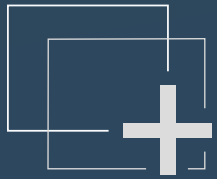


 TRANSWESTERN

1401 Philomena Street  
Austin, TX

 **1401  
PHILOMENA**  
At Mueller





# 1401 PHILOMENA

At Mueller

## Intentionally Designed, + The First of its Kind.

1401 Philomena is a best in class medical office building, built with patients and staff in mind, designed to transform the approach to collaborative thinking and delivery of world-class care.



---

**109k+ SF**

MEDICAL OFFICE  
SPACE AVAILABLE

---

**4.32/1,000**

PARKING RATIO  
559 SPACES

---

**Garage  
Connectivity**

LEVEL 4

---

**3 Elevators**

ONE GURNEY SIZE  
ELEVATOR

---

**Spec Suite**

MOVE-IN  
READY!





Suite 175





# Strategically Located



This best in class medical office building boasts seamless building access for both patients and physicians. Conveniently situated adjacent to Dell Children's Medical Center, 1401 Philomena is at the heart of the bustling medical hub in Mueller, surrounded by a network of specialized medical facilities and services. Its prime location also provides easy access to nearby food, leisure, entertainment, and hospitality options.



# Seamless Access to All of Austin

1401 Philomena's prime location in the center of Mueller offers unparalleled convenience and accessibility, making it an ideal setting for medical professionals and their clients, who can enjoy the vibrant community, diverse dining options, and extensive recreational opportunities right at their doorstep.

