

MEDICAL OFFICE OR TRAINING SPACE FOR LEASE

IN BALCONES HEIGHTS

40,554 SF
SUITE A-18B

This built out classroom space is inside Wonderland of the Americas, a mixed use development of value retail, medical services, and entertainment, is fit for a **professional services trade school, training facility, or other medical uses**. Located at a VIA Park and Ride facility and central to the Loop 410/I-10 exchange, access to this facility is second to none.

NEARBY MEDICAL TENANTS:

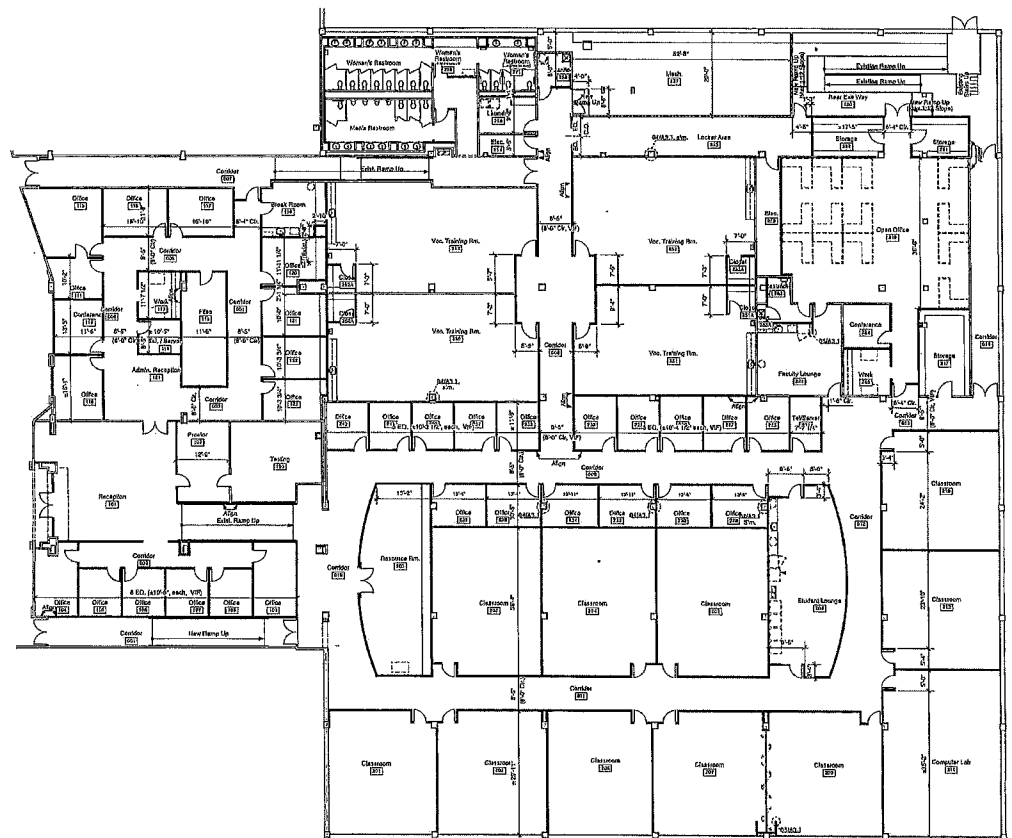
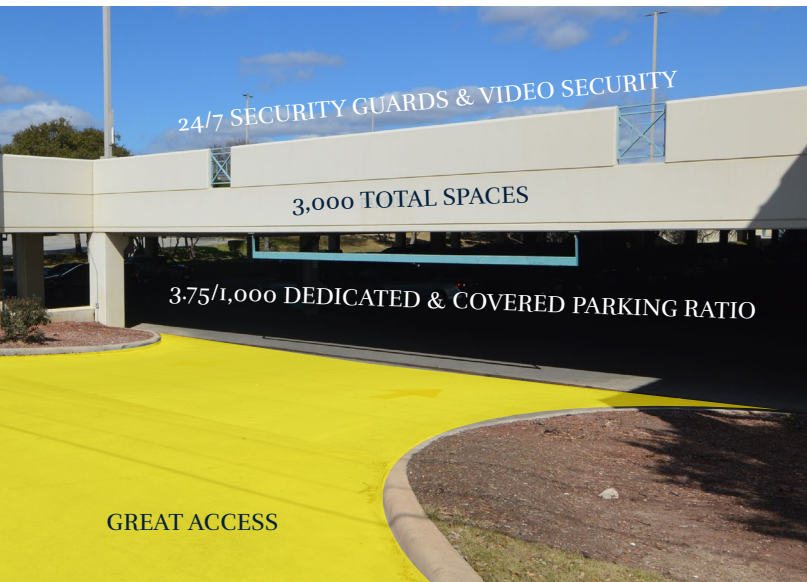
Five VA Clinics	Birth Doulas Facility
UTHSC Training Facility	Dentures and Dental Office
STRIC Back Office Operations	Pediatric Urgent Care



