



KW COMMERCIAL SA

OFFERING MEMORANDUM : FOR LEASE

4359 Greco Drive

Class A Medical Office Finish-Out

4359 Greco Drive • San Antonio, TX

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BROKERAGE • LEASING • DEVELOPMENT • PROPERTY MANAGEMENT



CONFIDENTIALITY AGREEMENT

Confidentiality & Disclaimer

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This document is confidential and is furnished solely for the purpose of evaluating a potential lease. By accepting it, the recipient agrees to keep its contents confidential and to return it upon request.

PROPERTY AT A GLANCE

ADDRESS

**4359 Greco Drive
San Antonio, TX**

PRODUCT TYPE

Class A Medical Office

TOTAL SIZE

4,950 SF · Single Story

ZONING

C-2 Commercial

AVAILABILITY

Immediate Move-In

EXECUTIVE SUMMARY

A turnkey medical office

Class A finish-out medical office available for immediate move-in on the southeast side of San Antonio — offering a fully built-out floor plan, strong curb appeal, and ample lit parking for staff and clientele.

01

Turnkey Finish-Out

4,950 SF of fully finished medical space — reception, exam rooms, private offices, conference and breakroom, ready for day-one operations.

02

Prime SE Location

Positioned in a densely populated, high-traffic submarket with building and monument signage and immediate access to the surrounding care corridor.



