



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



Jennifer R. Vitera, MBA
281.923.4998
vitera@dhrp.us



Frank Stanley
832.419.4565
stanley@dhrp.us

OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229



DRONE FOOTAGE:
<https://youtu.be/GQrDUi3Ueeg>

360° PANORAMIC VIEW:
<https://kuula.co/post/5ydLP>

FOR LEASE



DRONE FOOTAGE

<https://youtu.be/GQrDUi3Ueeg>

360° PANORAMIC VIEW

<https://kuula.co/post/5ydLP>

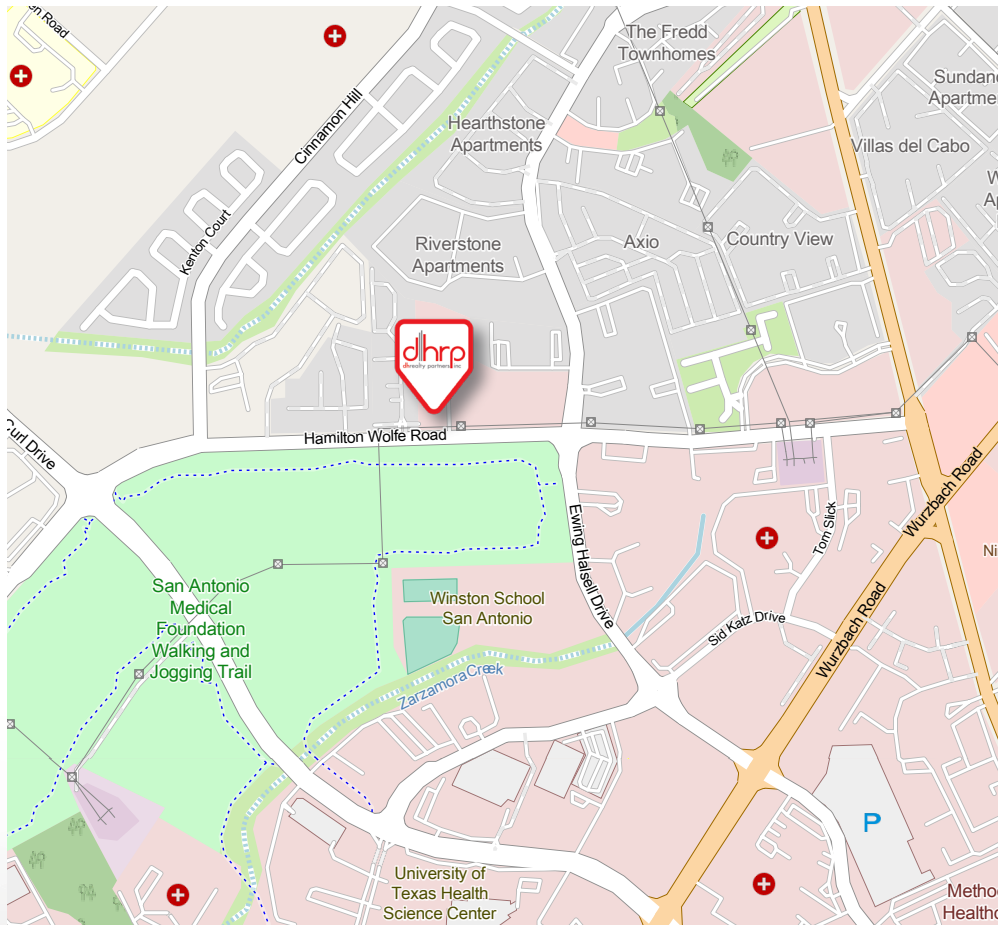
LEASE

Jennifer R. Vitera, MBA
281.923.4998
vitera@dhrp.us

Frank Stanley
832.419.4565
stanley@dhrp.us

OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229



HIGHLIGHTS

- Full building available
- Numerous medical businesses, practices and facilities in the area
- Signage available on Hamilton Wolfe
- 39 surface parking spaces and 6 covered spaces

LOCATION

4775 Hamilton Wolfe is in northwestern San Antonio, TX, within the Medical Center area. This location offers easy access to Wurzbach Rd, Fredericksburg Rd, I-10 and Loop 410.

