



TRANSWESTERN

REAL ESTATE
SERVICES

PREMIER MEDICAL BUILDING FOR SALE

400 BALTIMORE AVE

San Antonio, TX 78215

MEDICAL OFFICE BUILDING FOR SALE

400 Baltimore Ave, San Antonio, TX 78215

Prime medical office opportunity just north of Downtown San Antonio. **400 Baltimore** offers a well-maintained professional building with excellent visibility, convenient access to Highway 281 and I-35, and close proximity to major hospitals and the Pearl District. Ideal for physicians, specialists, or investors seeking a centrally located, high medical property in the CBD submarket.

Medical Office Availability:

- 4,888 SF
- Second-generation facility
- Ample exam rooms and private offices available

Amenities:

- Modern, professional office finishes
- Ample on-site parking for patients and staff
- Ground-level entry with easy accessibility
- High-visibility location with strong street presence
- Proximity to hospitals, clinics, and other healthcare providers

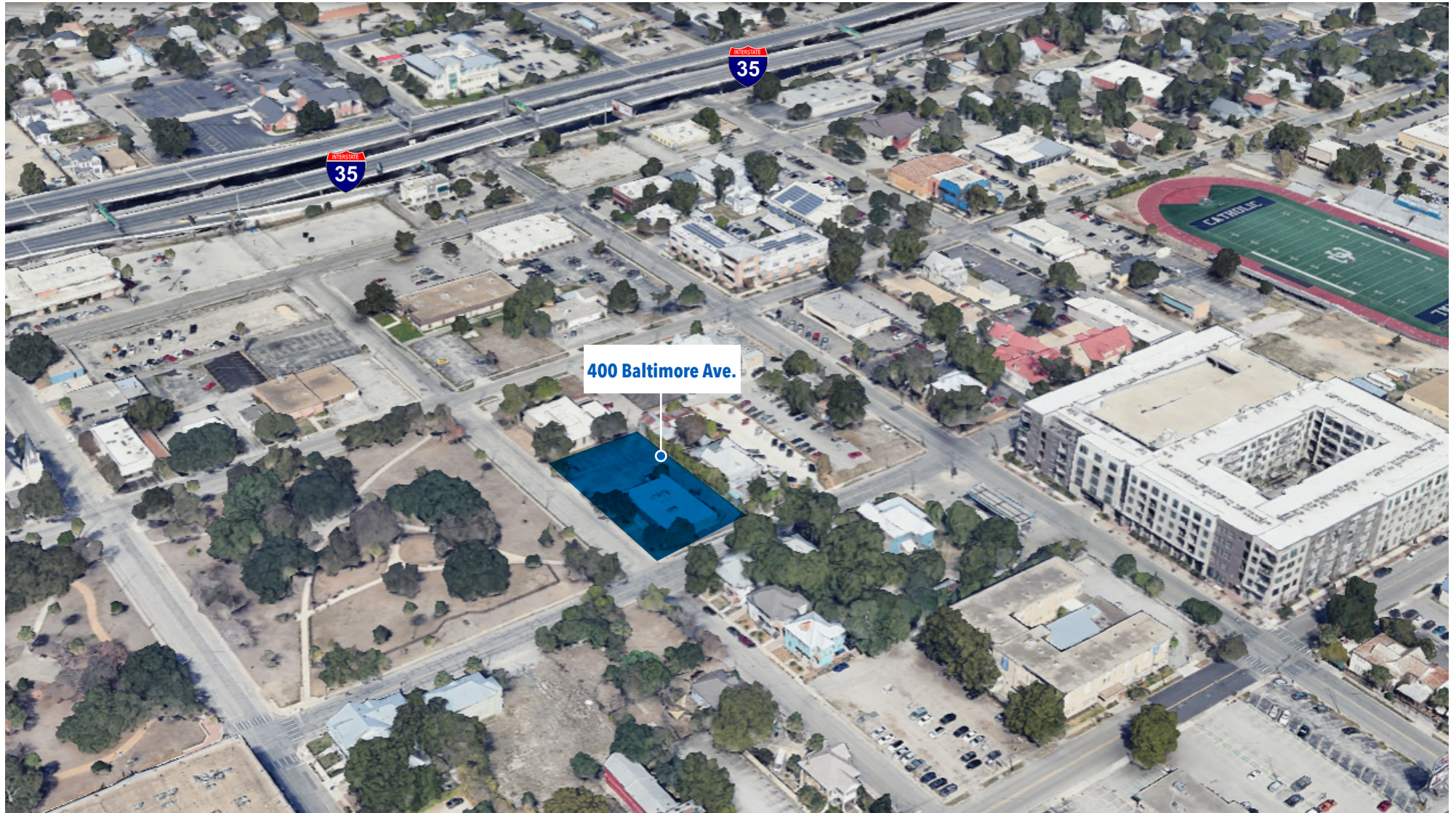
Location:

