



## Oak Hollow Medical Park- 5,500 SQFT

6427 Babcock Rd, San Antonio, TX 78249



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# Oak Hollow Medical Park- 5,500 SQFT

Upon Request

PREMIER COMMERCIAL LEASE SPACE is now available in the new Class A "Oak Hollow Medical Center" located at 6348 Prue Road & 6427 Old Babcock Road. Christus Santa Rosa is an anchor tenant offering a surgical center, physical therapy, and an imaging center. Situated in a high-traffic area (12,986 VPD) near the corner of Babcock Road and the...

- Premier Class A Building Medical/ Retail Spaces with Major Hospital as Anchor Tenant
- New Construction Hospital Surgical Centers
- 6.0/ : 1,000 Parking Ratio
- Located near the South Texas Medical Center, USAA, Valero, UTSA, UTSA Heath Science Center and Major Office Developments
- Excellent Location, Easy Access to IH-10 West, Anderson Loop 1604, Loop 410 and the San Antonio International Airport
- Hard Corner, Signage Opportunity and High Traffic Count Location



Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	5,500 SF
Year Built:	2025
Walk Score ®:	49 (Car-Dependent)
Transit Score ®:	21 (Minimal Transit)
Rental Rate Mo:	Upon Request

1

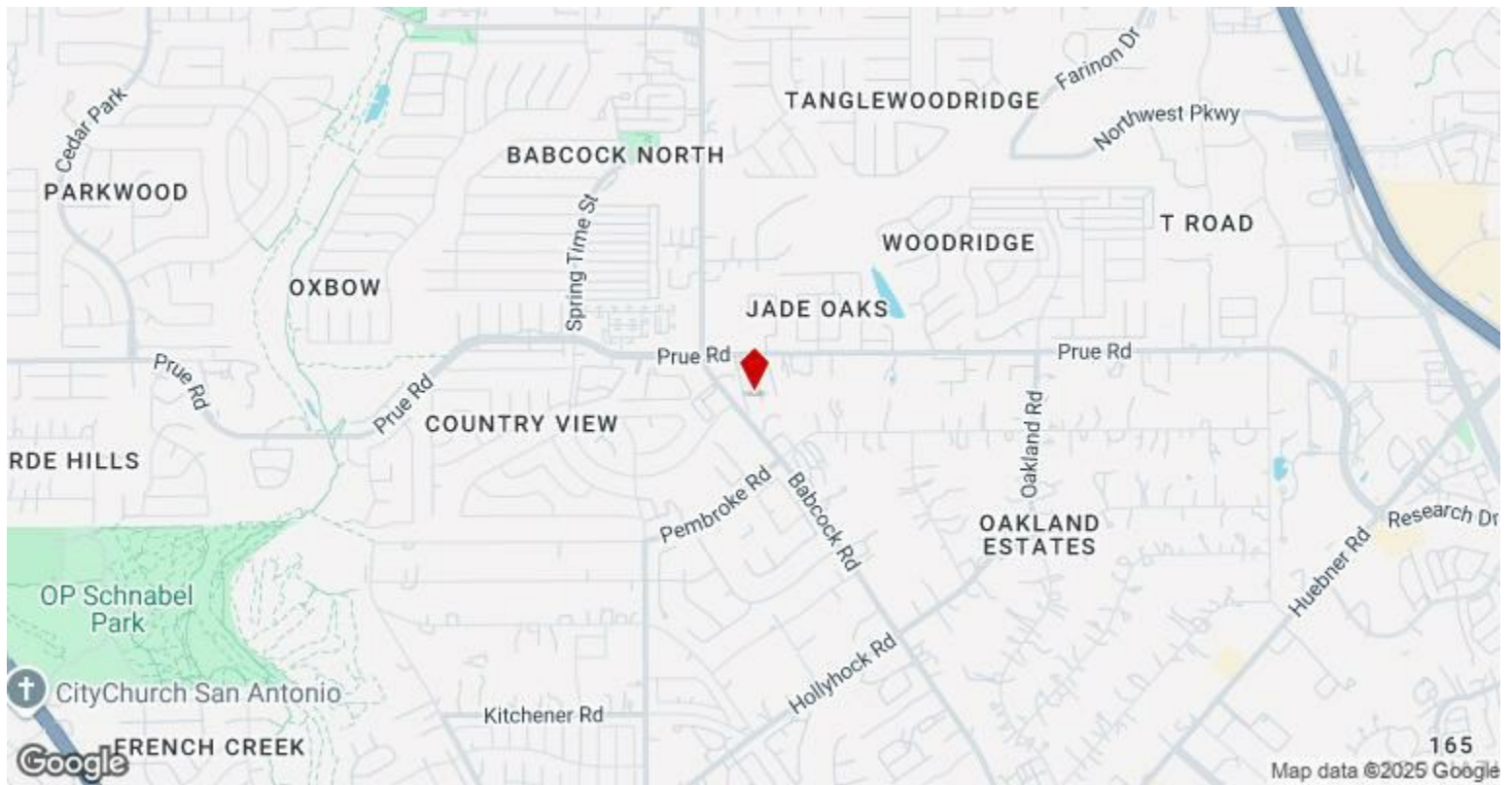
**1st Floor**

Space Available	2,515 SF
Rental Rate	Upon Request
Contiguous Area	5,500 SF
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years

