

MRMC

METHODIST BOERN MEDICAL CENTER

134 Menger Springs | Boerne, Texas 78006

Large Block
10,612 SF
Second Generation
Medical Space
Available For Lease

Class A Medical
Office Building in
Boerne, Texas

A Project Of



Property Overview

Methodist Boerne Medical Center is a 3-story, 66,911 square foot medical office building conveniently located in the rapidly growing Kendall County.

The property was built in 2008 and is located on Menger Springs just off Interstate 10.



Leased By

STREAM

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Property Highlights

- On-site Methodist Emergency Center with 24/7 operations
- Multi-disciplinary existing tenants with cross-referral network opportunities
- On-site imaging center
- Parking ratio: 5/1,000 SF
- Rate: Contact Broker For Pricing

Availabilities

Suite 1120 - 10,612 SF
(2nd Gen Space)

Suite 1290 - 1,432 SF

Suite 1220 - 1,254 SF



Suite 1300 - 9,375 SF

Suite 1250 - 4,366 SF

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HCFCF



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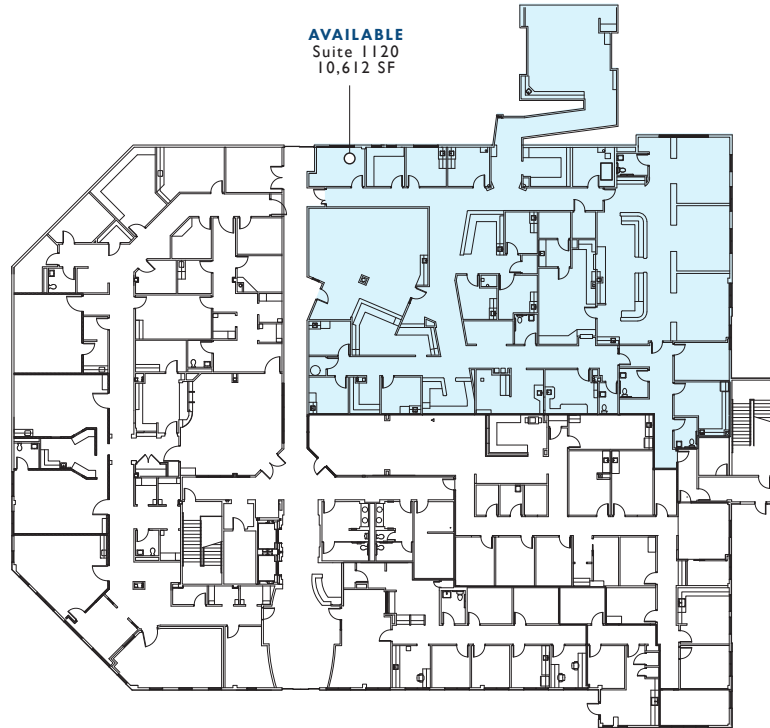
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LEVEL

1



AVAILABLE
Suite 1120
10,612 SF



AVAILABLE
Suite 1220
1,254 SF

LEVEL

2



AVAILABLE
Suite 1250
4,366 SF

AVAILABLE
Suite 1290
1,432 SF
(Shell)

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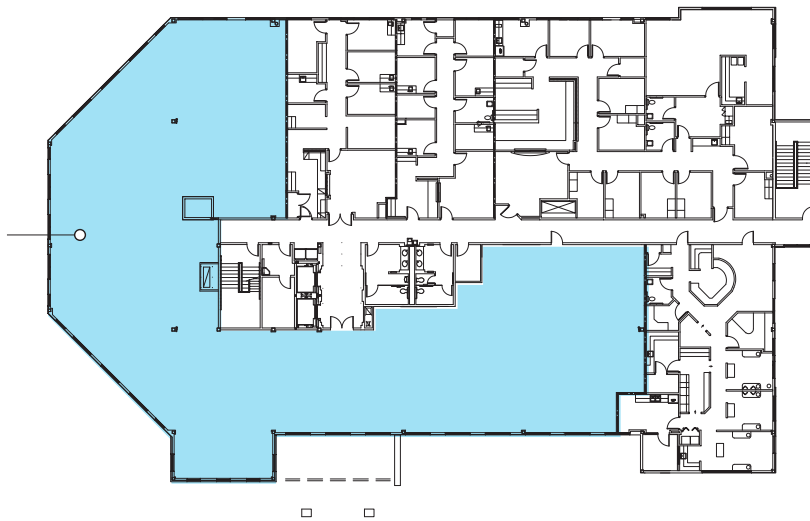
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**LEVEL
3**



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21 RESTAURANTS

1. Whataburger
2. Chili's Grill & Bar
3. Starbucks
4. Shang Hai Chinese Restaurant
5. Taco Cabana
6. Las Guitarras Mexian Restaurant
7. Snowflake Donuts
8. Guadalajara Mexican Grill
9. Smoothie King
10. Sauced Wing Bar
11. China Bowl
12. El Rio Mexican Restaurant
13. Domino's Pizza
14. Pizza Hut
15. Schlotzsky's
16. Raising Cane's Chicken Fingers
17. Subway
18. Wander'n Calf Coffee
19. Love Thai
20. Dog and Pony Grill
21. Lynn's

