



— 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

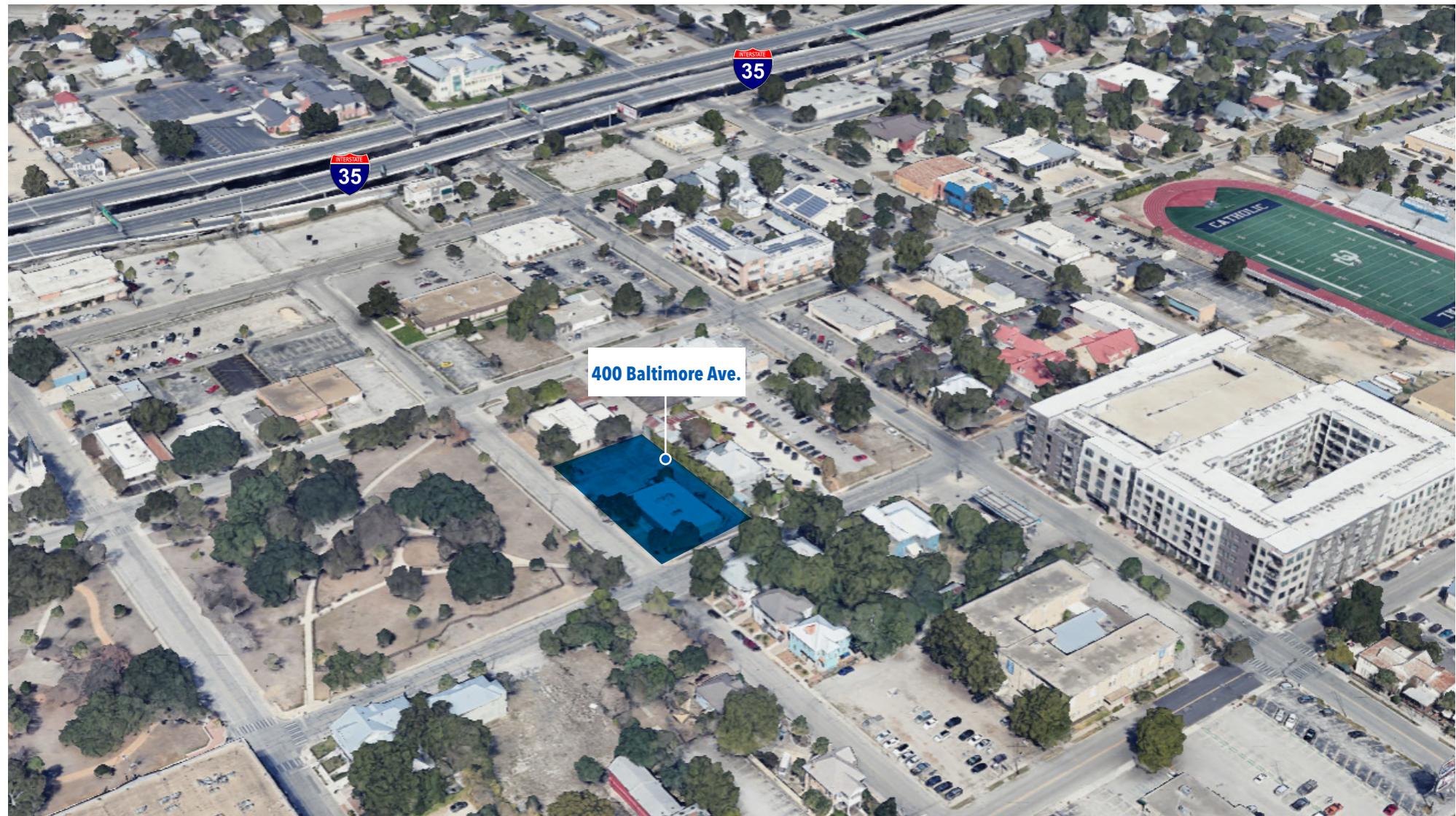
## Location:

