

# 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
- 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

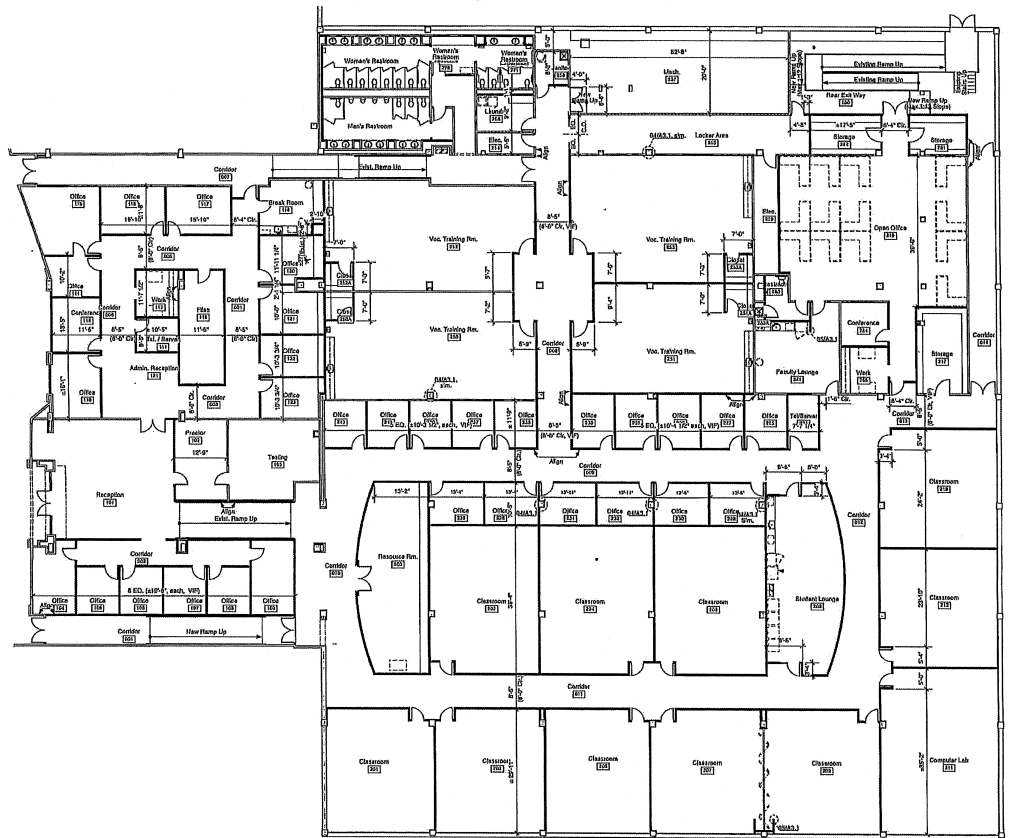
24/7 SECURITY GUARDS & VIDEO SECURITY

3,000 TOTAL SPACES

3.75/1,000 DEDICATED & COVERED PARKING RATIO

GREAT ACCESS

MOVE-IN READY



