



Class A  
Medical  
Office

# SCHERTZ MEDICAL BUILDING

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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

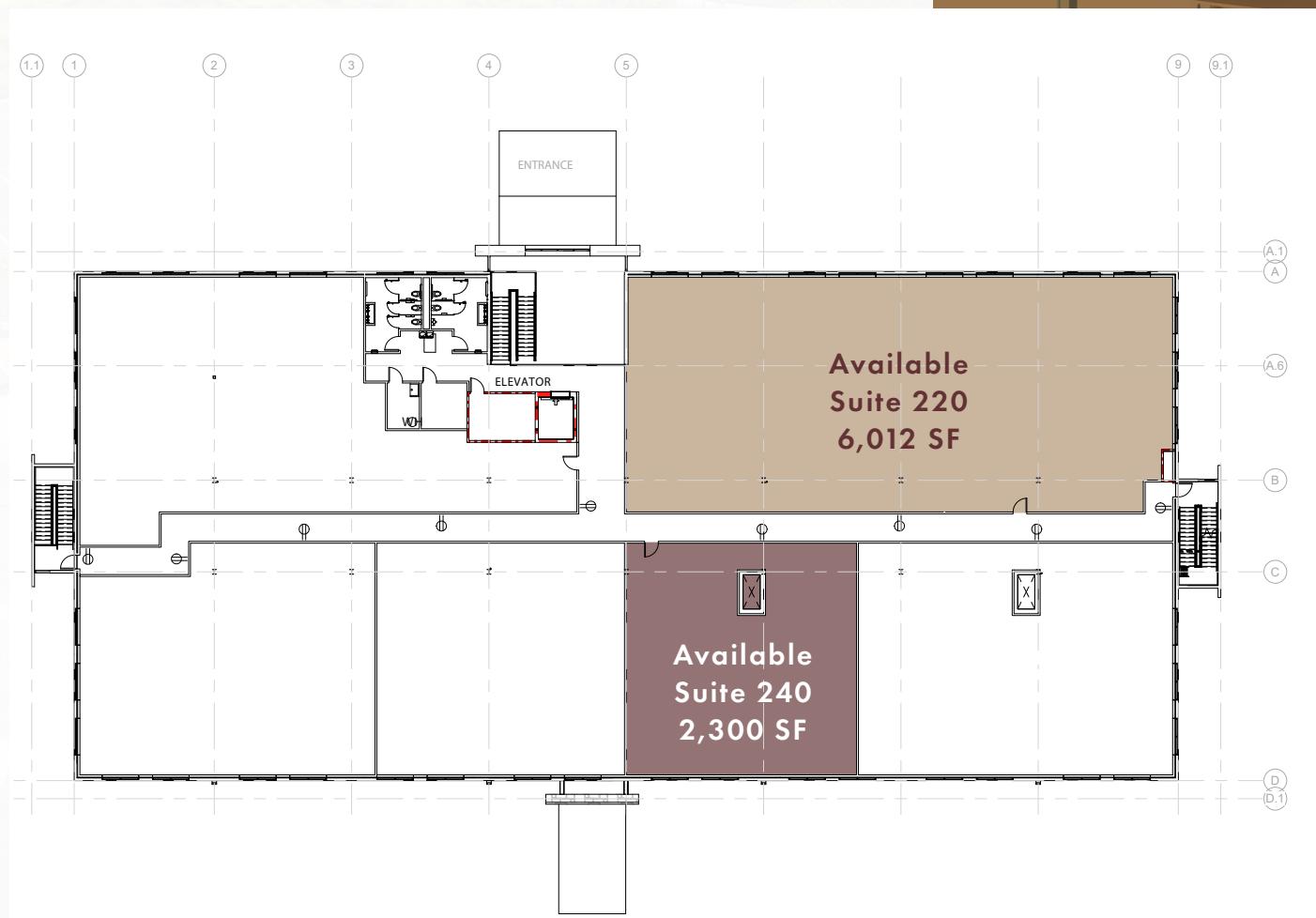
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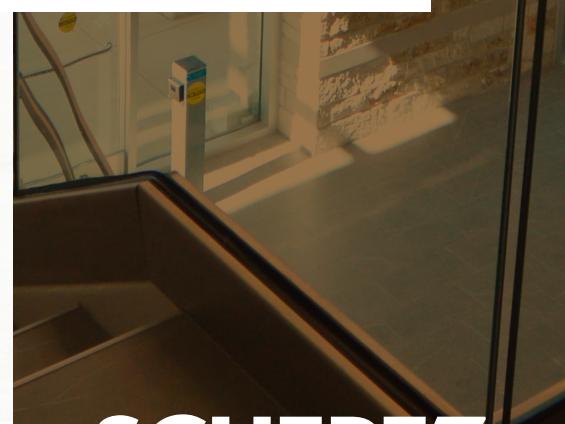
## AVAILABILITIES