*Unique location easily accessible from
all areas around San Antonio*

Wonderland OF THE AMERICAS™

4522 FREDERICKSBURG RD.
BALCONES HEIGHTS, TEXAS 78201



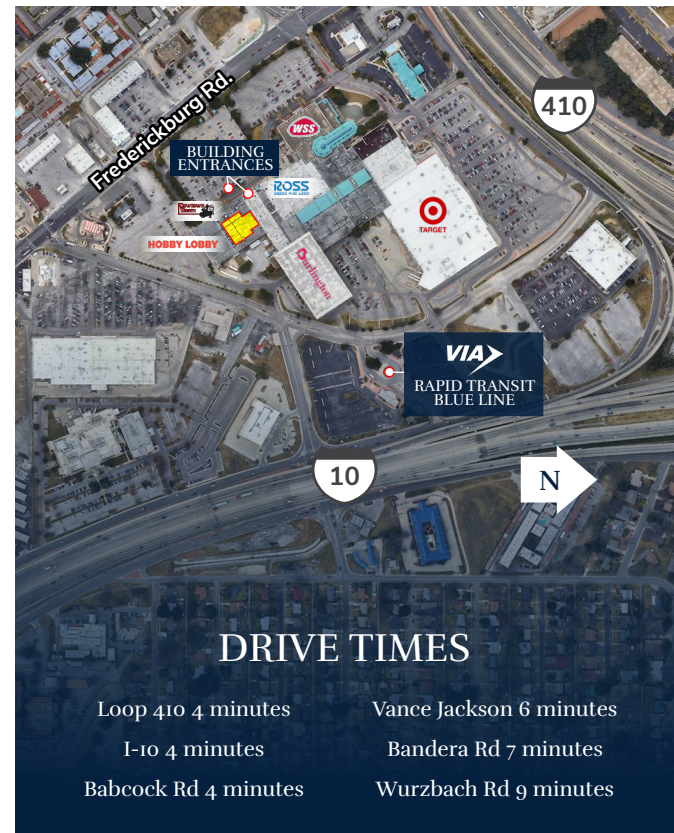
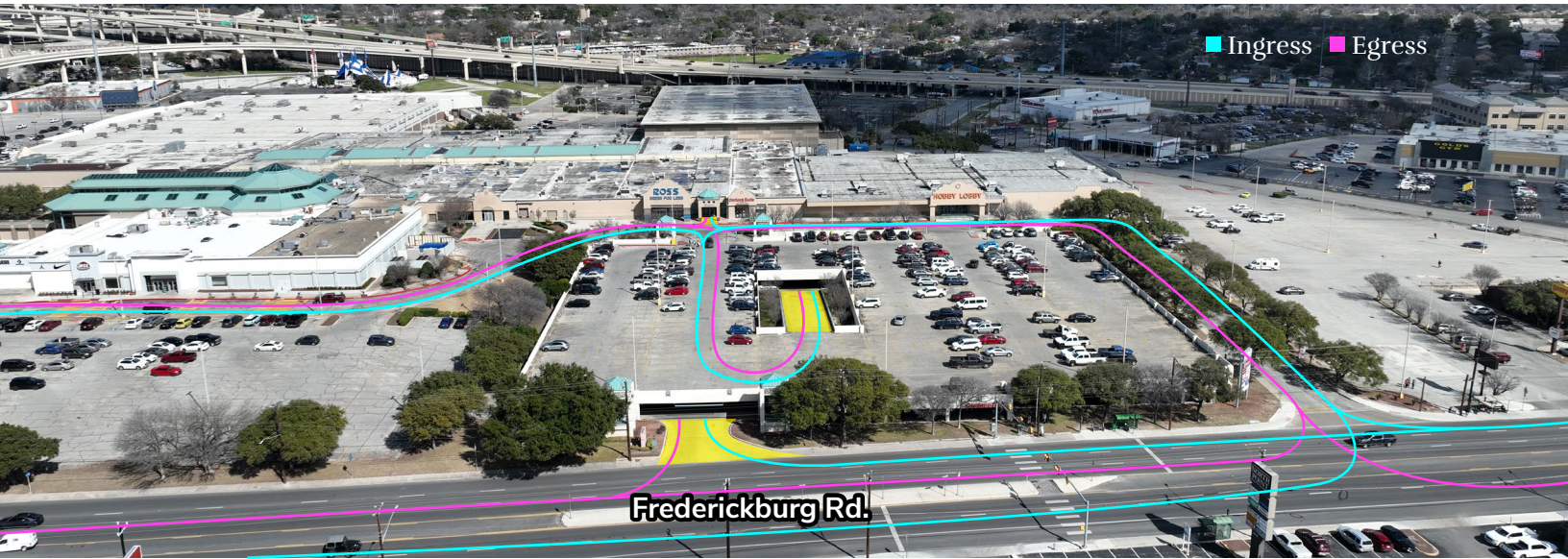
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DEMOGRAPHICS

WITHIN 5 MILES

375,582

Total Population

\$48,617

Median Household Income

44.1%

Adults under 44

83.0

Diversity Index

45%

Have not attended college or university

PYLON SIGNAGE
AVAILABLE

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