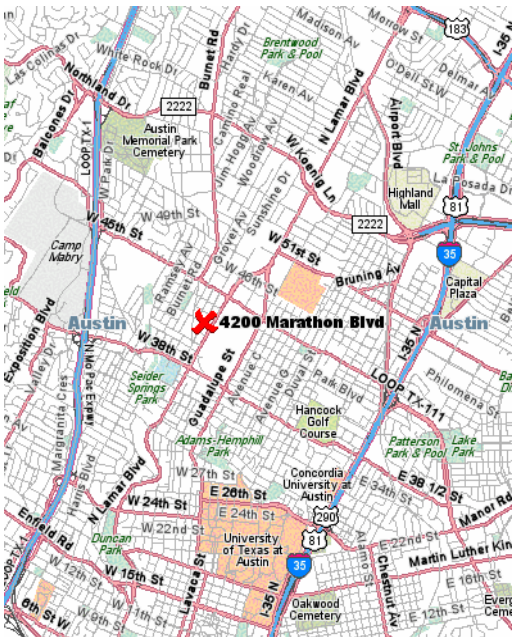


# FOR LEASE



## 4200 Marathon Blvd. Austin | Texas | 78756

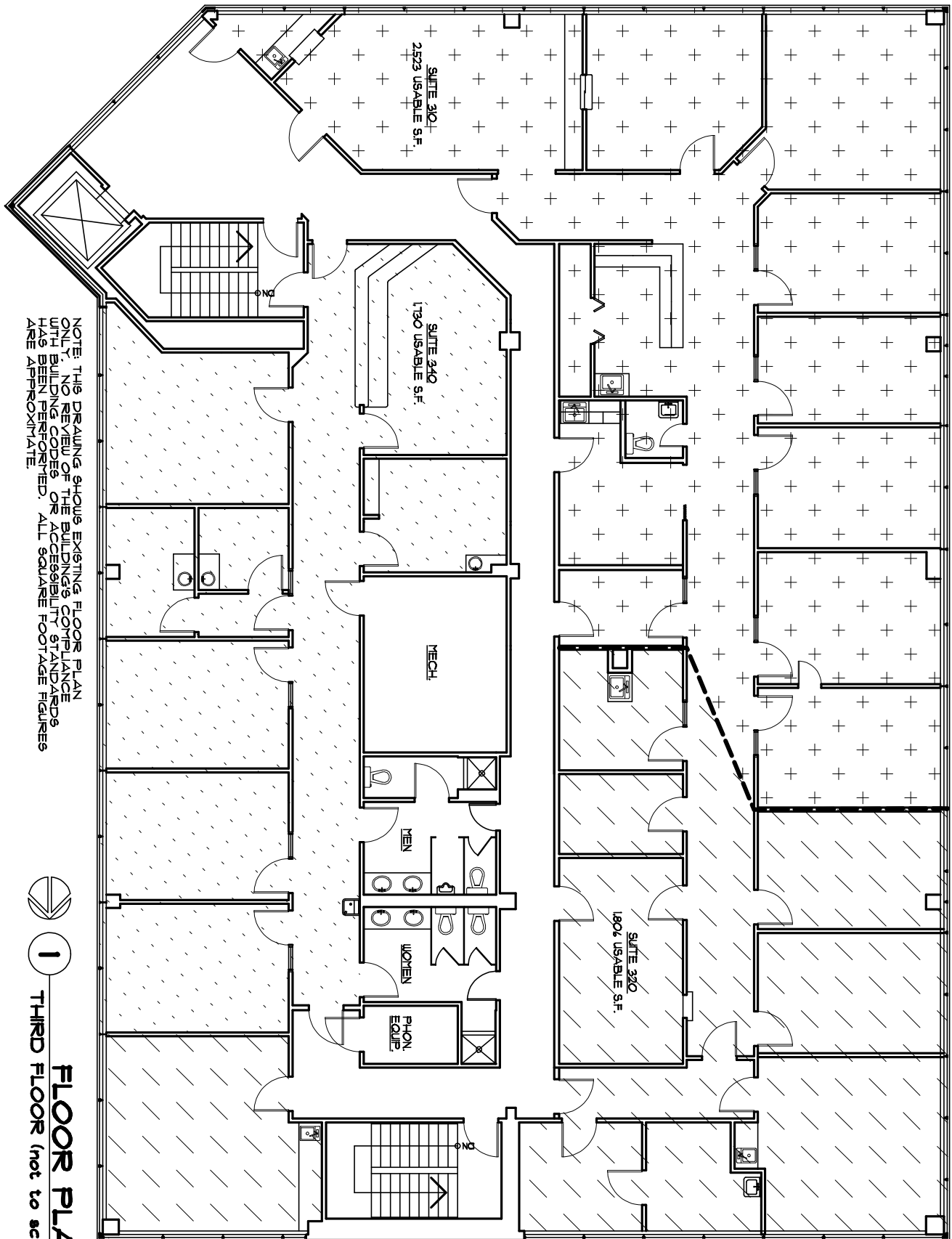
- Located blocks from the busy intersection of North Lamar and 35th Street.
- Approximately 15,730 SF, 3 story building.
- 1,730 SF medical office available on 3rd floor.
- Large reception area, 4 exam rooms, x-ray room, mechanical room, and 1 large private office.
- Suite has private access to common area restrooms.
- Well located in the Central Austin Medical District with close proximity to nearby hospitals.
- Rate: \$23.00 PSF

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& associates, inc.

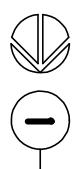
Contact  
**Matt Fain, Realtor®**  
**512.255.3000**  
**Matt@donquick.com**

**1000 N. IH-35, Suite A | Round Rock | TX | 78681**  
**Phone 512.255.3000**      **www.DonQuick.com**

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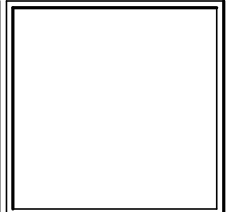


NOTE: THIS DRAWING SHOWS EXISTING FLOOR PLAN ONLY. NO REVIEW OF THE BUILDING'S COMPLIANCE WITH BUILDING CODES OR ACCESSIBILITY STANDARDS HAS BEEN PERFORMED. ALL SQUARE FOOTAGE FIGURES ARE APPROXIMATE.



**FLOOR PLAN**  
**1** THIRD FLOOR (not to scale)

SHEET NUMBER  
**IX-3**  
 NUMBER 2 OF 2  
 AUGUST 4, 2006



**4200 MARATHON BLVD**  
**AUSTIN, TEXAS**

PROJECT NO  
**4436**

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FILE NAME  
**4200Marathon**  
**6-7**

\*some assembly required  
 Commercial + Residential Architecture

Christopher J. Allen  
 Registered Architect

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