

# OFFICE / MEDICAL OFFICE FOR LEASE

11107 Wurzbach Rd, Ste 403 San Antonio, TX 78230

**DONNIE WALKER, BROKER ASSOCIATE**

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## OFFERING SUMMARY

## PROPERTY OVERVIEW

**LEASE:** \$2,600

**SQAURE FEET:** 1,011

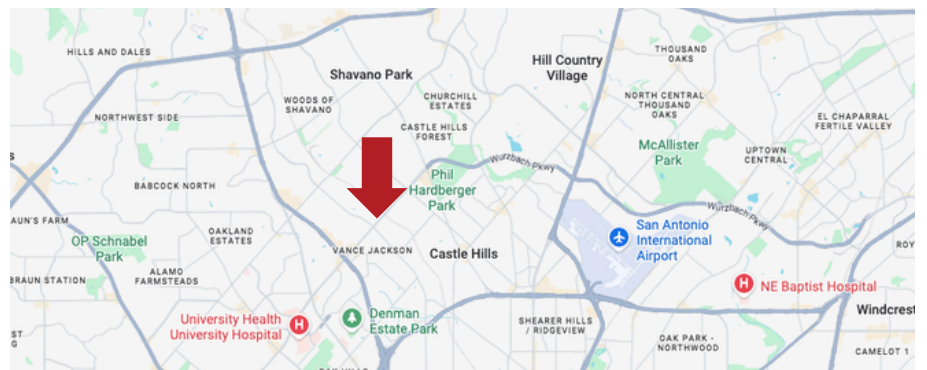
**PROPERTY NAME:** One Elm Place Office Condos

**ZONING:** C-1

**COUNTY:** Bexar

**SUBMARKET:** Vance Jackson / Northwest San Antonio

Suite 403 at One Elm Place is a 1,011 SF office condo on Wurzbach Rd in northwest San Antonio — a quiet, well-maintained complex that has housed medical professionals, counselors, and attorneys for decades. The suite has its own front door with direct walk-up access from the parking lot, four private offices, a dedicated conference room, reception/waiting area, kitchen, and a private restroom. No shared hallways, no lobby waiting on others. Located on the Wurzbach Parkway corridor, the property sits a short drive from the South Texas Medical Center — home to CHRISTUS, Methodist, and Baptist hospital systems — as well as UTSA, USAA, and Valero headquarters. The surrounding area offers restaurants, banking, and retail without the congestion of the Medical Center proper. The complex is professionally managed with HOA-maintained exteriors, mature oak tree landscaping, and evening tree lighting. Surface parking is shared among tenants. Zoned C-1. Ideal for counseling, therapy, medical, legal, insurance, or any professional service that values privacy, ease of access, and a calm environment.



### KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite  
101 San Antonio, TX 78249

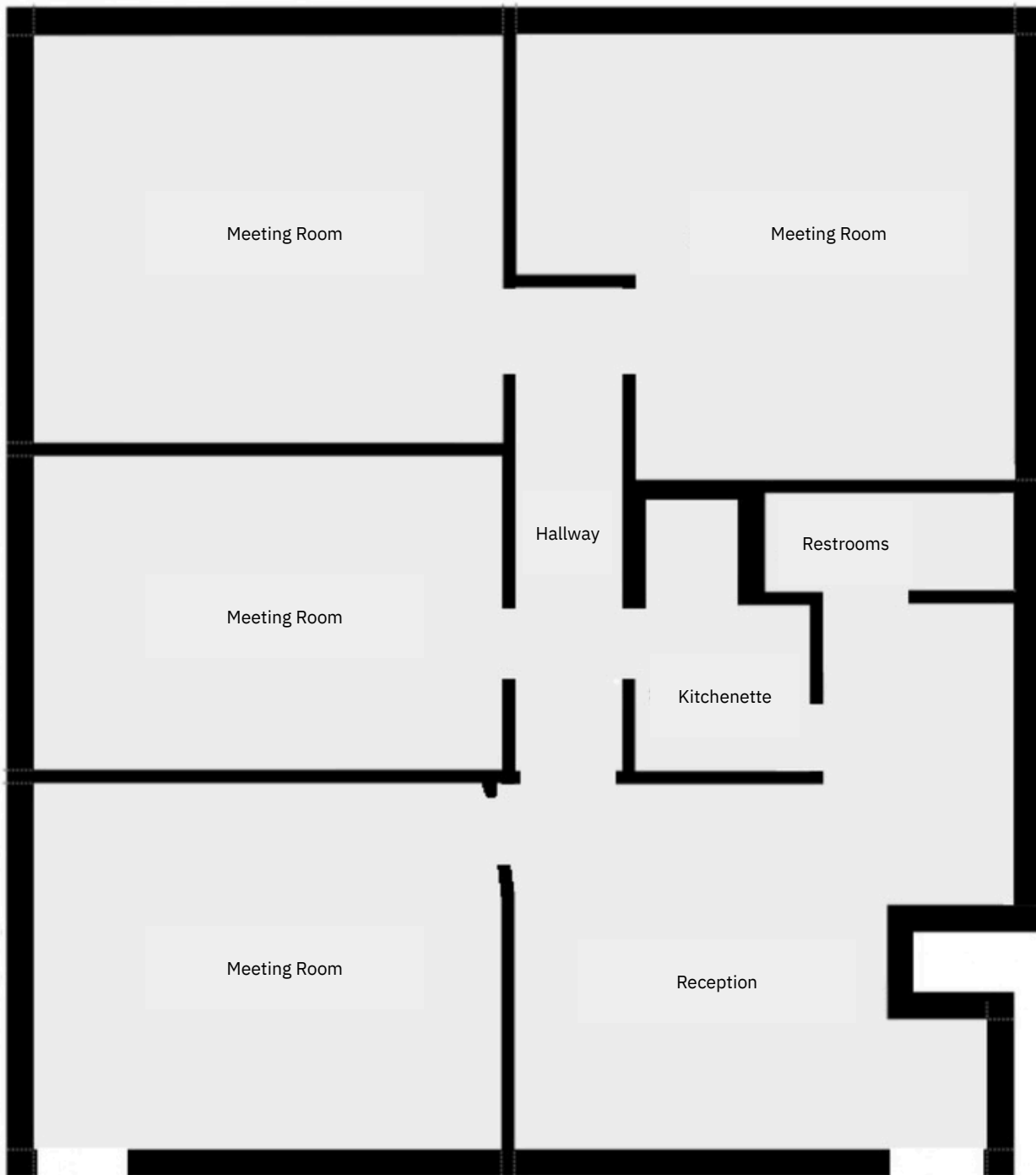


Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# FLOOR PLAN

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