

## THIS SHELL SPACE



# REIMAGINED!

### PROPERTY OVERVIEW:

Villa Rosa Medical Plaza is a central, three-story, Class A medical office building located in the heart of the South Texas Medical Center in San Antonio, TX. This plaza offers 31,250 SF of premium medical space available designed with modern aesthetics and sustainable HVAC systems. Its strategic location not only provides seamless connectivity to major hospital networks like Christus Santa Rosa, Methodist, St. Luke's, and University Health, but also offers easy access to major retailers and thoroughfares.

- A full floor of premium medical space available
- Overnight Patient Stay certified facility
- Building signage opportunities
- High-efficiency HVAC system
- 100 surface parking spaces with 20 covered spots
- Access to multiple bus lines, I-10 and I-410
- 8.8 miles to San Antonio International Airport
- Competitive leasing package



Explore the Potential: Scan for conceptual rendering of shell space

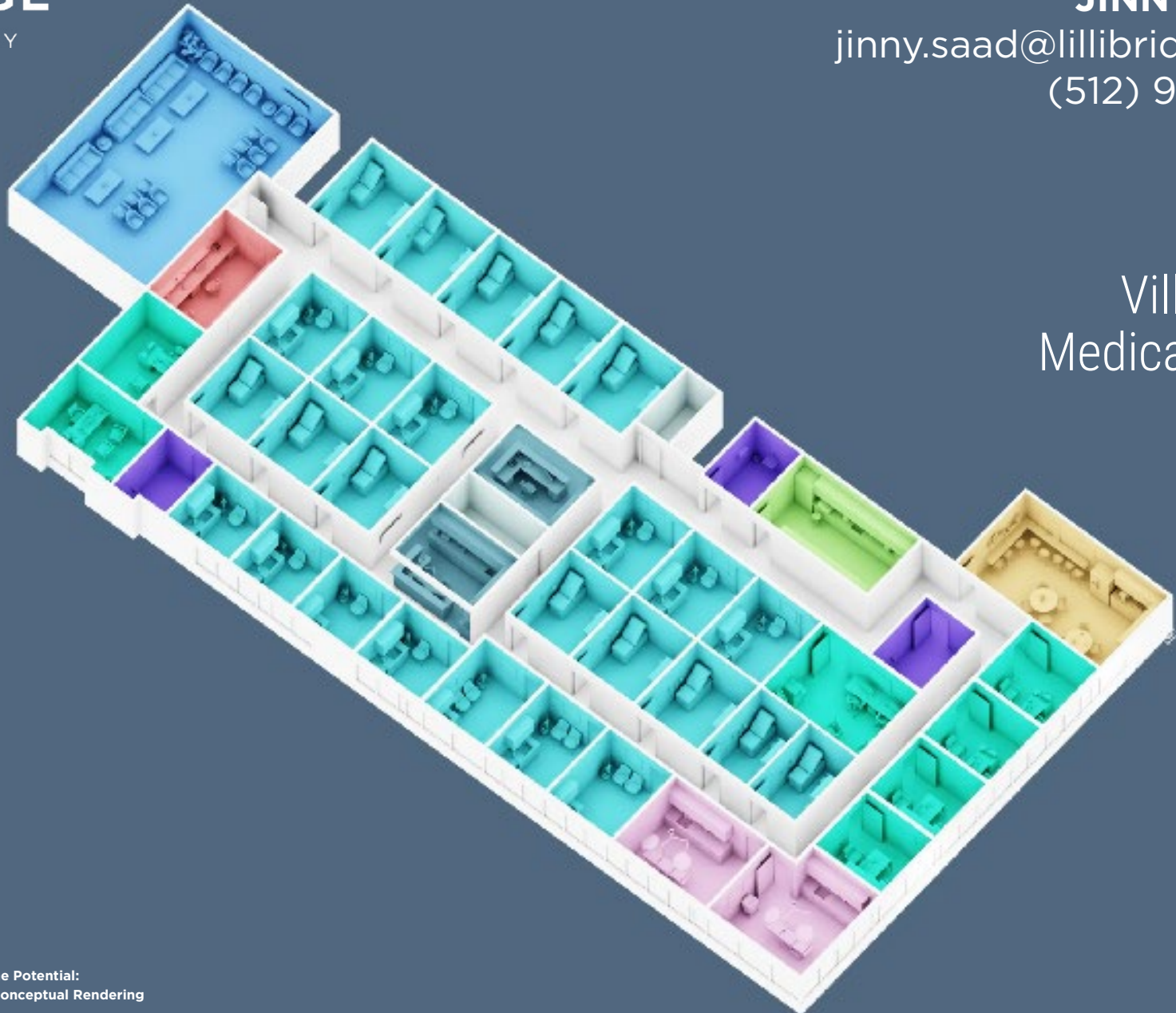


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Villa Rosa  
Medical Plaza  
8,462  
sq.ft.

LEGEND

- Waiting Room
- Reception
- Nurses Station
- Exam Room
- Office
- Breakroom
- Washroom
- Closet/Storage
- Lab
- Procedure Room



Explore the Potential:  
Scan for Conceptual Rendering

Suite 300  
5131 Medical Drive, San Antonio, TX 78229