

3251 Harry Wurzbach Rd. San Antonio, TX 78209



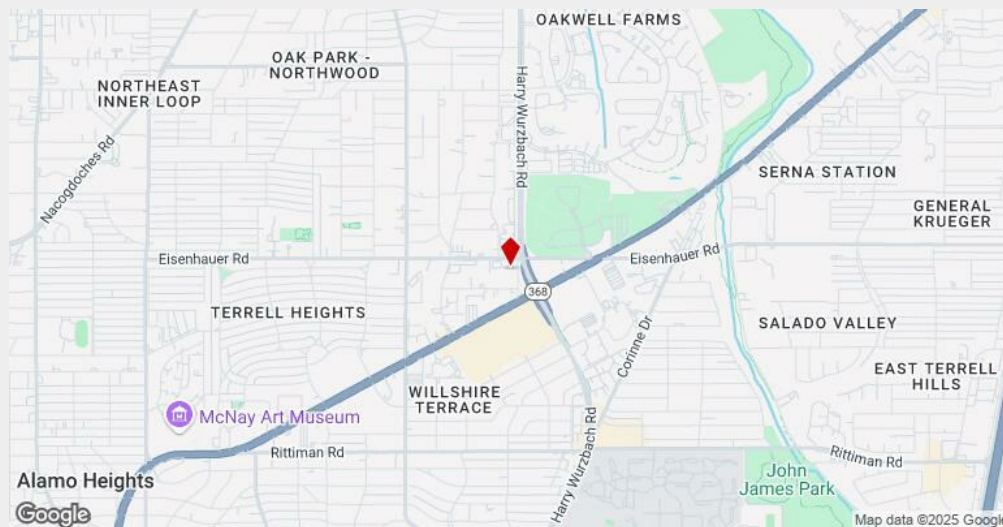
HARRY WURZBACH MEDICAL OFFICE

OFFERING SUMMARY

BUILDING SIZE:	3,520 SF
LOT SIZE:	0,43 Acres
YEAR BUILT:	2017
PROPERTY TYPE:	Single Turn-Key Building for Medical Office
MARKET:	San Antonio- Alamo Heights

Multiple offices and dosing rooms

HARRY WURZBACH MEDICAL OFFICE



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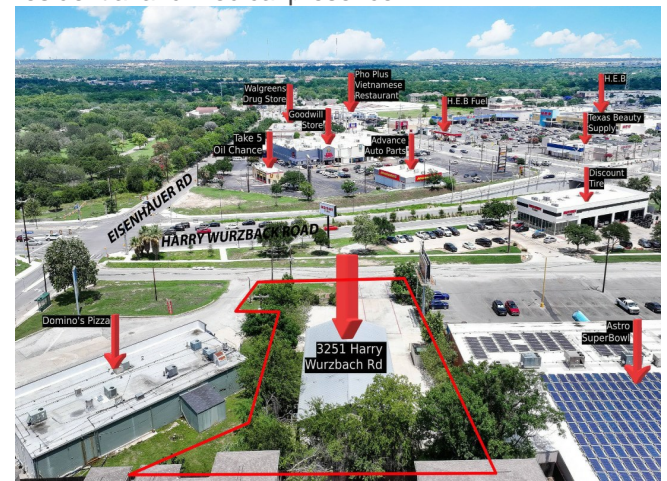
\$1.1M for Sale or \$19.75 /SF/YR Lease

Turnkey Medical Office for Lease – Fully Built-Out | Prime San Antonio Location

Strategically located in a highly accessible corridor near major thoroughfares, this fully built-out medical office offers an exceptional turnkey opportunity for healthcare professionals, clinics, or treatment centers. Previously operated as a rehabilitation and opioid treatment center, the space is designed to meet modern clinical needs with a layout that supports both patient comfort and efficient workflow.

