

AVAILABLE
Suite 102
3,000 - 12,342 SF



FOR LEASE

AVAILABLE SPACE
3,000 - 12,342 SF

RATE

\$16.00 - \$22.00 PSF NNN

NNNs* \$4.10

* Estimate provided by Landlord and
subject to change

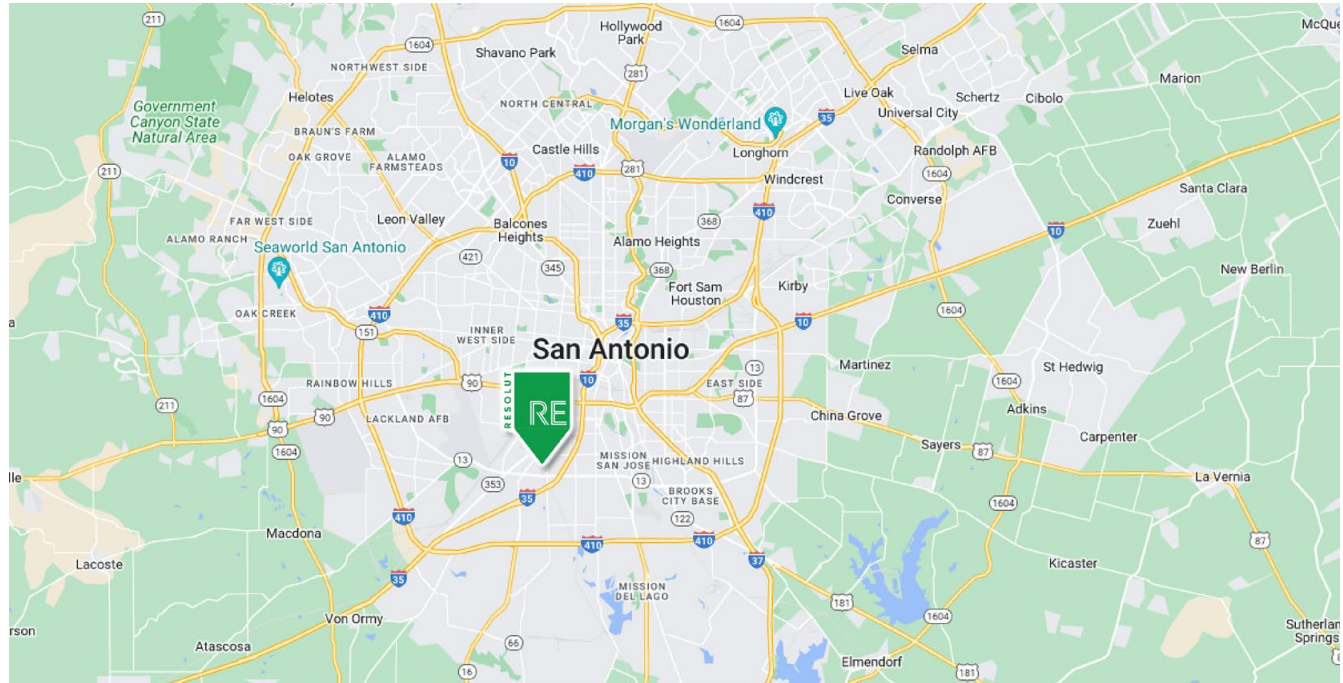
Ray Kang, CCIM

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210.471.9757

PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in the South Submarket of San Antonio along S Zarzamora St, just north of SW Military Dr.
- **Fully Built-Out Medical Space:** Second-generation medical office with:
 - Administrative desk
 - Private doctor rooms and offices
 - Common area space
 - Dental chairs and stalls (optional inclusion)
- **Flexible Space Options:** Space can be demised from 3,000 SF to 12,342 SF to suit tenant needs.
- **High Visibility:**
 - Prominent facade signage
 - Pylon signage available
- **Convenient Access:** Easy ingress and egress for customers and staff.
- **Ample Parking:** Substantial parking to accommodate medical and retail traffic.
- **Dense Suburban Area:** Minutes from HEB and other major retailers and services, with a high population density in the surrounding area.
- **Strong Co-Tenancy:** Shares the property with high-profile tenants like Family Dollar and Octapharma Plasma, driving consistent traffic to the center.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