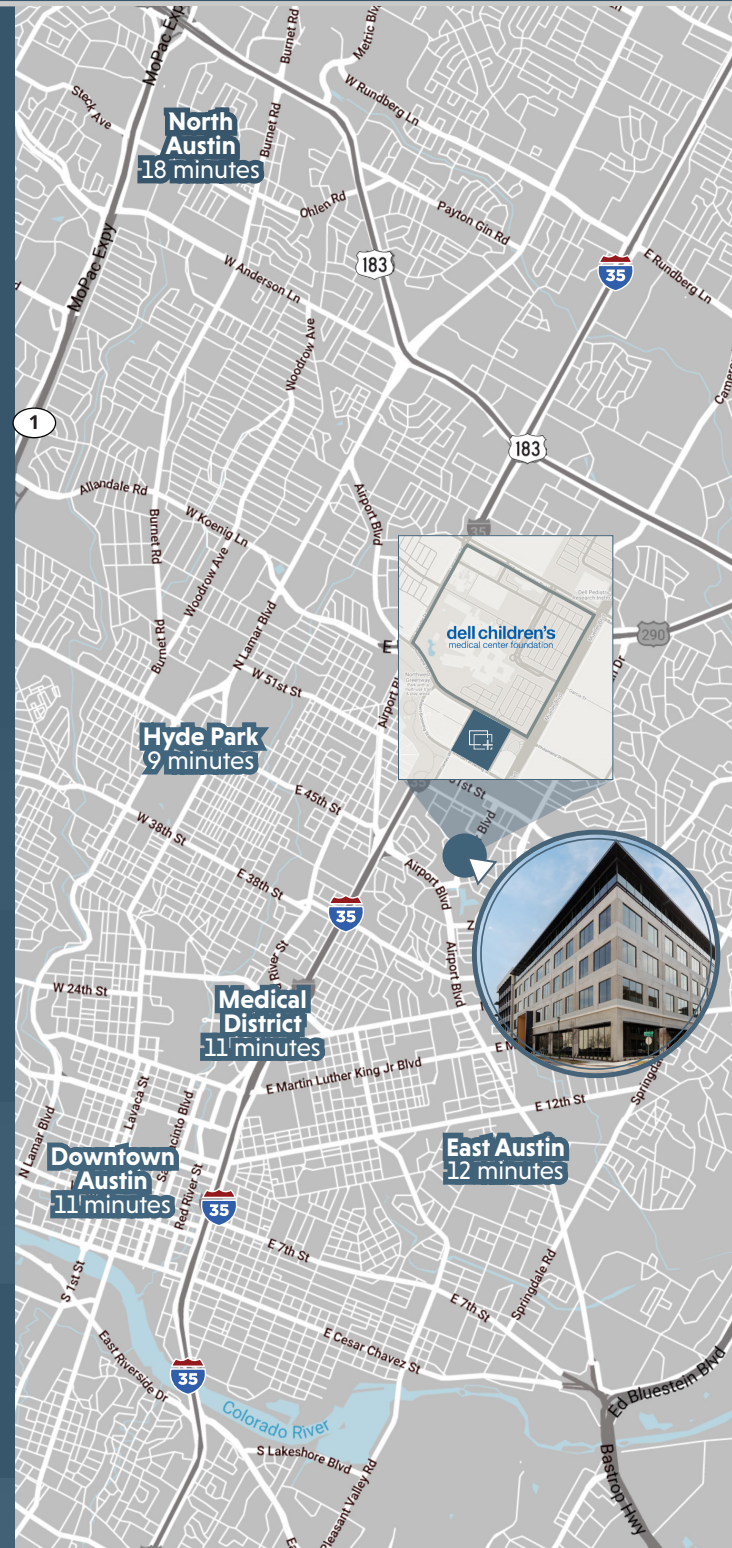
## AREA DEMOGRAPHICS

<b>1 mi</b>	<b>19,035</b> POPULATION	<b>\$135,680</b> AVG HH INCOME	<b>34</b> AVG AGE
<b>3 mi</b>	<b>173,359</b> POPULATION	<b>\$97,472</b> AVG HH INCOME	<b>29</b> AVG AGE
<b>5 mi</b>	<b>370,659</b> POPULATION	<b>\$110,999</b> AVG HH INCOME	<b>31</b> AVG AGE

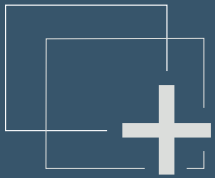
## DRIVE TIMES

**14 min**  **Austin Bergstrom INTERNATIONAL AIRPORT**

**15 min**  **The Domain SHOPPING CENTER**







# Building Highlights



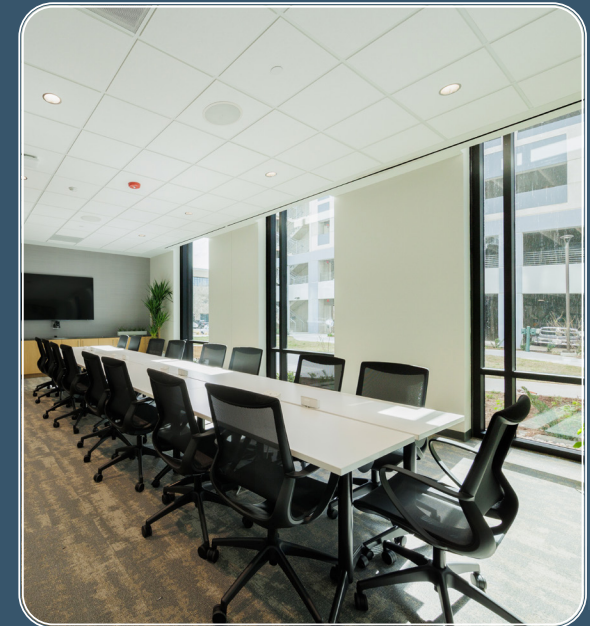
## + Sustainable Build

- + LEED Gold Certified
- + Located in the Largest LEED Certified Neighborhood in the world
- + Austin Energy Green 3-star Building
- + Touch-less Entry & Exits
- + Highly Efficient HVAC Systems
- + UV Air Filtration
- + Low VOC Emitting Interior Finishes
- + Recycling Program
- + Reflective Roofing for Heat Island Reduction



## + Outdoor Courtyard

The Central Courtyard at 1401 Philomena creates a vital connection between people and nature, enhancing well-being and productivity. Designed for comfort and social distancing, it features drought-tolerant native plants, reducing irrigation needs and promoting sustainability in modern building design.



