities making its location both convenient and synergistic.

HTH CAPITAL, LTD. has utilized energy efficient sustainable materials in the design of the class "A" four story building. With Midtown Medical's oversized attached shared 525 space structured parking facility, covered patient drop off, and large +/- 17,700 square foot floor plates, the facility provides today's medical user the ultimate in access, functionality and flexibility. Let the Midtown Medical project team work with you to develop a "state of the art" facility that will allow your practice to expand in a healthy timeless environment.

# UNMATCHED ADVANTAGES OF MIDTOWN

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## ***Location:***

38<sup>th</sup> & Lamar – landmark location

Highly visible centrally located, Class “A” development

Across the street from the Heart Hospital of Austin and Seton’s main campus; St. David’s main hospital 2 miles to the east  
Austin’s largest concentrated medical community

Less than 1 mile from Mopac and less than 2 miles from IH 35

Less than 1 mile from the University of Texas at Austin and less than 2 miles from Austin’s Central Business District

Substantial quality residential and business growth underway in central Austin

Retail amenities within walking distance including Central Market and numerous specialty retailers/restaurants

## ***Medical Amenities:***

On campus 16,000 sf full service imaging/diagnostics center offered by Austin Radiological Association

On campus lab and draw station offered by Quest Diagnostics

Two hospitals within walking distance

Numerous referral sources onsite and in the immediate area

## ***Building:***

Attached covered parking garage

Covered patient drop off and numerous front door covered handicap parking spaces

Mechanical, electrical, structural and plumbing designed to accommodate health care user’s needs

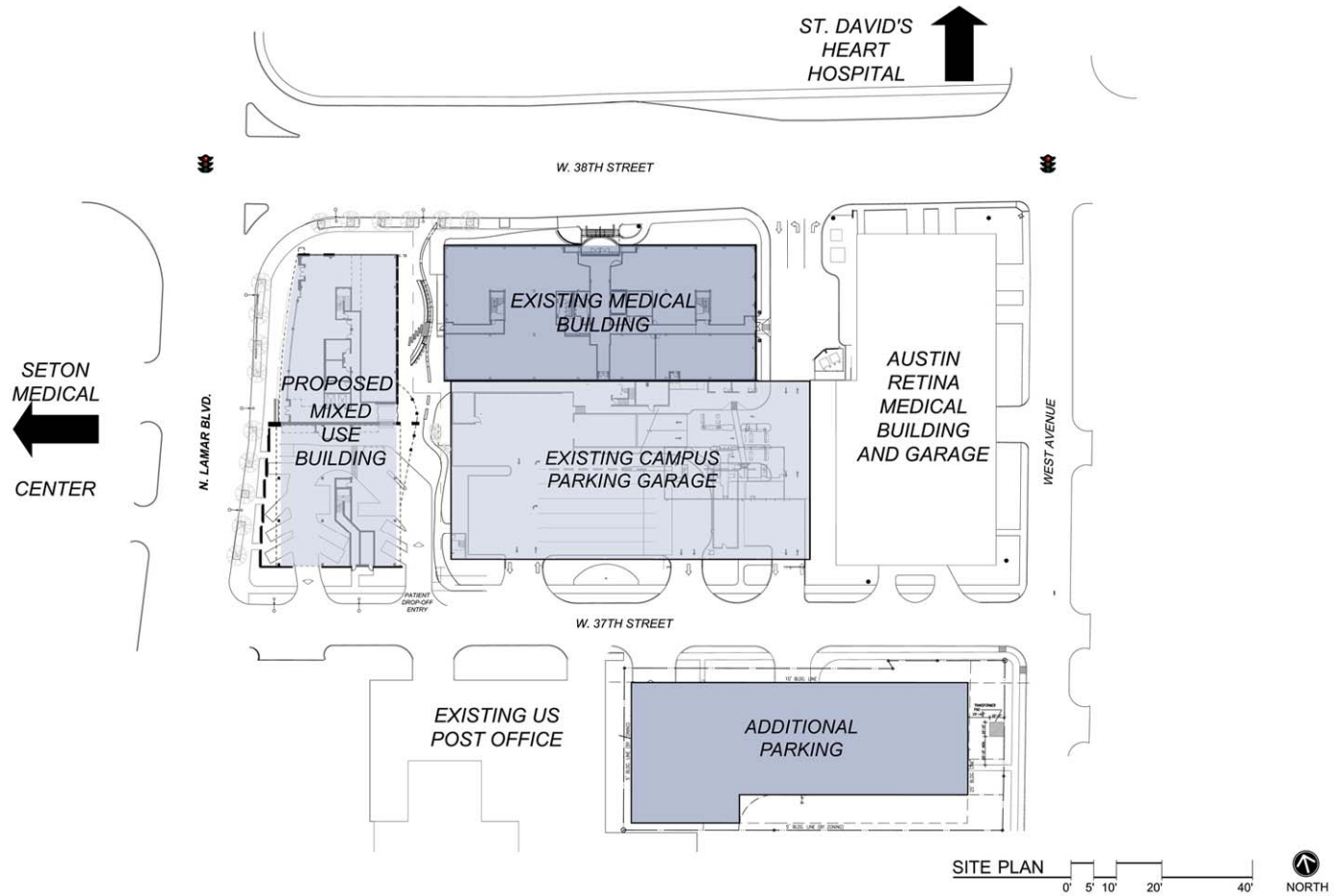
Professional property management and onsite facilities maintenance

