

FOR LEASE

4515 North Loop 1604 West
San Antonio, TX 78249



NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

LEASE RATE	Please Contact Agent
NNN EXPENSES	Approximately \$10.00 PSF/Year
TOTAL AVAILABLE	Up To ±6,617 RSF
LEASE TERM	7-10 Years
TYPE	Medical Office Building
YEAR BUILT	2020
ZONING	C-3

- First-floor lease space available within a three-story medical office building
- Flexible shell space designed for customized medical or professional build-out
- Prime location just minutes from Stone Oak and the South Texas Medical Center, surrounded by strong demographics
- Ample on-site parking with 62 surface spaces, including 4 ADA-accessible spaces
- Prominent Loop 1604 visibility with direct highway access
- Easy ingress and egress for seamless patient and staff access

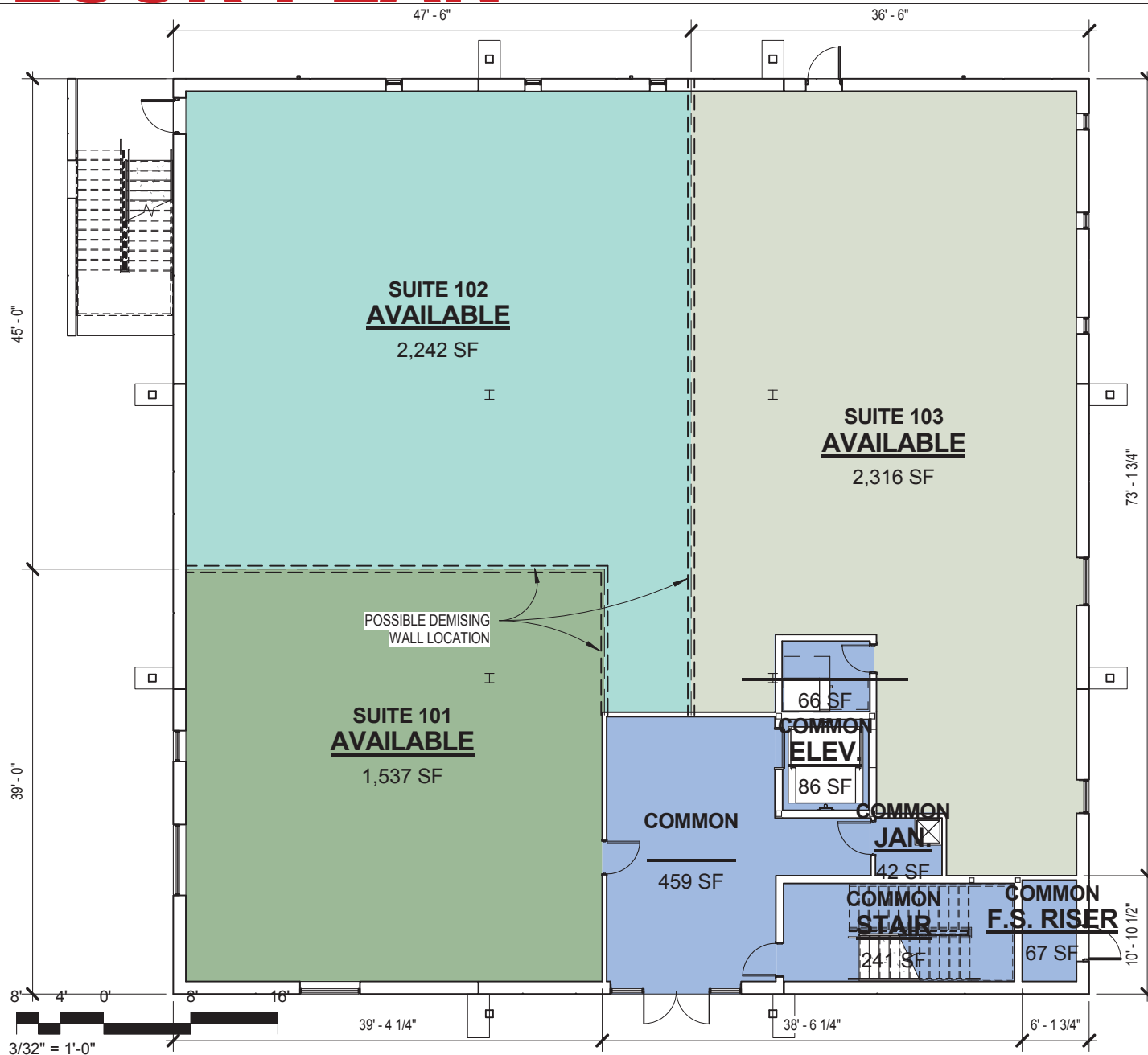


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FLOOR PLAN



UP TO ±6,617 RSF

- Flexible space designed for customized medical or professional build-out
- Tenant Improvement Allowance: \$50 PSF



