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MEDICAL

MEDICAL OFFICE SPACE
11,334 SF FOR LEASE



3939 MEDICAL DRIVE, SAN ANTONIO, TX 78229

 **TRANSWESTERN** REAL ESTATE SERVICES

3939



BUILDING HIGHLIGHTS

3939 Medical Drive is located just half a mile west of IH-10. The building offers covered drop off and abundant free patient and employee parking with a total of 98 spaces. The ownership has plans to update the landscaping this spring.



3939 Medical Drive has 11,334 SF of second generation medical space



Minutes from major hospitals and medical institutions



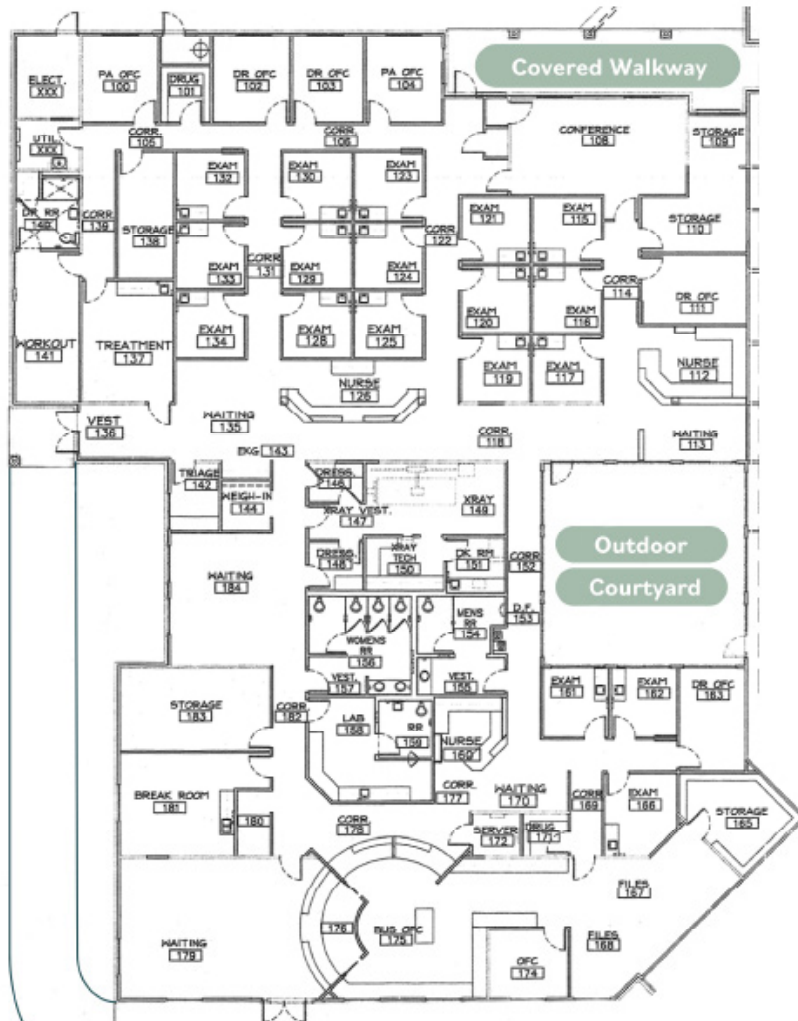
Conveniently located adjacent to the South Texas Medical Center with quick access to IH-10 & Loop 410



Space includes a private outdoor courtyard for tenants

SUITE 100

±11,334 SF



SPACE HIGHLIGHTS

- Very efficient layout
- Large reception
- Waiting area
- 18 exam rooms
- 6 private offices
- Several nurse's stations
- X-ray & lab area
- Training & conference rooms
- Break room

INGRESS + EGRESS



- 1 MILE**
Methodist Hospital Specialty and Transplant
- 1 MILE**
St. Luke's Baptist Hospital
- 1 MILE**
University Health University Hospital
- 1 MILE**
Methodist Children's Hospital
- 1 MILE**
Methodist Cardiology Clinic
- 1 MILE**
Legacy Oaks Medical Complex

South Texas
Medical Center



 **INGRESS**

 **EGRESS**

NEARBY AMENITIES

**3939 MEDICAL DRIVE
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RESTAURANTS

- 1 Jason's Deli
- 2 Subway
- 3 Las Palapas
- 4 Mamacita's Restaurant
- 5 Mattenga's Pizzeria
- 6 Chacho's Mexican Restaurant
- 7 Papa John's Pizza
- 8 Pizza Patron
- 9 Wing Stop
- 10 Mencius Hunan Cuisine
- 11 Domino's Pizza
- 12 Taco Cabana
- 13 Via 313 Pizza
- 14 India Palace
- 15 KFC
- 16 Dry Dock Seafood
- 17 Sarita's Mexican Restaurant
- 18 Torchy's Tacos
- 19 Hooters
- 20 Starbucks
- 21 P. Terry's Burger
- 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 Sea Island
- 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 54th Street Grill

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

GROCERY/PHARMACY

- 52 HEB
- 53 CVS
- 54 Walgreen's

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