

WESTOVER HILLS MEDICAL OFFICE FOR LEASE

9022-9026 Culebra Rd, San Antonio, TX 78251

Establish Your Medical Practice Home at Westover Hills
You can Save enough to hire another Front Desk or Medical Assistant



Property Spotlight

9026 Culebra Rd 4,158 SF
9022 Culebra Rd 7,080 SF

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Fully Developed Medical Plaza
* 15,000 patient base referral source at Westover Hills and Culebra.
* Great growth opportunity
* Under 2 miles from CSR Hospital, yet free of any deed restrictions and hospital compete services - ASC, Imaging, etc.
* Net cost significantly lower compared to hospital joined professional building - No Ground Lease, Shared Utilities, Occupied/Shared overhead.
* Your patients will appreciate ample parking right in front of your office. No long walks or shuttle carts in a prof. building
* Direct access from both Westover Hills Blvd. and Culebra road
* Large 35' tall sign on Culebra with a 5' x 3' panel for each tenant
Traffic count 54,694 VPD (CoStar 2020) (Culebra Road and Westover Hills Blvd)
Westover Hills is the fastest growing area in San Antonio, with a large referral base and the highest demand for specialists across all Texas urban areas.



9026 Culebra Rd
4,158 SF available
Over 14 FT ceiling heights



9022 Culebra Rd
7080 SF available, 2,000 SF minimum option
Great Visibility!!! Court yard access!



Parking space: 7 per 1,000 SF
Metal Frame Building
Great Opportunity!!!



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