

KW Legacy Commercial Presents

**2,900 SF DENTAL OFFICE
FOR SALE OR LEASE**



**1702 Pat Booker Road
Universal City, TX**



**Comes with
Dental
Equipment
& Furnishings**

**Available
April 1, 2026**

**Call Broker
for Price**



**John Cannon CCIM, 210.386.6410
jcannon@johncannon.net**



Machinery Room

Office Space: 2,537 SF
Machinery Room: 180 SF
Walls: 123 SF
Storage: 53 SF
TOTAL SF: 2,893 SF

Properties for Sale

1 1702 Pat Booker Rd, Universal City, TX 78148



Property Details

Price	\$1,200,000
No. Unit	0
Rentable Building Area	2,893 SF
Total Lot Size	0.33 AC
Property Type	Office
Property Sub-type	Medical
No. Stories	1
Building Class	C
Status	Active

Property Notes

Sale Notes

Fully Operational Dental Office. 10 Exam Rooms, 3 Restrooms, 1 Breakroom, 3 office spaces, Main Lobby with Reception area designed for 3 Employees, 2 Labs, X-Ray Room, 20 Parking Spaces. Owner will consider a lease as well. Corporate closing down several locations; this has been a top producing location for the national group and has been in operation here for 20 years. Last day of operation is March 31, 2026. It is for the most part a Plug and Play Dental Office. Hard corner location in the growing area of Universal City, TX. Landlord renovated Dental Office in 2017. A video walk through is also available.

Photos

