



Office Space for Lease

COLONIES NORTH PROFESSIONAL BLDG
3740 COLONY DRIVE

SAN ANTONIO, TX 78230



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PROPERTY SUMMARY

3740 COLONY DRIVE | SAN ANTONIO, TX 78230



Property Summary

Lease Rate:	Contact Broker
Lease Term:	Negotiable
Building SF:	22,353
Rentable SF:	22,353
Available SF:	645SF - 2,259SF
Year Built:	1960
Renovated:	2000
Building Class:	C
Floors:	2
Zoning:	

Property Overview

Professional office suites available for lease at the Colonies North Professional Building, 3740 Colony Dr — a well-established, multi-tenant office building in Northwest San Antonio's premier I-10 office corridor. The three-story, masonry building (22,353 SF, originally built 1960 and renovated 2000) offers move-in-ready professional space with flexible, customizable floor plans and both covered and surface parking on site.

Multiple suites are available, starting at ±645 SF and ranging up to ±2,259 SF, making the building a strong fit for medical, dental, professional services, counseling, and small-business office users. The property already houses a deep, complementary tenant base — including dental, chiropractic, counseling, and staffing practices — giving an incoming tenant the credibility and cross-traffic of an established professional address. Suites lease on a triple-net basis at competitive corridor rates.

Location Overview

The Colonies North Professional Building sits in the Vance Jackson / Colonies North area of Northwest San Antonio (78230), positioned just off the premier I-10 office corridor near I-10 and Wurzbach, directly across from an HEB grocery store and close to restaurants, retail centers, hotels, and the South Texas Medical Center. That puts tenants minutes from one of San Antonio's busiest freeway corridors and the city's largest concentration of healthcare and professional employment.

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
150	2,259		\$20.00 /sf/yr	Office	Excellent	1 July 2026
216/220	1,344		\$20.00 /sf/yr	Office	Excellent	1 July 2026
270	645		\$20.00 /sf/yr	Office	Excellent	1 July 2026
LL101	1,020		\$20.00 /sf/yr	Office	Excellent	1 July 2026

Highlight

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Nearby Locations

- Established professional/medical office address — proven multi-tenant building already home to dental, chiropractic, counseling, and staffing practices; instant credibility and built-in cross-traffic.
- Premier I-10 office corridor — just off I-10 at Wurzbach, directly across from HEB, and minutes from the South Texas Medical Center, hotels, retail, and restaurants.
- Flexible suites from ±645 SF — multiple move-in-ready options up to ±2,259 SF with customizable floor plans to fit a range of professional users.
- On-site covered and surface parking — ample, convenient parking for both staff and clients on a 1.33-acre site.
- Dense, high-demand trade area — 19,621 people within 1 mile in a car-friendly Northwest San Antonio corridor with strong daytime professional and medical traffic.

