

# MEDICAL OFFICE OR TRAINING SPACE FOR LEASE

IN BALCONES HEIGHTS

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40,554 SF  
SUITE A-18B

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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  
UTHSC Training Facility  
STRIC Back Office Operations

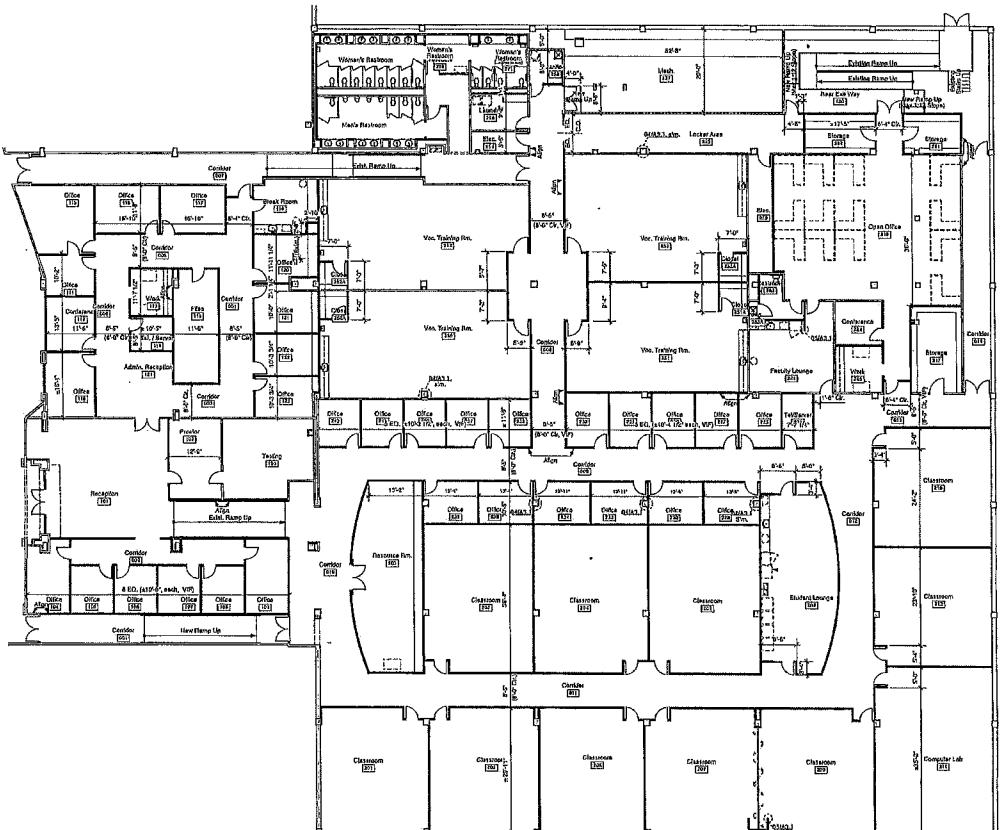
Birth Doulas Facility  
Dentures and Dental Office  
Pediatric Urgent Care



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

# WONDERLAND OF THE AMERICAS™

4522 FREDERICKSBURG RD.  
BALCONES HEIGHTS, TEXAS 78201



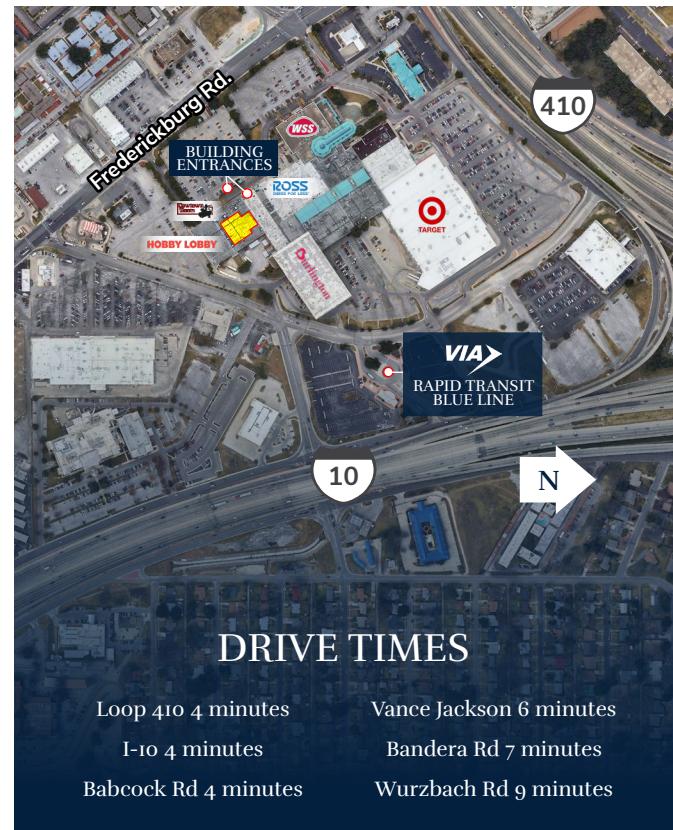
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# STREAM

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**PYLON SIGNAGE  
AVAILABLE**

## 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

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