Highlights

- Turnkey Medical Office for Lease – Fully Built-Out
- High-visibility site near the intersection of Harry Wurzbach and Austin Hwy
- Minutes from Fort Sam Houston and other major medical hubs
- Convenient access to Loop 410, I-35, and Alamo Heights
- Strong surrounding demographics with established residential and medical presence

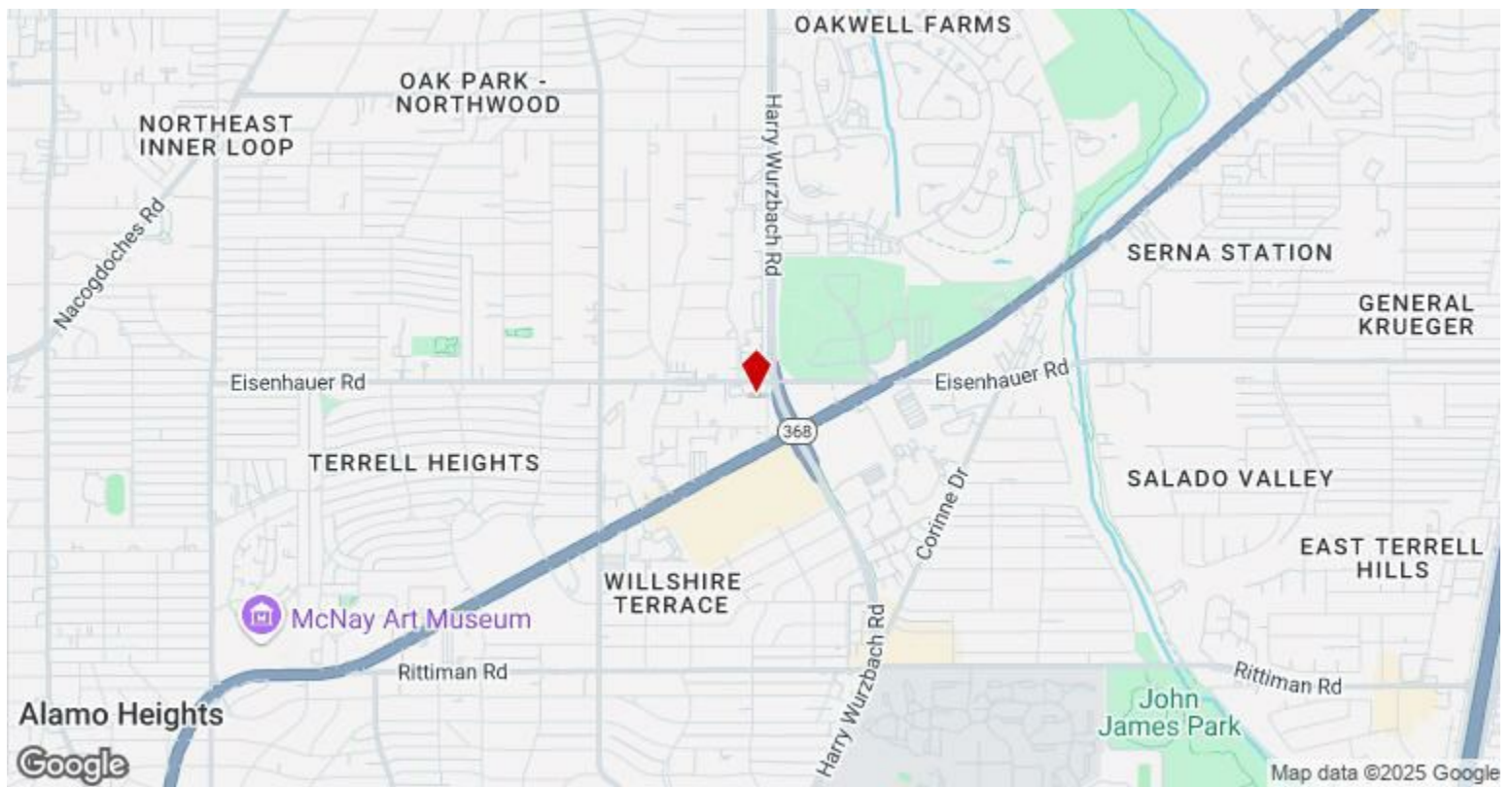


Rental Rate:	\$19.75 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	3,520 SF
Year Built:	2017
Walk Score ®:	69 (Somewhat Walkable)
Transit Score ®:	36 (Some Transit)
Rental Rate Mo:	\$1.65 /SF/MO

Details

Space Available	3,520 SF
Rental Rate	\$19.75 /SF/YR
Date Available	July 29, 2025
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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Key Features:

±3,250 SF of thoughtfully configured medical space

Existing build-out includes:

- Welcoming front lobby/reception area
- Multiple exam rooms
- Patient consultation and treatment rooms
- Private offices
- Large conference or group therapy room
- ADA-compliant restrooms
- Ample on-site parking for staff and patients
- ADA accessible throughout
- Modern construction (built in 2017) with quality finishes
- Zoned for commercial/medical use

Prime Location Benefits:

High-visibility site near the intersection of Harry Wurzbach and Austin Hwy

Minutes from Fort Sam Houston and other major medical hubs

Convenient access to Loop 410, I-35, and Alamo Heights

Strong surrounding demographics with established residential and medical presence

This is an ideal plug-and-play solution for a wide range of healthcare providers including general practitioners, behavioral health specialists, addiction recovery programs, therapy practices, or wellness centers.