- 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



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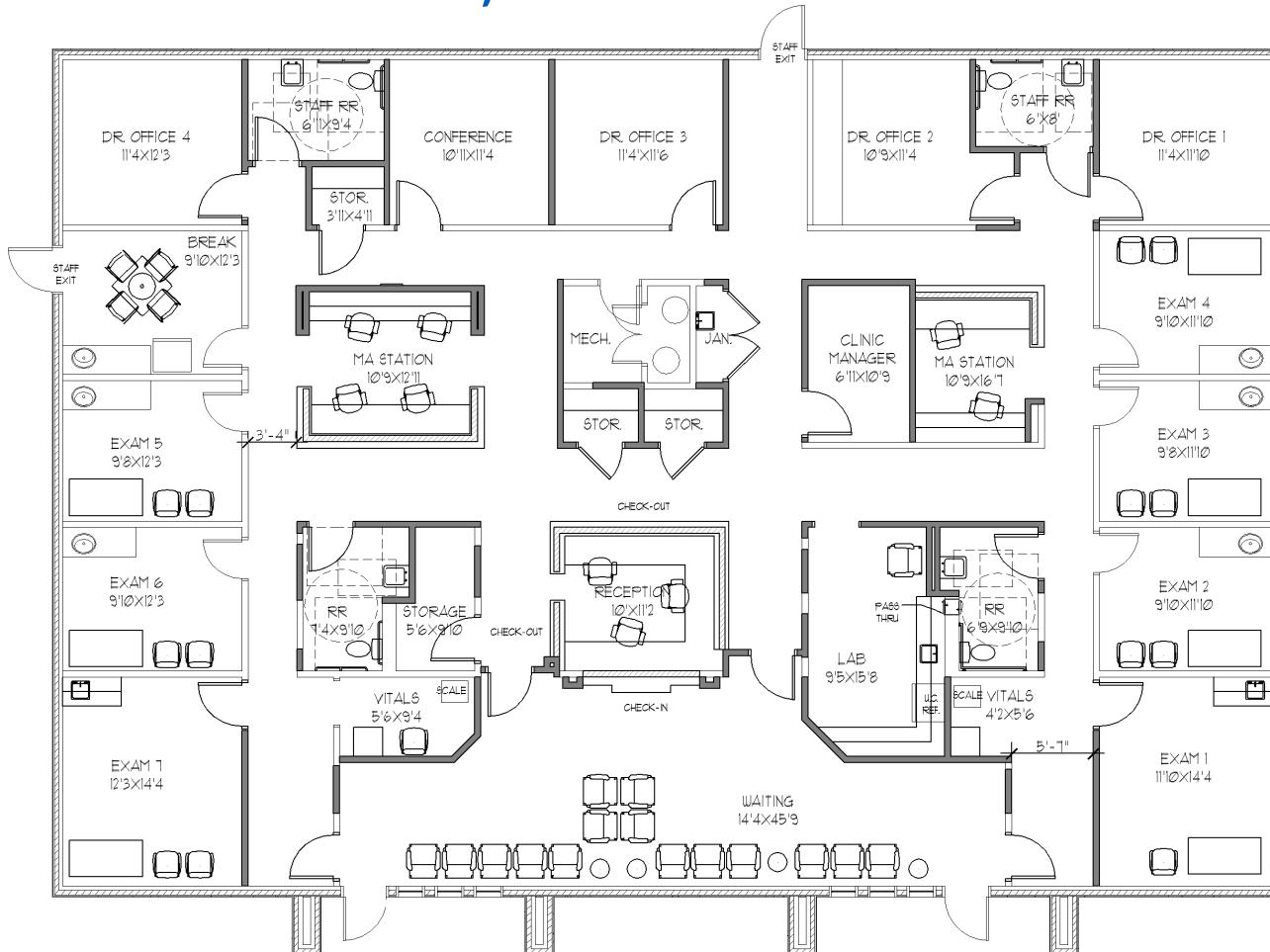
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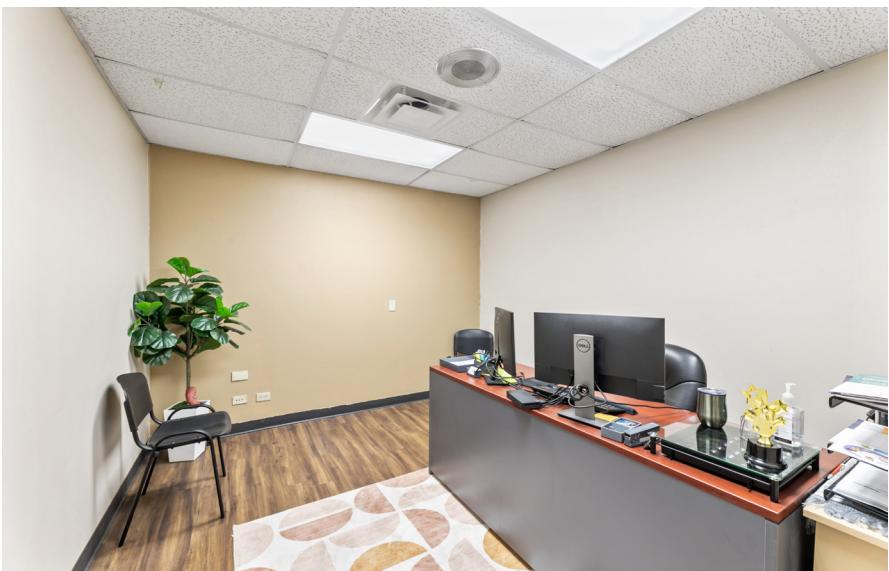
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## Floor Plan - 4,888 SF



