



OFFICE BUILDING FOR LEASE

SHARP EYE/ WELLMED

1900 N MAIN AVE, SAN ANTONIO, TX 78212

Presented By

JEREMY JESSOP

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824 Broadway St. Suite 110, San Antonio, TX 78215



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$7,500 per month (MG)
Building Size:	4,337 SF
Available SF:	2,000 - 4,337 SF
Parking:	37
Year Built:	1965
Renovated:	2021
Zoning:	C-2

PROPERTY OVERVIEW

Medical/Professional office building across the street from San Antonio College. Excellent location on busy N Main St and Dewey with traffic light at the intersection. Near many medical offices and Methodist Hospital Metropolitan, San Antonio Academy, San Pedro Springs Park, The Pearl and within walking distance to multiple food and beverage establishments. Flexible floor plan allows for single or multiple tenants. Medical office finish out, the layout includes 2 reception areas, large central conference room, multiple private offices, additional conference rooms, storage, break room, built in shelves and cabinetry.

PROPERTY HIGHLIGHTS

- ADA compliant.
- Ample parking with 37 dedicated surface parking spaces on site.
- Great visibility at intersection with traffic light.
- Ideal uses medical/professional office and general office, but also suitable for retail.

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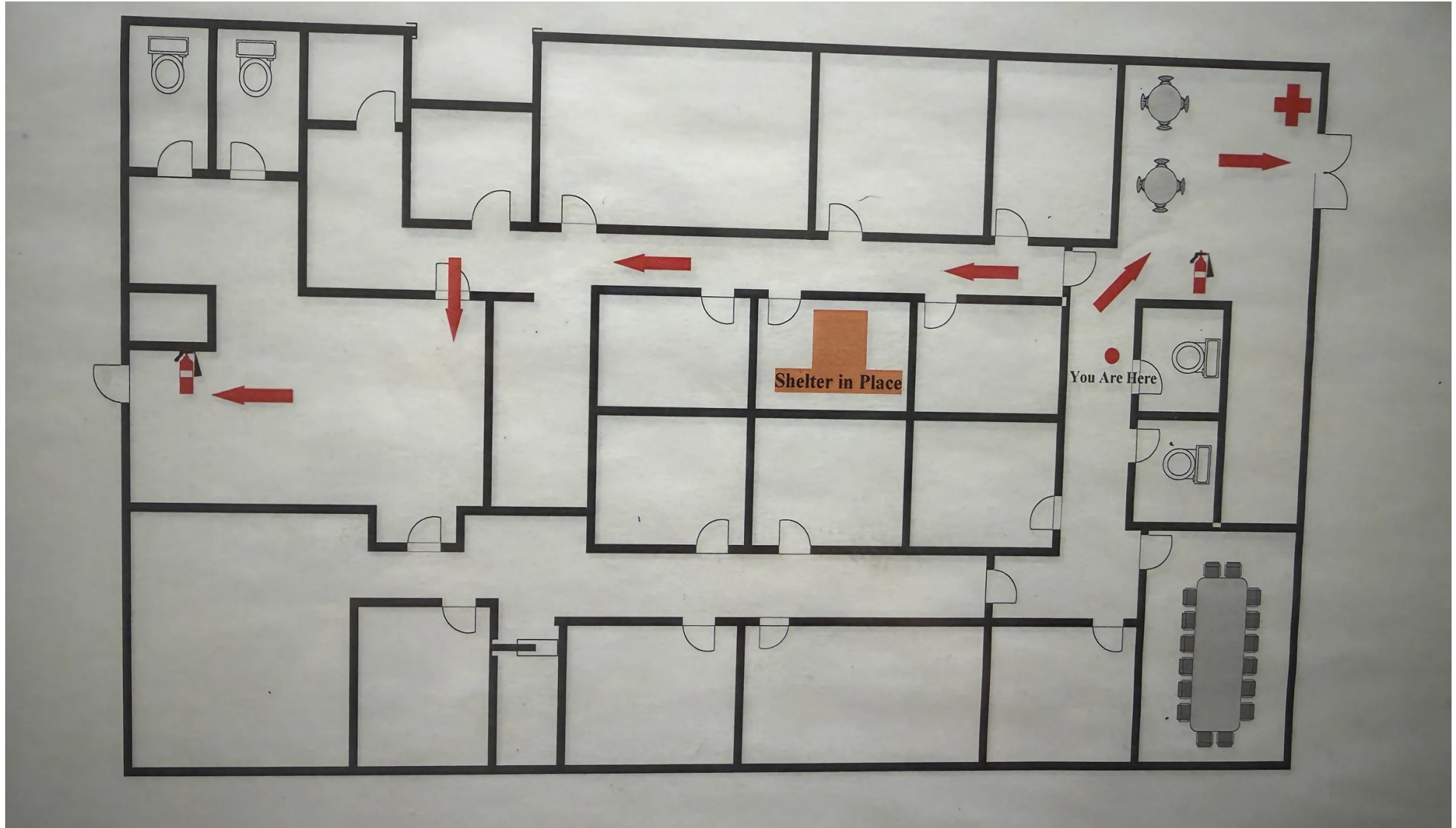
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Interior Plan