DESCRIPTION

This full building available for lease in the South Texas Medical Center offers 12,012 square feet of prime office/medical space across two floors. Surrounded by numerous medical businesses, practices, and facilities, this location is ideal for healthcare professionals and organizations. Additionally, prominent signage is available on Hamilton Wolfe, ensuring high visibility for your business.

BUILDING SIZE

±12,012 SF (2 Floors)

ZONING

C-2 PUD

LEASE TERMS

3 - 7 Years, NNN

LEASE RATE

Contact Brokers

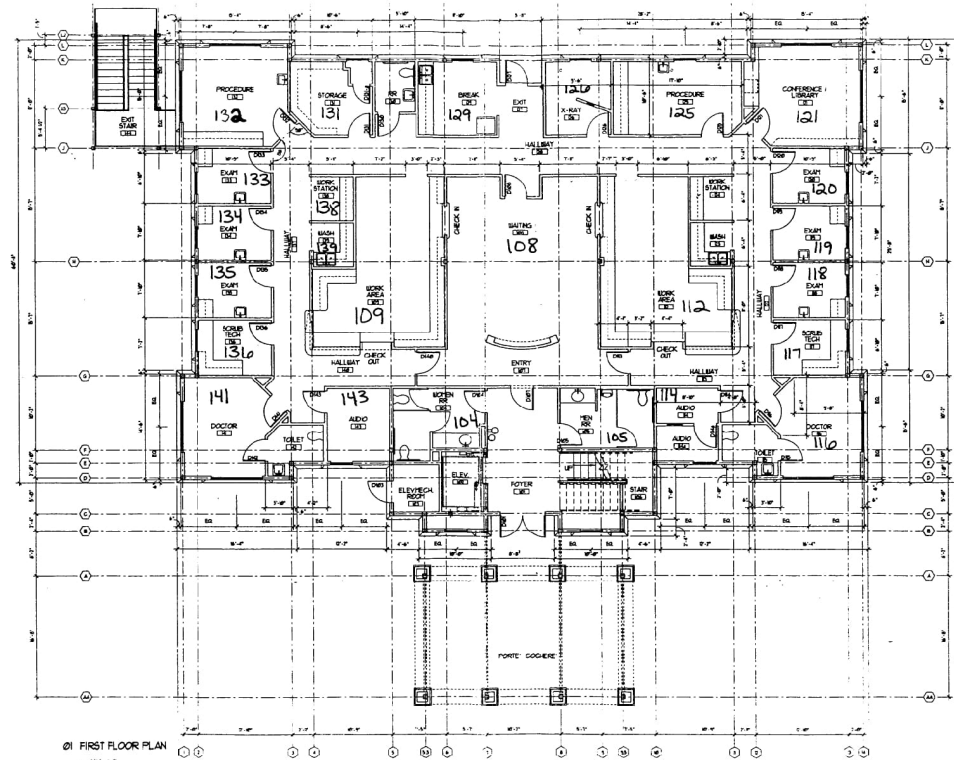
The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229

FLOOR PLAN - 1ST FLOOR



- Two (2) 14'x16' doctor offices
- Six (6) exams rooms
- Two (2) procedure rooms
- Two (2) large work areas with work station
- Lobby and foyer area
- Men and Women restrooms

