



For Lease Medical Office

OFFERING MEMORANDUM | 4359 GRECO DRIVE | SAN ANTONIO, TEXAS

Exclusively Listed by

Luke LeGrand - Director | (210) 843-5853 | luke@kwcommercialsa.com | TX License #561816

Cody Murphy - Agent | 361-215-7457 | cody@kwcommercialsa.com | Tx License #778764

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

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The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, with various rectangular volumes and protrusions. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

Executive Summary



Property Overview

Class A finish out medical office available for immediate move-in! Located on southeast side of San Antonio the property offers fully finished out office, great curb appeal, and ample parking for clientele. Building has a fully functional floorplan from reception, exam rooms, private office, and breakroom. Floorplan attached to brochure.

Property Highlights

- Private Office & Exam Rooms
- Ample Parking with additional lot
- Lit parking lot with curb appeal
- Conference and Breakroom
- Full finish out
- High populated demographics

Price:	\$24.00/SF plus NNN's
Building SF:	4,950 SF
Rentable SF:	4,950 SF
Occupancy:	Immediate Move-in Available
Floors:	1
Lot Size:	.76 Acre
Signage:	Building & Monument
Year Built:	1988
Renovated:	2021
Building Class:	A Finish Out
Parking Ratio:	5 to 1
Zoning:	C2