108,733
POPULATION
3-MILE RADIUS



\$71,312.00
AVG HH INCOME
3-MILE RADIUS



66,460
DAYTIME POPULATION
3-MILE RADIUS

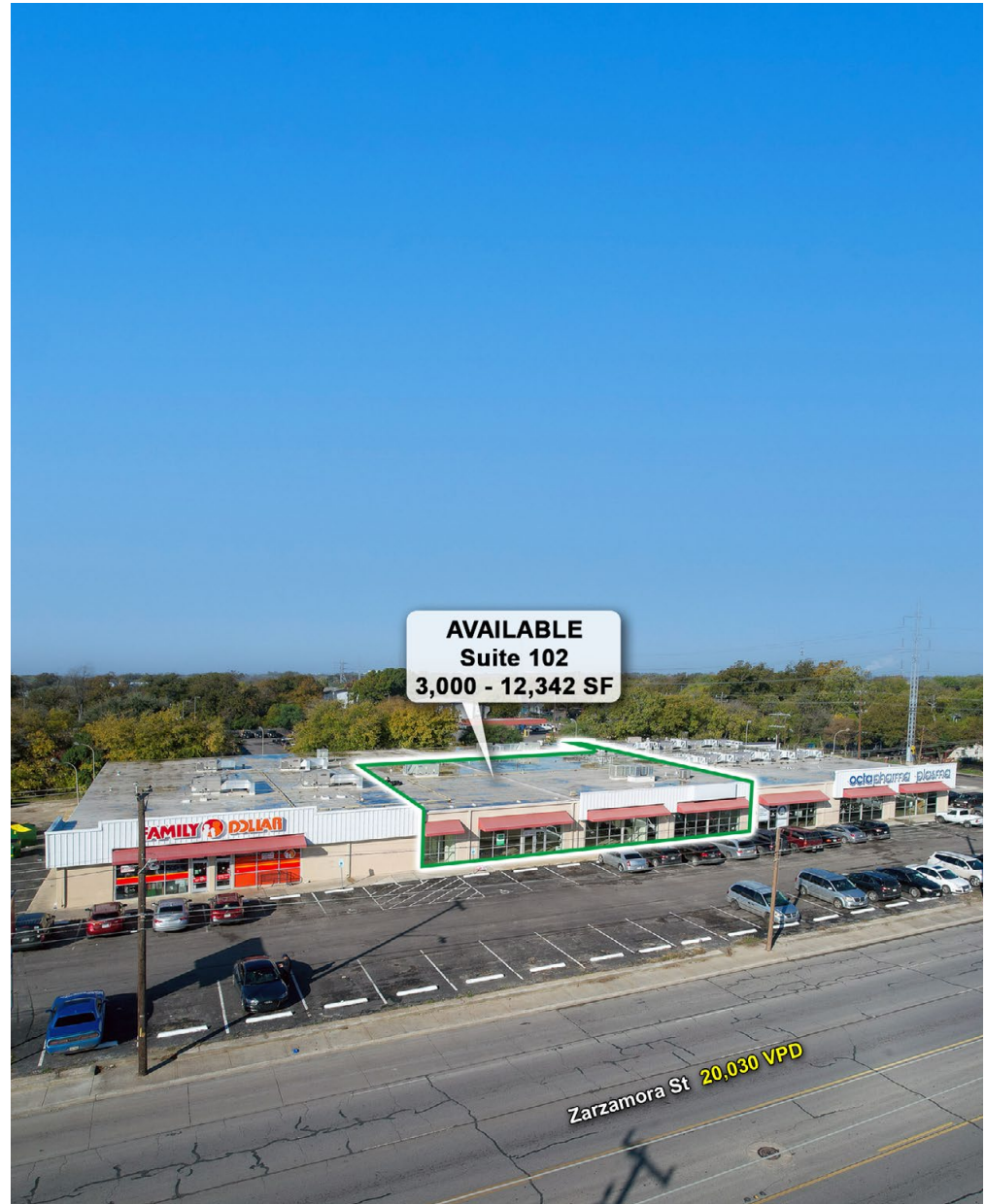


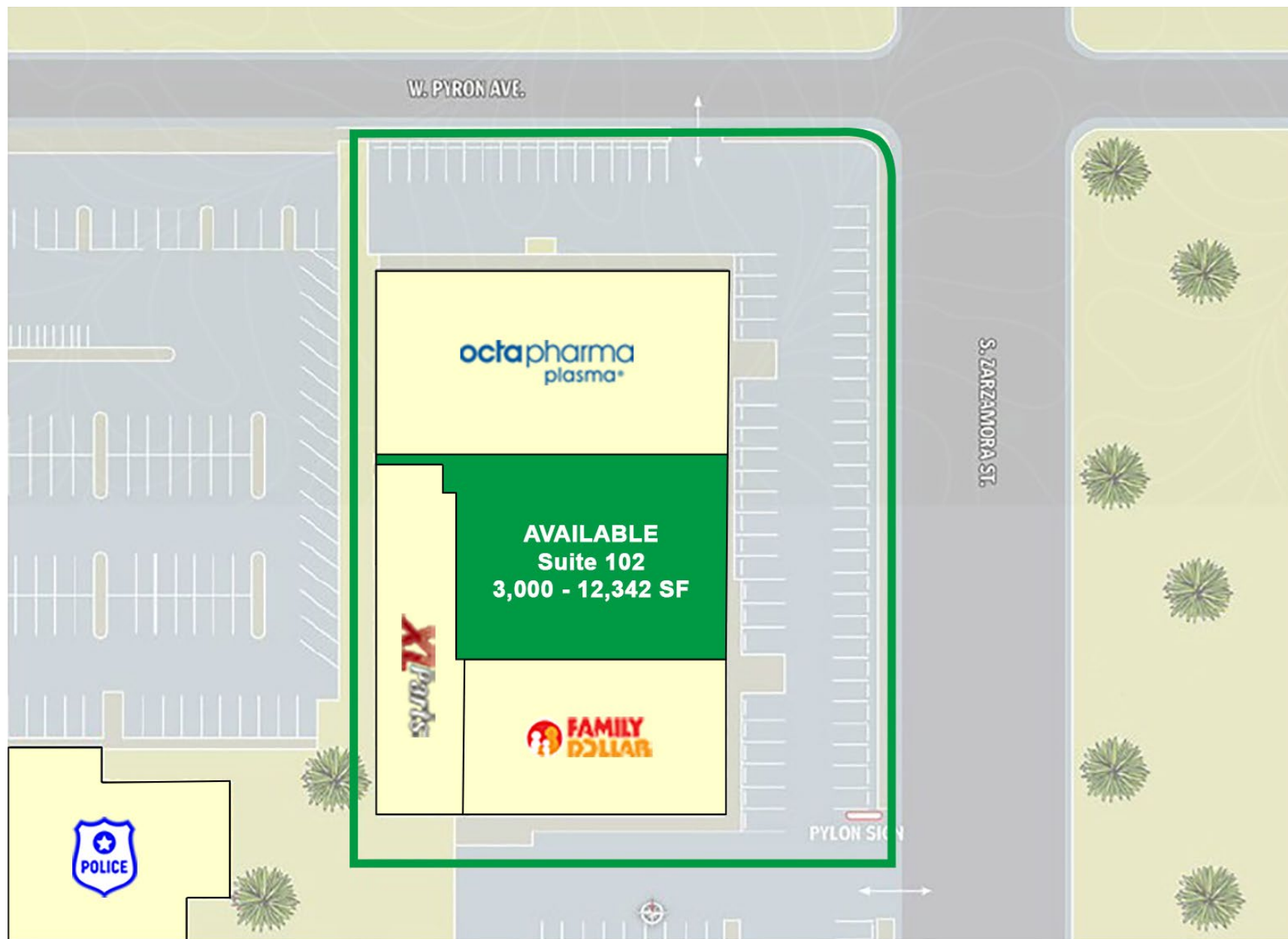
TRAFFIC COUNTS

S Zarzamora St: 20,030 VPD
(TrafficMetrix 2022)
SW Military Dr: 34,831 VPD
(TXDOT 2023)









CONSTRUCTION PLAN LEGEND

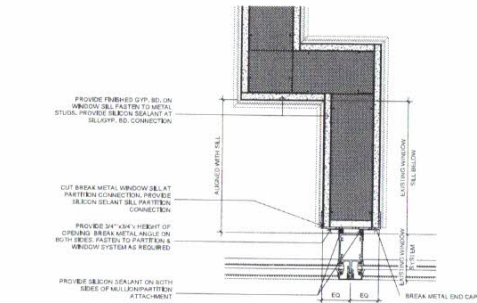
- EXISTING FLOOR TO REMAIN
- NEW WALLS, RE. GENERAL NOTES & PARTITION TYPES FOR ADD. INFO.
- DOOR SCHEDULE

