



Wonderland Medical Center

MEDICAL / OFFICE SPACE FOR LEASE

4522 Fredericksburg Road
San Antonio, TX 78201

 Transwestern

About the Building

2nd Generation Spaces

Located at Loop 410 and I-10 off Fredericksburg Road, this property offers second-generation medical office space with excellent visibility, signage opportunities and convenient access to major business hubs.

BUILDING FEATURES

- Move-in ready: $\pm 2,200 - 40,000$ SF
- Signage opportunities
- Superior access to VIA Superstation
- Ideal layout for single practitioner
- Covered parking garage for added convenience
- Prime North Central location with easy access to IH-10 / 410
- 24/7 security surveillance throughout the center
- Food court offering quick, convenient options



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com

 Transwestern

4522 Frerdericksburg Road
San Antonio, TX 78201

Availability

±2,200 – 40,000 RSF AVAILABLE

Suite A-5: ±2,200 RSF (*Medical Office*)

Suite A-17: ±7,036 RSF (*Office*)

Suite A-18: ±20,000 – 40,000 RSF
(*Former Trade School*)



Click or scan
to view flyer.



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com

 Transwestern

4522 Fredericksburg Road
San Antonio, TX 78201

Floor Plan

SUITE A-5 • ±2,200 SF AVAILABLE

9 exam rooms

Reception and lobby area

Nurses station

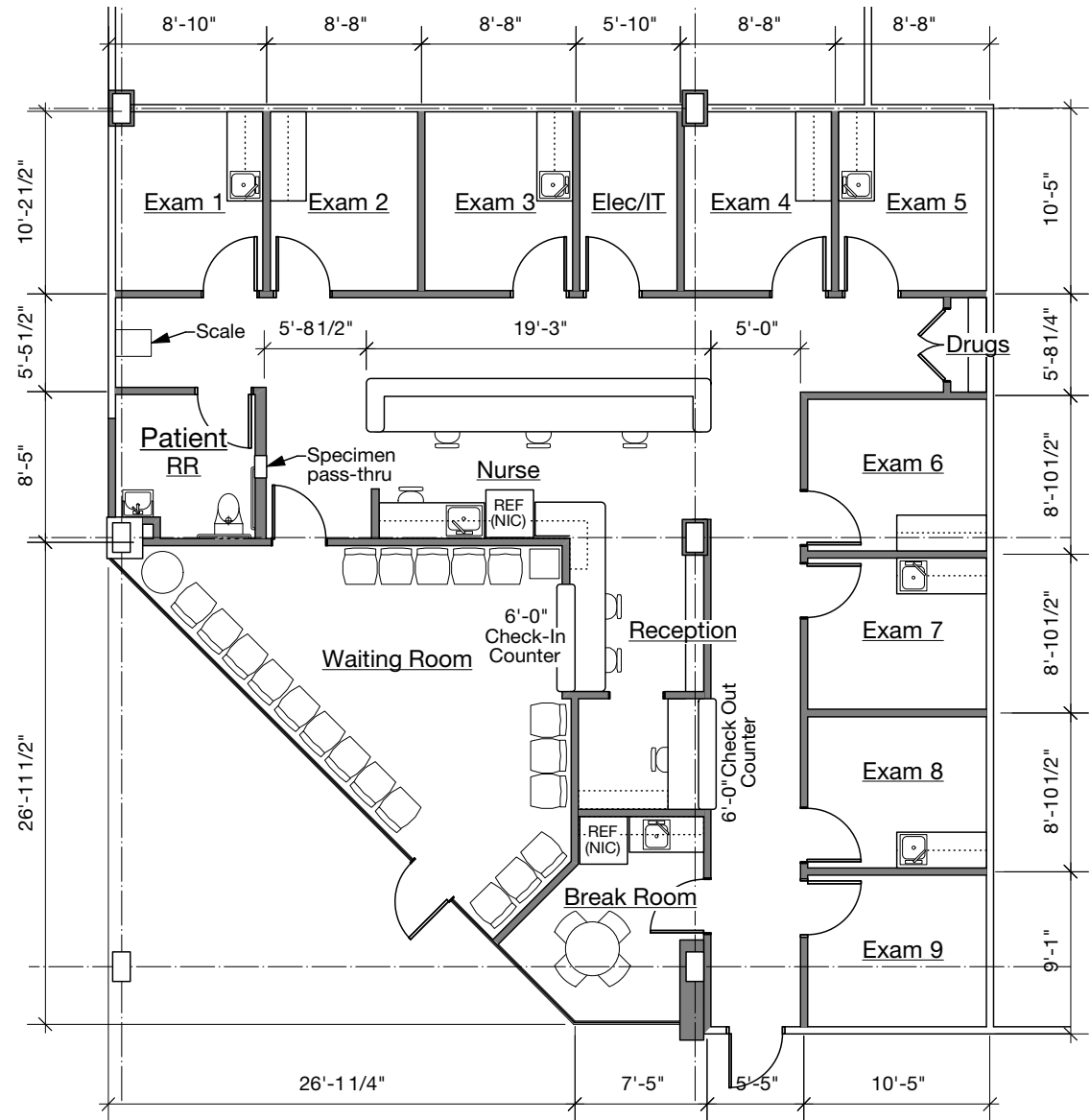
Lounge area and break room

Copy room

Interior restrooms

Signage opportunity

Security surveillance



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com

4522 Fredericksburg Road
San Antonio, TX 78201

Floor Plan

SUITE A-17 • ±7,036 SF AVAILABLE

Multiple offices

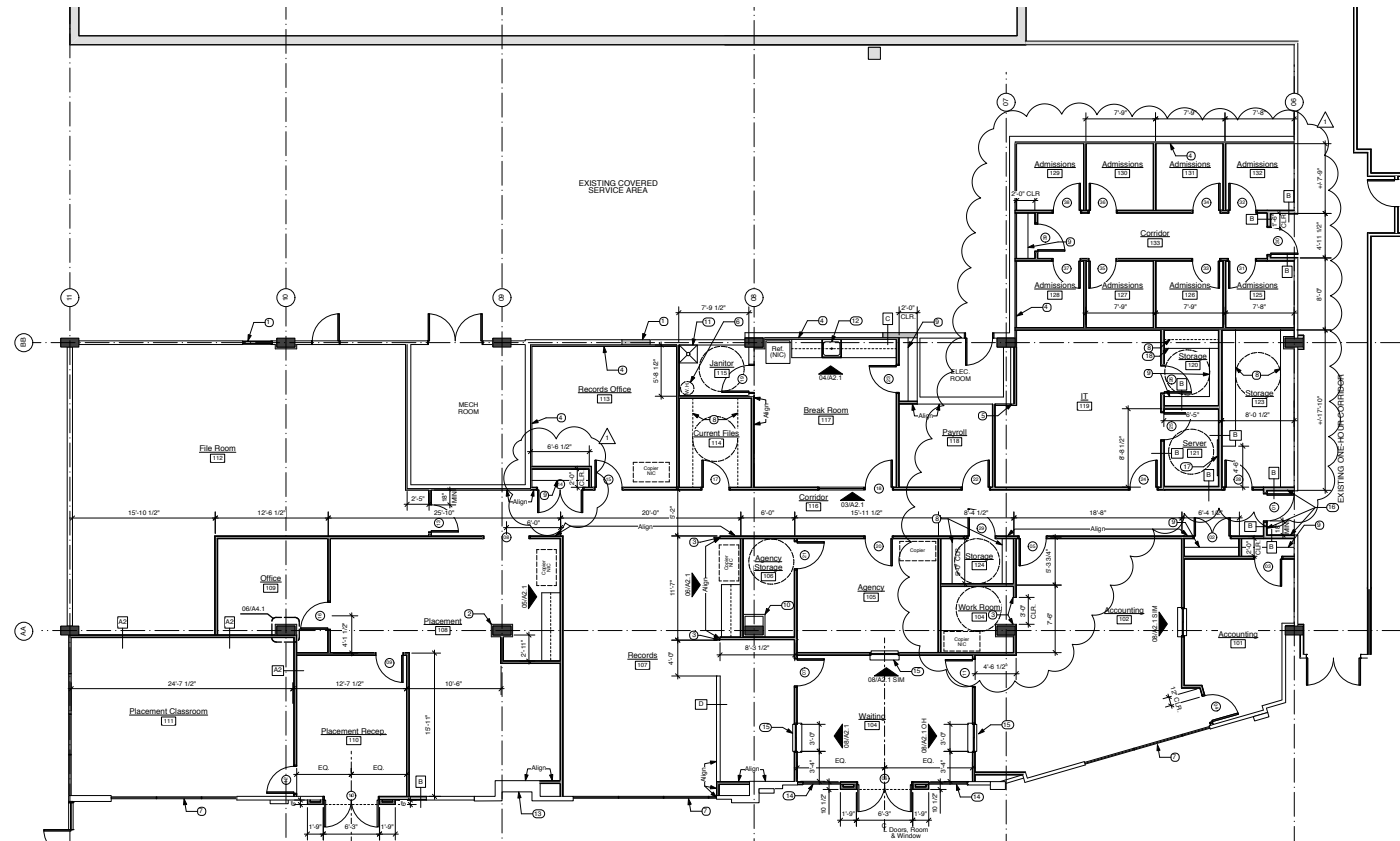
Reception and lobby area

IT and storage areas

Lounge area and break room

Records room

Interior restrooms



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com



Floor Plan

SUITE A-18
±20,000– 40,000 SF AVAILABLE

31 private offices

Reception and lobby area

10 classrooms / 4 training rooms

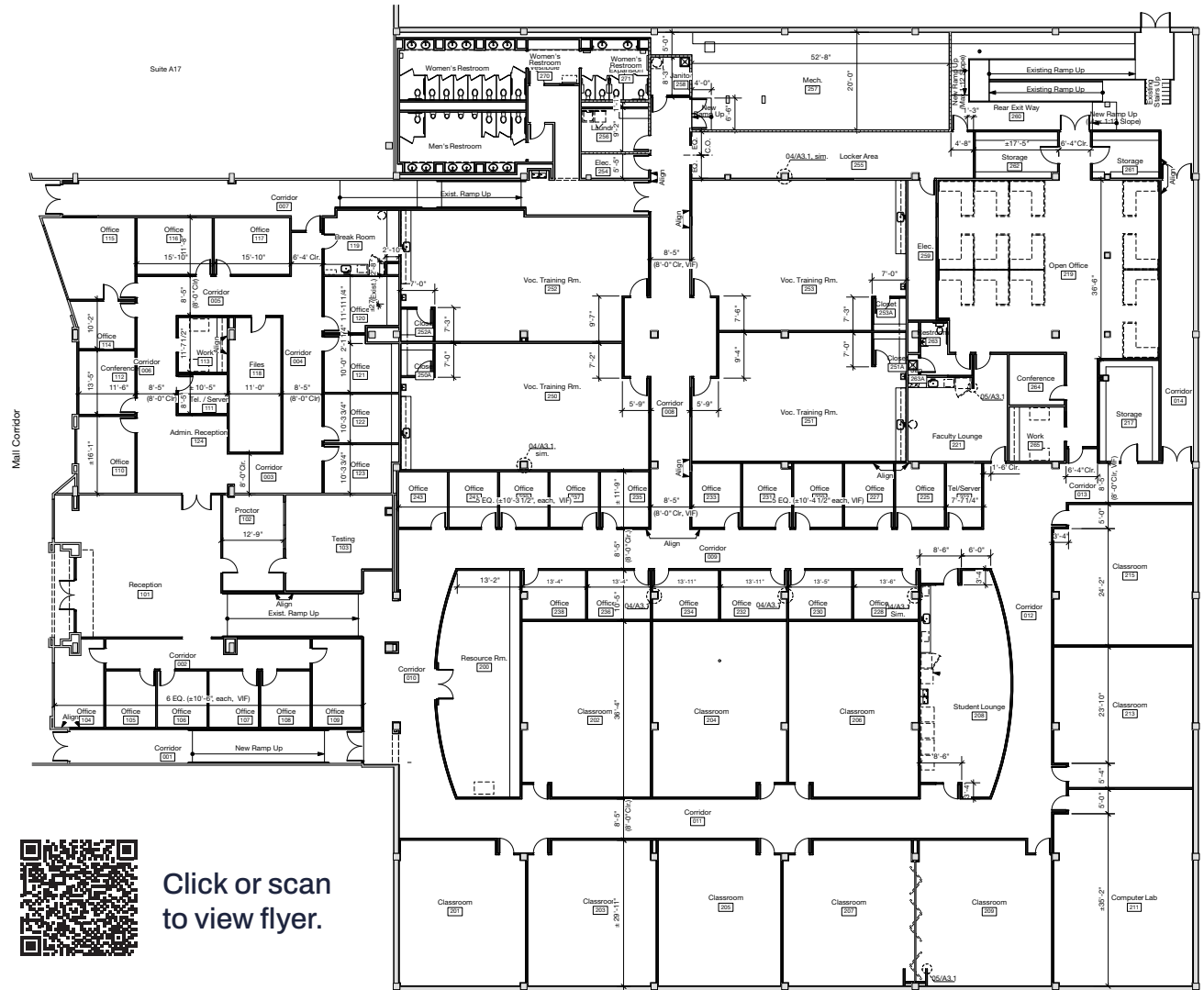
Lounge area and break room

Copy room

Interior restrooms

Conference rooms

Security surveillance



Click or scan
to view flyer.

‘Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com





Suite A-18 | Former Trade Schol



Suite A-18 | Former Trade Schol



Suite A-18 | Former Trade Schol

Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com

Drive Times

10

minutes to San Antonio
Medical Center

10

minutes to
North Star Mall

15

minutes to Downtown
San Antonio



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com

 Transwestern

Demographics

Population	3 Miles	5 Miles
2025	154,615	399,073
2030 Projection	161,875	418,920
2025–2030 Annual	0.9%	1.0%

Household Income	3 Miles	5 Miles
Average Household Income	\$64,724	\$73,238
Median Household Income	\$49,588	\$53,112

Housing Value	3 Miles	5 Miles
Median Home Price	\$216,898	\$233,197

Housing Units	3 Miles	5 Miles
Owner-Occupied Housing	26,496	71,325
Renter-Occupied Housing	40,309	99,065



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com



Fredericksburg Road



Routes Served
93,95,103,505,509,524,552

Fredericksburg Road

Wonderland
MEDICAL CENTER

Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com

