The Rose

4118 McCullough Ave, San Antonio, TX 78212

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The Rose

$20.00 /SF/YR

Well Established Multi Tenant Building Located in Olmos Park. Strong Demographics, Easy Access to Hwy 281, I-35, I-37, & I-10. Convenient Access to Downtown Medical District as well as Alamo Heights. NNN Estimated at $11.00/SF...

• Covered Parking Available
• Monument Signage Available
• Quick Access to Hwy 281, I-35, I-37, & I-10

Rental Rate:	$20.00 /SF/YR
Min. Divisible:	1,401 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	17,604 SF
Year Built:	1960
Cross Streets:	E Melrose
Walk Score ®:	85 (Very Walkable)
Rental Rate Mo:	$1.67 /SF/MO

1

1st Floor Ste 11

Space Available	1,751 SF
Rental Rate	$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2

1st Floor Ste 14

Space Available	1,991 - 2,261 SF
Rental Rate	$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Dental
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

3

1st Floor Ste 6

Space Available	1,401 SF
Rental Rate	$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Major Tenant Information

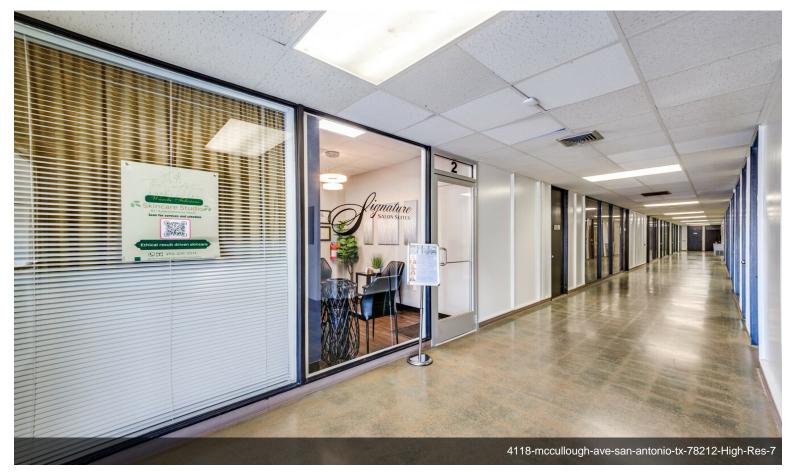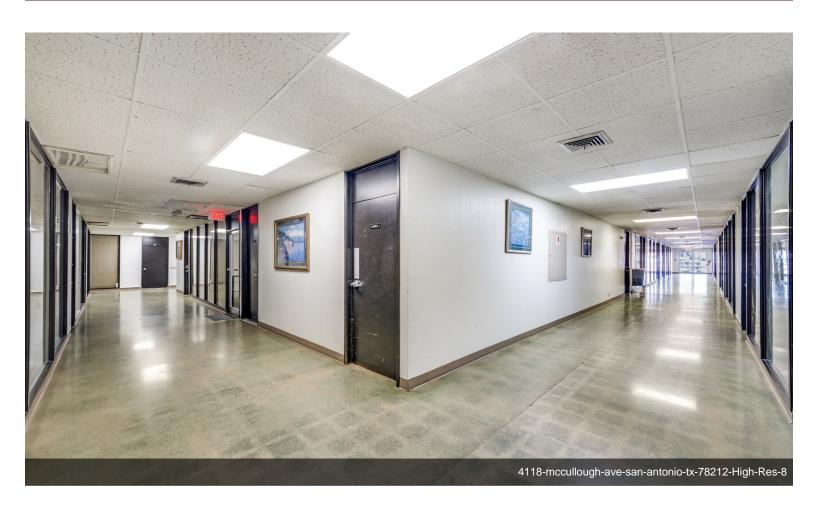| Tenant	SF Occupied	Lease Expired
Krueger Implants And Prdntcs	-	
OneLife Medical	-	
Revision Beauty & Bodywork	-	
RFSA Dermatology	-	
Rinner's Hairstyles	-	
Signature Salon Suites	-	
Stripped Skin Care	-	
Thompson Occular	-	

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Property Photos

4118-mccullough-ave-san-antonio-tx-78212-High-Res-5

4118-mccullough-ave-san-antonio-tx-78212-High-Res-6

Property Photos

4118-mccullough-ave-san-antonio-tx-78212-High-Res-9

4118-mccullough-ave-san-antonio-tx-78212-High-Res-7

Property Photos

4118-mccullough-ave-san-antonio-tx-78212-High-Res-8

4118-mccullough-ave-san-antonio-tx-78212-High-Res-1

Property Photos

4118-mccullough-ave-san-antonio-tx-78212-High-Res-10

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Property Photos

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