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MEDICAL

**OFFICE/MEDICAL SPACE  
11,334 SF FOR LEASE**



3939 MEDICAL DRIVE, SAN ANTONIO, TX 78229

 TRANSWESTERN REAL ESTATE SERVICES

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## 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

# **SUITE 100**

**±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

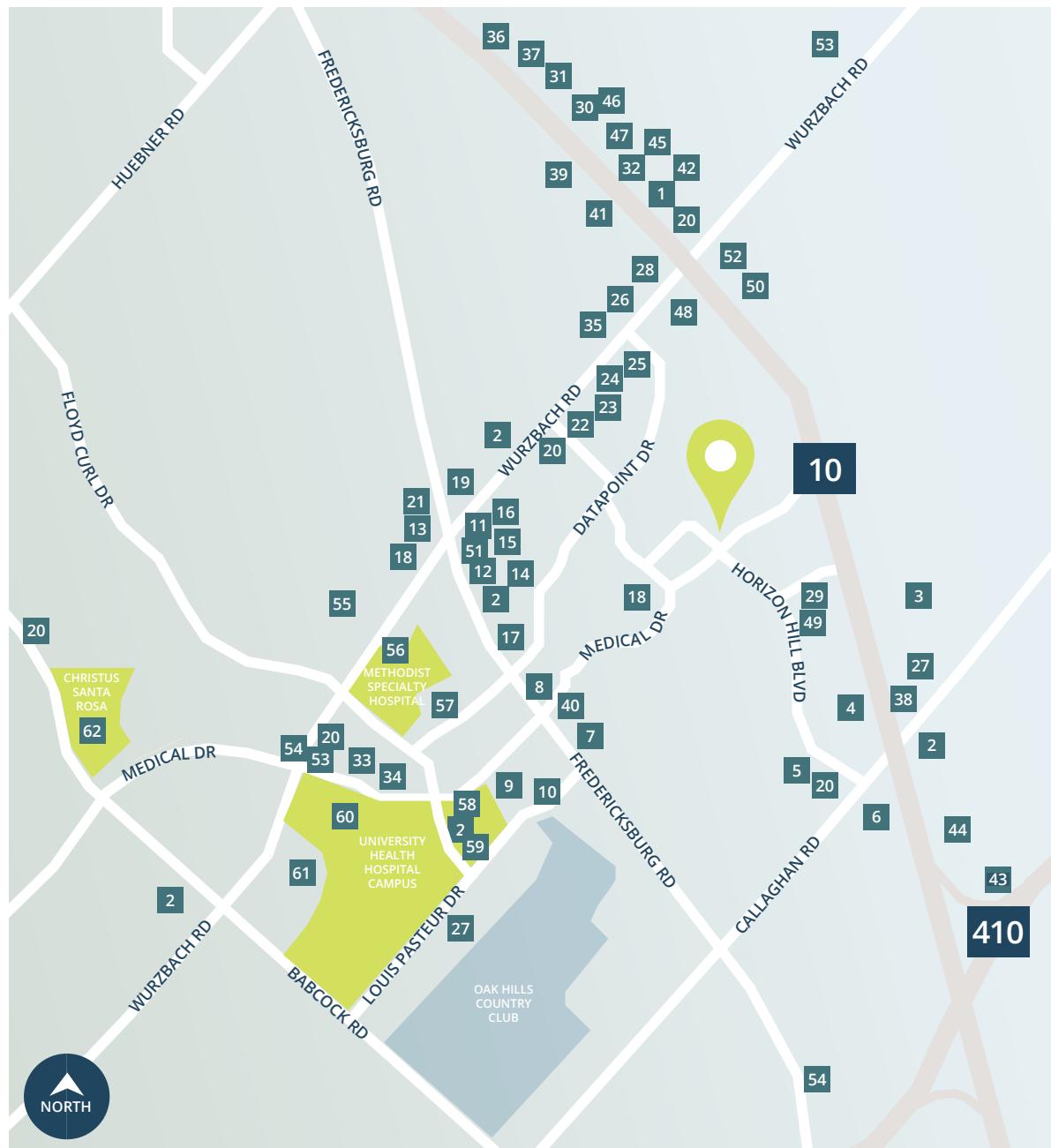
# INGRESS + EGRESS



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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REAL ESTATE SERVICES

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