TEXAS CHILDREN'S HOSPITAL

Pediatric Specialty Care Clinic

MoPac Centre, 8611 MoPac Expressway, Austin, Texas 78751

Healthcare Services | Occupier Solutions

OPPORTUNITY

Texas Children's Hospital (TCH) required a centralized location in Austin, Texas for its 51,000 square foot pediatric specialty care clinic. TCH engaged Transwestern to source options and represent TCH in lease negotiations for its pediatric specialty care clinic.

SOLUTION

- Due to the absence of large block medical office vacancies in the desired submarket, Transwestern focused its search on traditional office product that could accommodate both the required square footage and be adapted for medical use. Determining which office buildings in the desired submarkets could sufficiently handle a medical user's requirements, Transwestern solicited proposals from the limited options available.

- Transwestern identified MoPac Centre, a newly constructed 96,000 square foot Class A office building, as the best option for TCH. This office building was designed to handle both traditional office and medical tenants, including a porticoed, grade-level entry and high parking ratio. The vacancy in the building was in shell condition, allowing TCH to fully customize their space without the added cost of demolishing and reconfiguring an existing buildout with an undesirable floorplan, poorly located plumbing or narrow corridors.

RESULTS

Transwestern's unconventional approach to TCH's requirement allowed the pediatric specialty care clinic to locate in central Austin despite the lack of large-block medical office availability in the desired submarket. Choosing a newly constructed 96,000 square foot building allowed TCH to be the anchor tenant with prominent building and monument signage. Significant cost savings and efficiencies were achieved due to the design flexibility of the vacancy's shell condition, and with TCH as the largest tenant in the building, Transwestern was able to negotiate a long term, favorable lease on behalf of its client.