Suite 220: 6,012 SF

Suite 240: 2,300 SF



LEVEL 2  
FLOORPLAN



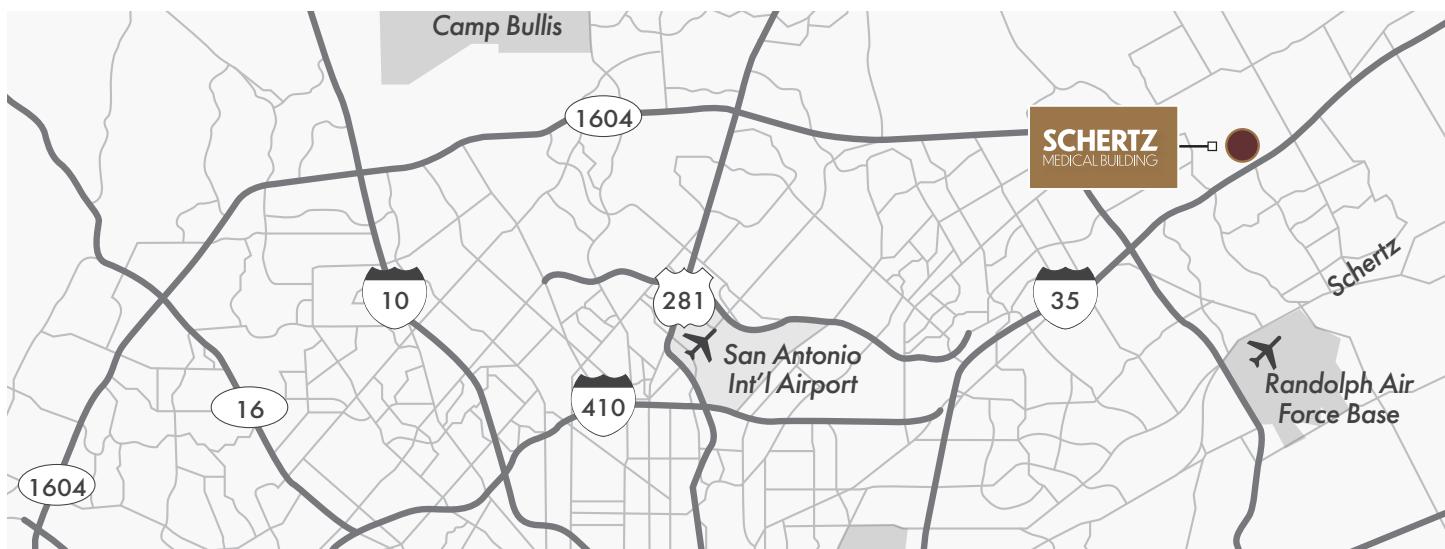
**SCHERTZ**  
MEDICAL BUILDING

# GROWING SCHERTZ MARKET WITH EASY ACCESS

# SCHERTZ MEDICAL BUILDING



## LOCATION MAP



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