

3939

MEDICAL

OFFICE/MEDICAL SPACE
11,334 SF FOR LEASE



3939 MEDICAL DRIVE, SAN ANTONIO, TX 78229



TRANSWESTERN REAL ESTATE SERVICES

3939

Bluffcreek Dr

Medical Dr

BUILDING HIGHLIGHTS

3939 Medical Drive is located just half a mile west of IH-10. The building offers covered drop off and abundant free patient and employee parking with a total of 98 spaces. The ownership has recently completed new landscaping at the property.



Drone aerial



3939 Medical Drive has 11,334 SF of second generation medical space and can easily be converted to office space.



Minutes from major hospitals and medical institutions



Conveniently located adjacent to the South Texas Medical Center with quick access to IH-10 & Loop 410



Space includes a private outdoor courtyard for tenants

±11,334 SF

±11,334 SF



SPACE HIGHLIGHTS

- Very efficient layout
- Large reception
- Waiting area
- 18 exam rooms or offices
- 12 private offices
- Lab area and work areas
- Training & conference rooms
- Break room
- Outdoor courtyard

INGRESS + EGRESS



1 MILE

Methodist Hospital Specialty
and Transplant

1 MILE

St. Luke's Baptist Hospital

1 MILE

University Health
Hospital

1 MILE

Methodist Children's Hospital

1 MILE

Methodist Cardiology Clinic

1 MILE

Legacy Oaks Medical Complex

South Texas
Medical Center



INGRESS

EGRESS

NEARBY AMENITIES



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RESTAURANTS

- 1 Jason's Deli
- 2 Subway
- 3 Las Palapas
- 4 Mamacita's
- 5 Mattenga's Pizzeria
- 6 Chacho's Mexican Restaurant
- 7 Papa John's Pizza
- 8 Pizza Patron
- 9 Wing Stop
- 10 Mencius Hunan Cuisine
- 11 Domino's Pizza
- 12 Taco Cabana
- 13 Via 313 Pizza
- 14 India Palace
- 15 KFC
- 16 Dry Dock Seafood
- 17 Sarita's
- 18 Torchy's Tacos
- 19 Hooters
- 20 Starbucks
- 21 P. Terry's Burger
- 22 Golden Wok
- 23 Fujiya
- 24 Yellowfish Sushi
- 25 Bill Miller BBQ
- 26 Arby's
- 27 Jimmy John's
- 28 Pizza Hut
- 29 Sumo Japanese Steakhouse
- 30 Firehouse Subs
- 31 Sea Island
- 32 Sushi Zushi
- 33 Chipotle
- 34 Chick-Fil-A
- 35 Pasha Mediterranean Grill

- 36 Pappasito's Cantina
- 37 The County Line
- 38 Las Palapas
- 39 Alamo Café
- 40 Jersey Mike's Subs
- 41 Ceviche 210
- 42 54th Street Grill

LODGING

- 43 Marriott
- 44 Embassy Suites
- 45 Omni Colonnade
- 46 Hyatt Place
- 47 Hilton
- 48 Candlewood Suites
- 49 La Quinta Inn & Suites
- 50 Motel 6
- 51 Courtyard Marriott

GROCERY/PHARMACY

- 52 HEB
- 53 CVS
- 54 Walgreen's

HOSPITALS

- 55 UT Health Multispecialty and Research Hospital
- 56 Methodist Hospital Specialty and Transplant
- 57 St. Luke's Baptist Hospital
- 58 Methodist Hospital
- 59 Methodist Children's Hospital
- 60 University Health Hospital
- 61 VA Medical Center
- 62 CHRISTUS Santa Rosa Hospital

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