

# SOUTHWEST GENERAL MEDICAL OFFICE BUILDING

7390 Barlite Blvd. | San Antonio, Texas 78224

The logo for STREAM features a white wavy line above the word "STREAM" in a bold, white, sans-serif font.

STREAM



# SOUTHWEST GENERAL MEDICAL OFFICE BUILDING

## Medical Office Space For Lease

Southwest General Medical Office Building is a 28,649 SF building located in the growing South submarket. This 3-story building offers multiple second-generation suites and generous tenant improvement allowances for customized design. Located on Barlite Boulevard. The building boasts easy ingress and egress to IH-35. The building offers free, convenient surface parking and is professionally managed with on-site maintenance and 24-hour key card access.





## Property Highlights

- Move-in ready second-generation space available
- 24/7 card access control system
- Free physician and patient parking



## Building Summary

- Exterior renovations completed in 2007
- Building size: 28,649 SF
- Parking ratio: 3.27/1,000
- Lease rate: Negotiable – Full Service Gross and generous TI
- Number of floors: 3



## Building Availabilities

### LEVEL 1

Suite 100: 2,302 RSF  
 Suite 135: 1,257 RSF

### LEVEL 2

Suite 200: 4,370 RSF  
 Suite 205: 4,512 RSF  
 Suite 230: 1,265 RSF

### LEVEL 3

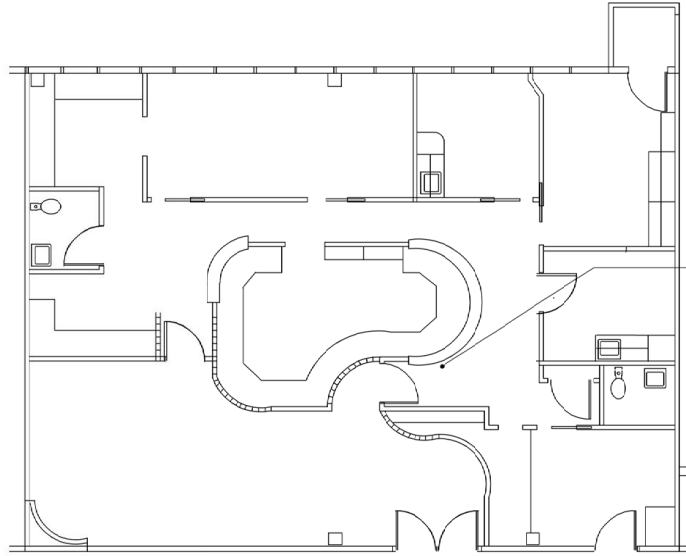
Suite 300: 1,204 RSF  
 Suite 325: 595 RSF  
 Suite 335: 584 RSF

