

FOR LEASE
UP TO ±26,370 SF



serac
CAPITAL PARTNERS



TRANSWESTERN

REAL ESTATE
SERVICES

BUILDING AMENITIES

- FULL FLOOR OPPORTUNITY
- 6/1,000 PARKING RATIO
- DYNAMIC LOBBIES WITH HIGH CEILINGS AND NATURAL LIGHT
- ON MEDICAL CENTER POWER GRID - DID NOT LOSE POWER IN THE 2021 FREEZE

FOUNTAINHEAD BUSINESS PARK

3846 MEDICAL DRIVE, SAN ANTONIO, TX 78229



BUILDING SPECS

- ±26,370 SF AVAILABLE
- FIRST FLOOR
OPPORTUNITY
- HIGHLY EFFICIENT
FLOORPLAN

FOUNTAINHEAD BUSINESS PARK

3846 MEDICAL DRIVE, SAN ANTONIO, TX 78229

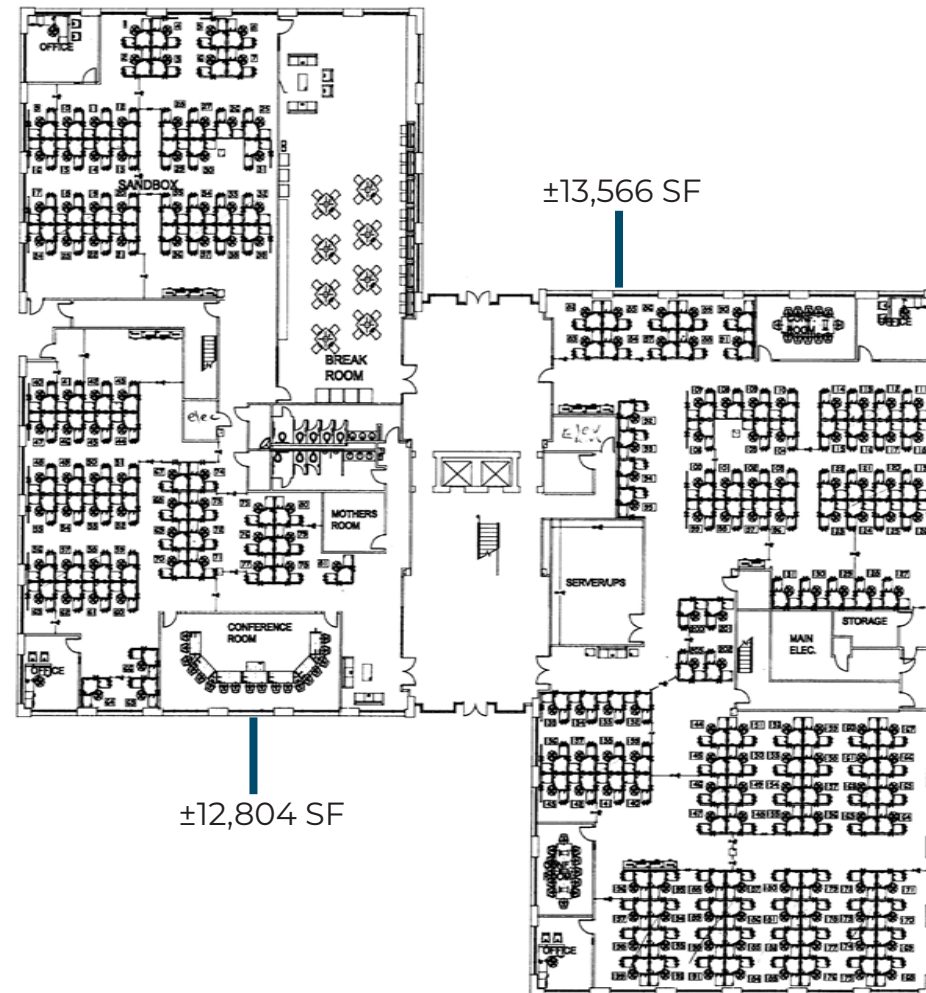


±26,370 SF

FLOOR PLAN

FOUNTAINHEAD BUSINESS PARK

3846 MEDICAL DRIVE, SAN ANTONIO, TX 78229



±12,804 - ±26,370 SF

LOCATION

- CLASS A OFFICE BUILDINGS WITH MULTIPLE INGRESS AND EGRESS POINTS
- HIGH VISIBILITY
- IMMEDIATE ACCESS TO MEDICAL CENTER

FOUNTAINHEAD BUSINESS PARK

3846 MEDICAL DRIVE, SAN ANTONIO, TX 78229



ACCESS

- 3846 MEDICAL DRIVE,
SAN ANTONIO, TX 78229
- PREMIER LOCATION
- NW SAN ANTONIO

FOUNTAINHEAD BUSINESS PARK

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ABUNDANCE OF AMENITIES

RESTAURANTS

- 1 Jason's Deli
- 2 Subway
- 3 Yaya's Thai Restaurant
- 4 Mamacita's Restaurant
- 5 Lenny's
- 6 Chacho's Mexican Restaurant
- 7 Papa John's Pizza
- 8 Black-eyed Pea
- 9 Wing Stop
- 10 Mencius Hunan Cuisine
- 11 Domino's Pizza
- 12 Taco Cabana
- 13 French Sandwiches
- 14 India Palace
- 15 KFC
- 16 Dry Dock Seafood
- 17 Gino's East Chicago Pizza
- 18 Aldo's Italian Ristorante
- 19 Hooters
- 20 Starbucks
- 21 Poblanos
- 22 Golden Wok Chinese
- 23 Fujiya
- 24 Yellowfish Sushi
- 25 Bill Miller BBQ
- 26 Arby's
- 27 Jimmy John's
- 28 Pizza Hut
- 29 Sumo Japanese Steakhouse
- 30 Firehouse Subs
- 31 Texas Land & Cattle
- 32 Sushi Zushi
- 33 Chipotle Mexican Grill
- 34 Chick-Fil-A
- 35 Pasha Mediterranean Grill