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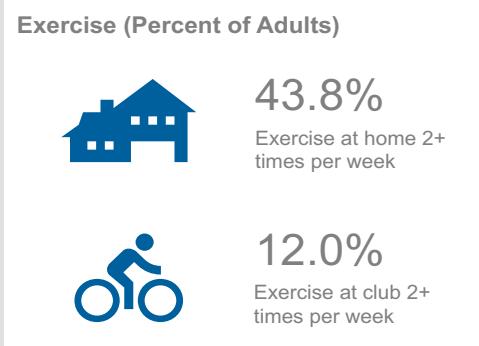
## Health Care & Insurance

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

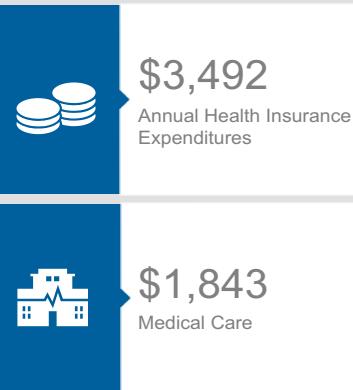
This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



 THE SCIENCE OF WHERE  
Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).  
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### Health Care Expenditure



5,808  
Medicare Only

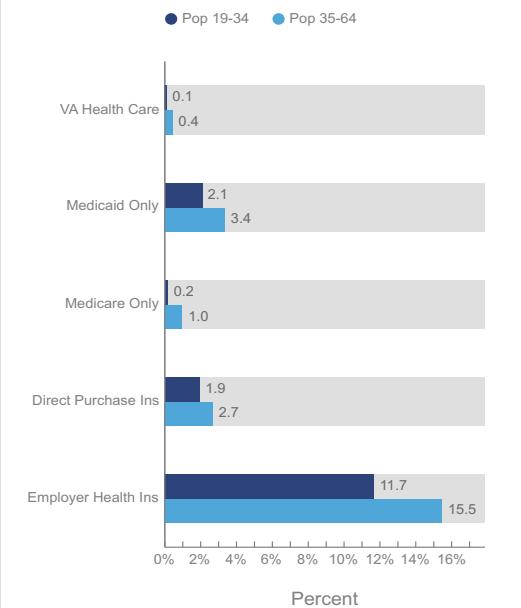
1,625  
Direct-Purch & Medicare

1,672  
Employer & Medicare

3,776  
Medicare & Medicaid

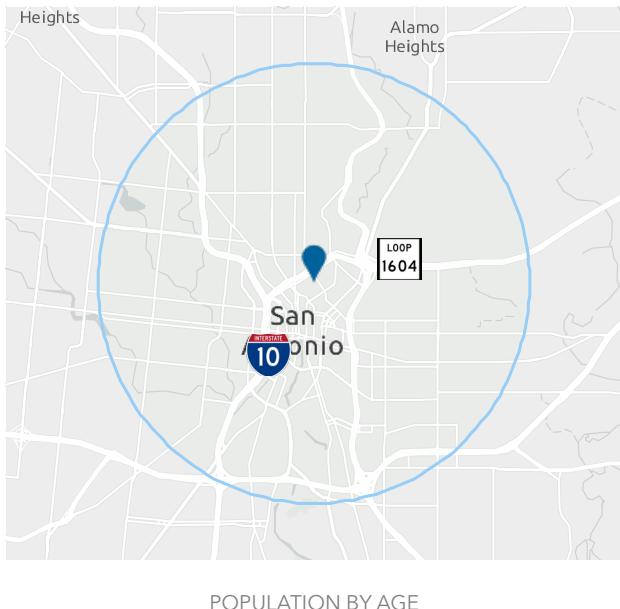
Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$951.3
Medicare Payments	\$838.8
Physician Services	\$208.7
Dental Services	\$339.9
Eyecare Services	\$63.5
