



*Class A
Medical
Office*

SCHERTZ

MEDICAL BUILDING

17766 Verde Pkwy | Schertz, TX 78154


STREAM

PROPERTY

Schertz Medical Building is a 52,000 SF medical office building built in 2023 with modern, Class A finishes throughout. The property is conveniently located with easy ingress and egress from IH-35. This building offers up to 6,000 SF of shell space available for an opportunity to build out a custom suite.

HIGHLIGHTS

- Ample free surface level parking for patients and convenient covered drop-off
- Class A finishes throughout
- Covered parking available
- Multi-specialty tenants with cross-referral opportunities
- Shell space available for design-build suites
- Ambulatory Surgery Center on-site with available capacity

SCHERTZ

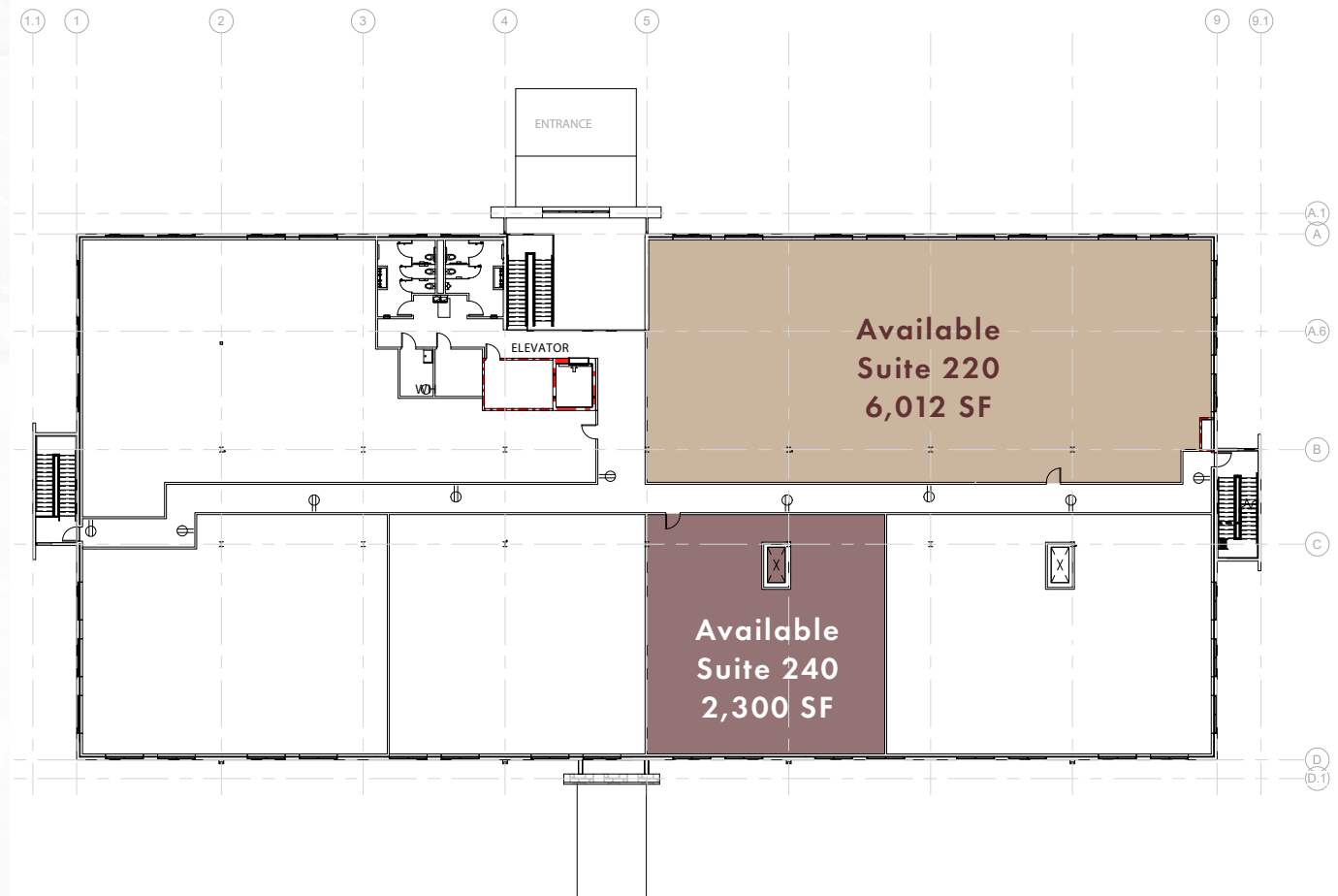
MEDICAL BUILDING



AVAILABILITIES

Suite 220: 6,012 SF

Suite 240: 2,300 SF

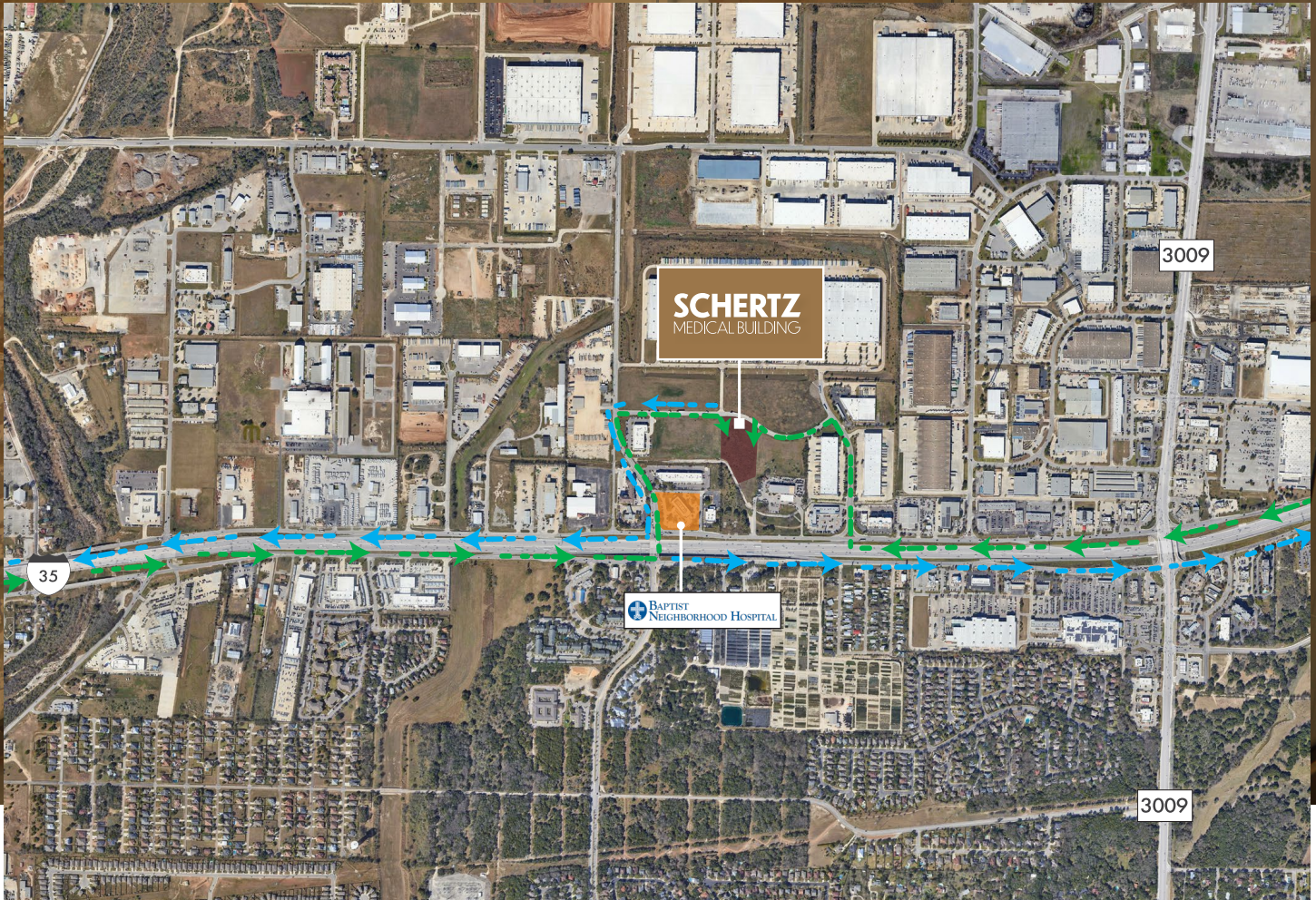


LEVEL 2 FLOORPLAN

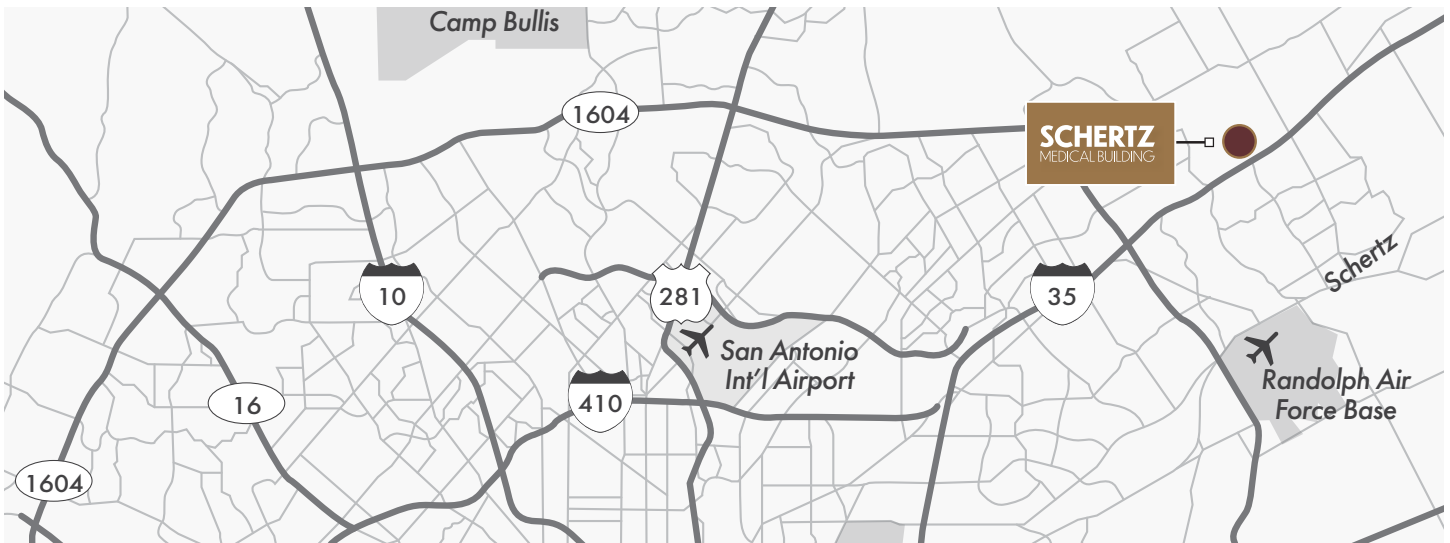
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GROWING SCHERTZ MARKET
WITH EASY ACCESS

SCHERTZ
MEDICAL BUILDING



LOCATION MAP



STREAM

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