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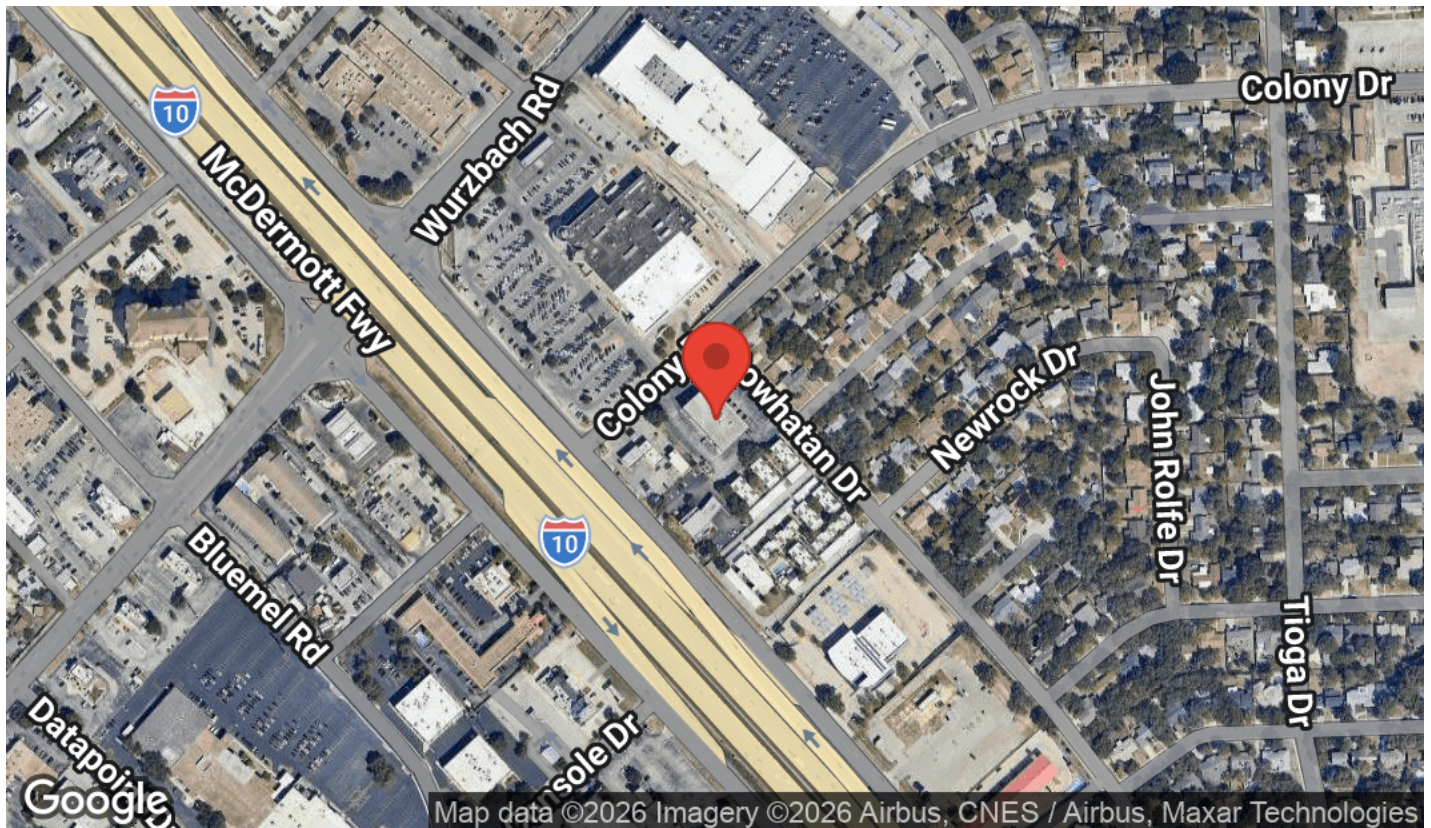
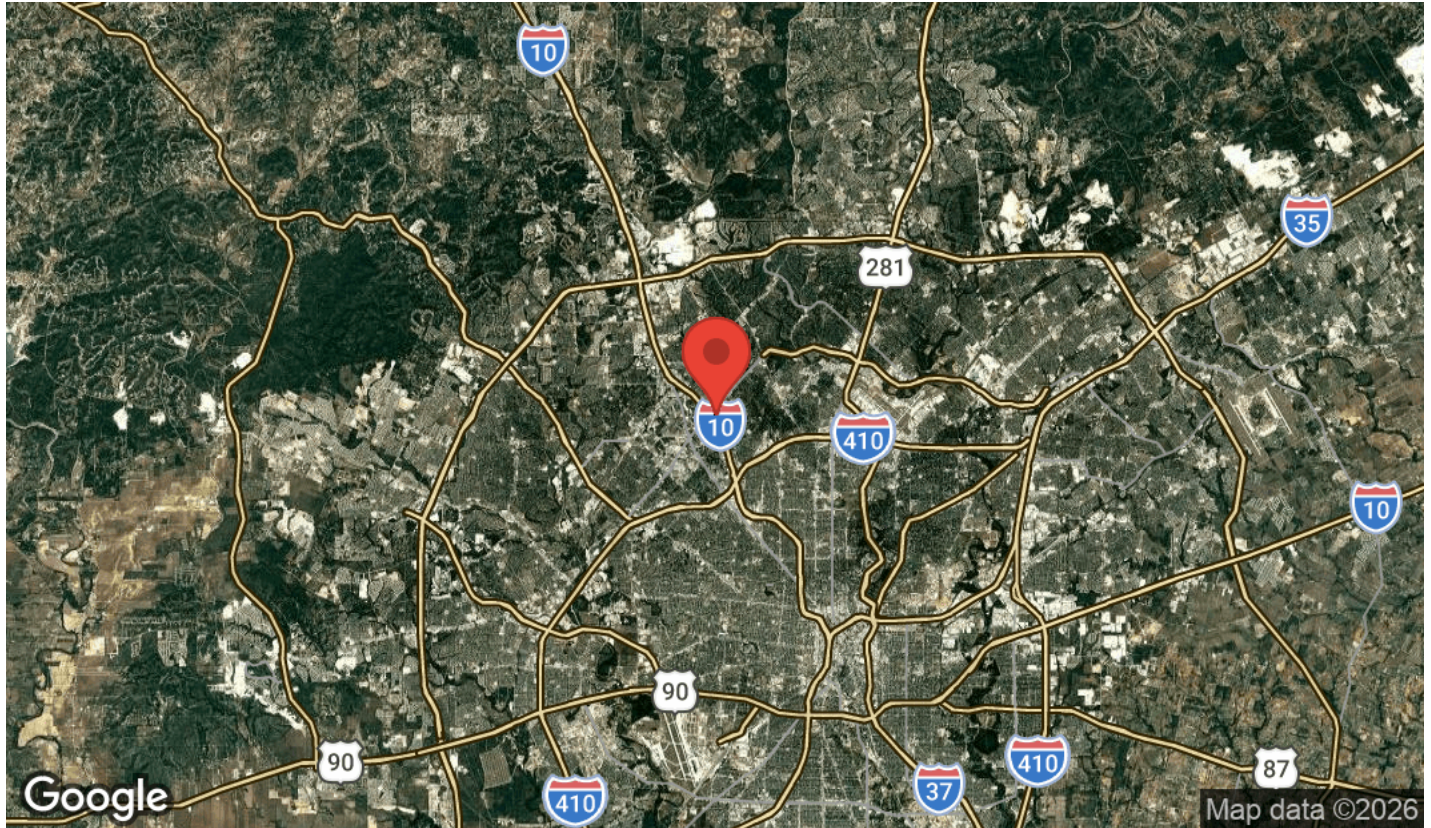
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LOCATION MAPS