## + Building Amenities

- + Visitor Lounge Area  
Provides additional space within the building for patients to wait comfortably for their appointment.
- + Secure Bike Parking
- + Central Conferencing Center
- + Central Huddle Room
- + Walking Distance to a plethora of restaurants, retail and hotels.
- + Private Badge Access Elevator





+ Parking garage connection to the 4th Floor

+ Covered Patient Drop-off complete with a circular driveway designed for adequate ambulance access



+ 2nd Floor Common Area



+ Modern Design

+ Local Art



+ Strategic Mueller Location

+ Walking Paths & Lush Landscaping



# First Floor

SQUARE FOOTAGES ARE APPROXIMATIONS



ENTRY FROM GARAGE

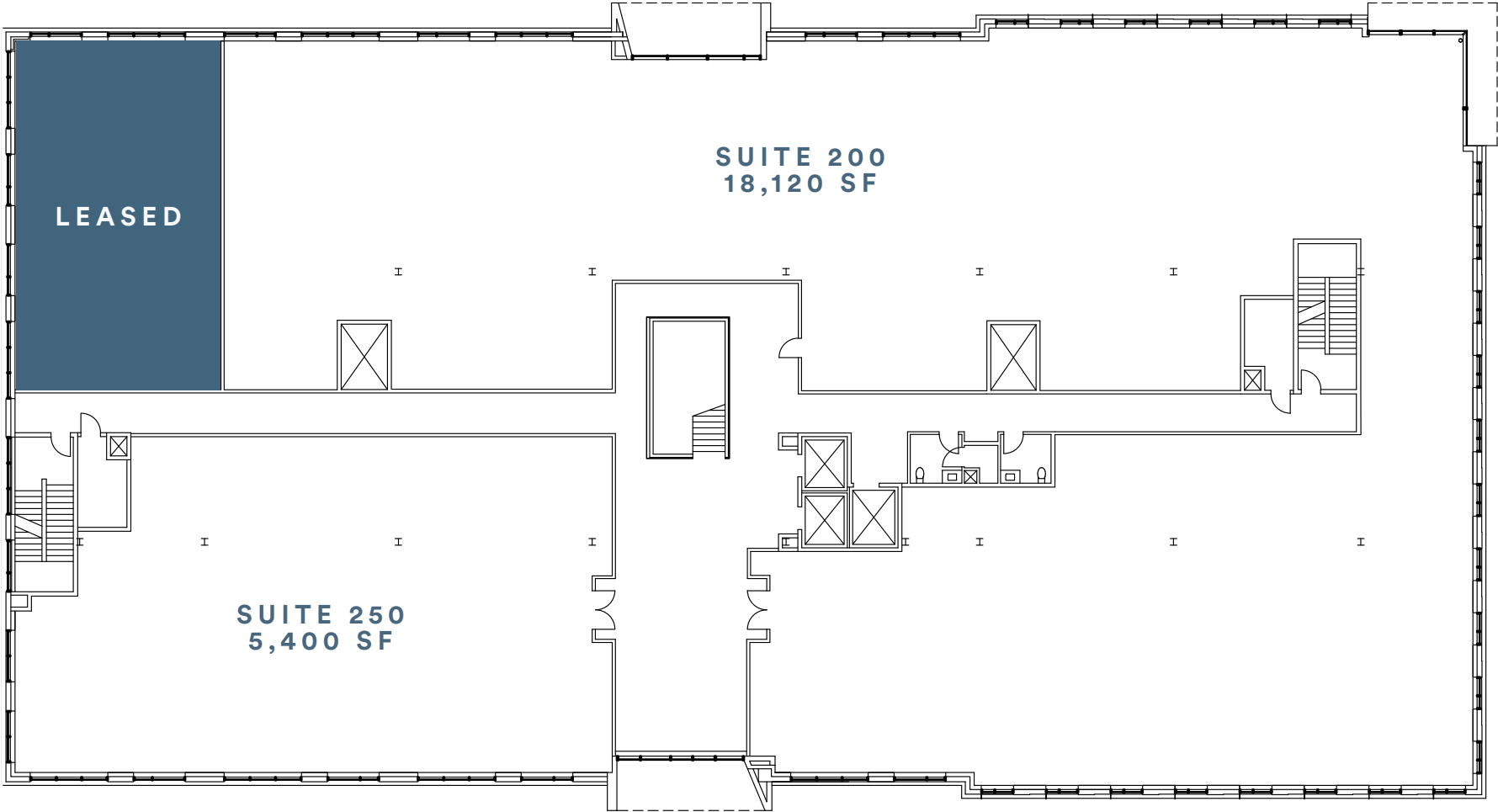
SPEC SUITE 175  
**MOVE-IN READY**  
3,052 SF