4,950

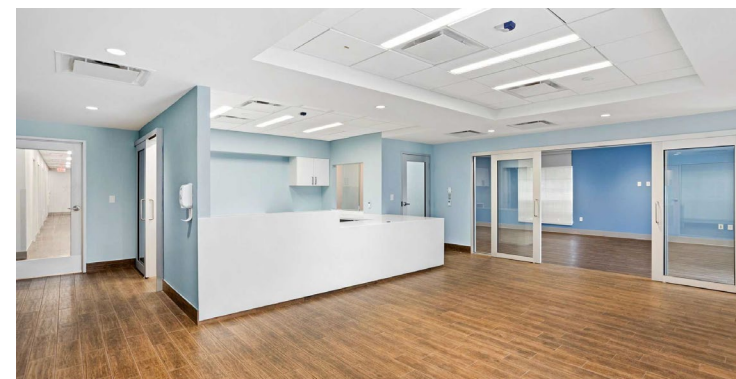
SF

1988

BUILT

2021

RENOVATED



OFFERING SUMMARY

Property highlights

\$24.00/SF

Starting Base Rent

Plus NNN

4,950 SF

Total Rentable Area

Single-story finish-out

0.76 AC

Lot Size

Ample lit parking

5 : 1

Parking Ratio

Plus additional lot

Class A

Building Class

Full finish-out

C-2

Zoning

Commercial

1988

Year Built

Renovated 2021

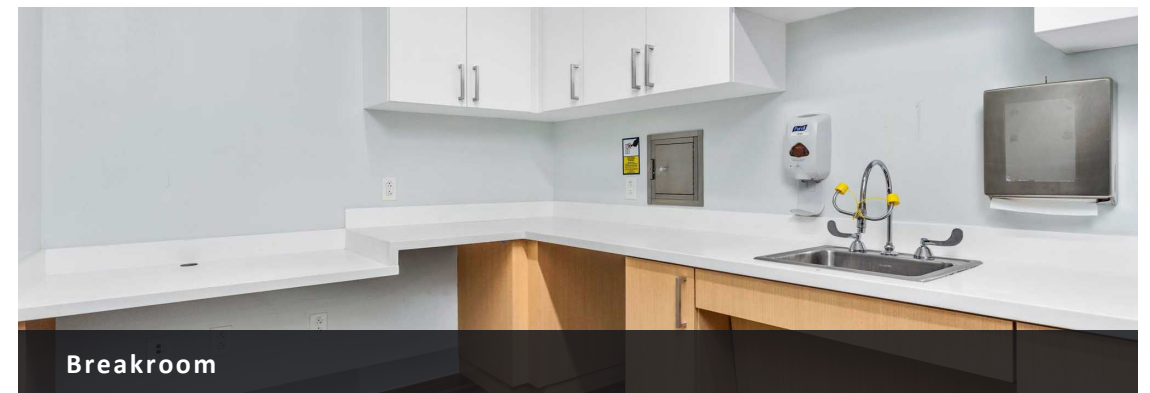
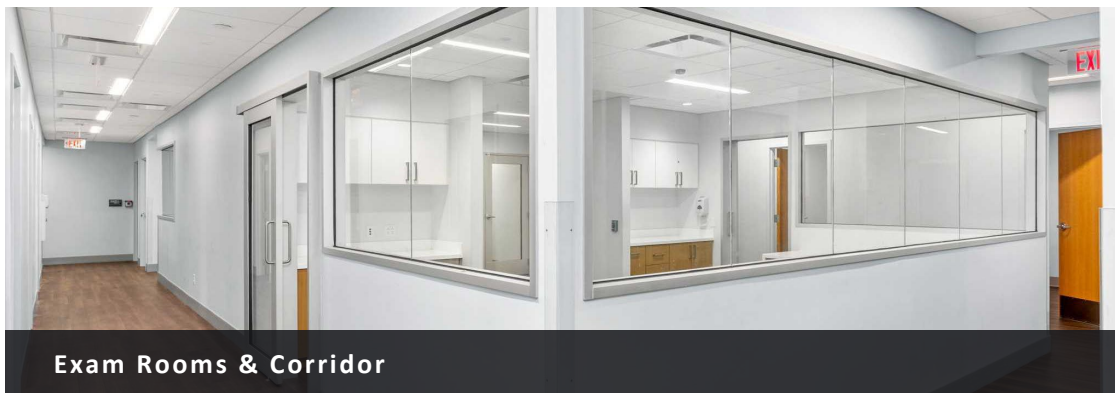
Immediate

Occupancy

Move-in ready

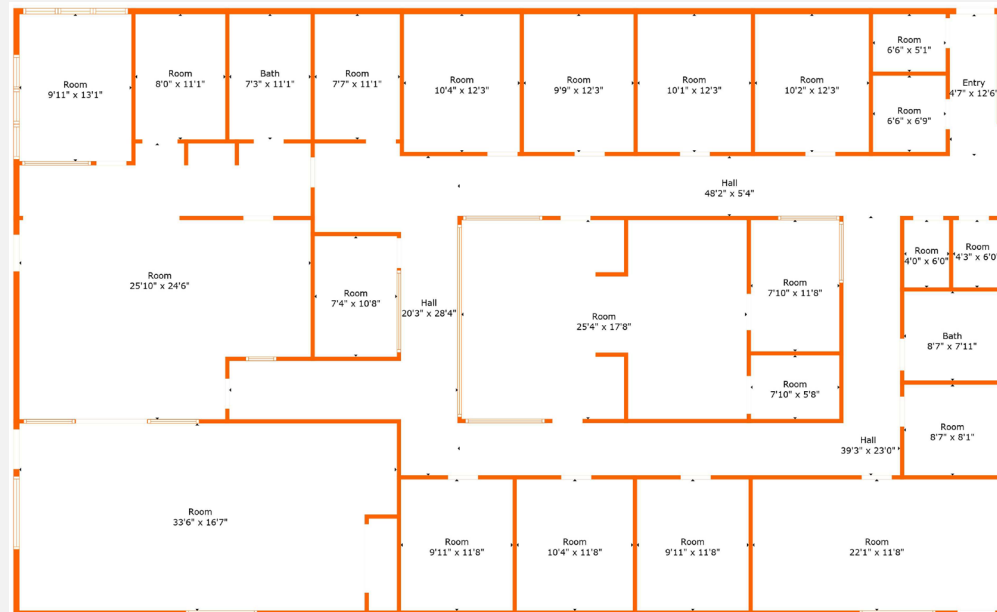
PROPERTY PHOTOS

Inside the finish-out



PROPERTY SPECIFICATIONS

Functional medical floor plan



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

4,950 SF • SINGLE-STORY FINISH-OUT

01

Reception & Waiting

Welcoming front reception with an open waiting area and staff check-in leading into the clinical wing.