Property Photos



Main lobby - entrance



Main lobby

Property Photos



interior-entrance



Exam room

Property Photos



Office



Restroom

Property Photos



Property Photos



Property Photos



Patient Exam Room



Printers-Desks

Property Photos



Printers Desks Hallway



Kitchenette

Property Photos



Property Photos

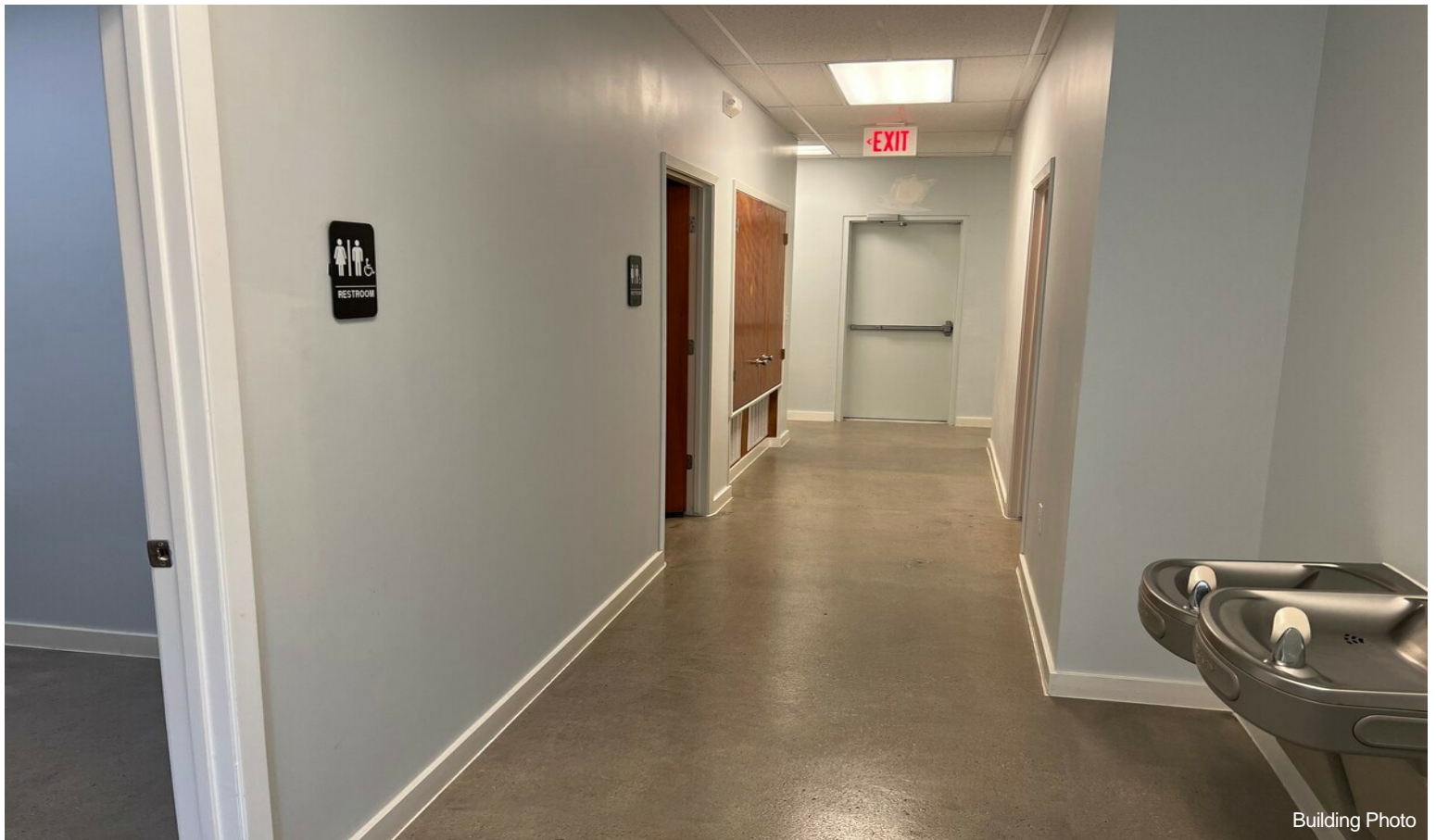


driveway

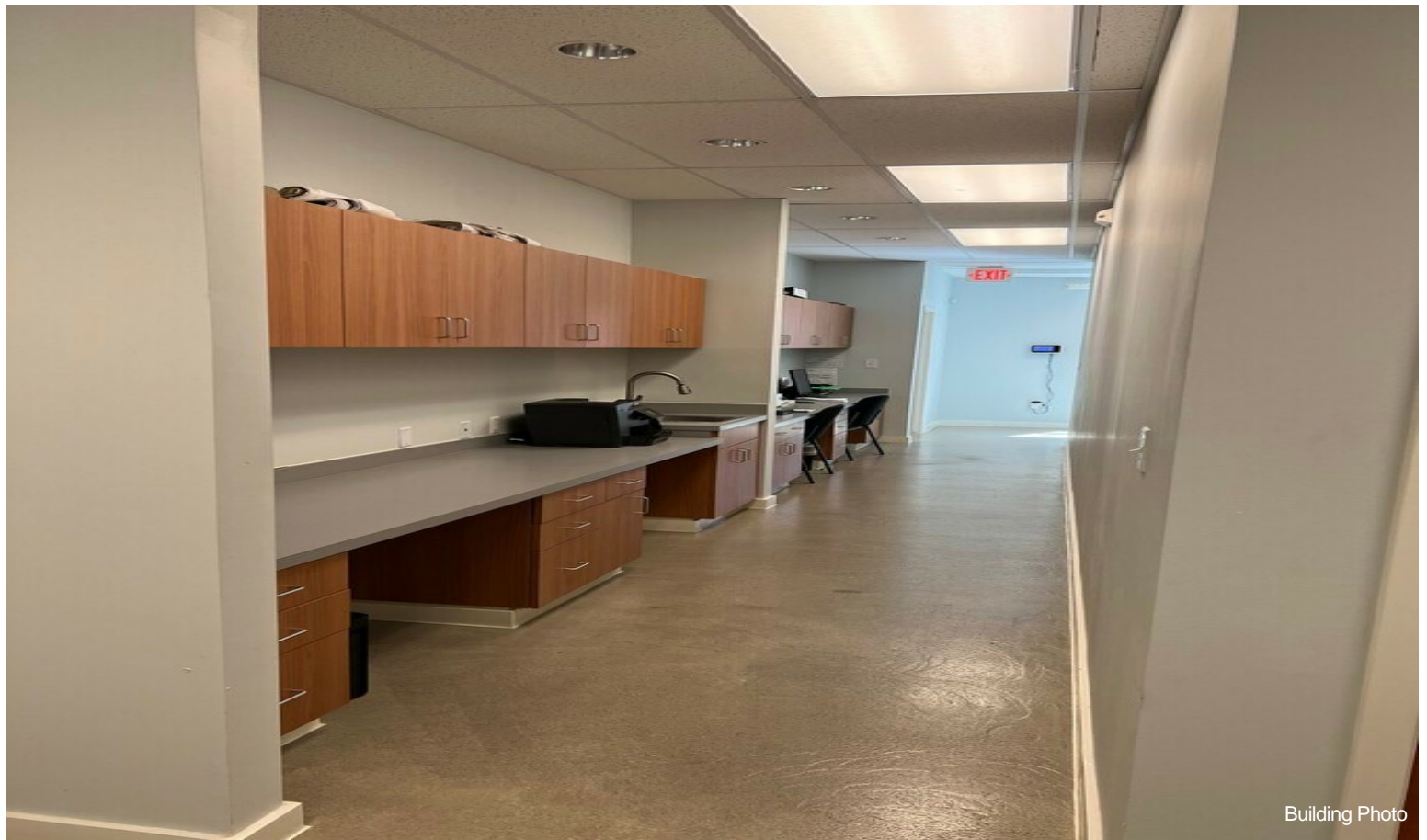


Building front corner

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Building Photo



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date