



# PECAN VALLEY MEDICAL BUILDING

4243 E. Southcross Blvd.  
San Antonio, Texas 78222

AVAILABLE  
FOR LEASE



UP TO 30,771 SF OF MEDICAL OFFICE SPACE

Owned & Managed By  
**HEALTHCARE REALTY**

Leased By  
**STREAM**



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## PROPERTY OVERVIEW

- Class: B
- Building Size: 63,396 SF
- Building Built: 1997
- Owned By: Healthcare Realty
- Rate: Contact Broker
- 13,500+ vehicles per day at E. Southcross Blvd. and S WW White Road



## AVAILABILITIES

- **First Floor: 28,871 SF** – newly renovated space ideal for Micro Hospital, ASC, Imaging, or Outpatient Surgery Center
- **Suite 203 - 1,900 SF**



## For Information, Contact:

Lee McKenna | Managing Director  
P 210.298.8532  
Email: lee.mckenna@streamrealty.com

Allie Sledge | Associate  
P 210.298.8512  
Email: allie.sledge@streamrealty.com

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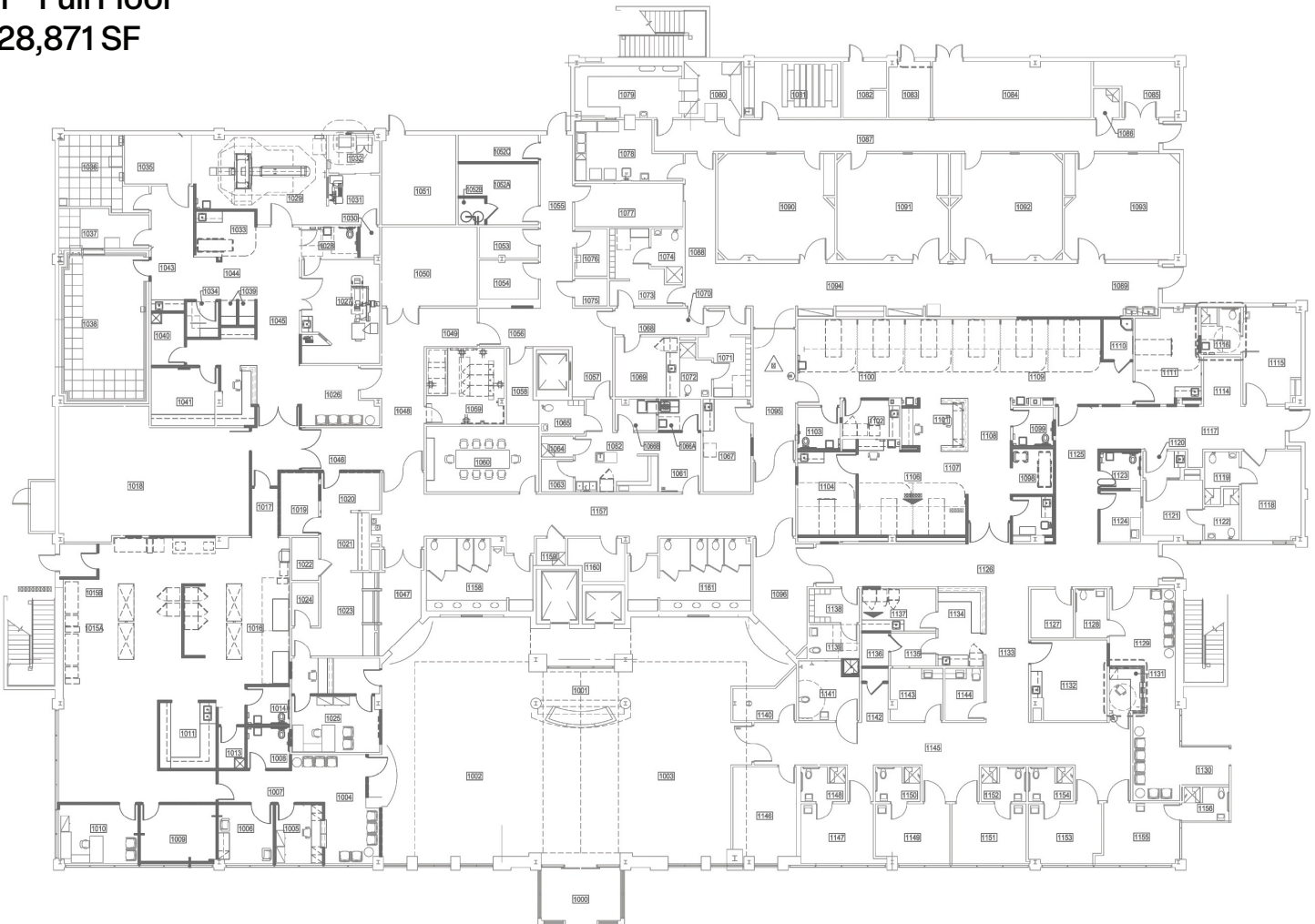
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## AVAILABLE FLOORPLAN