Lab Tests/X-rays	\$60.4
Hospital Room & Hospital Service	\$199.3
Convalescent/Nursing Home Care	\$26.0

### Health Insurance Coverage (ACS)

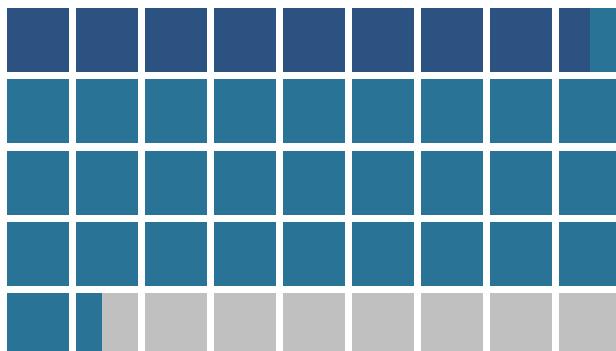


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POPULATION BY AGE



Under 18 (18.9%) Ages 18 to 64 (64.3%)

Aged 65+ (16.8%)



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

## 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



\$7,675

Avg Spent on Mortgage & Basics



30.7%

Percent of Income for Mortgage

### POPULATION BY GENERATION



3.8%

Greatest Gen:  
Born 1945/Earlier



17.6%

Baby Boomer:  
Born 1946 to 1964



17.9%

Generation X:  
Born 1965 to 1980



26.8%

Millennial:  
Born 1981 to 1998



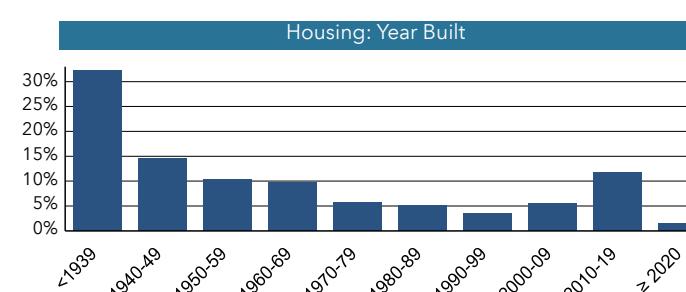
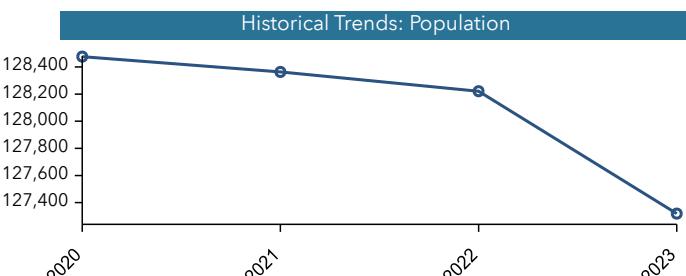
24.6%