Exterior Photos



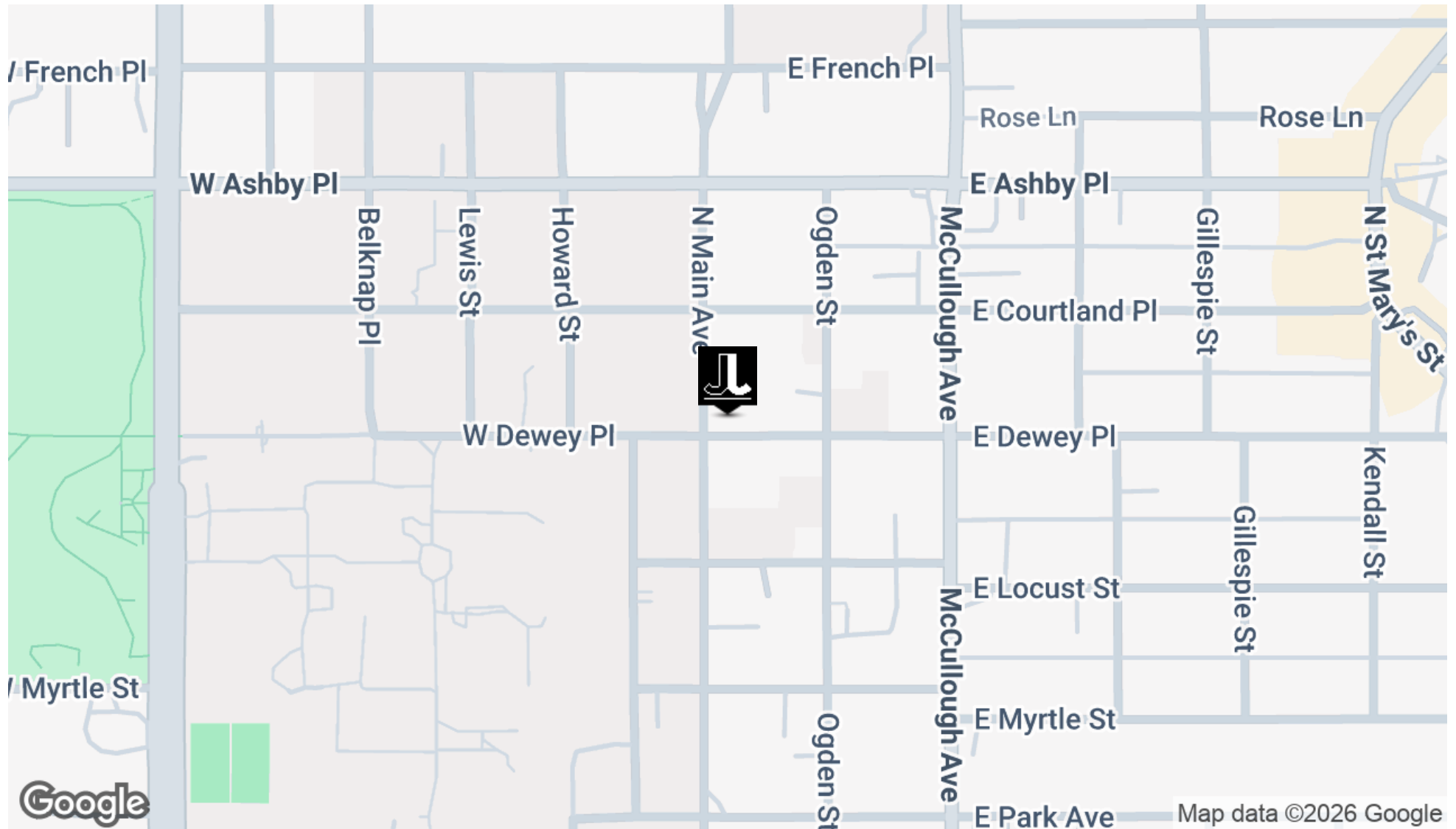


Interior Photos





Location Map





Neighborhood



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Neighborhood



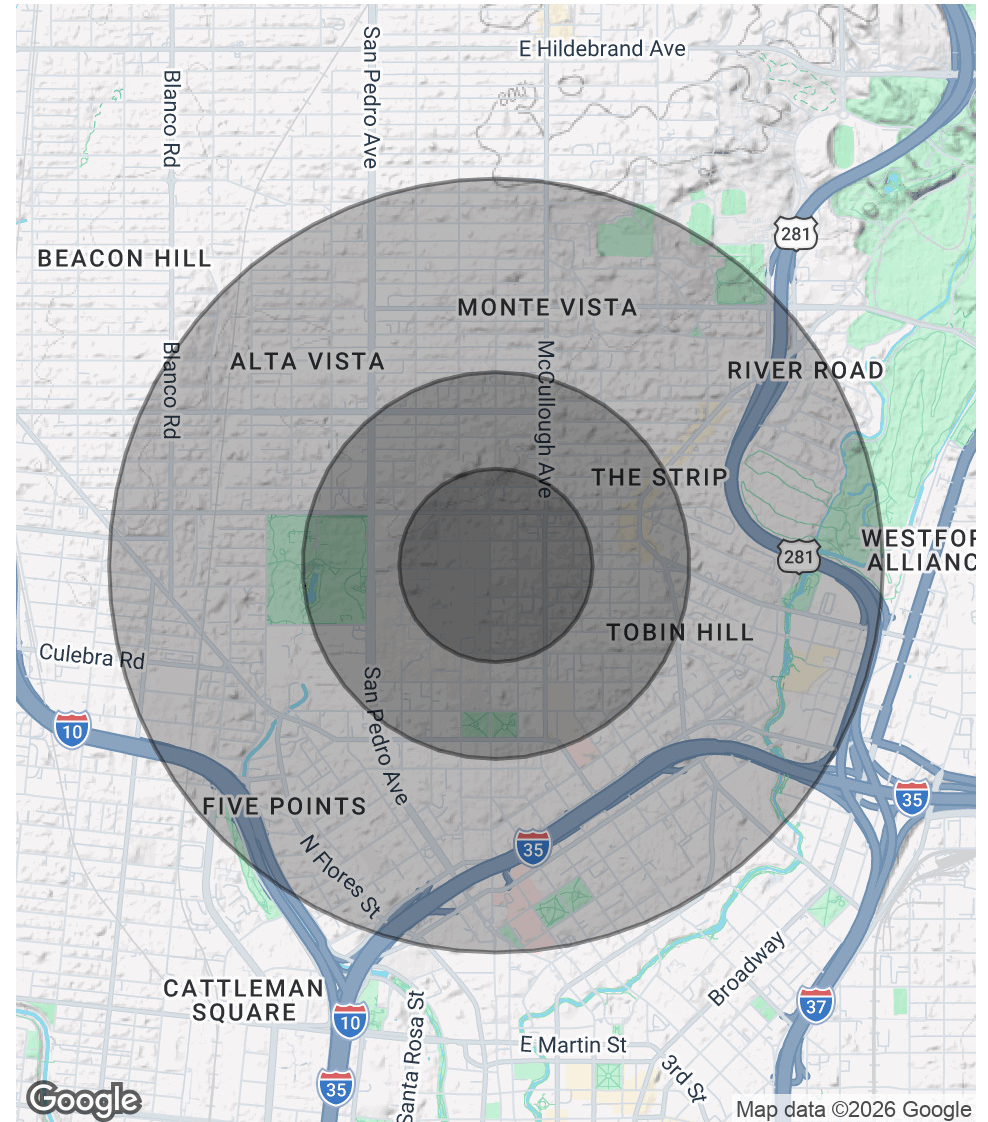


Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	886	3,110	12,464
Average Age	48.4	49.1	42.4
Average Age (Male)	46.1	47.3	42.1
Average Age (Female)	50.7	50.6	43.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	484	1,648	6,278
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$86,295	\$91,885	\$102,768
Average House Value	\$441,686	\$495,062	\$489,313

2023 American Community Survey (ACS)



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Broker



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PROFESSIONAL BACKGROUND

JJ Real Co is a boutique real estate firm and brokerage based in San Antonio, Texas, with a rich history spanning over 20 years. Founded by Jeremy Jessop, the firm has built a reputation for prioritizing client relationships above all else, valuing quality over quantity when it comes to transactions.

Specializing in the neighborhoods surrounding San Antonio's central business district, including Pearl, Southtown, King William, Alamo Heights, Tobin Hill, and Dignowity Hill, Jessop has established he and his firm as a trusted partner in the local real estate market.

One of their key areas of expertise lies in adaptive reuse development, focusing on transforming industrial, retail, and mixed-use projects into vibrant spaces that contribute to the community's growth and revitalization. They have a strong emphasis on historic tax credit projects, leveraging public-private incentives to bring new life to historic buildings and neighborhoods.

Throughout their two-decade journey, Jessop has demonstrated a commitment to excellence, innovation, and sustainable growth in the real estate sector, making them a sought-after partner for clients looking for personalized, high-quality real estate services in the San Antonio and Downtown area.

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