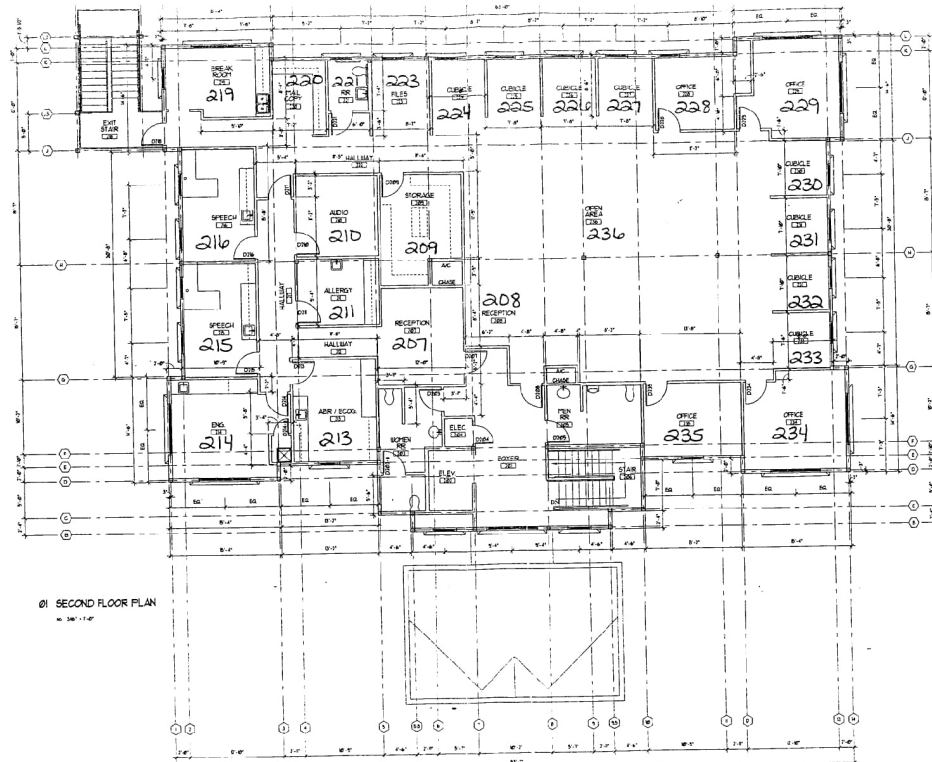
The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229

FLOOR PLAN - 2ND FLOOR



- Three (3) 13'x14' doctor offices
- Nine (9) 7'x8' exams rooms
- Five (5) procedure rooms
- Mail room
- Lobby and foyer area
- Men and Women restrooms

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



DRONE FOOTAGE

<https://youtu.be/GQrDUi3Ueeg>

360° PANORAMIC VIEW

<https://kuula.co/post/5ydLP>

Jennifer R. Vitera, MBA
281.923.4998
vitera@dhrp.us

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



DRONE FOOTAGE
<https://youtu.be/GQrDUi3Ueeg>

360° PANORAMIC VIEW
<https://kuula.co/post/5ydLP>

Jennifer R. Vitera, MBA
281.923.4998
vitera@dhrp.us

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229

PHOTOS



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



DRONE FOOTAGE
<https://youtu.be/GQrDUi3Ueeg>

360° PANORAMIC VIEW
<https://kuula.co/post/5ydlP>

Jennifer R. Vitera, MBA
281.923.4998
vitera@dhrp.us

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229

PHOTOS



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229

PHOTOS



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



DRONE FOOTAGE
<https://youtu.be/GQrDUi3Ueeg>

360° PANORAMIC VIEW
<https://kuula.co/post/5ydLP>

Jennifer R. Vitera, MBA
281.923.4998
vitera@dhrp.us

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229

PHOTOS



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



DRONE FOOTAGE
<https://youtu.be/GQrDUi3Ueeg>

360° PANORAMIC VIEW
<https://kuula.co/post/5ydlP>

Jennifer R. Vitera, MBA
 281.923.4998
 vitera@dhrp.us

LEASE

Frank Stanley
 832.419.4565
 stanley@dhrp.us

OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229

POINTS OF INTEREST



- Bill Miller's Bar-B-Q
- Burlington Coat Factory
- CVS
- Chick-Fil-A
- Dave & Busters
- Dunkin
- Dutch Bros Coffee
- Embassy Suites
- Frost Bank
- Gold's Gym
- Hobby Lobby
- Kindred Hospital
- La Fotago
- La Quinta Inn
- Lowe's
- Marriott Hotel
- Methodist Healthcare
- Red Lobster
- Santiko's Entertainment
- Sprouts Famer's Market
- Starbucks
- Target
- University Hospital
- Walgreens
- Wells Fargo