AREA MAP



LA CANTERA RESORT & GOLF COURSE

LA CANTERA PKWY

THE RIM

THE SHOPS AT LA CANTERA

VANCE JACKSON RD

1604

SITE

1604

10

UTSA
The University of Texas at San Antonio

UTSA BLVD

GUNN
Honda

COSTCO
WHOLESALE

FISH CITY GRILL

ANDRETTI
INDOOR KARTING & GAMES

IFLY

TOPGOLF

CUBESMART
self storage

JINYA
RAKEN BAR

crumbl
cookies

CAMP
SA 1604 TX

ELSEWHERE T.O.C.
SAN ANTONIO, TX

FOGO DE CHÃO

STARBUCKS

PAPPADEAUX
SEAFOOD KITCHEN

ROCK & BREWS

POPSTROKE

CIRCLE K

DISCOUNT TIRE

MISSION RIDGE
RANGE AND ACADEMY

ICKS
BAR

AutoNation

AUTO SAVVY

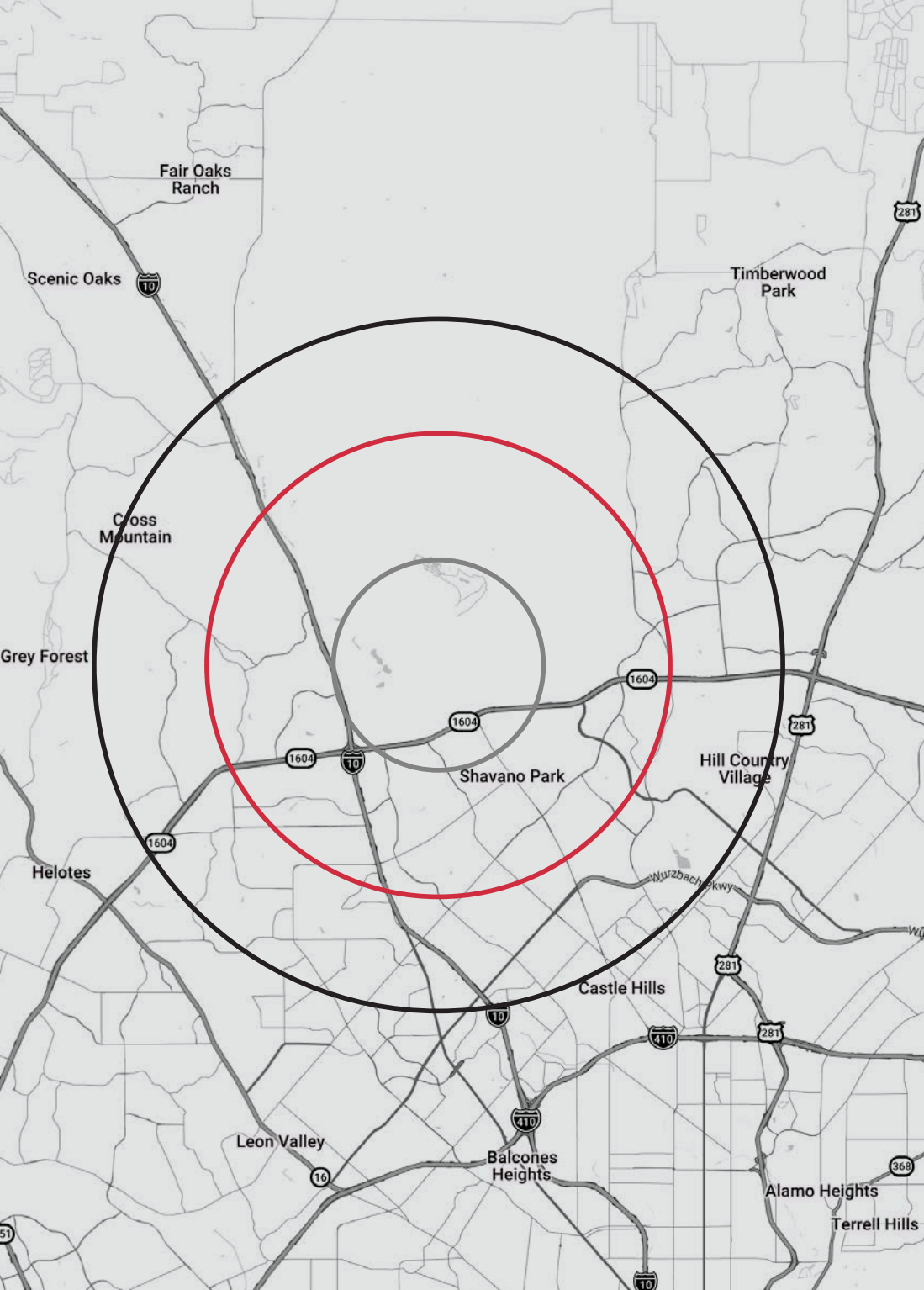
PRINCIPLE
AUTO GROUP

CHICKEN N PICKLE

WELLS FARGO

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	4,430	57,705	200,765
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,163	26,937	88,747
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$124,664	\$126,520	\$116,468

Traffic Counts

STREET	AADT
Loop 1604	107,715
NW Military Hwy	14,955

Cities Nearby

Austin, Texas	80 miles
Waco, Texas	193 miles
Houston, Texas	206 miles
Fort Worth, Texas	280 miles
Dallas, Texas	286 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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325+
OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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