- Prime location in the CBD submarket
- Close proximity to the Pearl District
- Easy access to Highway 281 and I-35
- Surrounded by dining, retail, and entertainment options
- Call for pricing



MEDICAL OFFICE BUILDING FOR SALE

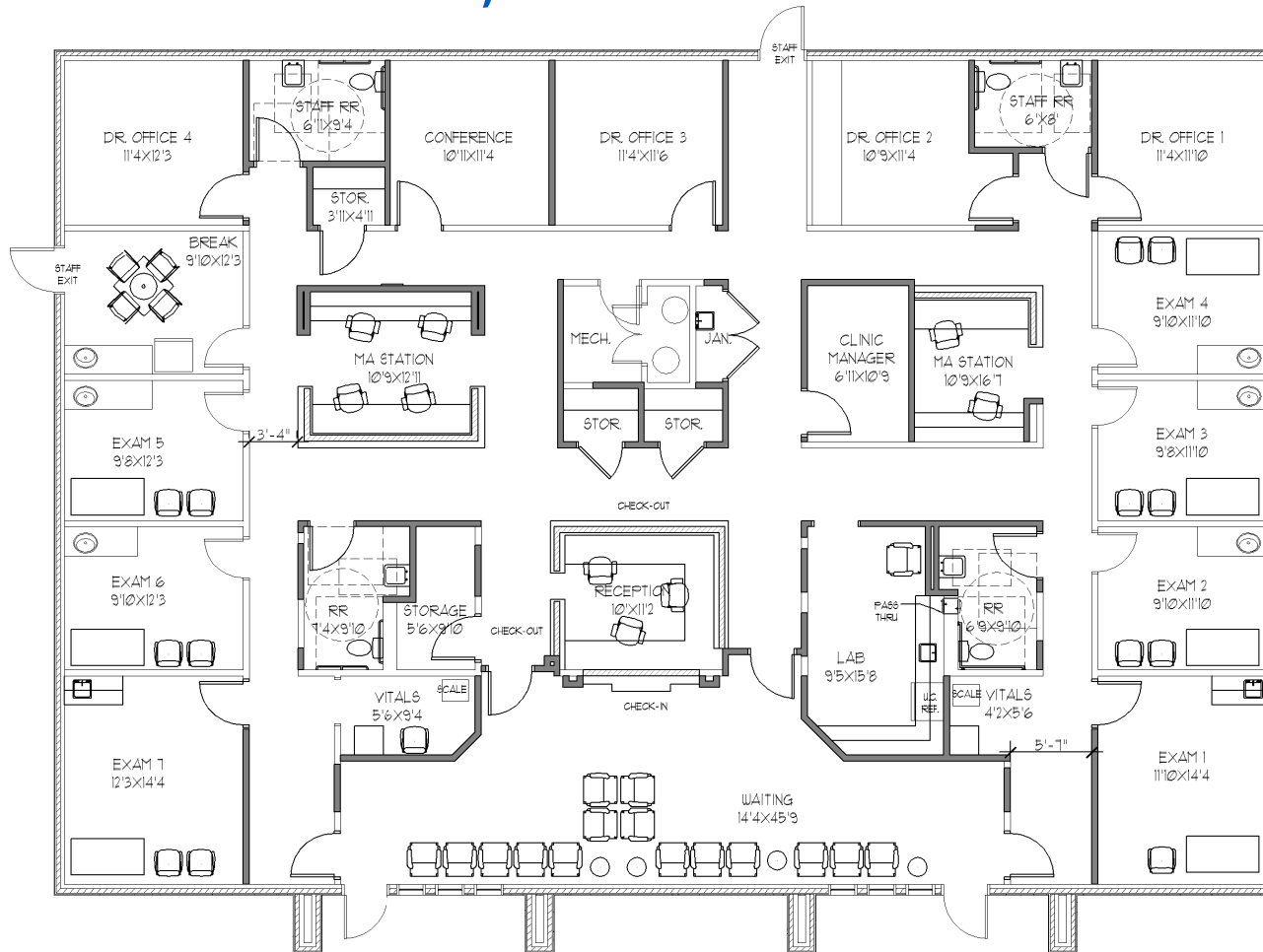
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MEDICAL OFFICE BUILDING FOR SALE

