



1800 Lavaca St., Suite 110

Austin, TX 78701

512-323-6000

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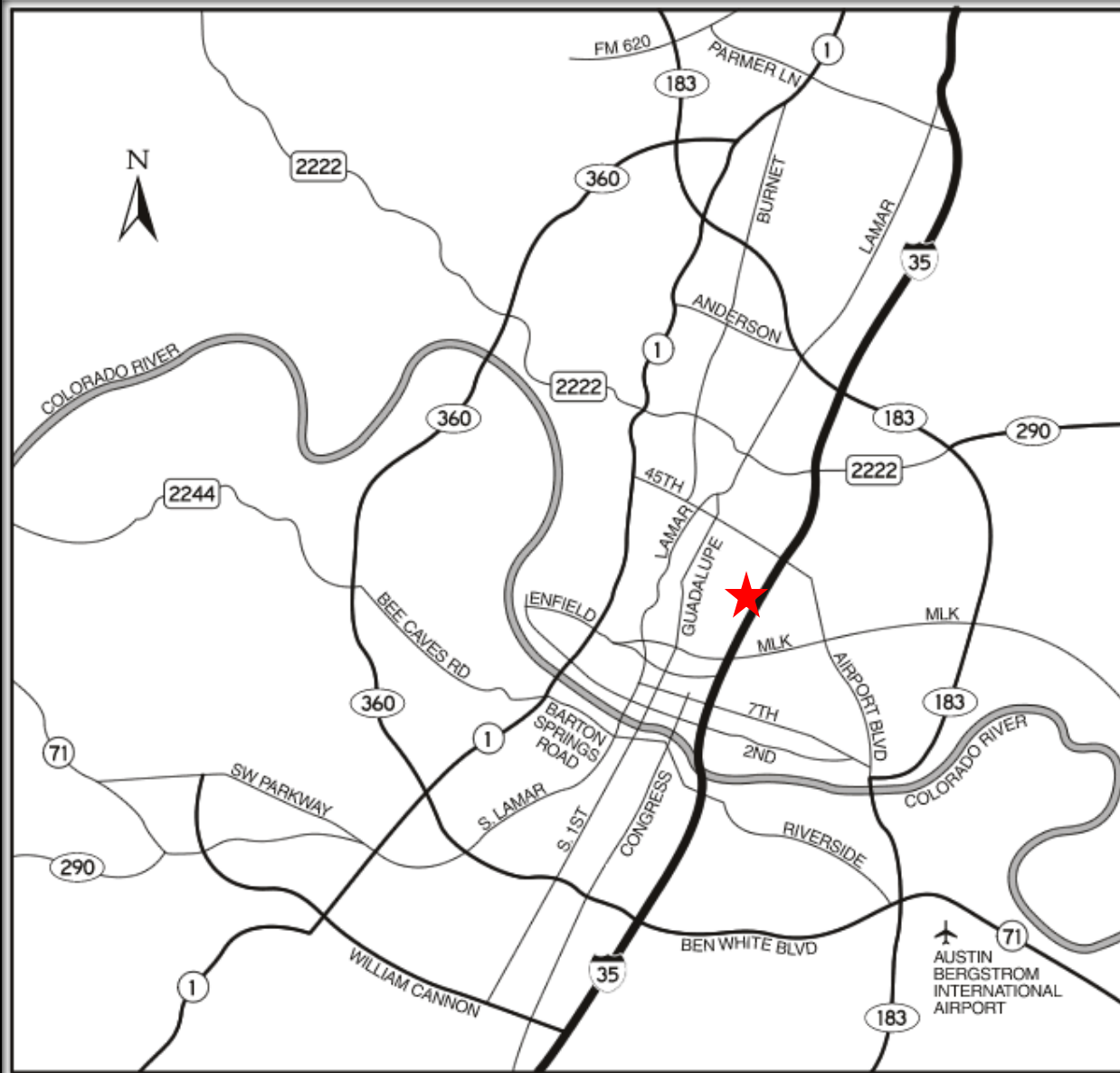