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



DRONE FOOTAGE
<https://youtu.be/GQrDUi3Ueeg>

360° PANORAMIC VIEW
<https://kuula.co/post/5ydLP>

Jennifer R. Vitera, MBA
281.923.4998
vitera@dhrp.us

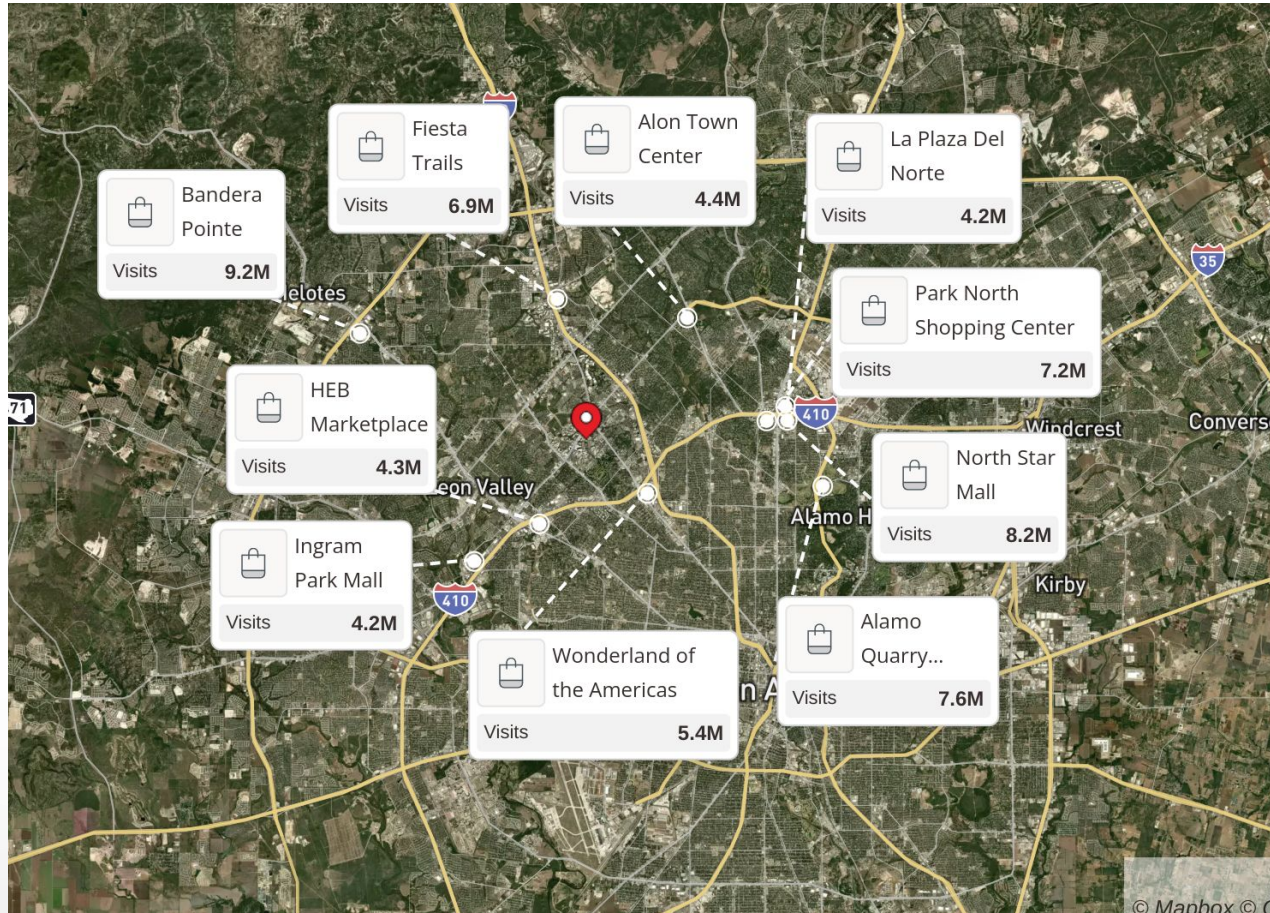
LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229

