

FOR LEASE

718 Lexington Avenue
San Antonio, TX 78212



NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

LEASE RATE	\$18.00 PSF NNN
NNN EXPENSES	<i>Approximately TBD PSF/Year</i>
TOTAL AVAILABLE	Up To ±11,912 RSF
TYPE	Medical Office
YEAR BUILT	2008
ZONING	C-2 UZROW

- Lexington Plaza sits in a dense, medical oriented pocket just north of downtown San Antonio. Within a short walk, the immediate surroundings include multiple healthcare providers, specialty clinics, and hospitals, making it ideal for medical office tenants seeking proximity to referral sources.
- Second floor lease space available within a three-story medical office building.
- Prime location just minutes from Baptist Medical Center and Methodist Hospital Metropolitan in downtown San Antonio.
- The location offers excellent visibility with direct access to IH 35



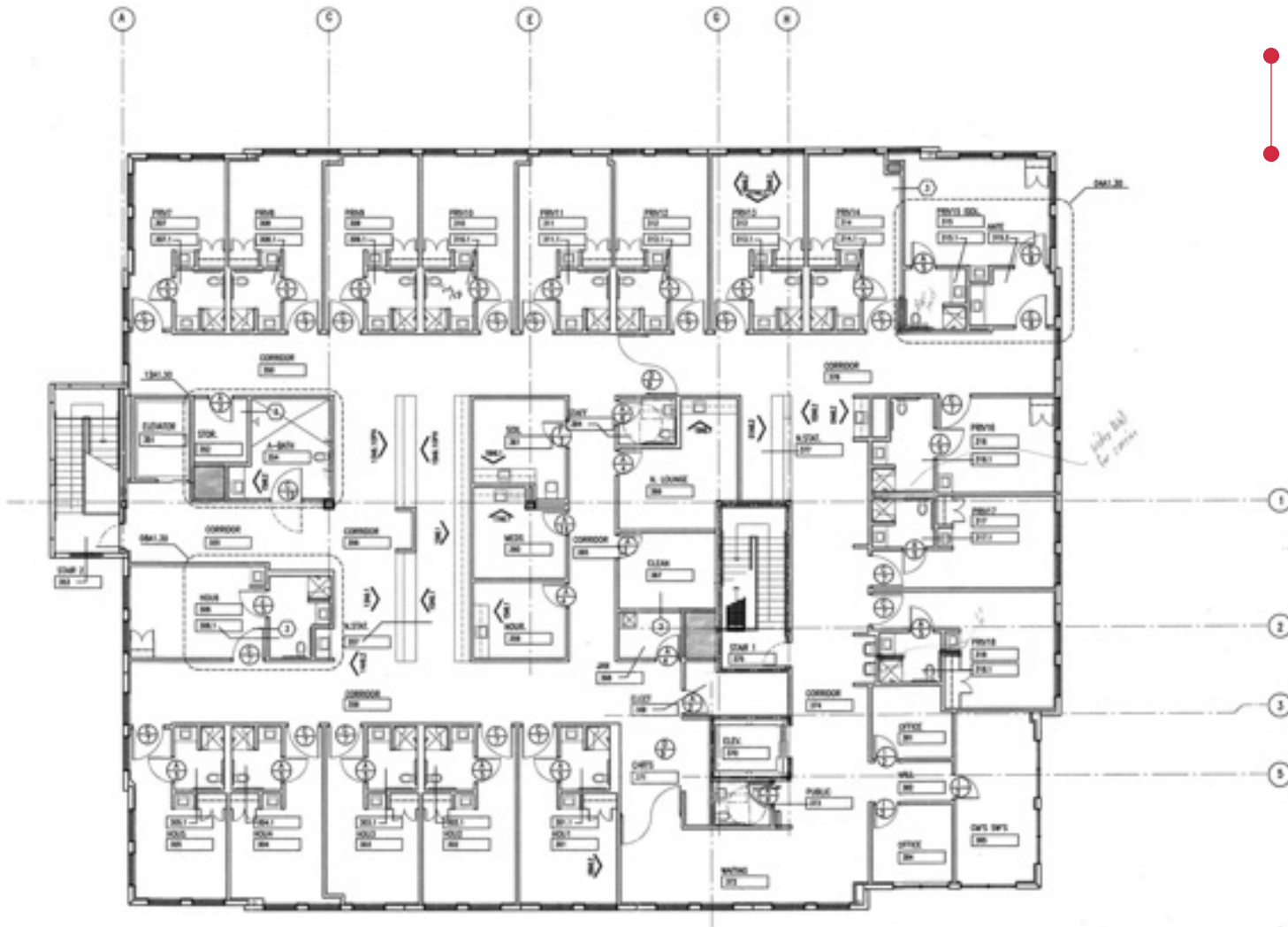
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FLOOR PLAN

UP TO ±11,912 RSF

- Flexible space designed for customized medical or professional build-out.
- Tenant Improvement Allowance: Negotiable