# ARCHITECT'S RENDERING

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# SITE PLAN



sixthriverarchitects

3801 south congress avenue suite 6000 austin, texas 78704 512 336 9528

## MIDTOWN MEDICAL TOWER, 38TH & LAMAR

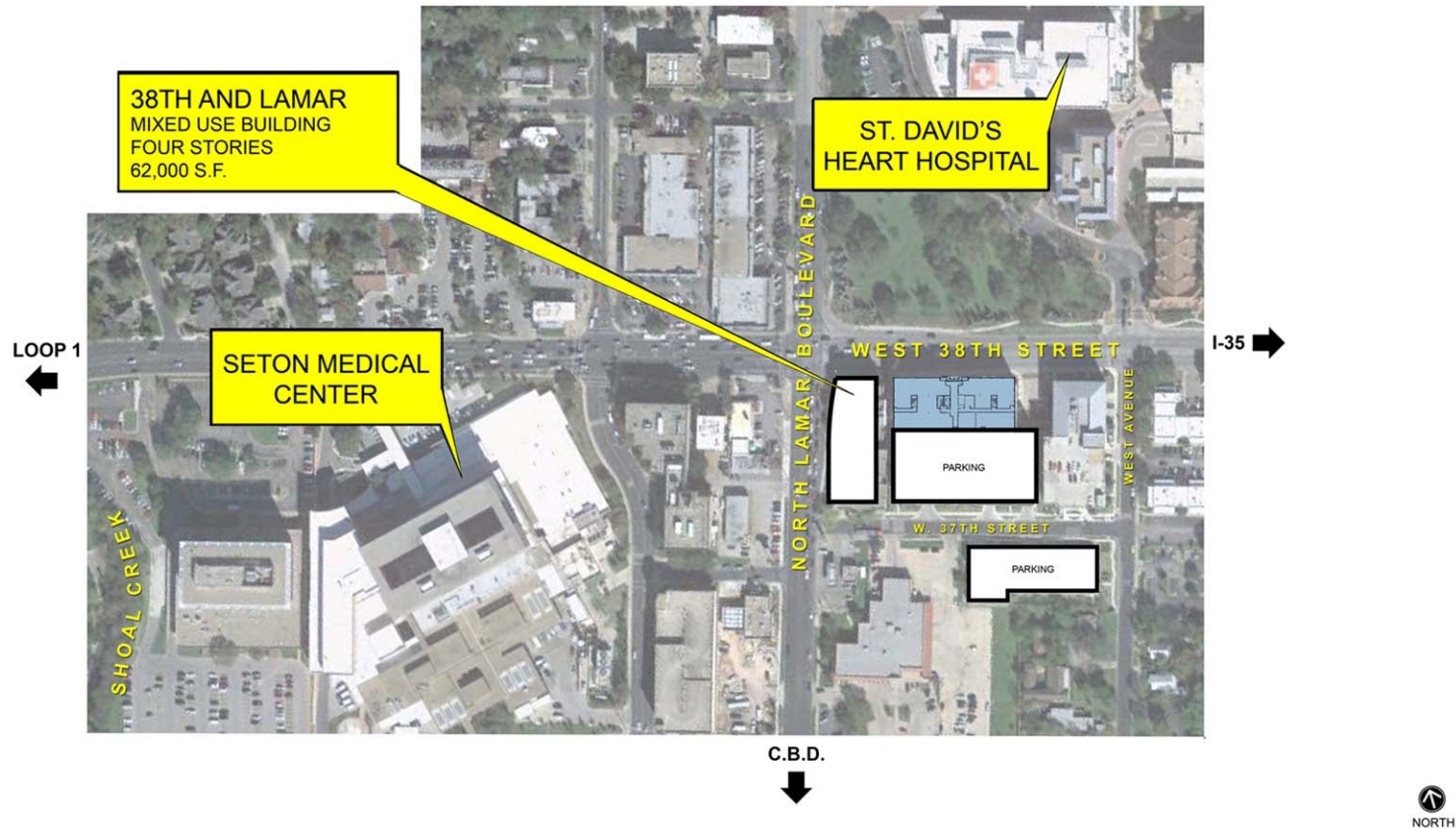
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# AERIAL