# Second Floor

SQUARE FOOTAGES ARE APPROXIMATIONS

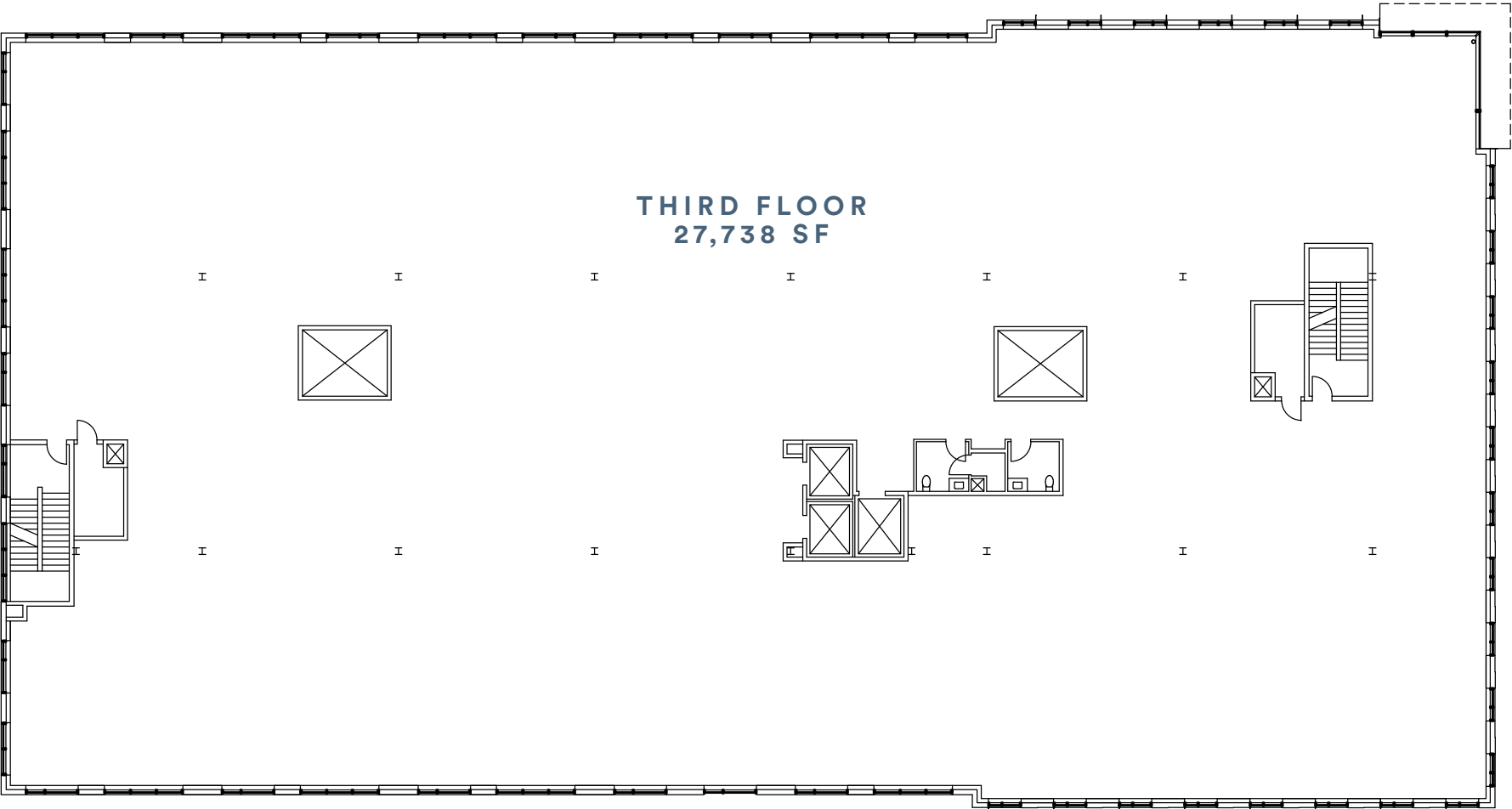






# Third Floor

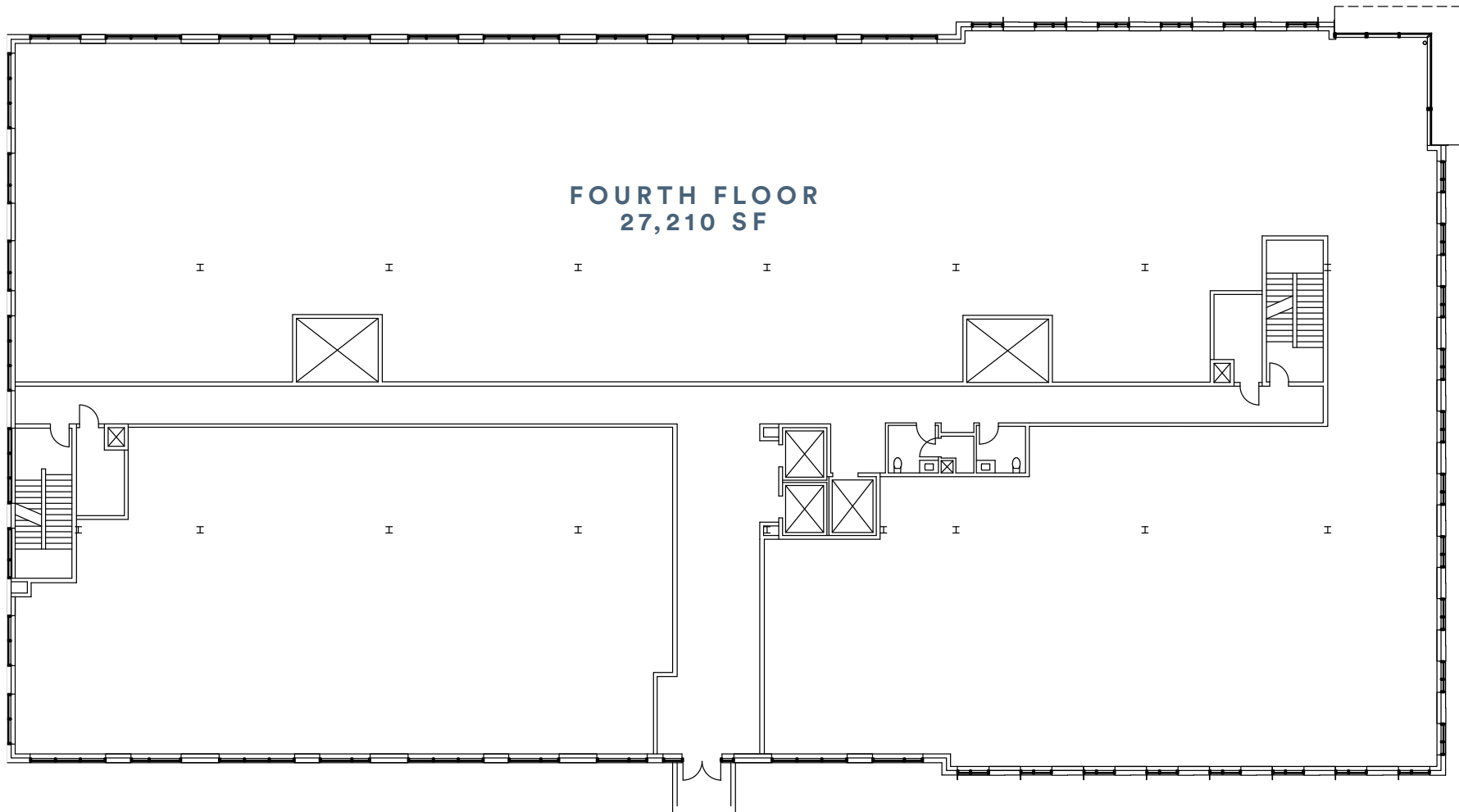
SQUARE FOOTAGES ARE APPROXIMATIONS





# Fourth Floor

SQUARE FOOTAGES ARE APPROXIMATIONS



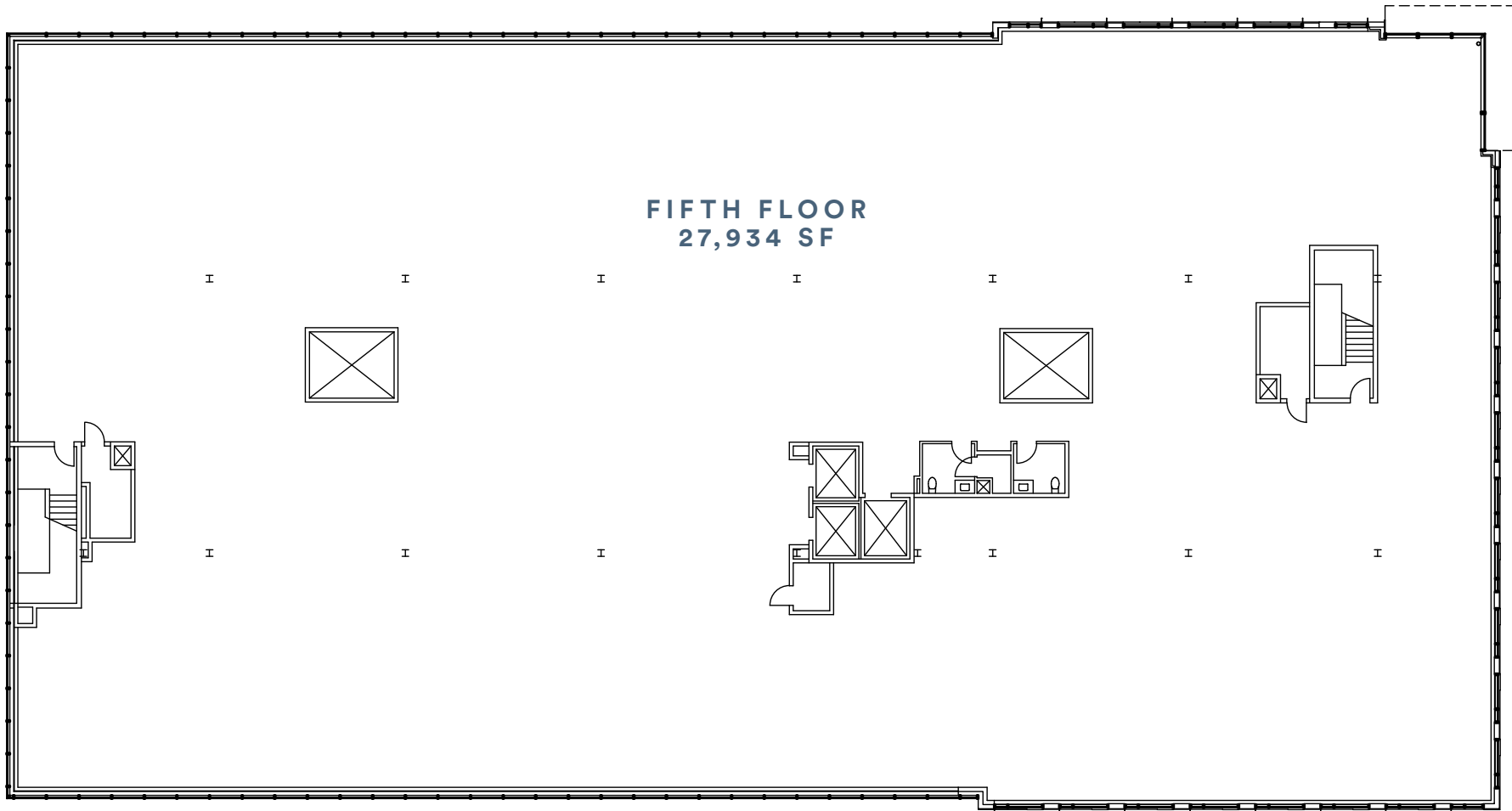
SKY-BRIDGE ACCESS TO GARAGE