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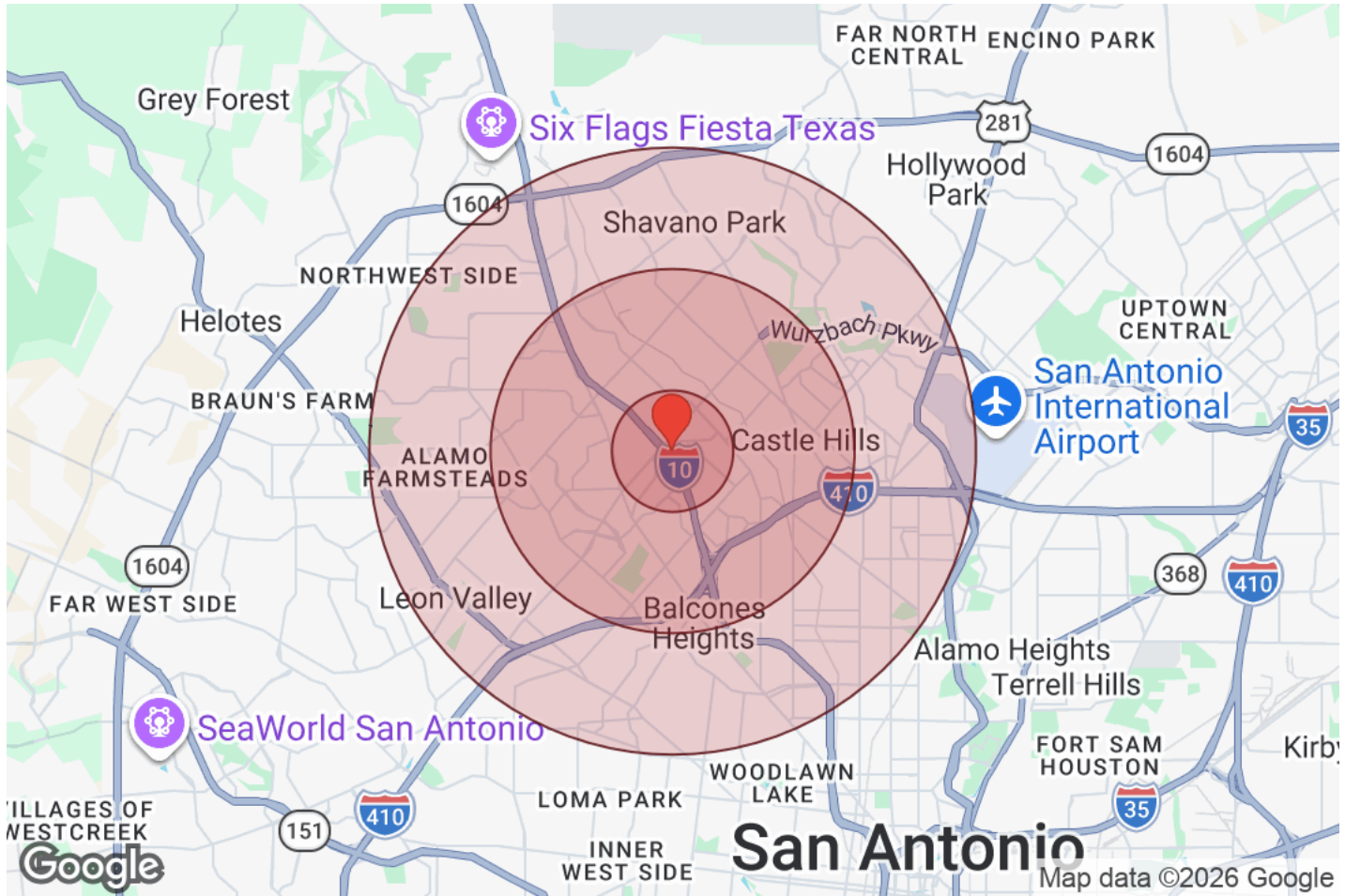
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DEMOGRAPHICS

