PACKSADDLE PROFESSIONAL BUILDING

4422 PACKSADDLE PASS · AUSTIN, TX · BUILT 2003

FOR LEASE



SPACE AVAILABLE: 400 – 1,750 SF

Suites can be combined up to 1,750 SF

OFFICE/MEDICAL SPACE AVAILABLE IN SOUTH AUSTIN

THE PROPERTY

Office/Medical building just south of Ben White, near Central Market South and other professional/medical office buildings. Local ownership takes great care of the building and its tenants, with a short, easy lease contract.

HIGHLIGHTS

- Suite 201 is a Dental suite - available November 15, 2026
- Monument signage available
- Ample parking onsite

BUILDING

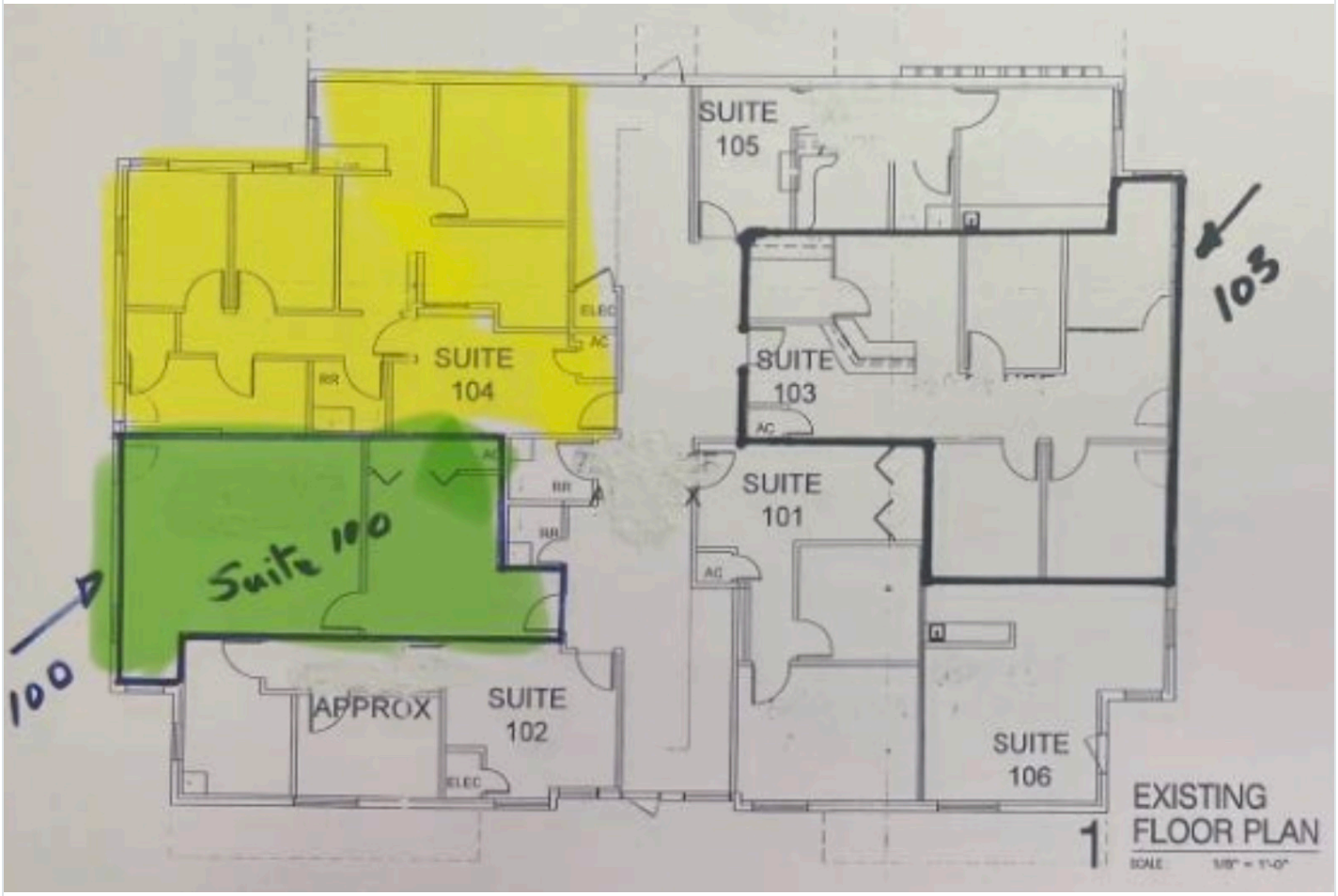
- 9,431 SF building
- Parking 3.85 per 1,000 SF
- Zoned CS-NP Commercial Services

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Information deemed reliable but not guaranteed; subject to change or withdrawal without notice. October 2026.