Property Photos



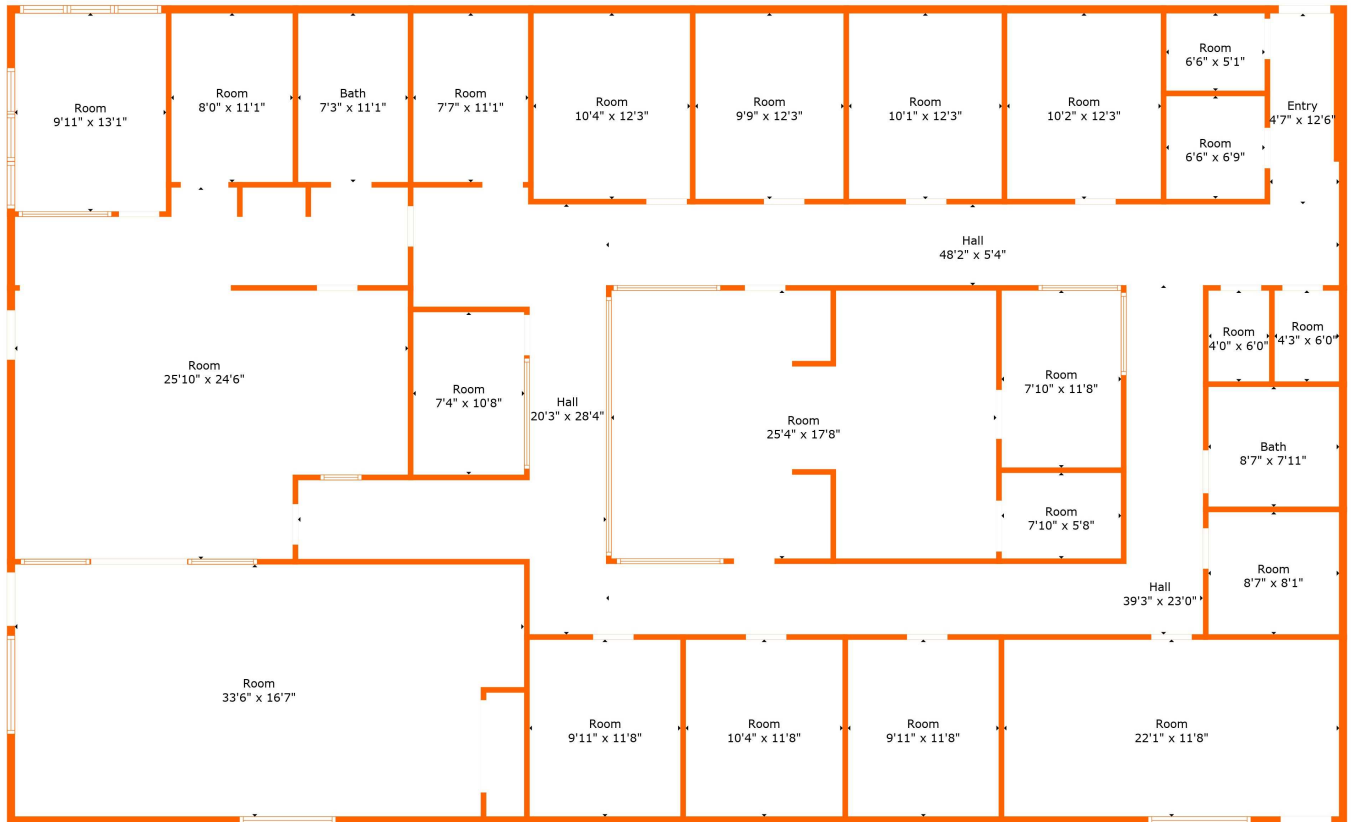
Property Photos



Property Photos



Property Photos



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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02