## LEVEL I

Available  
Suite 100  
2,302 RSF



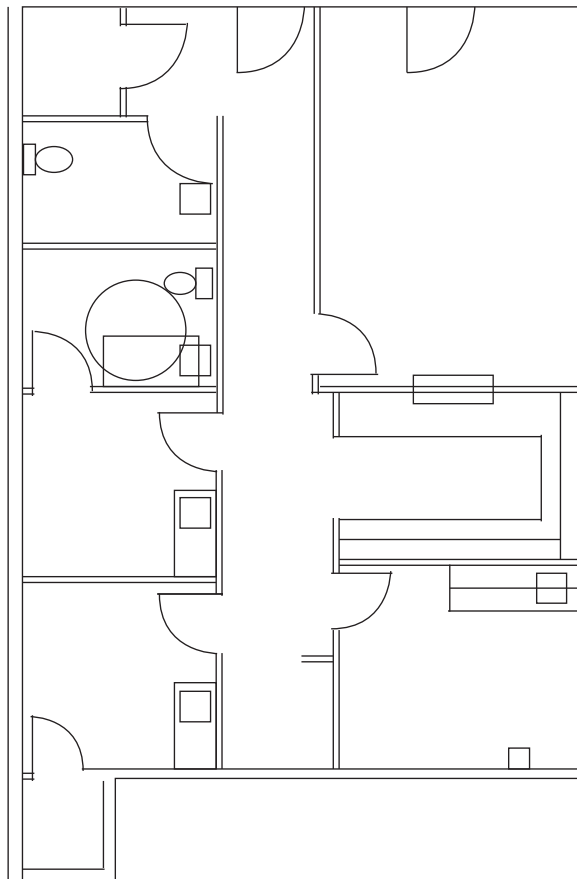
DOWNLOAD  
FLOORPLAN



Available  
Suite 135  
1,257 RSF



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FLOORPLAN



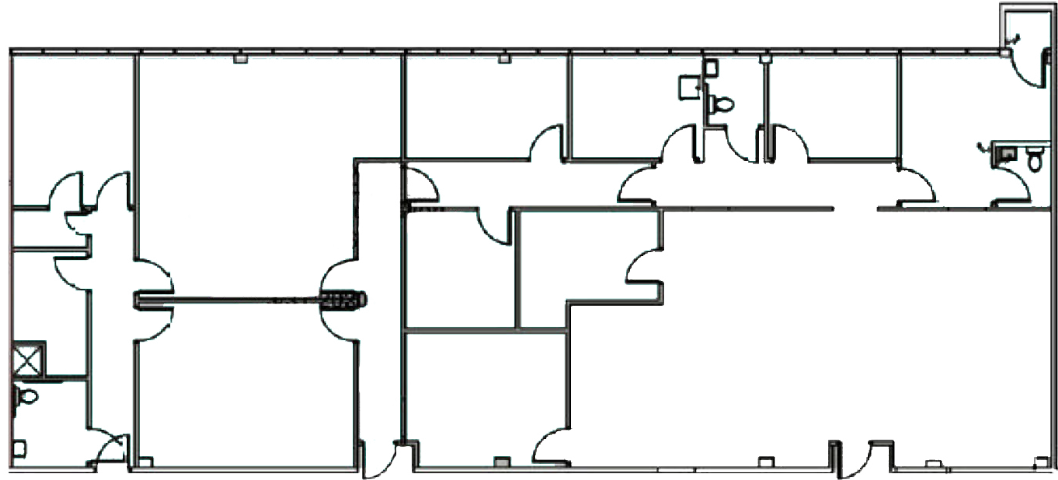


## LEVEL 2

Available  
Suite 200  
4,370 RSF



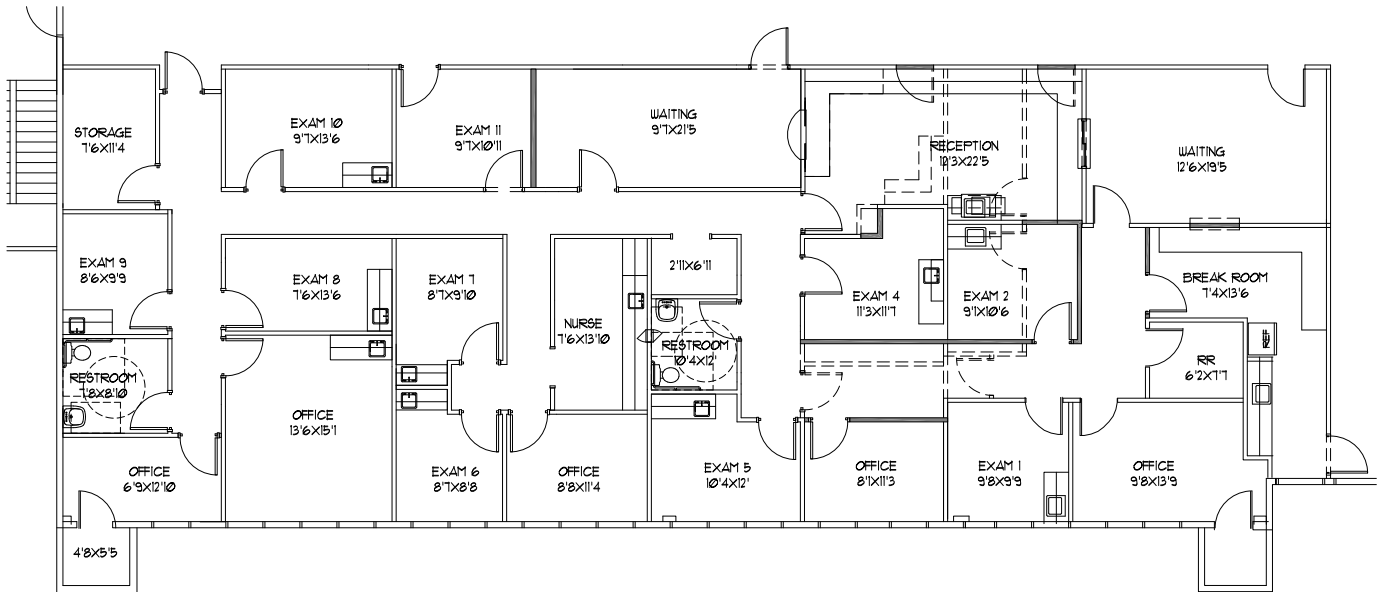
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Available  
Suite 205  
4,512 RSF