## **Midtown Commercial Corner: Retail/Office/Medical**

Lease Information Summary

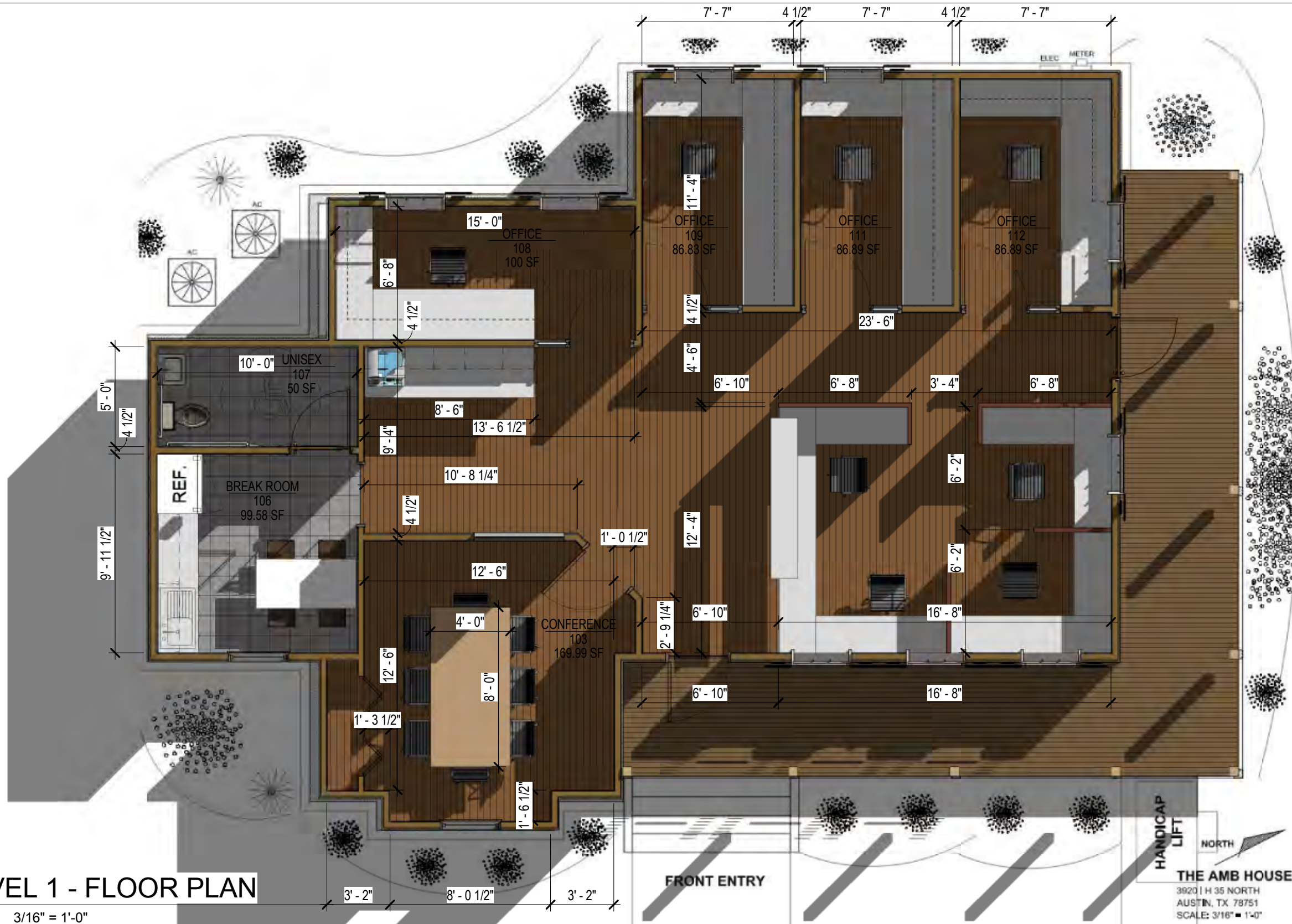
3920 North IH 35, Austin, TX 78751

- ✓ Central/Hyde Park Location on west side of IH 35; close to UT
- ✓ Close to all hospitals: St. David's, Seton, Children's, and Brackenridge.
- ✓ Excellent Road Access/Visibility/Corner Lot
- ✓ Approximately 1,378 square feet; lots of parking spaces
- ✓ Close to Services, Retail, and Restaurants
- ✓ Excellent Population and Income Demographics
- ✓ Estimated Total Monthly Rent = \$4,000-\$4,500 + separately metered utilities.



## **Commercial Space: Retail/Office/Medical**

3920 North IH 35  
Austin, TX 78751



**1 LEVEL 1 - FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**THE AMB HOUSE**  
3920 IH 35 NORTH  
AUSTIN, TX 78751  
SCALE: 3/16" = 1'-0"



10355 WESTPARK DRIVE,  
HOUSTON, TEXAS 77042-5342  
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CONSULTANT:

OWNER:  
**VAUGHN CONSTRUCTION, LLC**  
10355 WESTPARK DRIVE, HOUSTON, TEXAS 77042

PROJECT TITLE:  
**VAUGHN AUSTINE OFFICE -  
RENOVATION**

PROJECT ADDRESS:  
3920 IH-35 NORTH, AUSTIN, TEXAS 78751

REVISIONS		
REV.NO	REV.DATE	DESCRIPTION

SHEET TITLE:  
**FLOOR PLAN**

VC PR.NO.: 00-XXX  
OW. PR.NO.: XX - XXXX  
PHASE: 100 % DD  
DATE: 06/23/2014  
SCALE: 3/16" = 1'-0"  
SHEET NUMBER:

**A 101**

These documents are for interim review and are "NOT for regulatory approval, permitting, or construction."

6/25/2014 7:28:47 AM