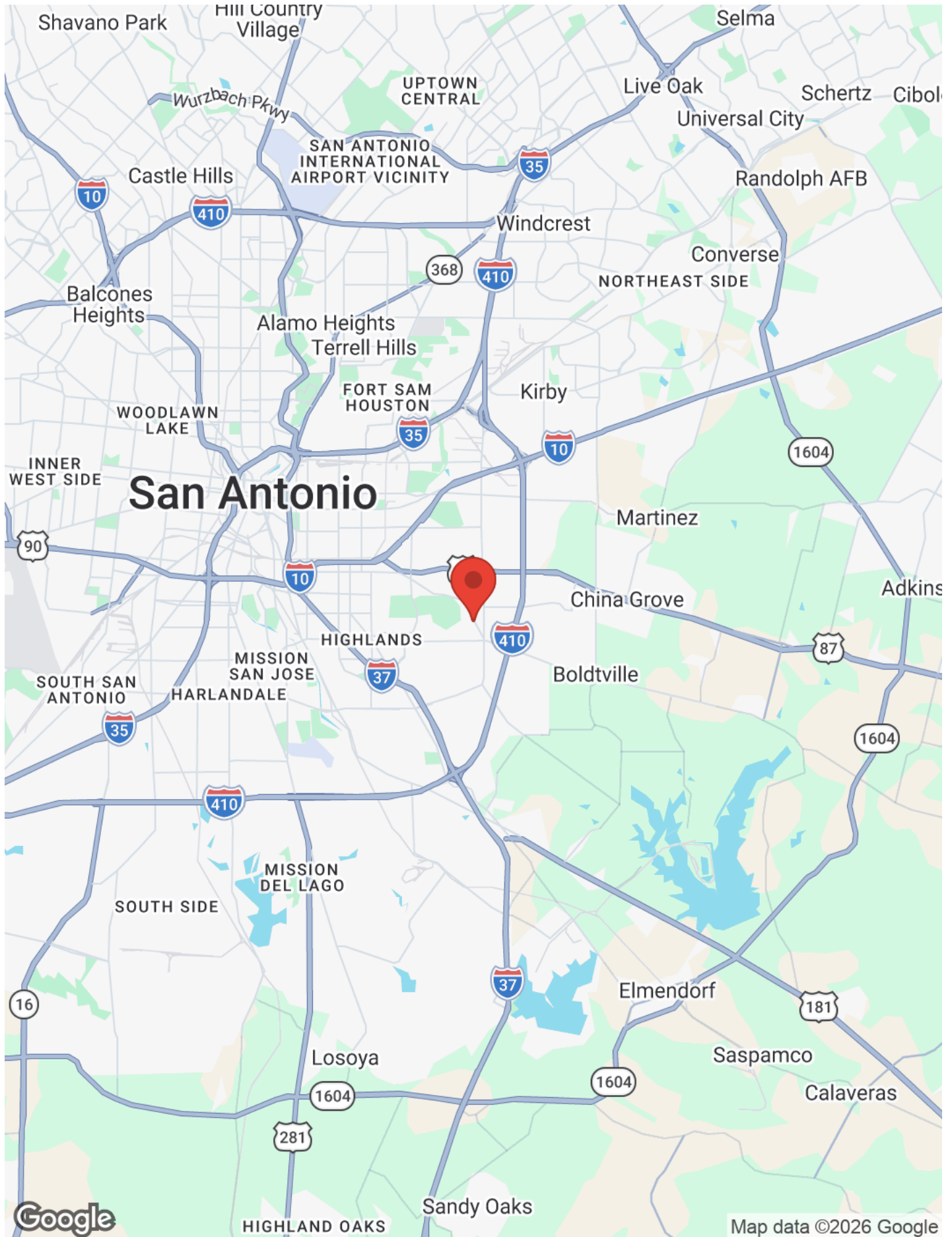
Location Information

REGIONAL MAP

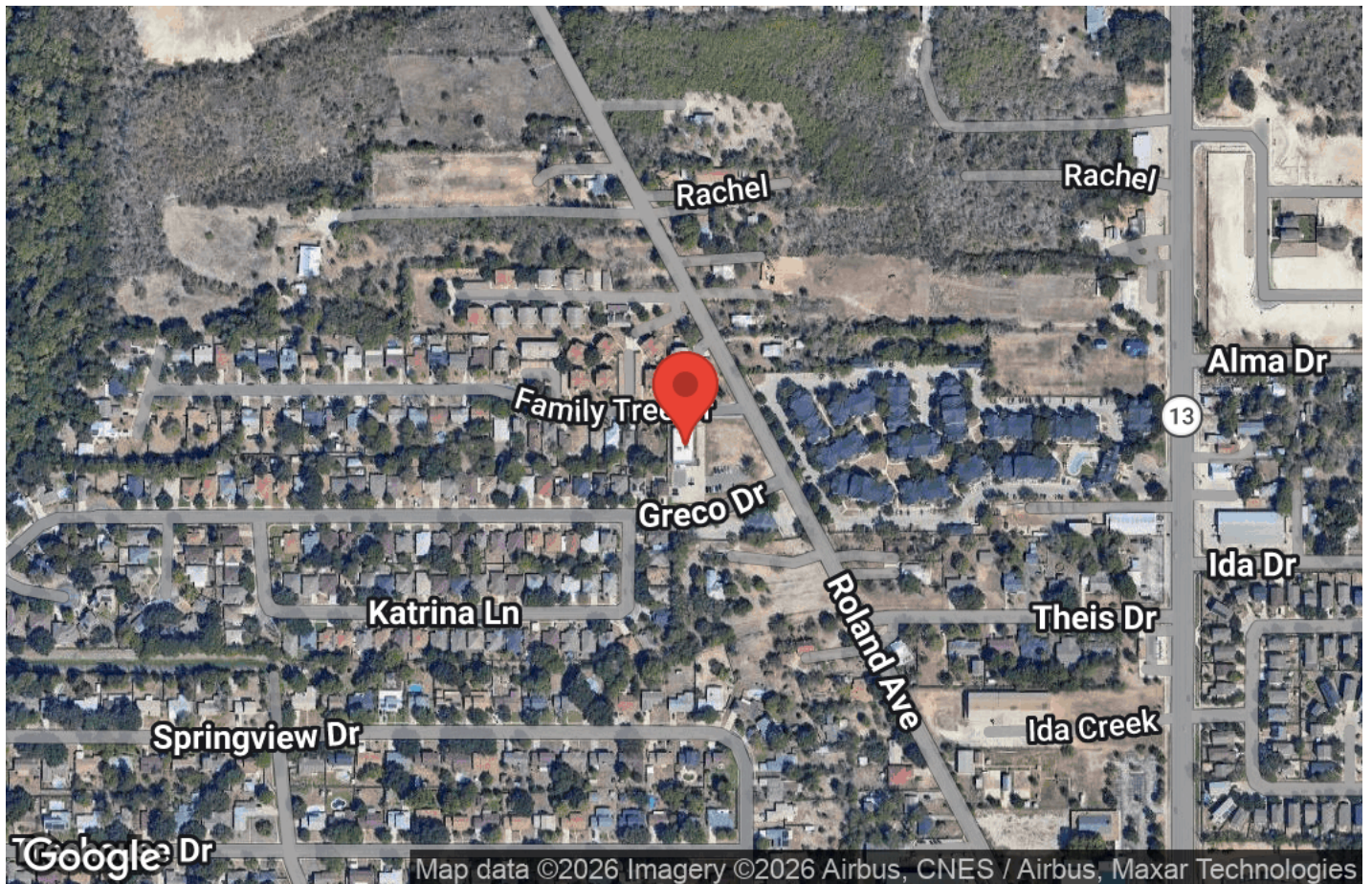
LOCATION MAPS

AERIAL MAP

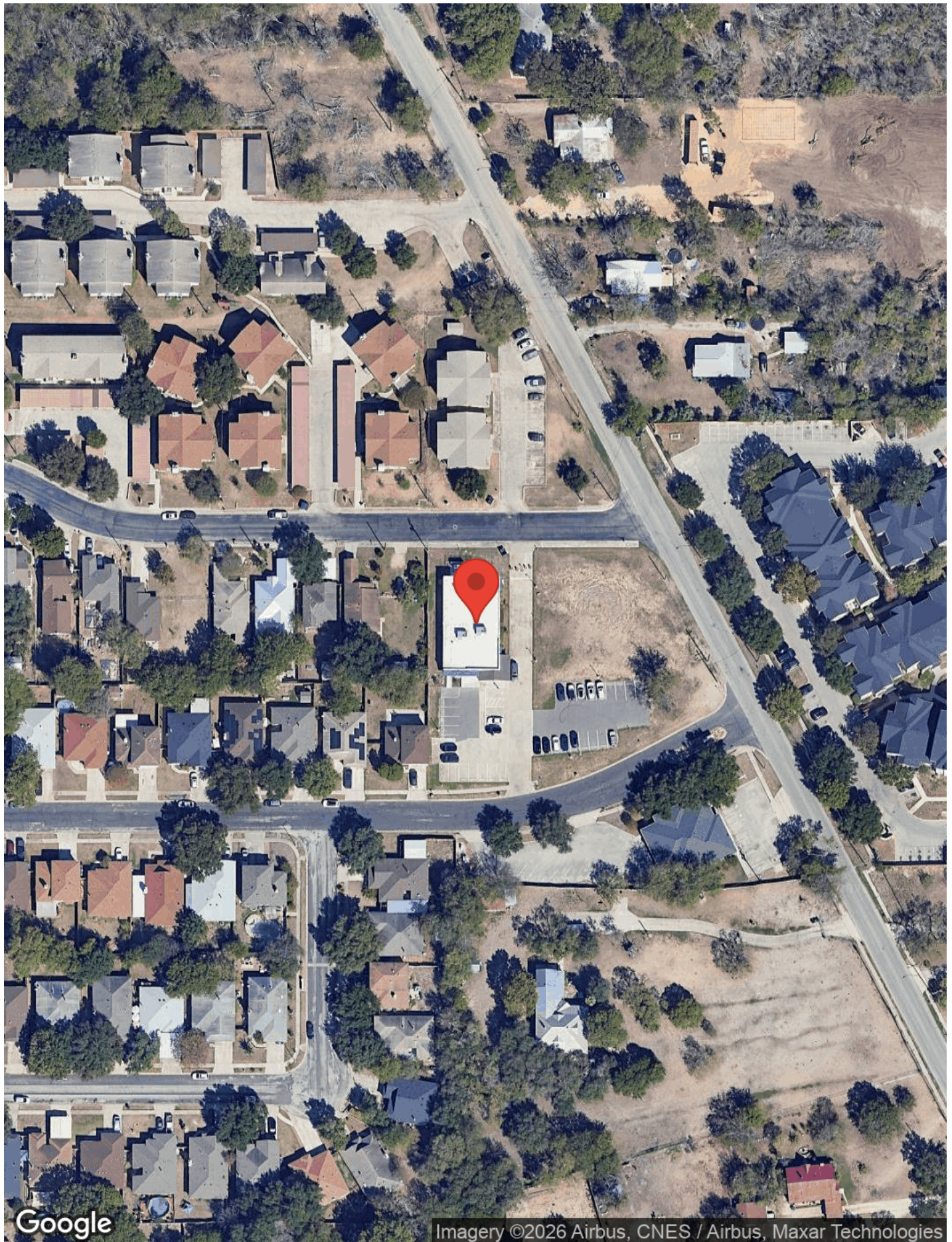
Regional Map



Location Maps



Aerial Map



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple stories with various window placements and balconies. Dotted lines are also visible, suggesting a grid or alignment system.