sixthriverarchitects

3501 south congress avenue suite 5300 austin, texas 78704 512.306.9028

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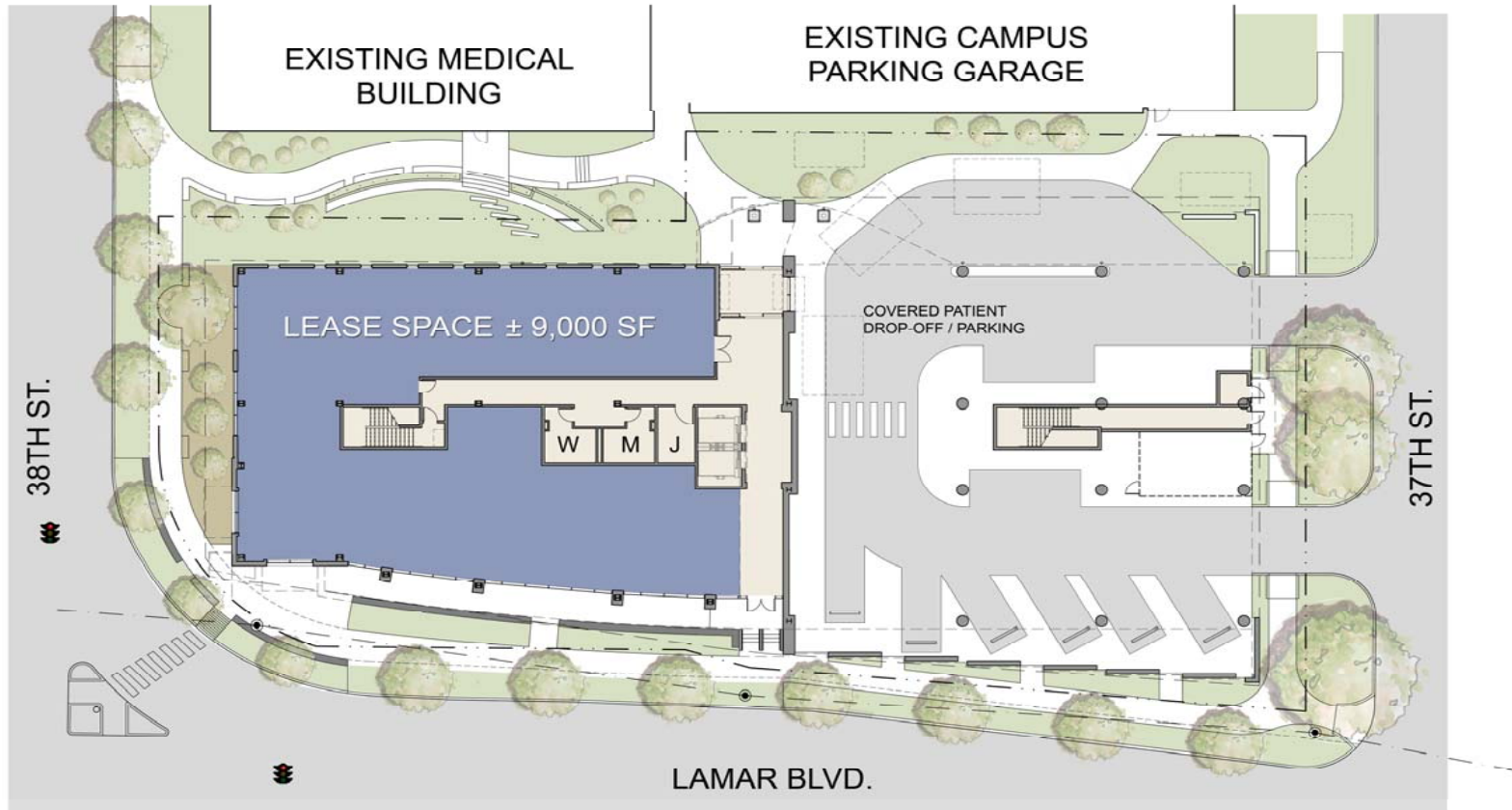
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# BUILDING SUMMARY

