

ONE MEDICAL PARK

14615 San Pedro Ave, San Antonio TX, 78232



Leasing by:



TRANSWESTERN

One Medical Park

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One Medical is a newly renovated medical office building offering prime visibility along Highway 281, where more than 160,000 vehicles pass by each day. Ideally positioned just minutes from Stone Oak Medical Center, it stands as the most accessible medical space serving the nearby upscale communities of Hill Country Village, Hollywood Park, and surrounding neighborhoods. Surrounded by a wealth of amenities—including restaurants, pharmacies, and retail options—One Medical delivers unmatched convenience for both patients and providers.



Availabilities & Suite Highlights

- New flooring and paint
- Enhanced lighting
- Restroom upgrades

Floor 1

Suite 105: 2,685 RSF

Suite 180: 1,798 RSF (Spec Suite)

Floor 2

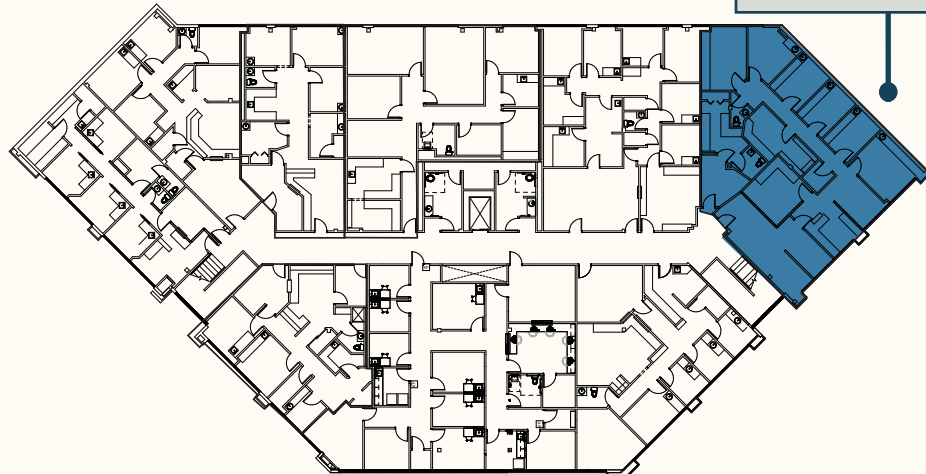
Suite 245: 2,729 RSF

Suite 180 - 1,798 SF

Suite 105 - 2,685 SF



Suite 245 - 2,729 SF

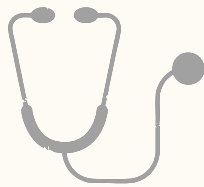


Interior Finishes



Property Highlights

HEALTHCARE SYNERGY



**Strong referral pattern and
tenant mix.**

UNBEATABLE LOCATION



**Located in the premier market
with top
demographic access.**

COMPETITIVE LEASE TERMS



**Ability to provide
aggressive TI packages**

ACCESSIBILITY



**4.9 miles to Baptist & Meth-
odist Hospitals.**

ABUNDANT PARKING



**Ample surface and
covered parking for
patients and physicians.**

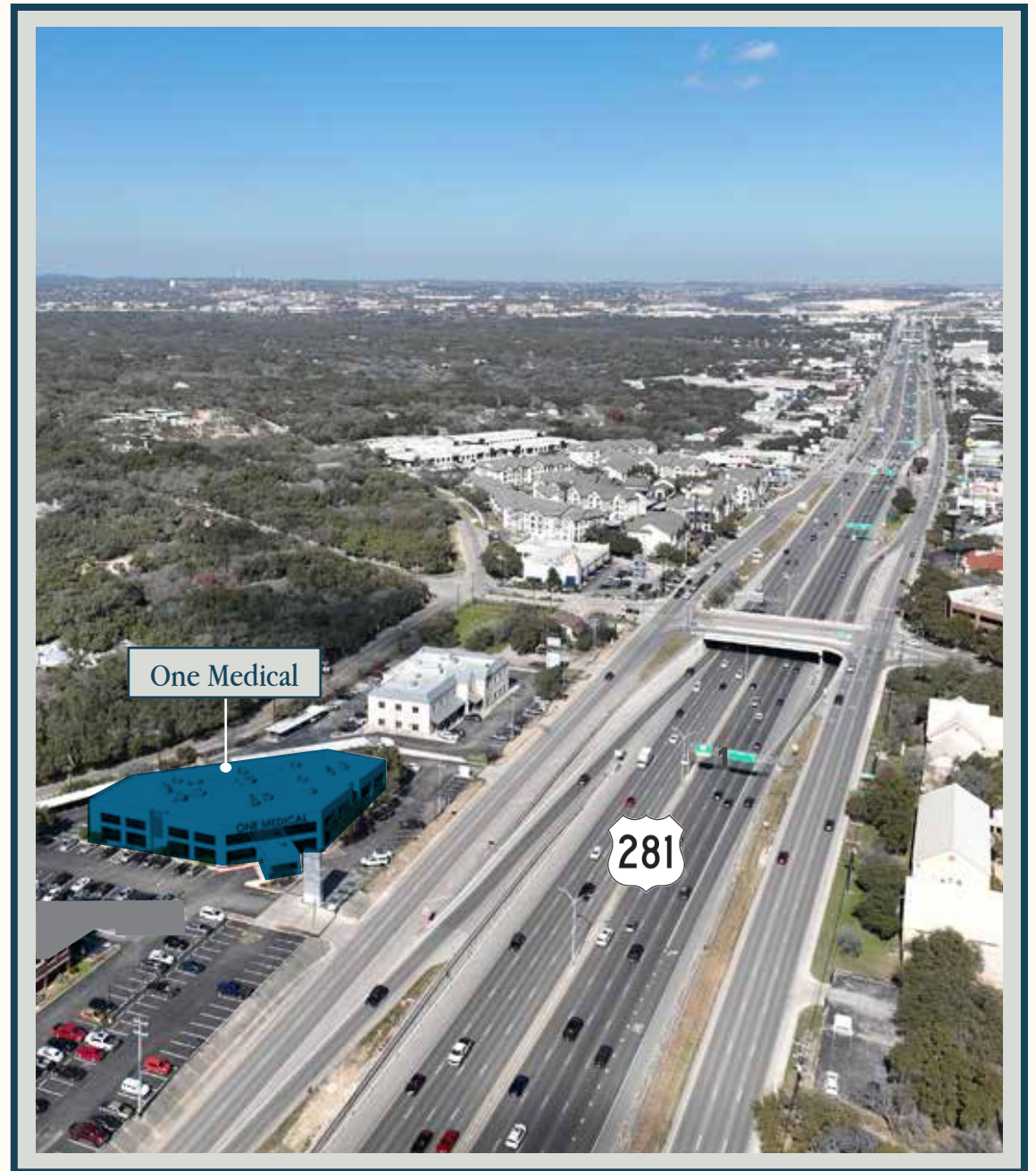
COMMITTED OWNERSHIP



**Strong referral pattern and
tenant mix**

Visability & Location

- Prime visibility along Highway 281 with exposure to over 160,000 vehicles daily.
- Ideally positioned minutes from Stone Oak Medical Center.
- Most accessible medical office for Hill Country Village, Hollywood Park, and surrounding upscale neighborhoods.
- Surrounded by abundant neighborhood amenities, including restaurants, pharmacies, and retail.
- Convenient location for both patients and healthcare providers.



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For Leasing Information:

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