MARKET LANDSCAPE



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



DRONE FOOTAGE
<https://youtu.be/GQrDUi3Ueeg>

360° PANORAMIC VIEW
<https://kuula.co/post/5ydLP>

Jennifer R. Vitera, MBA
281.923.4998
vitera@dhrp.us

LEASE

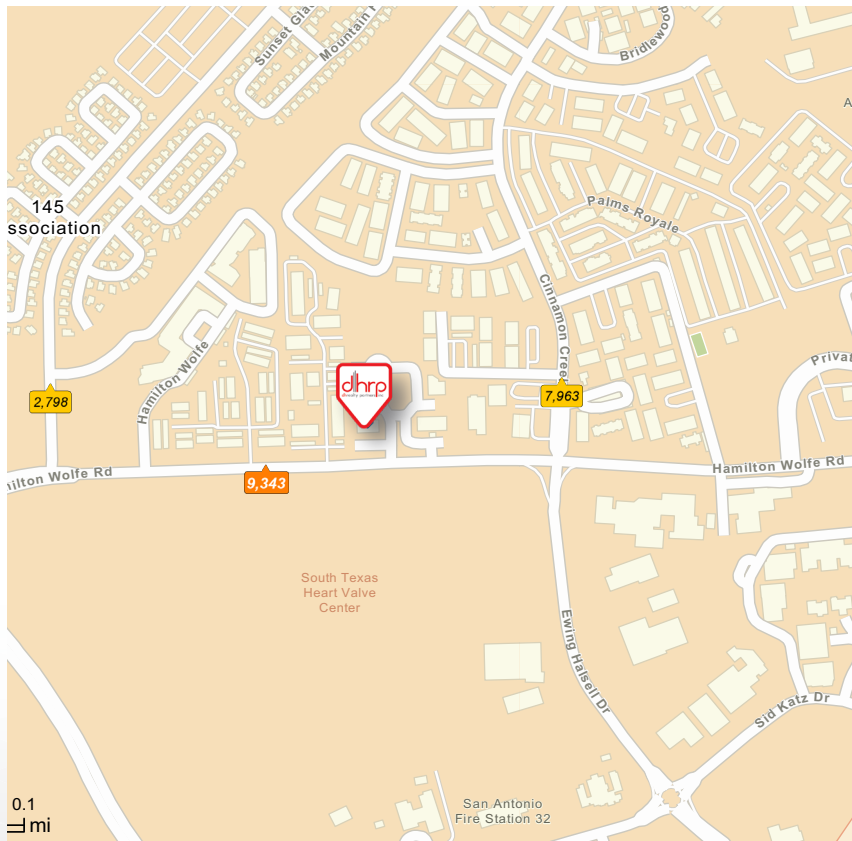
Frank Stanley
832.419.4565
stanley@dhrp.us

OFFICE/MEDICAL BUILDING IN THE SOUTH TEXAS MEDICAL CENTER

4775 Hamilton Wolfe | San Antonio, TX 78229

LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,565	136,500	353,137
Households	10,100	62,765	148,184
Avg Household Income	\$68,755	\$89,042	\$95,997
Median Household Income	\$55,572	\$62,750	\$67,463

Source: ESRI, 2024



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



Jennifer R. Vitera, MBA
281.923.4998
vitera@dhrp.us

Frank Stanley
832.419.4565
stanley@dhrp.us

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