CONSTRUCTION PLAN GENERAL NOTES:

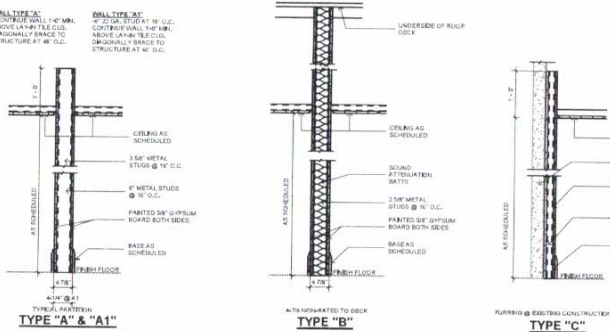
1. WALL CONSTRUCTION:
 - A. ALL WALLS TO BE WALL TYPE "N" UNLESS OTHERWISE NOTED. REFER TO PARTITION TYPES FOR ADDITIONAL INFORMATION.
 - B. ALL INTERIORS ARE TO BE FINISHED WITH FINISHED WALL UNLESS OTHERWISE NOTED ON PLAN.
 - C. CONTRACTOR TO PROVIDE BUILDING STANDARDS FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODES. COORDINATE LOCATIONS WITH OWNER AND THE MANUFACTURER.
 - D. CUSTOM BUILT-IN FURNITURE: RED DASH TO BE APPLIED FOR BOTH FLOOR AND WALL FLOOR TILE INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
 - E. CONTRACTOR TO PROVIDE FINISHED WALL BOARD AND INSULATION AT ALL PARTITIONS AS REQUIRED. ALL EXTERIOR WALLS TO HAVE FINISHED GYP. WALL BOARD APPLIED.
 - F. ALL OUTLETS AT WALL LOCATIONS TO BE 6" C.I. AND PER SON-FINISH CODES.
 - G. ALL RECEPTACLE DEVICES AND FACE PLATES TO BE WHITE UNLESS OTHERWISE REQUIRED FOR INDICATION OF SPECIAL CIRCUITS, METAL MOUNTURE RESISTANT SWITCHES AS SPECIFIED AT ALL MET WALL LOCATIONS SUCH AS TOILETS, JANUARY'S CLOSETS, DRESSING ROOMS, ETC.
 - H. UNLESS OTHERWISE SPECIFIED, ALL PARTITION TYPES TO BE INSTALLED TO INSTALLATION OF NEW FLOOR FINISH. REFER TO FINISH LEGEND AND ROOM FINISH SCHEDULE FOR LIST OF SCHEDULED FLOOR FINISHES. METAL, TYPICALLY APPLIED CORRELATION SYSTEM TO SEAL THE SLAB SURFACE TO CONFORM WITH SCHEDULED FLOOR FINISHES. CONTRACTOR TO COORDINATE LOCATION, OPENING SIZES, AND INSTALLATION OF FINISHED EQUIPMENT.
 - I. ALL WALLS TO RECEIVE PARTITION LOCK.
 - J. REFER TO FINISH PLAN FOR LOCATIONS OF CORNER GUARDS, FLOOR PATTERNS, AND ACCESS.
 - K. ALL EXTERIOR AND EXTERIOR WALLS TO HAVE FULL R-10 INSULATION AND GYP. BOARD TO DECK. REFER TO PARTITION TYPES FOR ADDITIONAL INFORMATION.
 - L. IF A CONFLICT ARISES IN THE DRAWINGS AND SPECIFICATIONS BETWEEN PRODUCTS OR CONSTRUCTION METHODS, CONTRACTOR TO BID THE MORE COSTLY OPTION.