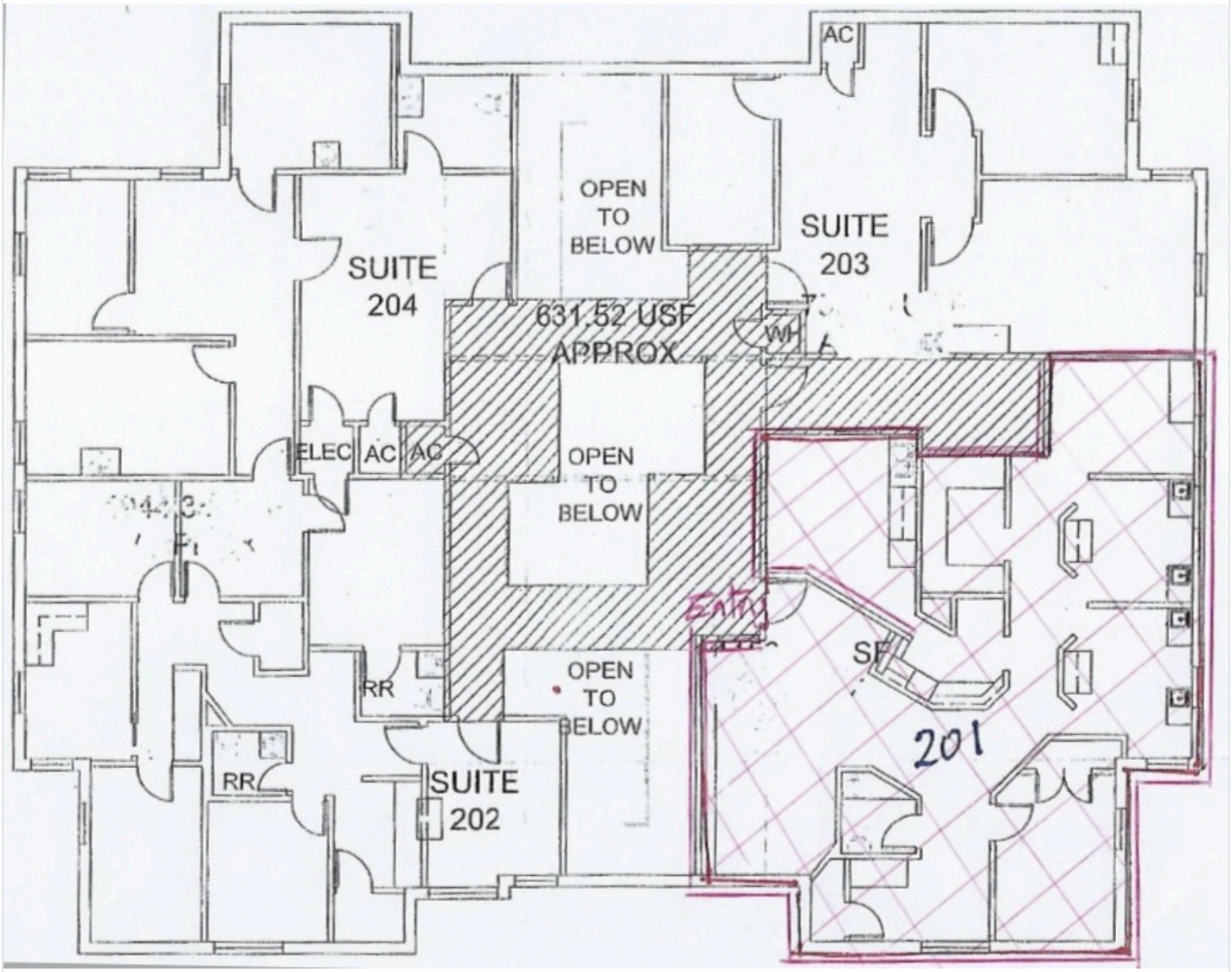


Chad Jewell
Broker · Austin Office Space
512-633-7703
chad@austinofficespace.com



Floor Plan

SUITE	ESTIMATED SIZE	GROSS / MO	TYPE	AVAILABLE
Suite 100	550 SF	$1,700/mo	Direct	Immediate
Suite 104	1,200 SF	$3,600/mo	Direct	Immediate
Suite 105	550 SF	$1,700/mo	Direct	Immediate
Suite 106	400 SF	$1,200/mo	Direct	Immediate



Floor Plan

SUITE	ESTIMATED SIZE	GROSS / MO	TYPE	AVAILABLE
Suite 201	1,300 SF	$5,500/mo	Direct	11/15/2026











SUITE 201



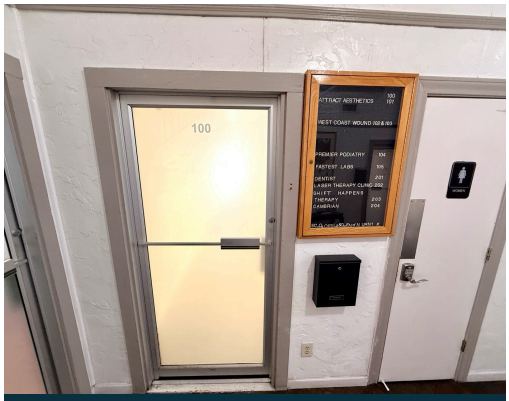
SUITE 104



SUITE 104



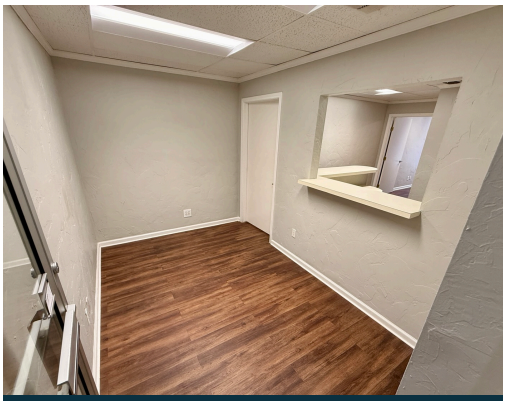
SUITE 100



SUITE 100



SUITE 105



SUITE 105



SUITE 106