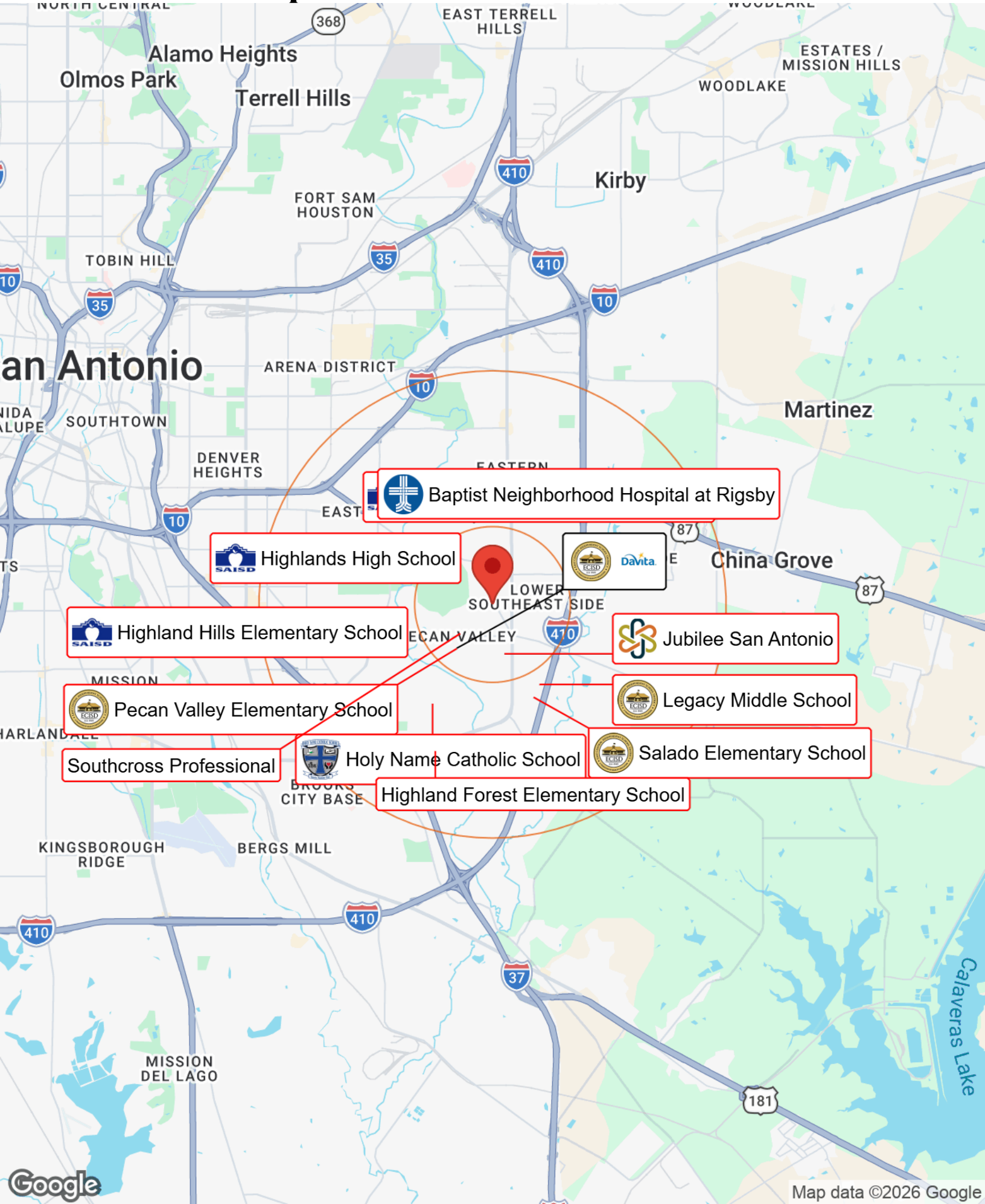
03

Trade Area Overview

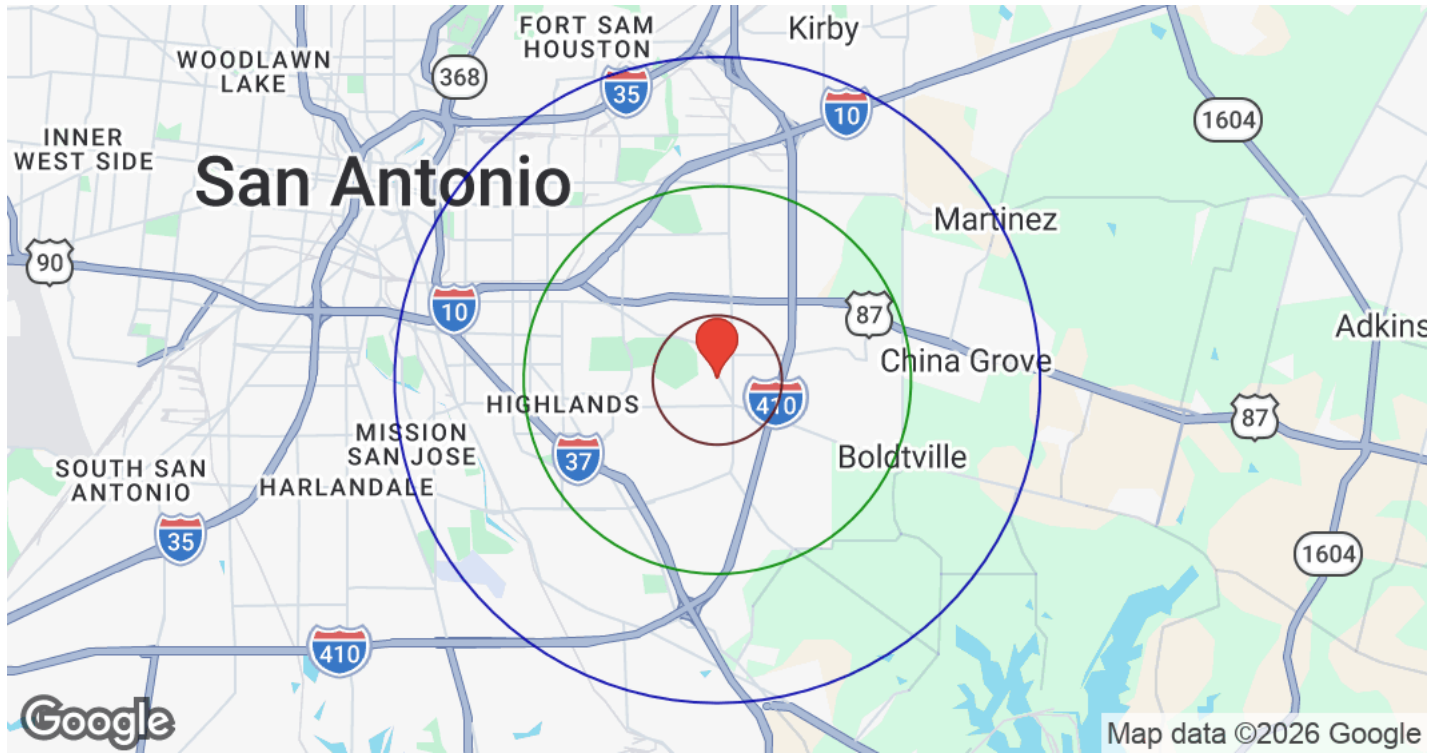
BUSINESS MAP

DEMOGRAPHICS

Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,057	41,253	82,262
	Female	4,198	43,817	85,141
	Total Population	8,256	85,070	167,403
Race / Ethnicity	White	1,498	13,535	25,780
	Black	1,281	12,420	21,846
	Am In/AK Nat	7	153	335
	Hawaiian	3	51	84
	Hispanic	5,304	56,997	115,542
	Asian	17	757	1,607
	Multiracial	121	1,038	1,992
	Other	27	111	201
Housing	Total Units	3,251	32,477	65,950
	Occupied	2,995	29,689	59,386
	Owner Occupied	1,715	17,064	32,175
	Renter Occupied	1,280	12,625	27,211
	Vacant	256	2,788	6,564
Age	Ages 0 - 14	1,590	17,624	34,035
	Ages 15 - 24	1,091	12,118	23,779
	Ages 25 - 54	3,163	34,540	69,058
	Ages 55 - 64	1,002	9,374	18,544
	Ages 65+	1,411	11,416	21,987
Income	Median	\$57,448	\$54,698	\$54,442
	Under \$15k	457	3,770	8,226
	\$15k - \$25k	245	2,476	5,161
	\$25k - \$35k	228	3,224	6,216
	\$35k - \$50k	341	4,212	7,971
	\$50k - \$75k	602	5,297	10,589
	\$75k - \$100k	348	4,137	7,731
	\$100k - \$150k	420	4,066	8,151
	\$150k - \$200k	181	1,333	2,942
	Over \$200k	171	1,175	2,402

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. Dotted lines are also present, suggesting a perspective or grid system.

04

Agent Profile

PROFESSIONAL BIO




DISCLAIMER

Professional Bio



Luke LeGrand

Director

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