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Floor Plan - 4,888 SF



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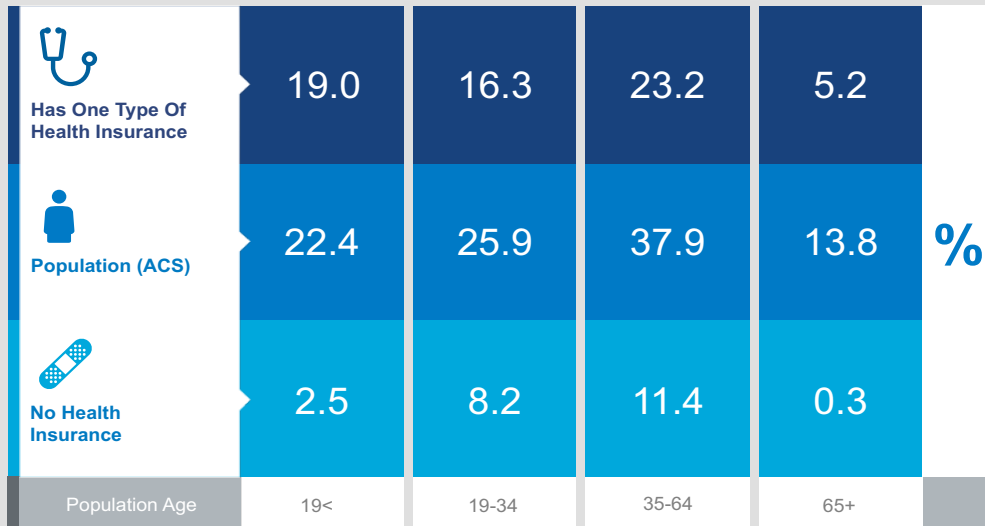
MEDICAL OFFICE BUILDING FOR SALE

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Health Care & Insurance

400 Baltimore, San Antonio, Texas, 78215
Ring of 3 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



120,365

Civilian Noninstitutionalized Population (ACS)



Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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Exercise (Percent of Adults)



43.8%

Exercise at home 2+ times per week



12.0%

Exercise at club 2+ times per week

Health Care Expenditure



\$3,492

Annual Health Insurance Expenditures



\$1,843

Medical Care



Medicare:
Population 65+

5,808

Medicare Only

1,625

Direct-Purch & Medicare

1,672

Employer & Medicare

3,776

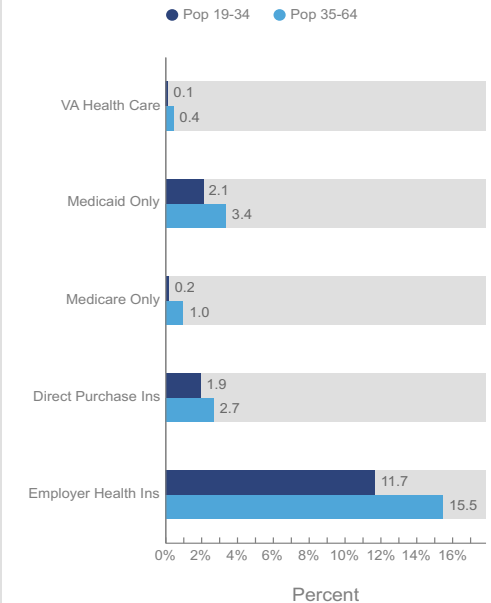
Medicare & Medicaid

Health Care (Consumer Spending)

Annual Expenditure

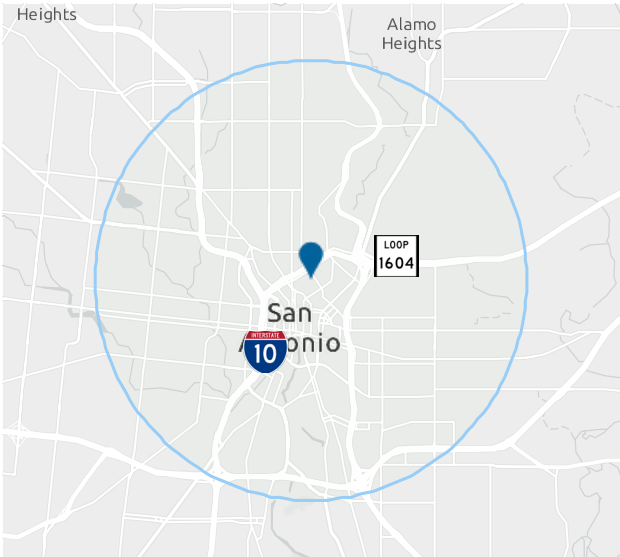
Blue Cross/Blue Shield	\$951.3
Medicare Payments	\$838.8
Physician Services	\$208.7
Dental Services	\$339.9
Eyecare Services	\$63.5
Lab Tests/X-rays	\$60.4
Hospital Room & Hospital Service	\$199.3
Convalescent/Nursing Home Care	\$26.0