CONSTRUCTION PLAN KEYNOTES

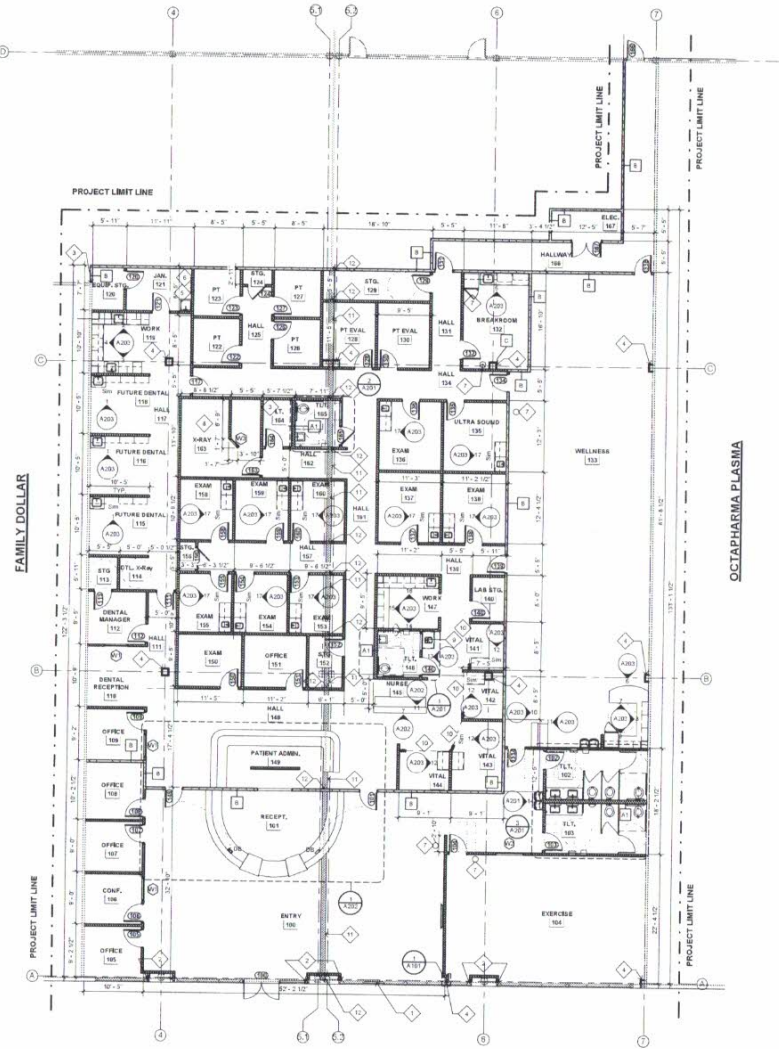
1. REPEL STORMWATER SYSTEM AT REMOVED DOOR AS REQUIRED. MATCH EXISTING STORMWATER FRAME AND GLASS FINISH.
2. ALUM. WALL WITH EXISTING WINDOW UNLINED. REFER TO WALL CONNECTION DETAIL FOR ADDITIONAL INFORMATION.
3. PROVIDE 3/4" FREE RESISTANT PARTITION IN WALLS FOR TYPICAL COMMUNICATION EQUIPMENT. PAINT TO MATCH ADJACENT WALL COLOR. REFER TO MEIP DRAWINGS FOR ADDITIONAL INFORMATION.
4. PROVIDE FURNISH AT COLUMNS. REFER TO PARTITION TYPES FOR ADDITIONAL INFORMATION.
5. MEIP BULK LOCATION. REFER TO MEIP DRAWINGS FOR ADDITIONAL INFORMATION.
6. PROVIDE 3/4" MEIP HOLDER WITH SHIP WITH ADJACENT TO WALL. MEIP HOLDER TO MATCH MEIP LOCATION. PROVIDE BULKING AS REQUIRED. TYPICAL PROVIDED. UNLESS OTHERWISE SPECIFIED. REFER TO EQUIPMENT PLAN AND MEIP DRAWINGS FOR ADDITIONAL INFORMATION.
7. REFER TO PROJECT'S REPORT FOR LEAD LEAD REQUIREMENTS. RADICAL PROTECTION SHALL BE DESIGNED, TESTED, AND APPROVED BY A MEDICAL PHYSICIAN PRACTICE ACT OCCUPATION CODE. CHAPTER 406.01 TO COORDINATE LEAD LEAD FOR ALL WALLS, DOORS, AND WINDOWS.
8. EYE MARK STATION AT BULK. REFER TO MEIP DRAWINGS FOR ADDITIONAL INFORMATION.
9. LOCATION OF CURTAIN AND TRACK ABOVE. REFER TO REFLECTED CEILING PLAN AND MATERIAL LEGEND FOR ADDITIONAL INFORMATION.
10. CONTRACTOR TO PROVIDE 1/2" OR EQUAL ALUM. MOUNTED METAL FLOOR COVER WITH CONSTRUCTION SPECIALTIES 1/2" FOAM BARRIER OR EQUAL TO BE INSTALLED AT EXISTING FLOOR EXPANSION JOINT. REFER TO CONSTRUCTION PLAN AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11. CONSTRUCTION SPECIALTIES 1/2" OR EQUAL SURFACE MOUNTED WALL AND CEILING EXPANSION JOINT COVER WITH CONSTRUCTION SPECIALTIES 1/2" FINE BARRIER OR EQUAL. TO BE INSTALLED IN WALLS AT EXISTING FLOOR EXPANSION JOINT. REFER TO CONSTRUCTION PLAN AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