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<b>Size</b>	62,000 (approx. sf.)	<b>Amenities</b>	On campus imaging center
<b>Floor plates</b>	17,7000 (approx. sf.)		On campus diagnostic and laboratory
<b>Height</b>	60 feet		Two hospitals across the street
<b>Add On Factor</b>	+/- 10%, 16% (single, multi floor tenant)		Central Market and local retail
<b>Floors</b>	4		within walking distance
<b>Elevators</b>	(2) 3,500 lbs. <i>oversized</i> hydraulic 180 FPM speed		Fiber optics
			Back up generator location available
			Surgery center capable
<b>Parking</b>	525 shared parking spaces in Midtown garage Covered patient drop off/loading area Reserved covered physician parking		
<b>Exterior</b>	Brick, stone, glass and metal spandrel Energy efficient insulated 1 inch glass windows Exterior lighting Professional landscaping		
<b>Interior</b>	Class "A" lobby and restroom finishes 14 to 15 feet floor to ceiling clear heights Generous bay depths ADA compliant Compliant with Texas Dept. of Health		
<b>Systems</b>	HVAC Variable air volume distribution EMS system with DDS control Security and card access readers at major access points Video Surveillance		

# 1<sup>st</sup> FLOOR PLAN



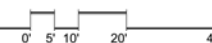
FIRST FLOOR PLAN

# SINGLE TENANT FLOOR PLAN



LEASE SPACE ±17,700 S.F.