## LEVEL 1

1<sup>ST</sup> Full Floor  
28,871 SF



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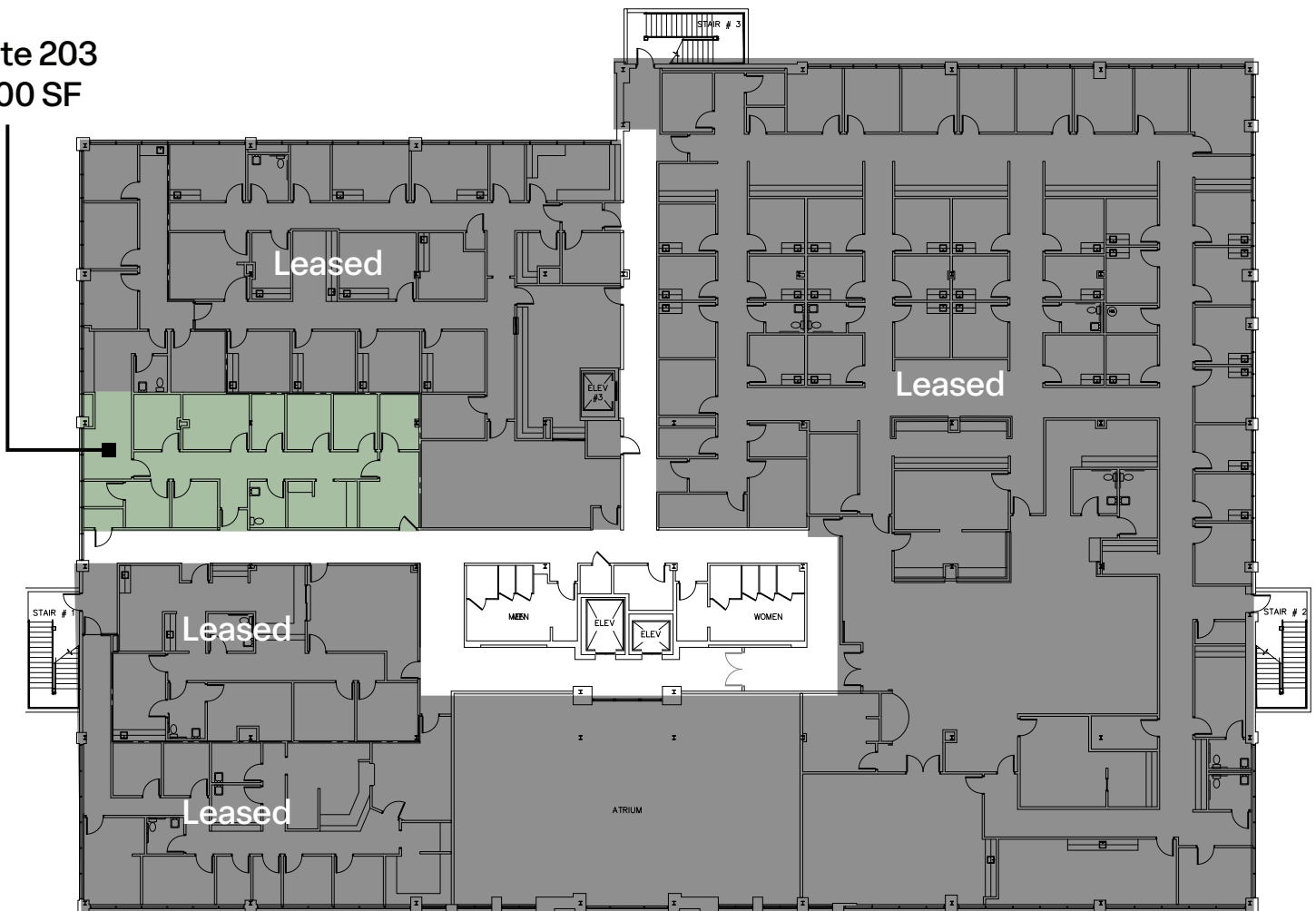
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## AVAILABLE FLOORPLAN