1 MULLION RETURN
SCALE: 3" = 1'-0"



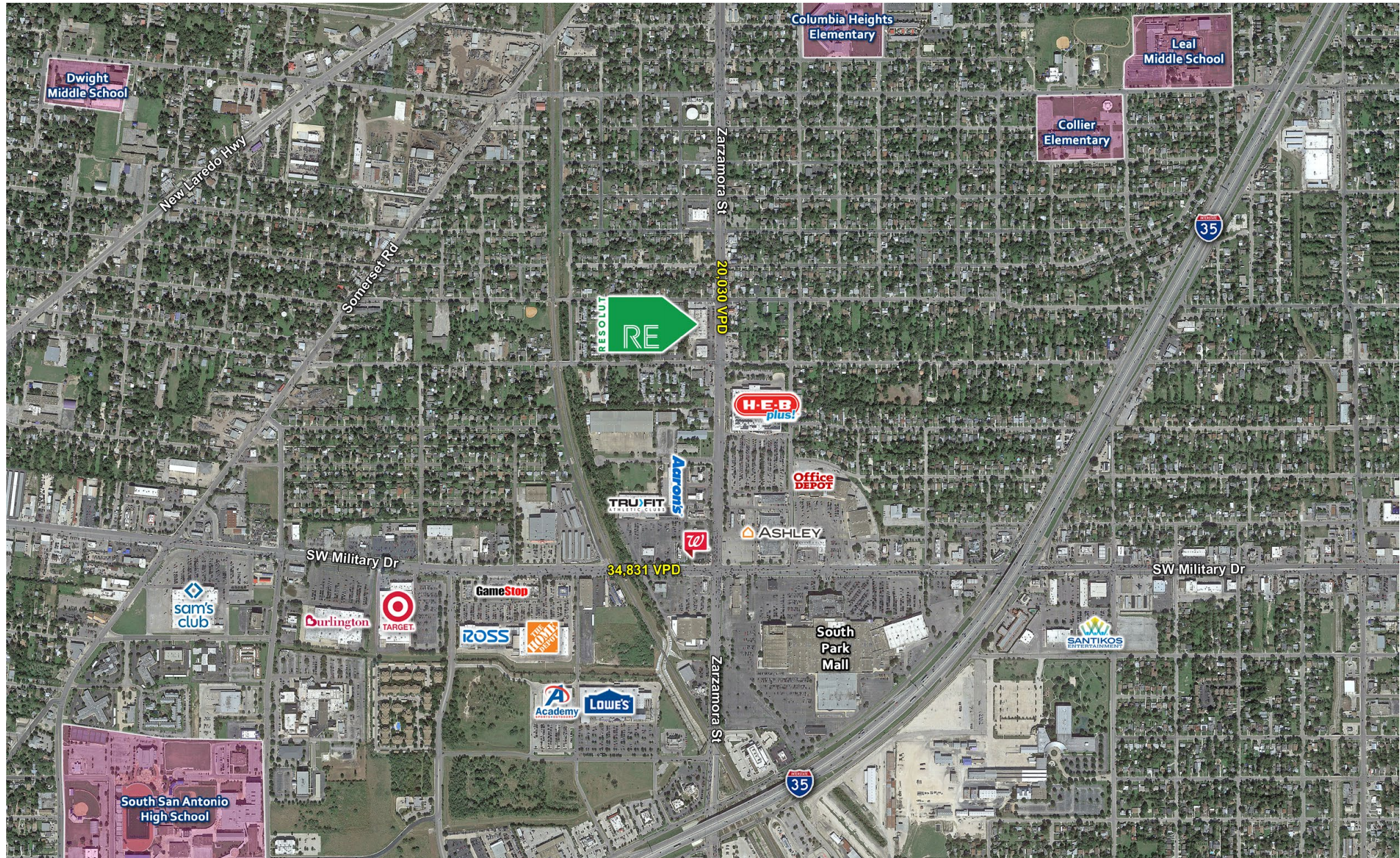
2 PARTITION TYPES
SCALE: 1" = 1'-0"