2

**1st Floor**

Space Available	2,985 SF
Rental Rate	Upon Request
Contiguous Area	5,500 SF
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 Years



## 6427 Babcock Rd, San Antonio, TX 78249

PREMIER COMMERCIAL LEASE SPACE is now available in the new Class A "Oak Hollow Medical Center" located at 6348 Prue Road & 6427 Old Babcock Road. Christus Santa Rosa is an anchor tenant offering a surgical center, physical therapy, and an imaging center. Situated in a high-traffic area (12,986 VPD) near the corner of Babcock Road and the newly widened Prue Road. The 7.8 ACRE location has easy access to IH-10, Loop 410, Anderson Loop 1604, and is minutes away from the South Texas Medical Center and the San Antonio International Airport. Phase One has just been completed and there are opportunities for lease space ranging from 2,515 SQFT to 24,000 SQFT. Call today for more information



## Property Photos





Property Photos



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ACREAGE	
PHASE 1	1.43 AC
PHASE 2	6.37 AC
TOTAL	7.80 AC

PHASE 1

SURGERY CENTER	(A)
7,000 SF	
PHYSICAL THERAPY	(B)
3,000 SF	
IMAGING CENTER	(C)
2,000 SF	
COFFEE SHOP	(D)
2,500 SF	

PHASE 2

FUTURE BUILDING	(Orange)
7,000 SF	
FUTURE 2-STORY	(Teal)
20,000 SF	
FUTURE BUILDING	(Pink)
10,000 SF	
FUTURE ASSISTED LIVING	(Grey)
1.50 ACRES	

OAK HOLLOW: PRELIMINARY SITE PLAN  
PHASE 1 - OPTION A

SURGICAL CENTER, PHYSICAL THERAPY, IMAGING CENTER, & COFFEE SHOP  
PRUE ROAD & OLD BACOCK ROAD, SAN ANTONIO, TEXAS



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## Property Photos



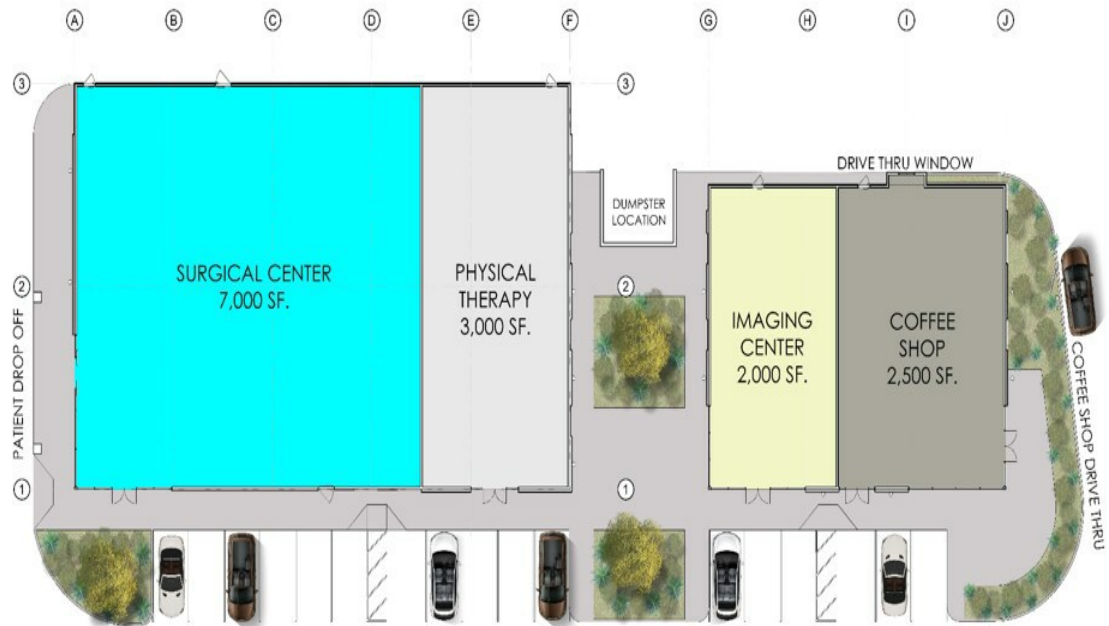


## Property Photos





# Property Photos



**OAK HOLLOW - PHASE 1: OVERALL FLOOR PLAN**  
SURGICAL CENTER, PHYSICAL THERAPY, IMAGING CENTER, & COFFEE SHOP  
PRUE ROAD & OLD BACOCK ROAD, SAN ANTONIO, TEXAS



ACREAGE	
PHASE 1	1.43 AC
PHASE 2	6.37 AC
TOTAL	7.80 AC

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