## LEVEL 2

Suite 203  
1,900 SF



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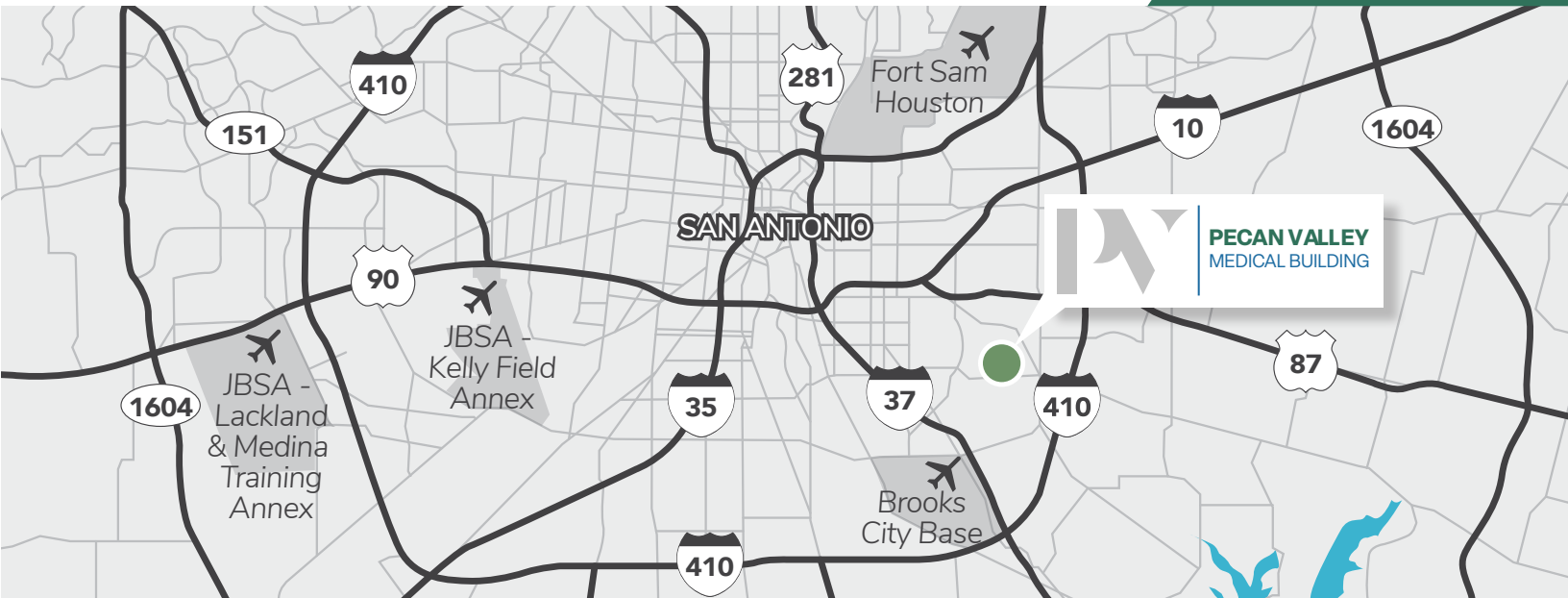
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INGRESS/EGRESS