TYPICAL SINGLE-TENANT FLOOR



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3601 south congress avenue suite 1000 austin, texas 78704 512.206.9928

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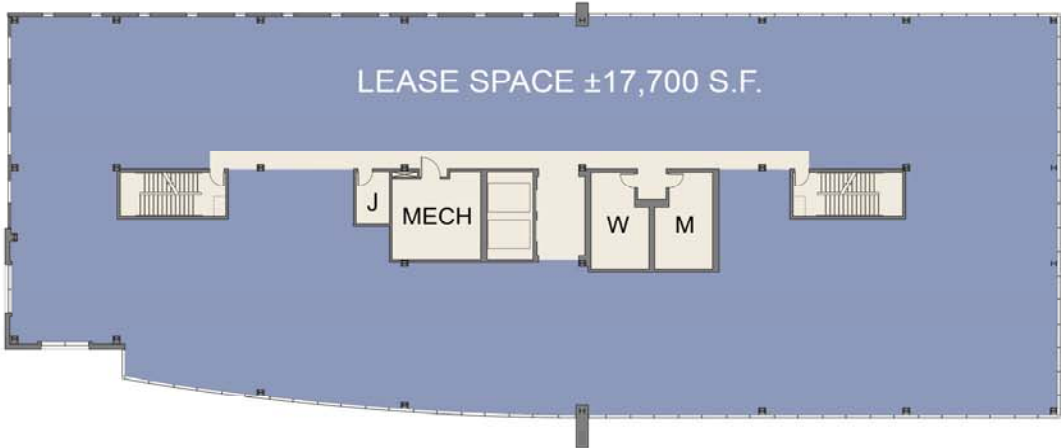


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December 22, 2010

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# MULTI TENANT FLOOR PLAN



TYPICAL MULTI-TENANT FLOOR

# MIDTOWN CAMPUS EXISTING TENANTS

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Quest Diagnostics Laboratory (Draw station and lab)

Austin Radiological (Full Service Imaging)

Southwest Regional Cancer Center / Texas Oncology

Dr. Mark Ray Dalton, Foot and Ankle Orthopedics

Dr. Russell Hayhurst, Glaucoma Institute

Dr. Blythe Monheit, Glaucoma Institute

Dr. Dickson McGuire, Endodontist

Dr. Ashley Gordon, Plastic Surgeon

Dr. Dustin Reid, Plastic Surgeon

Dr. Ned Snyder, Plastic Surgeon

Dr. Renee Snyder, Dermatologist

Legacy Heart Care

Dr. Eric S. Tiblier, Cardiologist

Dr. Paul W. Dlabal, Cardiologist

## LOCATION/AREA HOSPITAL INFO

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Midtown Medical is located at the landmark intersection of 38<sup>th</sup> & Lamar in the center of Austin's established medical core. Two major hospitals are located across the street from Midtown.



1201 W. 38<sup>th</sup> Street – Seton Central Medical Center

Constructed in 1975, the 471 bed facility is the largest medical surgical acute care center in Austin. To accommodate the increased demand and recent technological advances, Seton hospital has completed two major renovations/expansions over the last four years totaling \$69 million. Visit [www.seton.net](http://www.seton.net) for a full Hospital description.



3801 N. Lamar – Heart Hospital of Austin (recently acquired by St. David's Hospital System)

Constructed in 1998, the 58 bed award winning hospital is the only facility specialized in the diagnosis and treatment of cardiovascular disease in Austin, Texas. Visit [www.hearthospitalofaustin.com](http://www.hearthospitalofaustin.com) for additional information.

# AREA DEMOGRAPHIC INFORMATION<sup>1</sup>

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	<u>Population</u>		<u>Income<sup>2</sup></u>
2009	316,231	Average Household Income	\$ 84,494
2014 Estimate	389,092	Median Household Income	\$ 52,196
Median Age	29	Per Capita Income	\$ 36,061
Male	163,501		
Female	152,730		
Adolescent/Children	62,859		

## Area Retail



Austin's Favorite Pharmacy

Bank of America



<sup>1</sup> Area demographic information is provided for a 5 mi. radius from building site. Sources: 2000 US Census and Loopnet.com

<sup>2</sup> The University of Texas at Austin Main Campus and associated student housing is less than 1 mile from building site.

## **PROJECT TEAM**

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**Developer**

**HTH CAPITAL, LTD.**

**Owner**

**Camco Land, Ltd.**

**Leasing Agent**

**HTH CAPITAL, LTD.**

**Architect**

**Sixth River Architects**

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