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	9,343	66,027	159,499
Female	9,414	67,986	163,588
Total Population	18,757	134,013	323,087

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,055	36,090	85,941
Black	1,878	11,847	22,616
Am In/AK Nat	26	188	485
Hawaiian	24	94	194
Hispanic	8,821	71,844	189,329
Asian	2,493	11,163	18,545
Multiracial	405	2,412	5,331
Other	54	348	711

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,194	69,571	156,974
Occupied	8,388	63,239	143,360
Owner Occupied	2,691	19,094	56,415
Renter Occupied	5,697	44,145	86,945
Vacant	806	6,332	13,614

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,794	24,032	57,528
Ages 15 - 24	2,333	17,303	44,131
Ages 25 - 54	8,345	60,989	139,182
Ages 55 - 64	1,652	12,743	33,299
Ages 65+	2,633	18,946	48,946

Income	1 Mile	3 Miles	5 Miles
Median	\$61,458	\$59,150	\$63,874
Under \$15k	753	7,065	15,564
\$15k - \$25k	687	4,586	10,158
\$25k - \$35k	1,000	5,431	12,504
\$35k - \$50k	1,086	9,511	18,330
\$50k - \$75k	1,571	12,165	26,506
\$75k - \$100k	980	7,713	17,093
\$100k - \$150k	1,132	8,487	20,976
\$150k - \$200k	478	3,460	9,549
Over \$200k	702	4,821	12,677

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DISCLAIMER

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