LOCATION MAP



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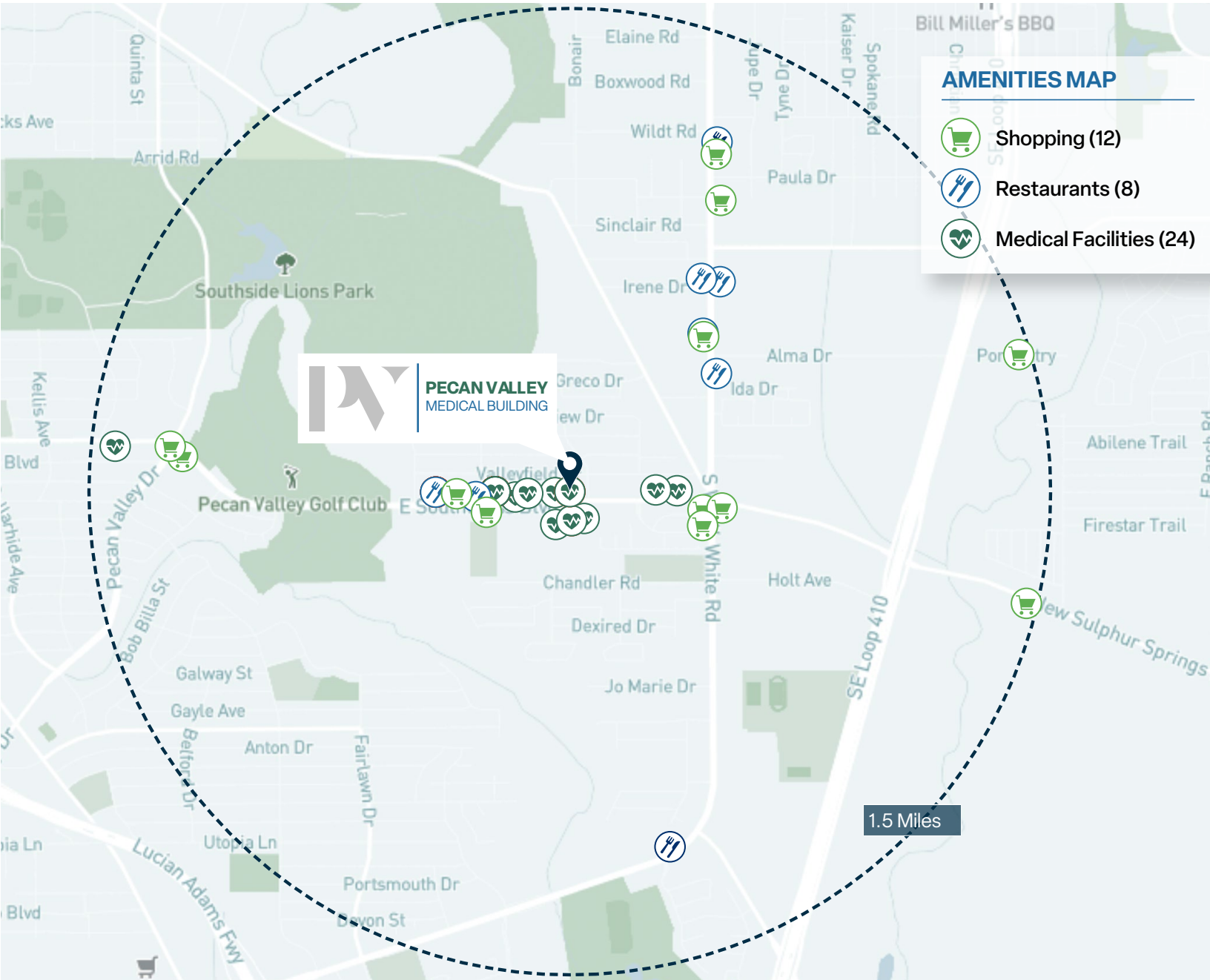


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## AMENITIES LIST

### SHOPPING (12)

- A Z Food Mart
- Alamo City Home Repairs
- Circle K (2)
- Crown Furniture
- Dollar General (2)
- Family Dollar
- Fmo Appliances
- Gas-Go Markets Inc

### RESTAURANTS (8)

- 2m Smokehouse Bbq
- Capparelli's Italia Food
- Cow Girl's Cafe
- Curve Drive Inn
- El Bracero Mexican Restaurant
- Jaime's Mexican Restaurant
- Loop 13 Sports Grill
- Mr & Mrs G's Home Cooking

### MEDICAL FACILITIES (24)

- Adventa Healthcare Assoc
- Alamo City Eye Physicians PA
- Baribeau & Assoc
- Baribeau Eye Institute
- Beverly Ann Kotara Wiatrek Od
- Clearvision Eyecare & Optical
- Complete Health
- Dixon Health & Wellness Center
- Ear Nose-Throat Clinics
- Enlightened Gems Home Healthcare
- Health Complete Family Medical Center
- Pecan Valley Ambulatory Surgery Center
- Renal Associates PA
- San Antonio Premier Internal Medicine
- South Alamo Medical Group
- South Texas Radiology
- Southcross Clinic
- Southcross Medical Clinic
- Southeast Ob-Gyn Assoc PA
- Urology San Antonio Southeast
- US Oncology Inc
- VA Outpatient Clinic
- Well Med
- Whole Woman's Health LLC



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