**SAN ANTONIO
NORTH NURSING
AND REHAB**

**Methodist
HEALTHCARE**

WELLMED

**Institute for
Functional
Health**

**Wellness
H-E-B
PRIMARY CARE**

**BRAVERMAN-
TERRY EYE
ASSOCIATES**

CENTROMED

TEXAS ONCOLOGY

AMERICAN HEALTH Imaging

**PODIATRY CENTER
OF SAN ANTONIO**

SAGA
powered by GI Alliance

SITE

WELLMED

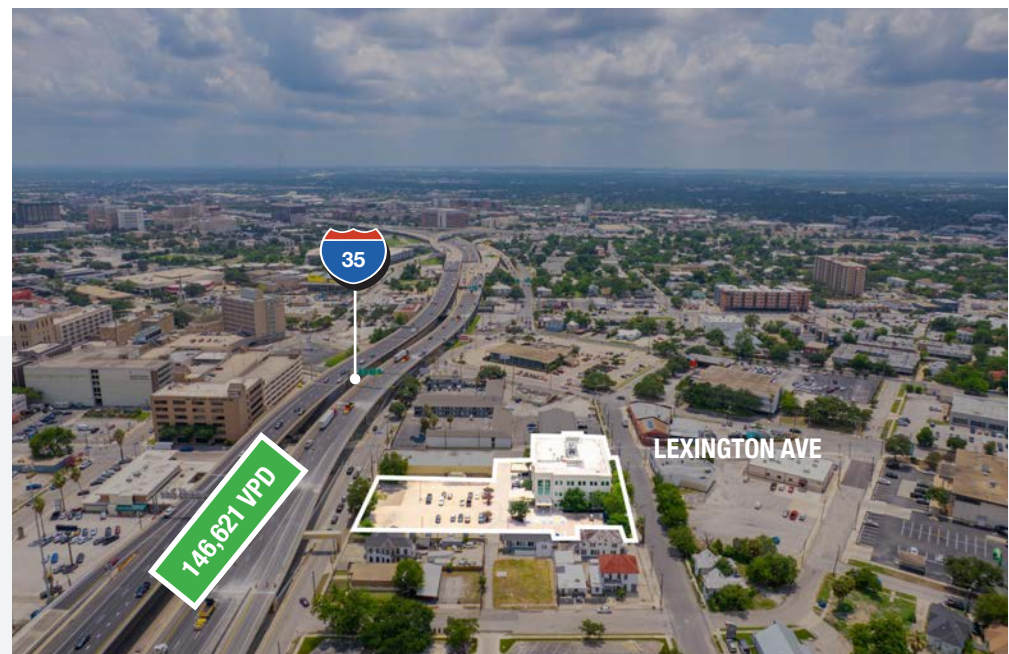
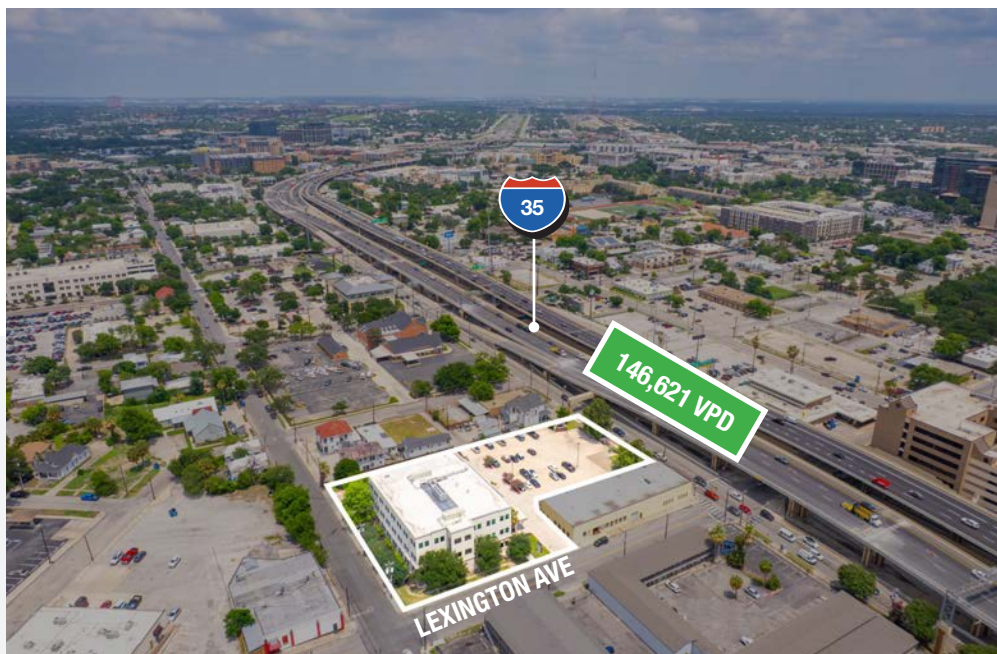
MAIN AVE

EUCLID AVE

35

LEXINGTON AVE

146,621 VPD



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	13,425	130,606	345,902
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	7,530	53,146	132,854
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$78,889	\$80,735	\$80,797

Traffic Counts

STREET	AADT
Interstate 35	146,621
San Pedro Ave	30,207

Cities Nearby

Austin, Texas	80 miles
Waco, Texas	193 miles
Houston, Texas	206 miles
Fort Worth, Texas	280 miles
Dallas, Texas	286 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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SF MANAGED

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TOP 6
2024 LIPSEY RANKING

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