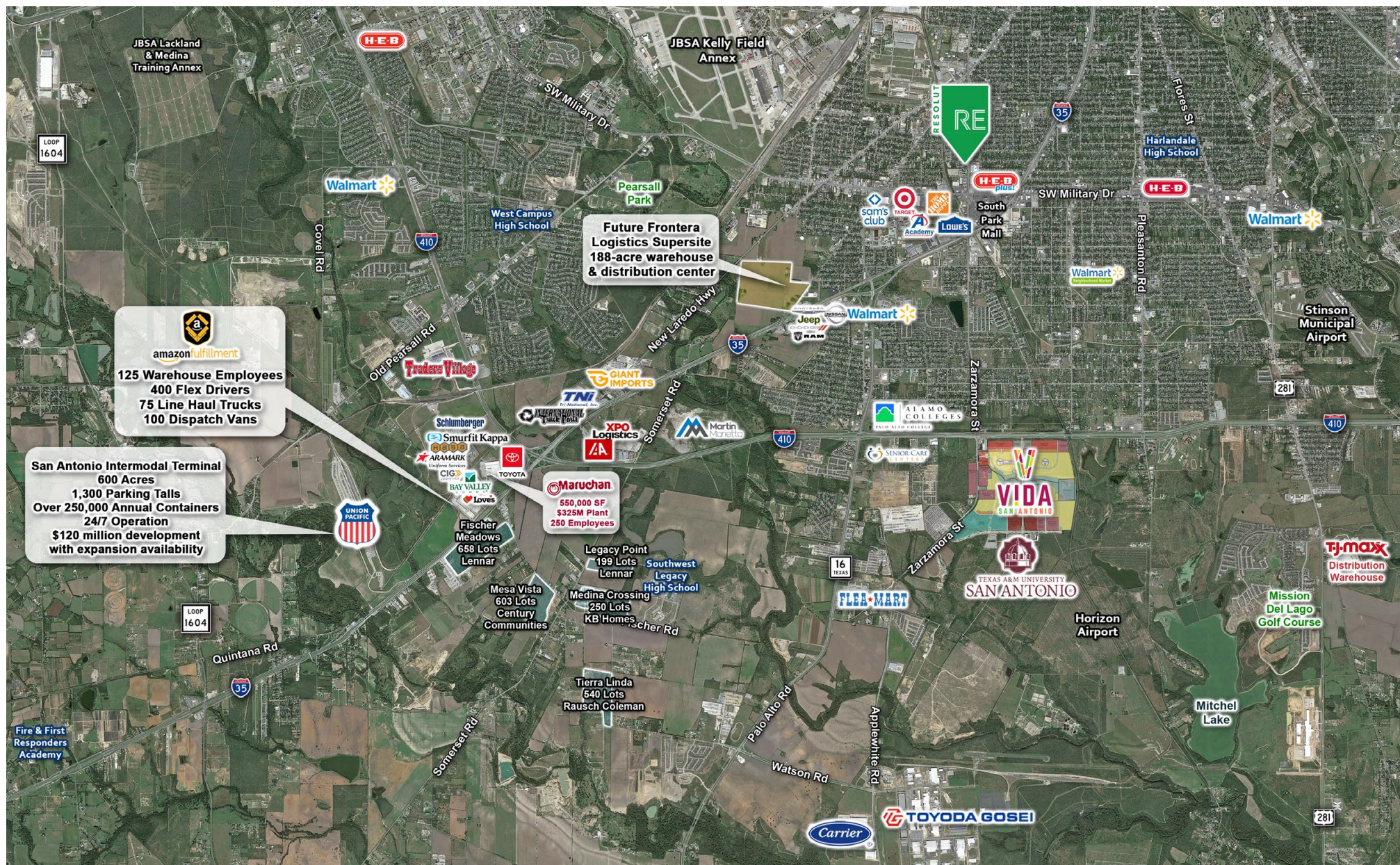
3 CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"



6623 S ZARZAMORA | 6623 S Zarzamora St, San Antonio, TX 78211



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and **works with** clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

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