

4242 Medical Drive
San Antonio, Texas



Marcus & Millichap is pleased to present for sale the Vistas Building #5, located at 4242 Medical Drive. This property sits in the South Texas Medical Center and is strategically located at the intersection of Medical Drive and Fredericksburg Road. The property is 100% occupied by 3 tenants that produce over \$160,000 in gross income with 10% rent increases upon exercise of their renewal option in 2026 and 2027. Subsequent renewal options also provide a 10 %rent escalations.

Highlights

- **The Property Sits in a Master Planned Office Park Community**
- **10% Rent Increase Upon Exercise of Renewal Options**
- **Great Location - San Antonio's South Texas Medical Center**

Type: Office

List Price:
Request for Offer

GLA: 8,800 SF

Lot Size: Part of the
Vistas Office Condos

Occupancy:
100%

Exclusively Listed By

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