Health Insurance Coverage (ACS)



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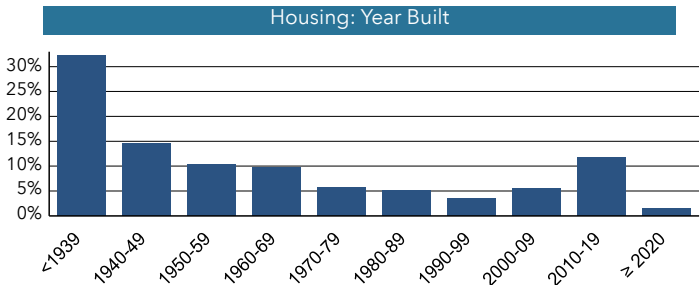
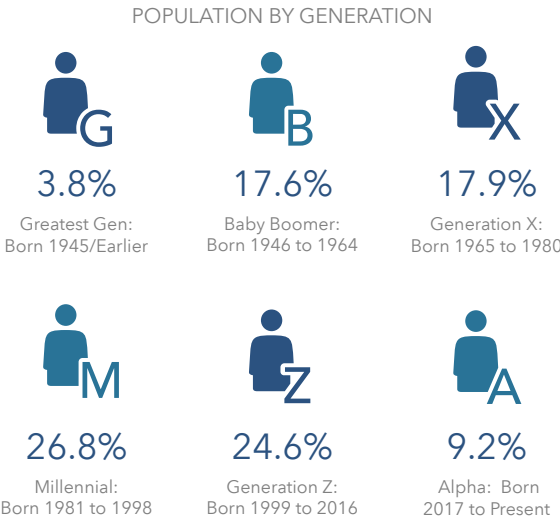
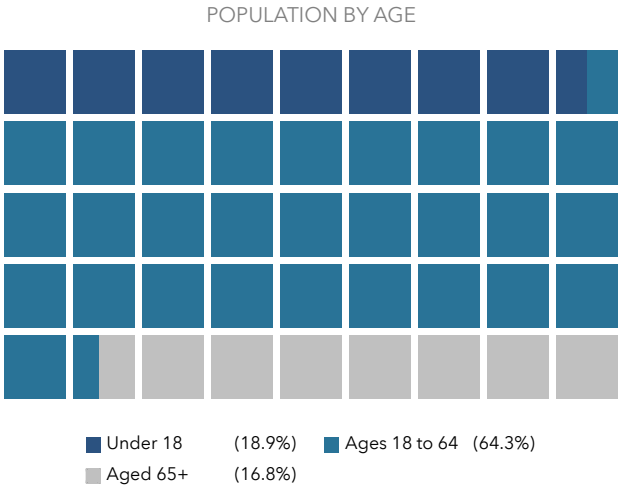
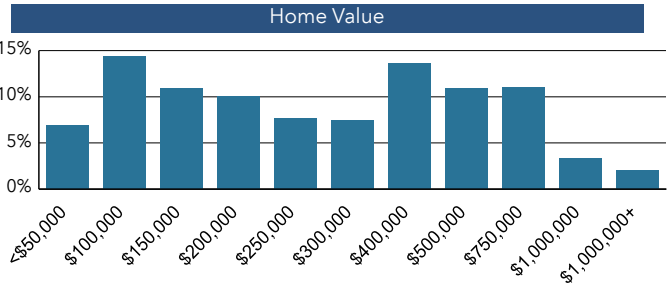
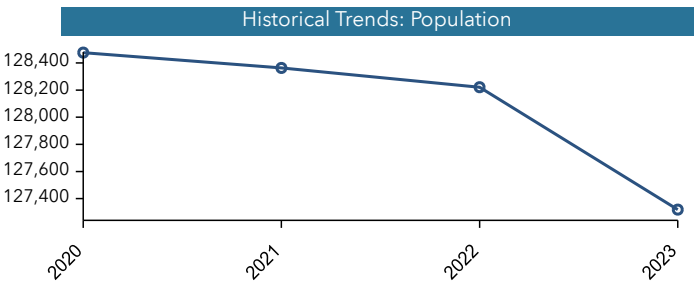


POPULATION TRENDS AND KEY INDICATORS

400 Baltimore, San Antonio, Texas, 78215
Ring of 3 miles

127,319	51,725	2.25	37.2	\$50,976	\$250,076	54	67	82
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS




esri THE SCIENCE OF WHERE
Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023).
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