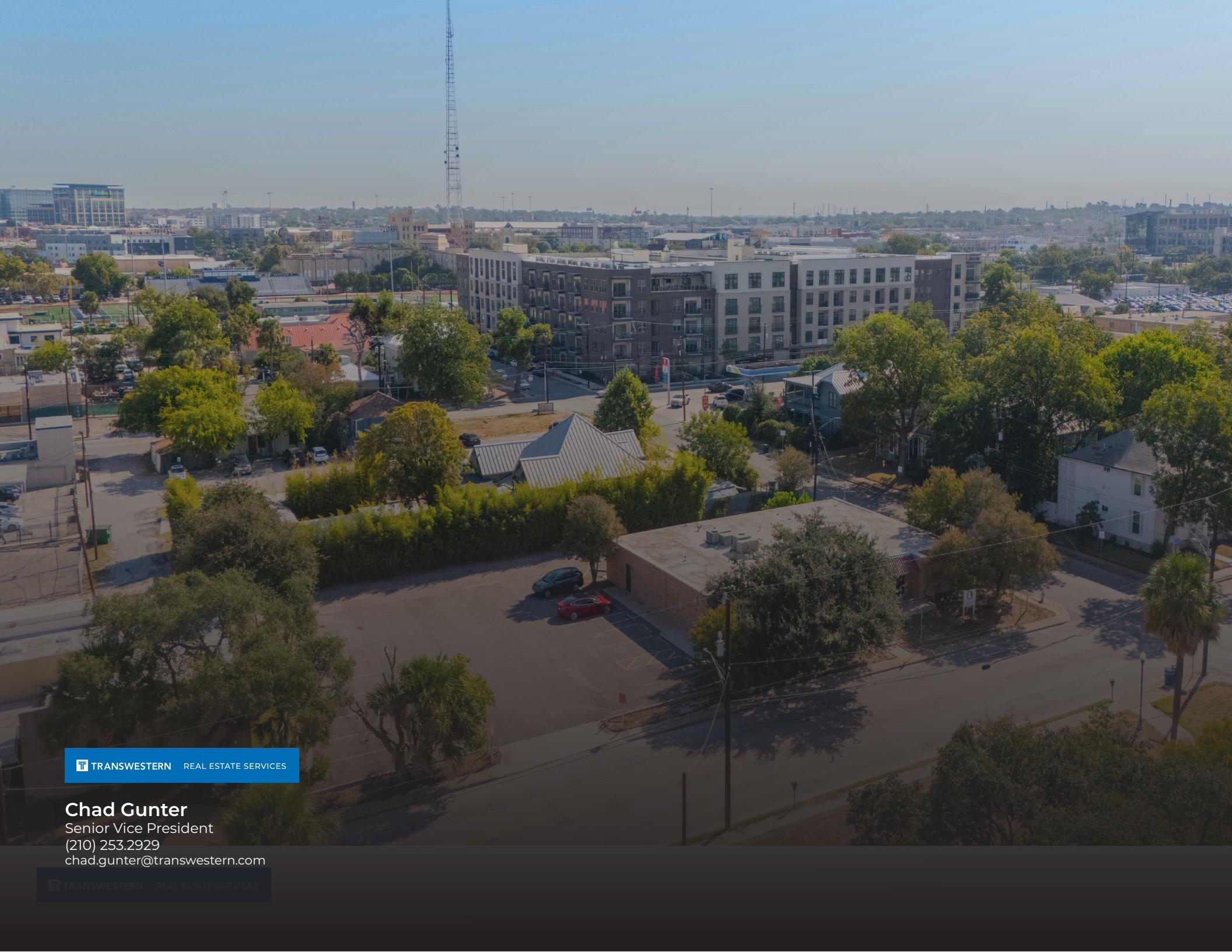
Generation Z:  
Born 1999 to 2016



9.2%

Alpha: Born  
2017 to Present





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