



HELM

CORPORATE REAL ESTATE STRATEGY



Medical Office Building for Sale

Pointe 183, Building 3

10861 183A, BUILDING 3, LEANDER, TX 78641

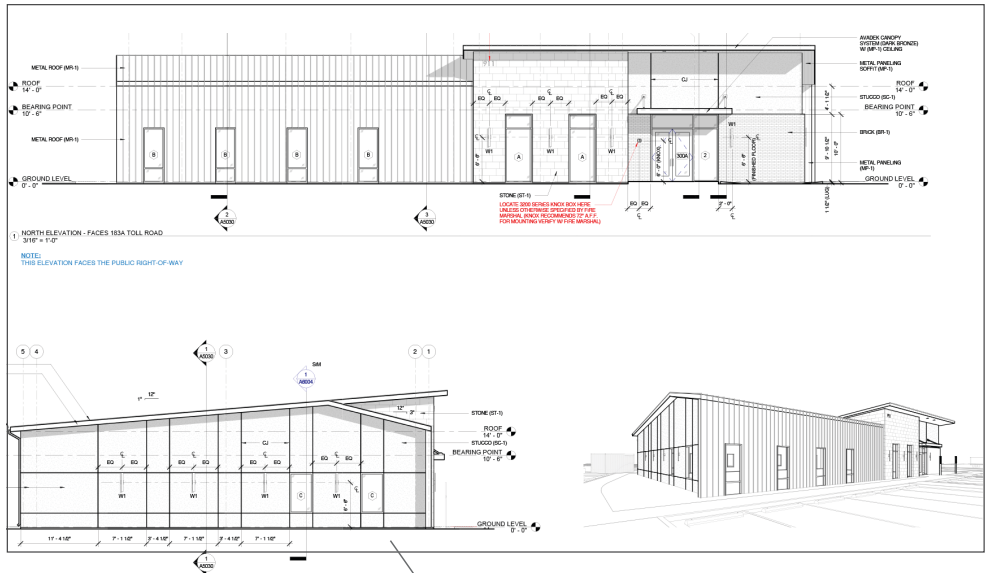


Class A Medical Office

- Sales Price: \$2,071,650.00 (\$350 per SF)
- Building Size: 5,919 SF
- Parking Ratio: 5:1000
- Year Built: May 2025
- Free Standing - Single Story Building

Property Highlights:

- New Construction with Modern Design Features
- Nestled in Medical Office Park surrounded by Retail
- Direct Visibility from 183A Toll Road
- Abundant Natural Lighting
- Regional Detention



BUILDING 3
Size: 5,919 SF

Building Features:

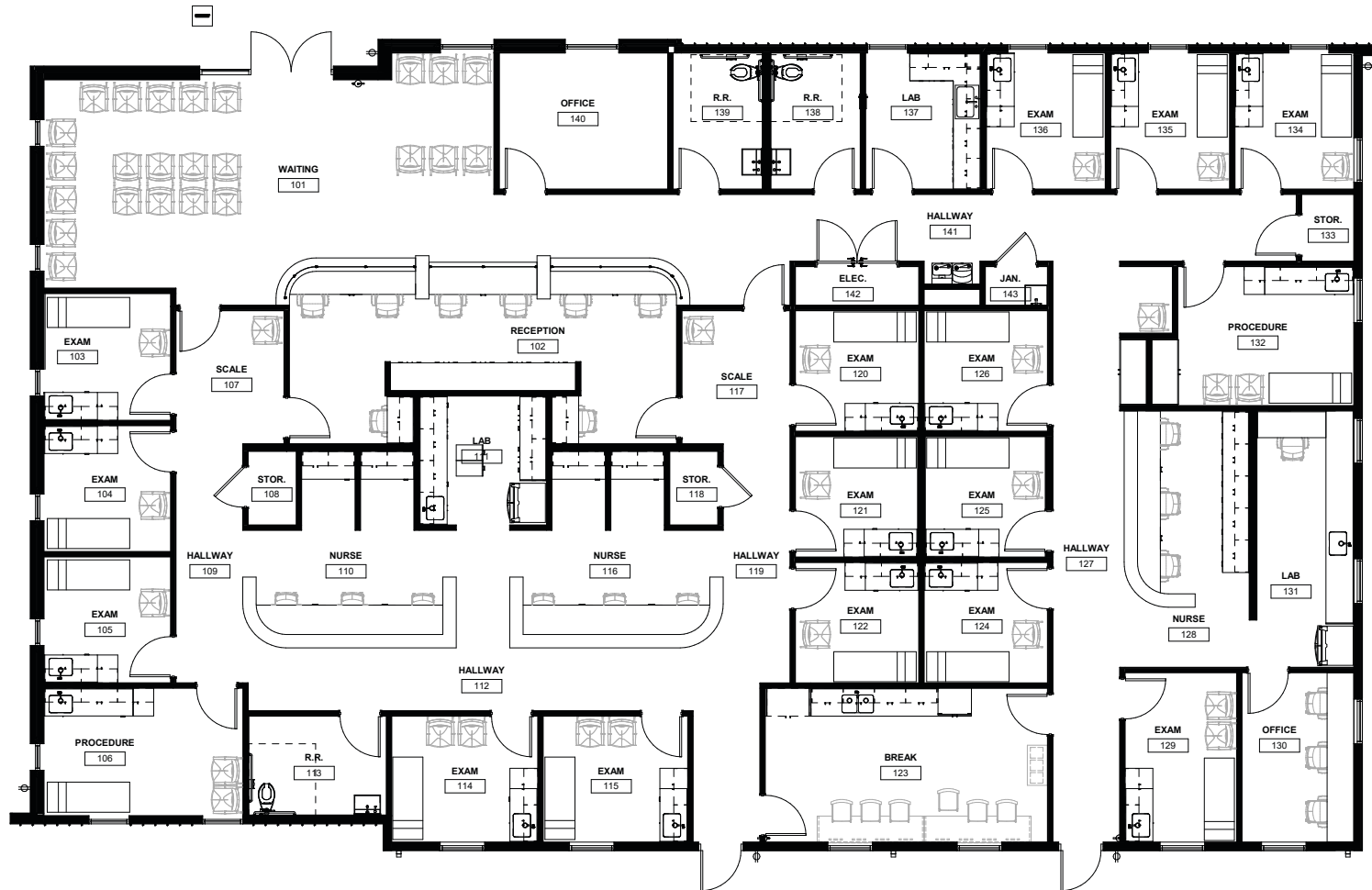
- Building facades have a diversified mix of modern materials such as Brushed Limestone, Dark Brick, Stucco, Wood Look Metal Paneling and Waterfall Standing Seam Metal Paneling.
- The roof is a standing seam metal roof with partial waterfall transition to the façade

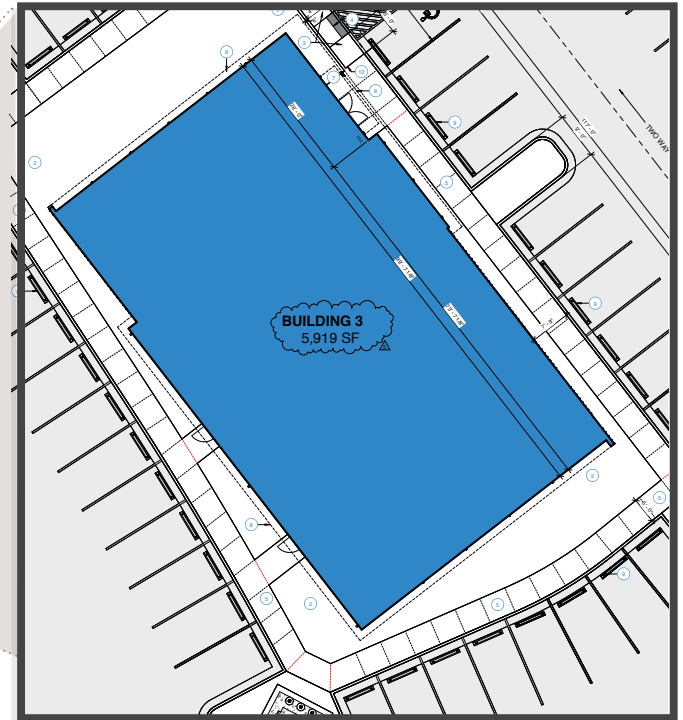
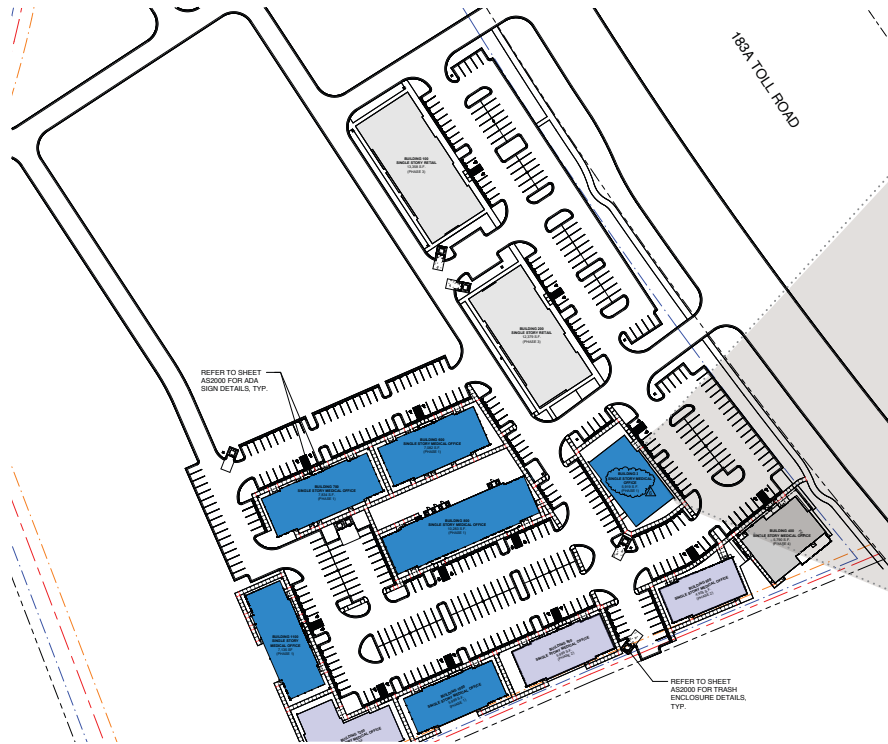