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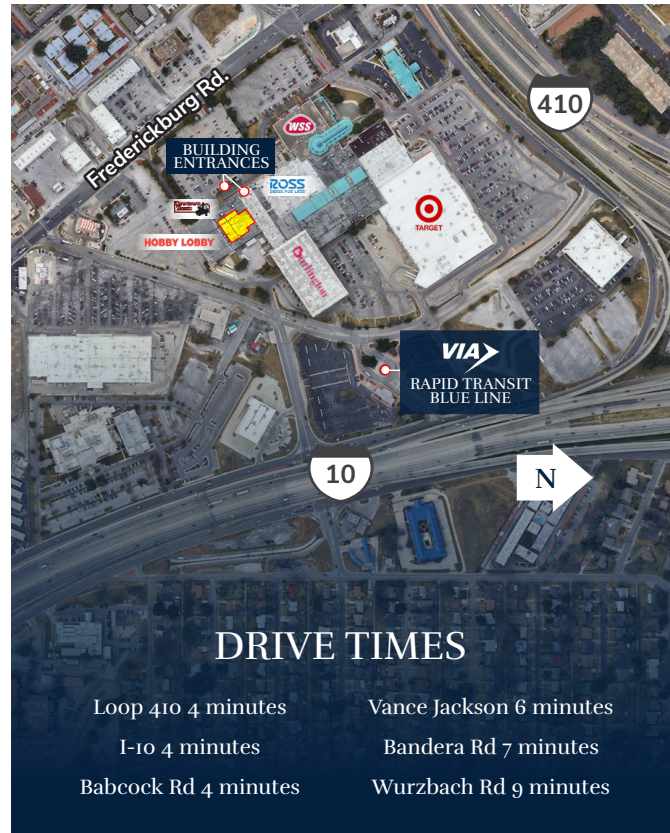
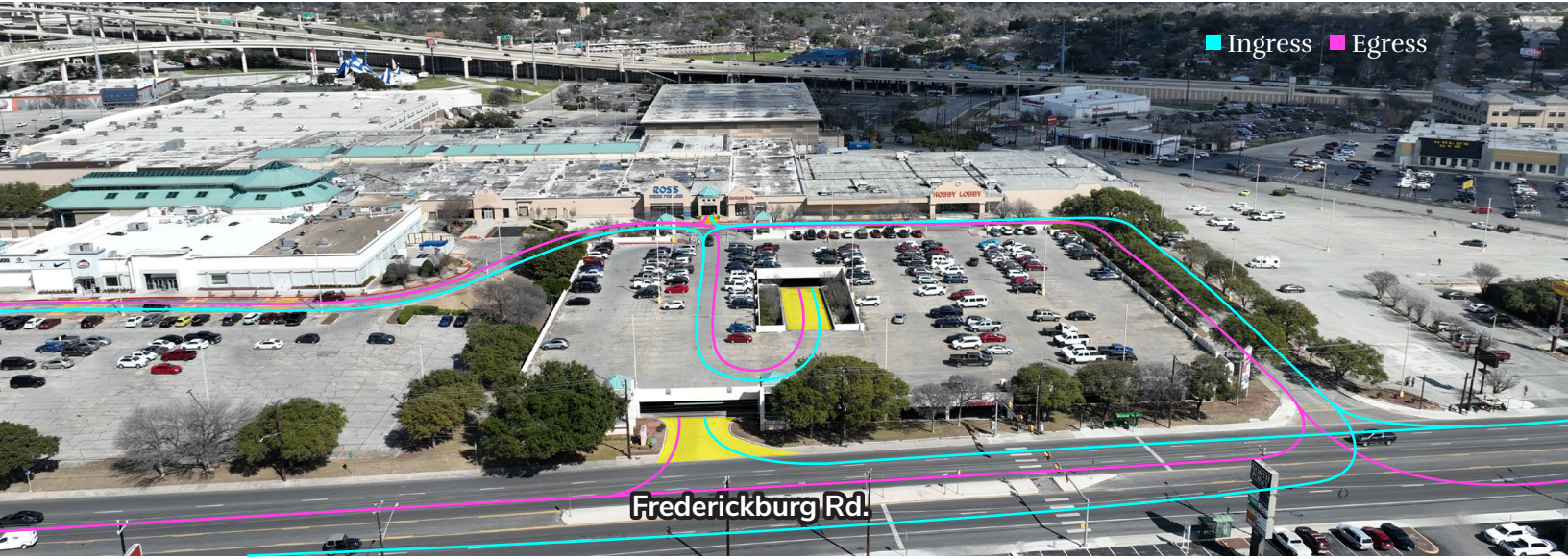
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## DEMOGRAPHICS

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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