36 Pappasito's Cantina

- 37 The County Line
- 38 Las Palapas
- 39 Alamo Café
- 40 Jersey Mike's Subs
- 41 Ceviche 210
- 42 BreWingZ

LODGING

- 43 Marriott
- 44 Embassy Suites
- 45 Omni Colonnade
- 46 Hyatt Place
- 47 Hilton
- 48 Candlewood Suites
- 49 La Quinta Inn & Suites
- 50 Motel 6
- 51 Courtyard Marriott

BARS & ENTERTAINMENT

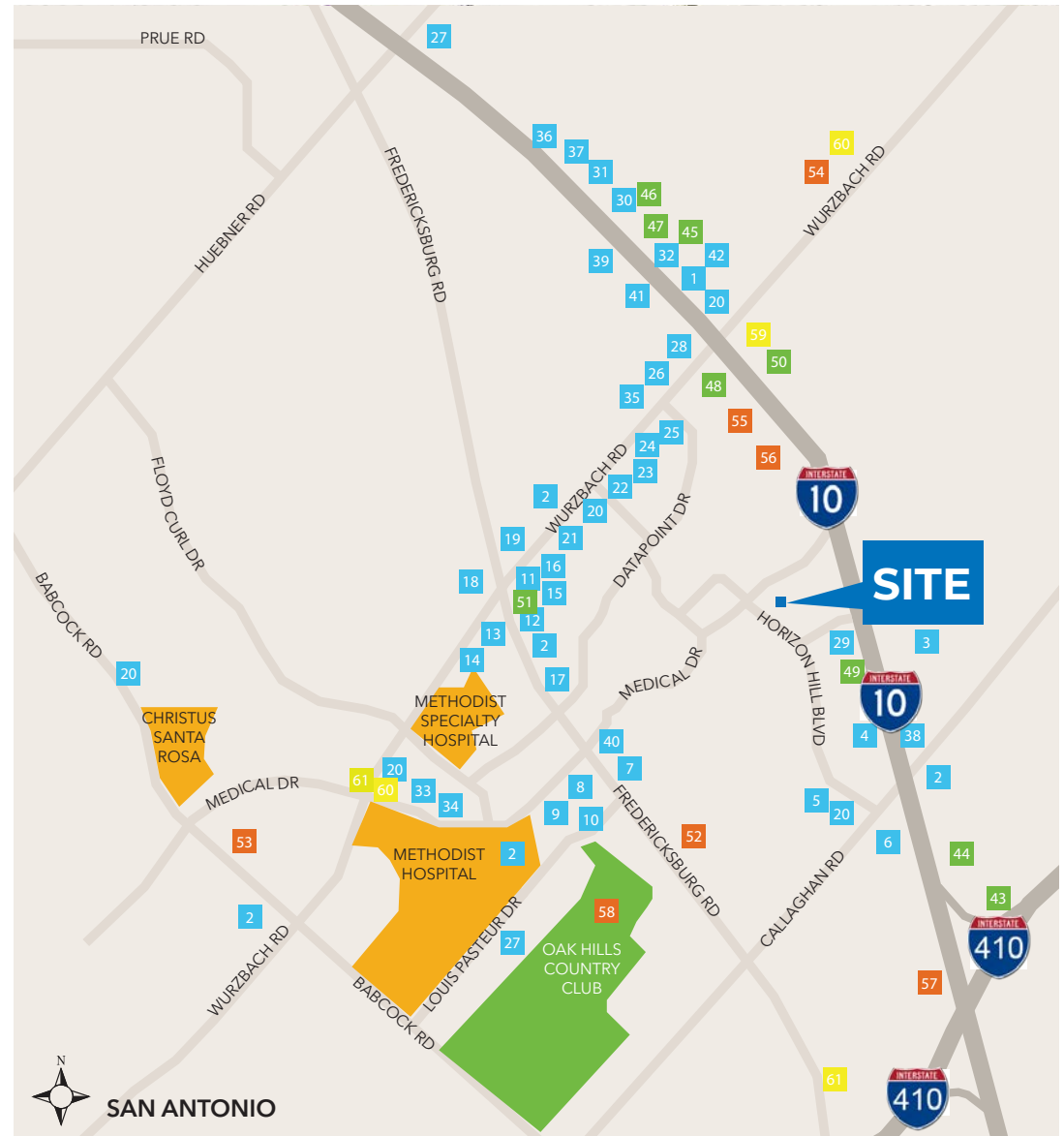
- 52 Highlander Bar & Grill
- 53 Little Woodrow's
- 54 Wurzbach Icehouse
- 55 Boneheadz Sports Pub
- 56 I-10 Icehouse
- 57 Santikos Northwest
- 58 Oak Hills Country Club

GROCERY/PHARMACY

- 59 HEB
- 60 CVS
- 61 Walgreen's

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For more information about leasing opportunities contact:

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