CONCEPTUAL TEST FIT PLAN

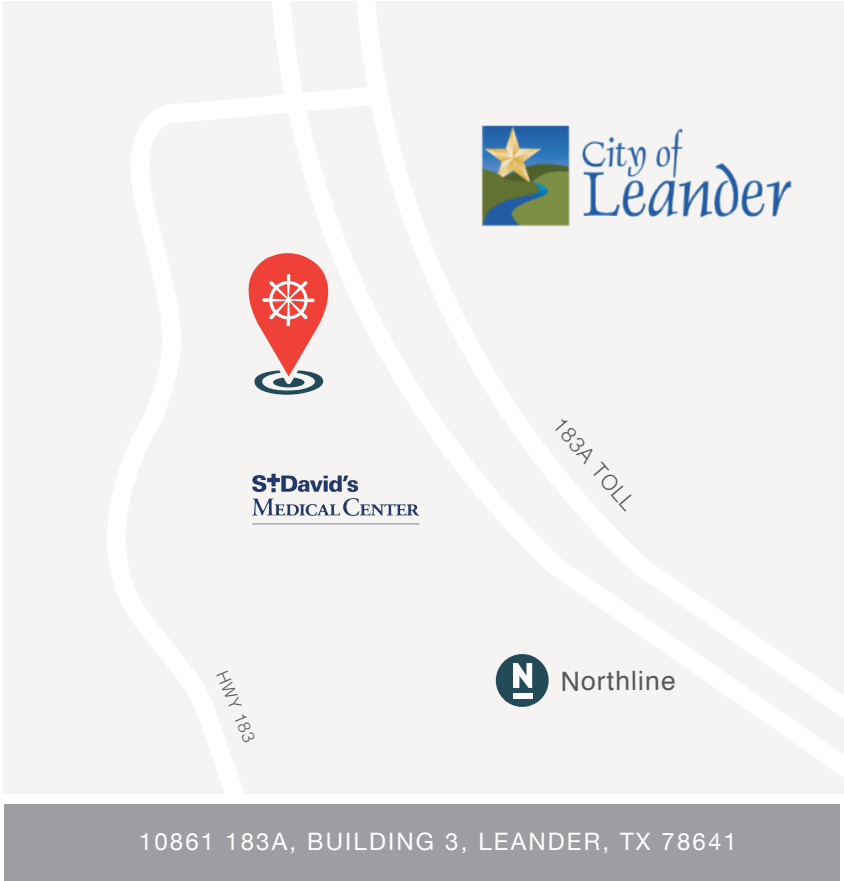
*Building currently in Shell Condition





Location:

- Prime location with Frontage on 183A
- Convenient transit access to both 183A and US-183 thoroughfares
- Adjacent to the 80+ bed St. David's Leander Hospital and MOB
- Less than a mile away from Leander's new Northline development. Northline will comprise 116 acres including a projected 5 million square feet of retail, office, residential, hotel, and civic uses, intending to become the City's new Downtown center.



Leander Information

- Leander is **consistently ranked as one of the fastest growing cities** in Texas.
- **Leander is currently growing at a rate of 8.34%** annually and its population has increased by 44.46% since 2020.
- **Average household income in Leander is \$153,022** with a poverty rate of 4.56%.
- **Leander ISD is a top rated public school** district ranking 29th of 1,052 districts in the state of Texas.

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