3 HOTELS

22. Hampton Inn & Suites
23. Comfort Inn & Suites Texas Hill Country
24. The Bevy Hotel

13 OTHER

25. The Home Depot
26. H-E-B Plus!
27. UPS
28. Walgreens
29. AutoZone
30. Jiffy Lube
31. Discount Tire
32. Planet Fitness
33. Walmart
34. H-E-B Fuel
35. Exxon
36. Shell
37. Murphy USA

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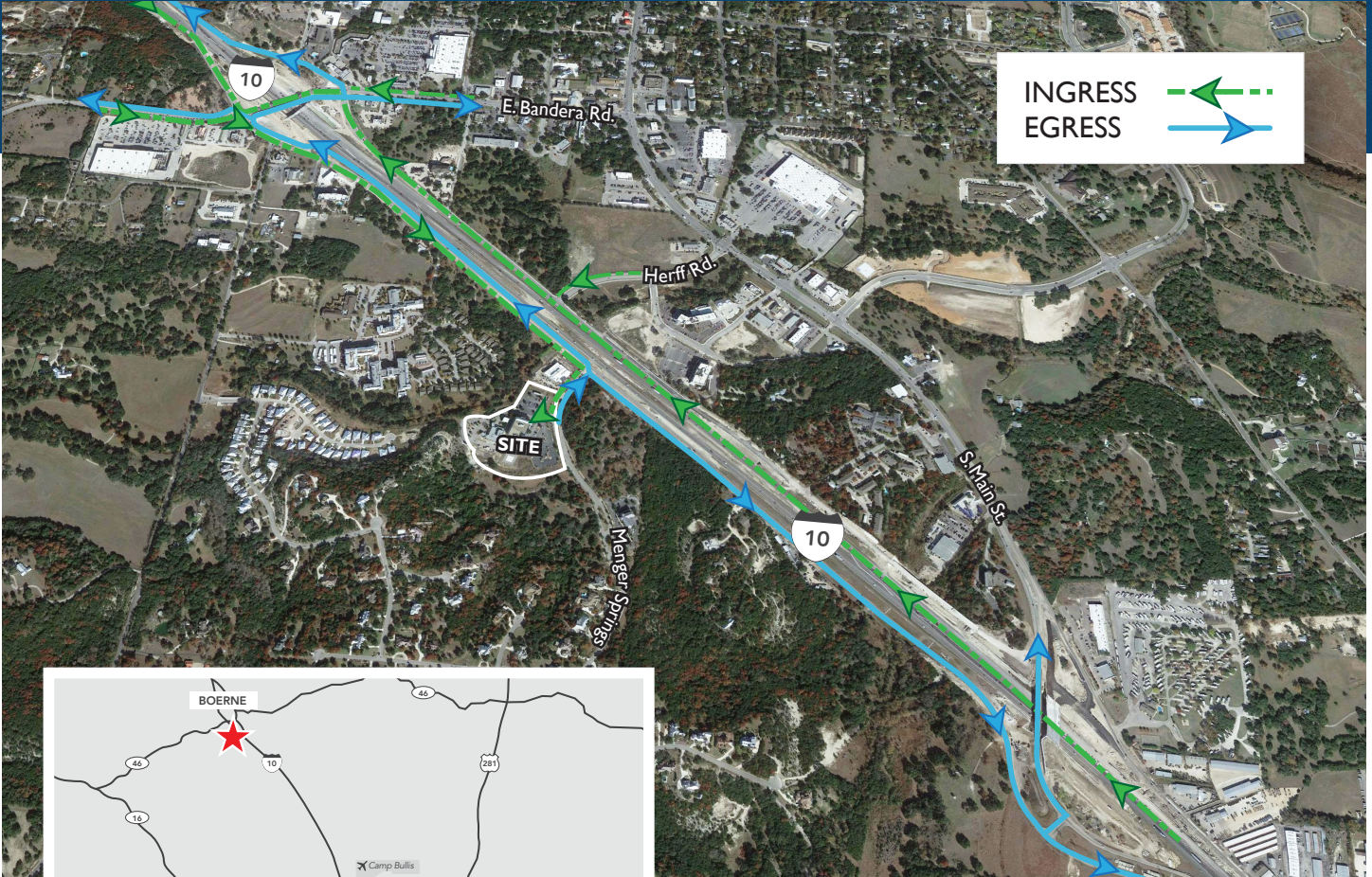


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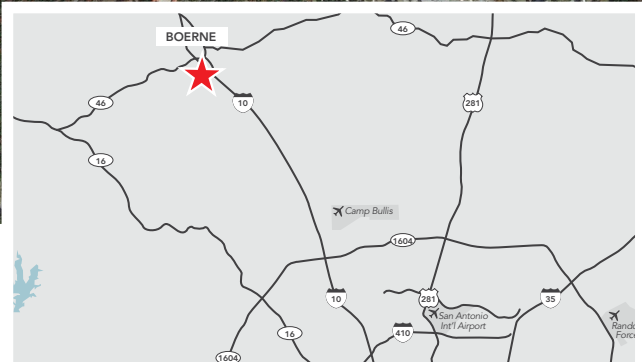
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INGRESS 

EGRESS 



Ingress / Egress Map

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