# Fifth Floor

SQUARE FOOTAGES ARE APPROXIMATIONS

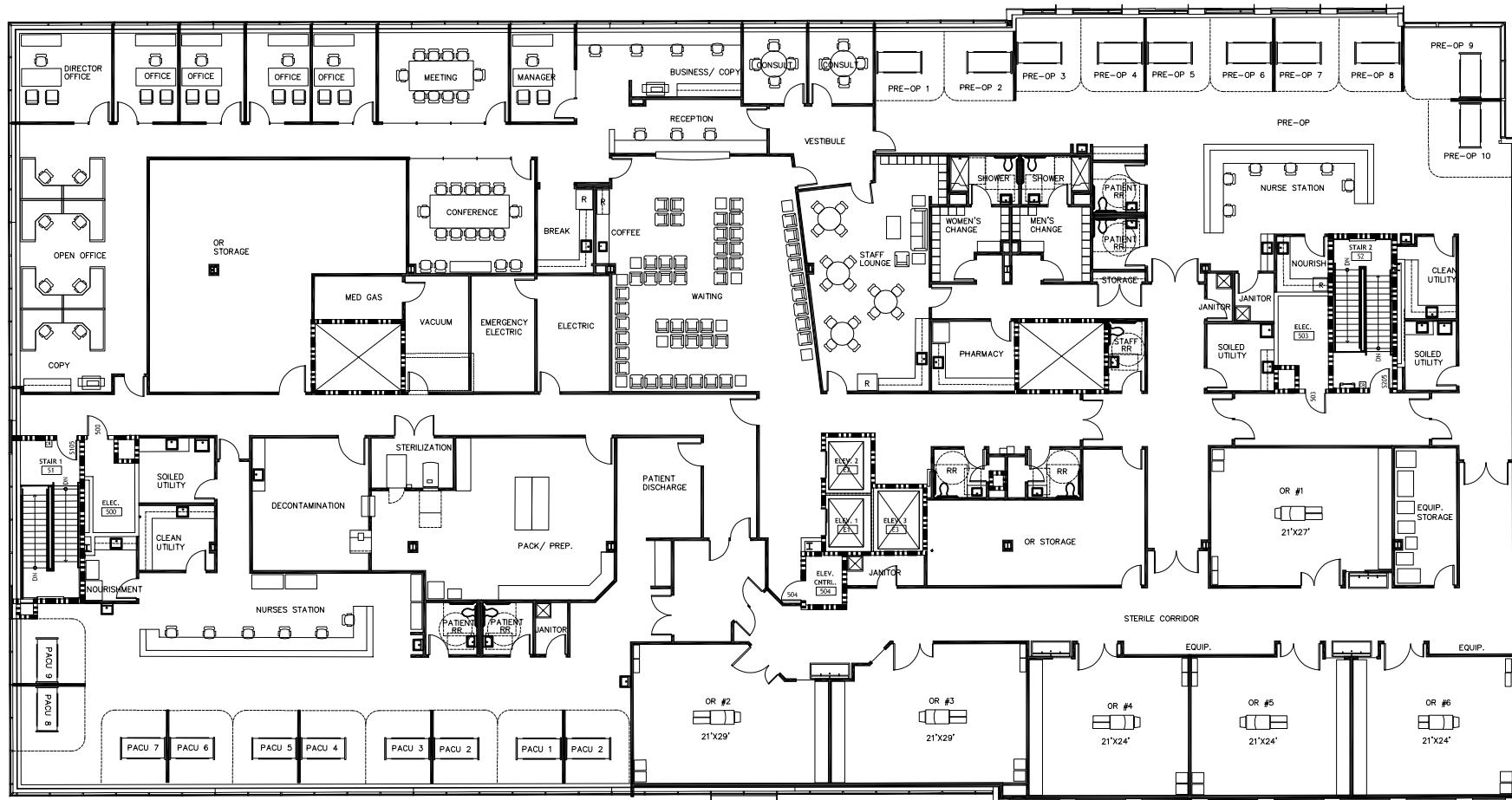




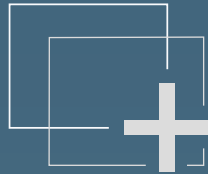


# Surgery Center Capable

- ✓ UNOBSTRUCTED DOWNTOWN VIEWS
- ✓ 8' WIDE CORRIDORS FROM SUITE TO FIRST FLOOR BUILDING EXIT
- ✓ GURNEY-SIZED ELEVATOR
- ✓ 14 OR 15' FLOOR TO FLOOR HEIGHTS
- ✓ EMERGENCY GENERATOR LOCATION
- ✓ COVERED AMBULANCE DROP OFF



[www.1401philomena.com](http://www.1401philomena.com)



**1401  
PHILOMENA**  
At Mueller

**Will Stewart | SENIOR VICE PRESIDENT**

[Will.Stewart@transwestern.com](mailto:Will.Stewart@transwestern.com) 512.314.3574

**Hunter Jones | SENIOR VICE PRESIDENT**

[Hunter.Jones@transwestern.com](mailto:Hunter.Jones@transwestern.com) 512.314.3571

**Rachel Becker | ASSOCIATE**

[Rachel.Becker@transwestern.com](mailto:Rachel.Becker@transwestern.com) 512.314.3576

1401 PHILOMENA ST - AUSTIN, TX 78723



**STOCKDALE**  
CAPITAL PARTNERS