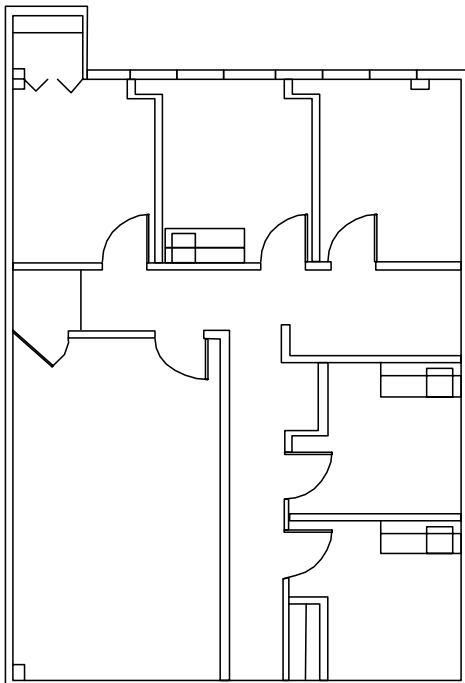
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Available  
Suite 230  
1,265 RSF



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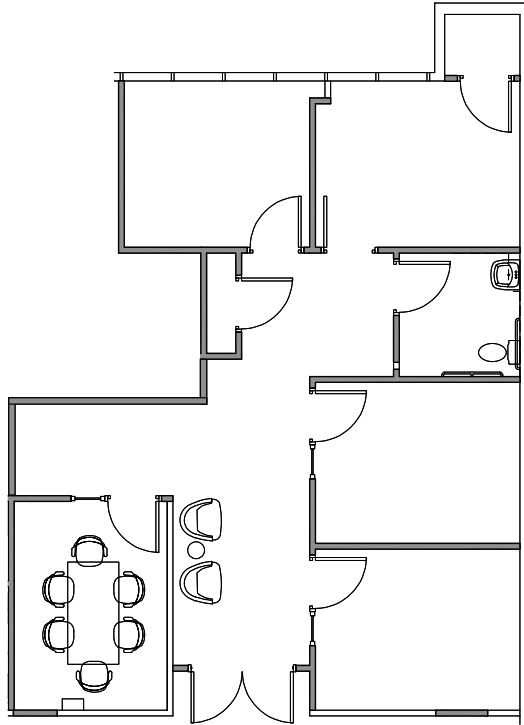


## LEVEL 3

Available  
Suite 300  
1,204 RSF



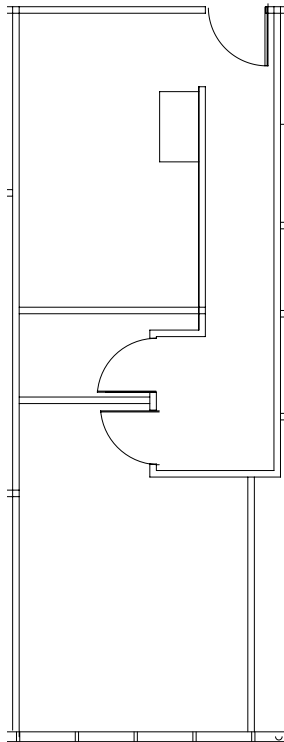
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Available  
Suite 325  
595 RSF



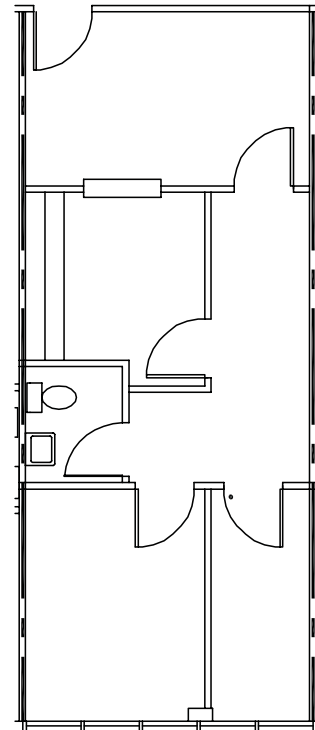
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Available  
Suite 335  
584 RSF



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FLOORPLAN



# Nearby Map & Amenities

(1 Mile Radius)



## RESTAURANTS

- TJ Hamburgers
- Taqueria La Catrina Mexican Food
- DeeWillie's BBQ
- Chinese Mexican Grill
- La Esmeralda Bakery
- Caballito Del Mar Seafood
- McDonald's
- Subway
- Dairy Queen
- Bush's Chicken
- Church's Chicken
- Taco Bell
- Chick-Fil-A
- China Rose
- Pizza Hut
- KFC
- Wingstop

- Wendy's
- Raising Cane's Chicken Fingers
- Jack in the Box
- Panda Express
- Sea Island Shrimp House
- Bill Miller Bar-B-Q
- Taqueria Mexico
- Mama Margie's Mexican
- Olive Garden
- Buffalo Wild Wings
- Freddy's Frozen Custard & Steakburger
- Longhorn Steakhouse
- Lin's International Buffet
- Janie's Café Tex—Mex
- San Antonio Bakery
- K & C Snow Cones

## HOTELS

- Mustang Inn & Suites
- WoodSpring Suites
- Motel 6

## BANKS

- Generations Federal Credit Union
- Bank Of America ATM (Drive-Thru)
- Frost Bank

## GAS

- Exxon
- Sam's Club Gas Station
- Valero
- H-E-B Gas Station

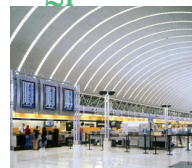
## SHOPPING

- Nogalitos Gear Company
- Primary Auto Recycling
- Progressive Auto Parts
- United Foreign & Domestic Auto & Truck Parts
- Dollar General
- O'Reilly Auto Parts
- Byrider San Antonio
- Big O Tires
- Enterprise Rent-A-Car
- Sam's Club
- Party Clty
- Burlington
- Target
- Action Pawn

- Alison Corner Shopping Center
- Shoe Carnival
- The Home Depot
- Academy Sports + Outdoors
- Ashely Homestore
- La Michocana Meat Market
- Office Depot
- Mega Furniture
- H-E-B Plus
- Goodwill
- GNC
- MG Building Materials
- Walgreens
- South Park Mall
- Fernandez Honda
- Vara Chevrolet

## Nearby Distances

SA Int'l Airport  
21 Minutes



Shops at La Cantera  
23 Minutes



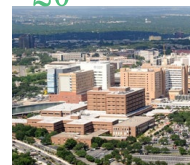
Downtown S.A.  
14 Minutes



The Rim Shopping Ctr  
25 Minutes



South TX Medical Ctr  
20 Minutes





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## Contact Information



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