02

Exam Rooms & Private Offices

Multiple built-out exam rooms and private offices arranged along efficient interior corridors.

03

Conference & Breakroom

Dedicated conference space and a full breakroom with kitchenette support the daily workflow.

BUILDING FEATURES

Building specifications

YEAR BUILT

1988 / 2021

Built and fully renovated to a Class A finish-out standard.

PARKING

5 : 1

Lit on-site lot plus an additional parking lot for clientele.

SIGNAGE

Building &
Monument

High-visibility street presence at the property frontage.

LOCATION & ACCESS

Southeast San Antonio position

Located on the established southeast side of San Antonio, 4359 Greco Drive sits within a dense residential and institutional corridor — surrounded by schools, healthcare, and daily-needs retail with strong drive-by visibility.

NEIGHBORHOOD ANCHORS

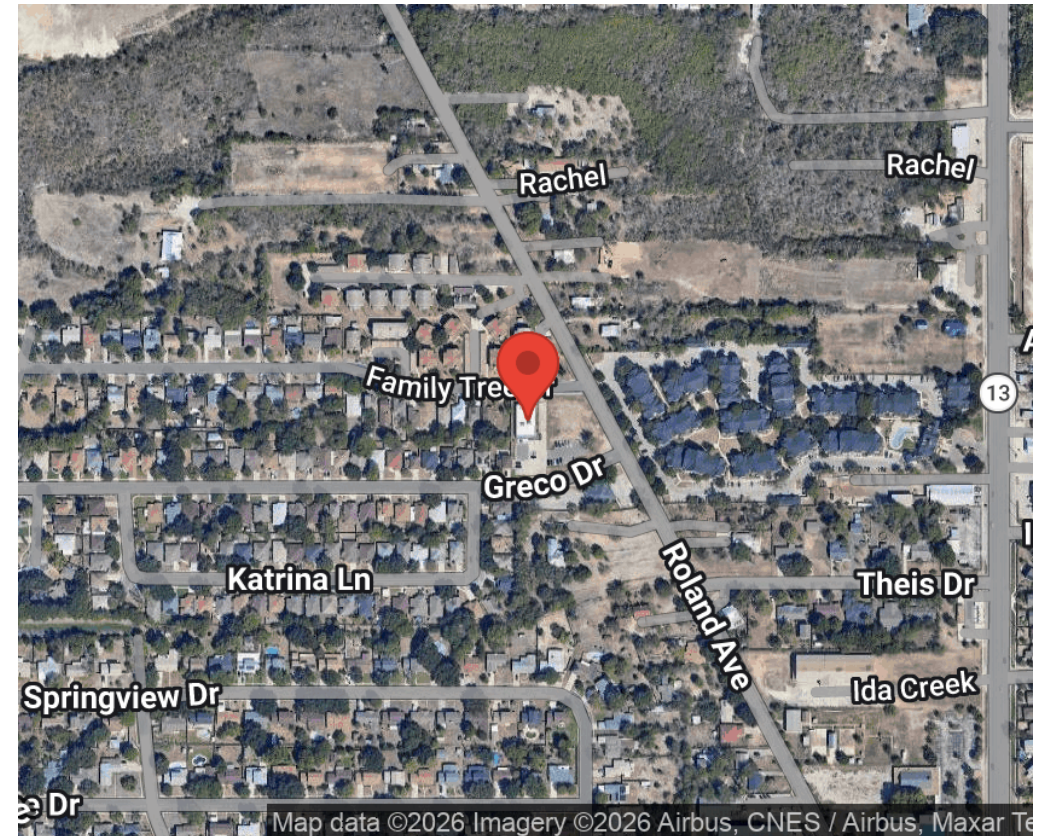
Baptist Neighborhood Hospital

Highlands High School

Highland Hills Elementary

Local retail & daily-needs corridor

ZONING C-2 Commercial zoning supporting a broad range of medical and professional office uses.

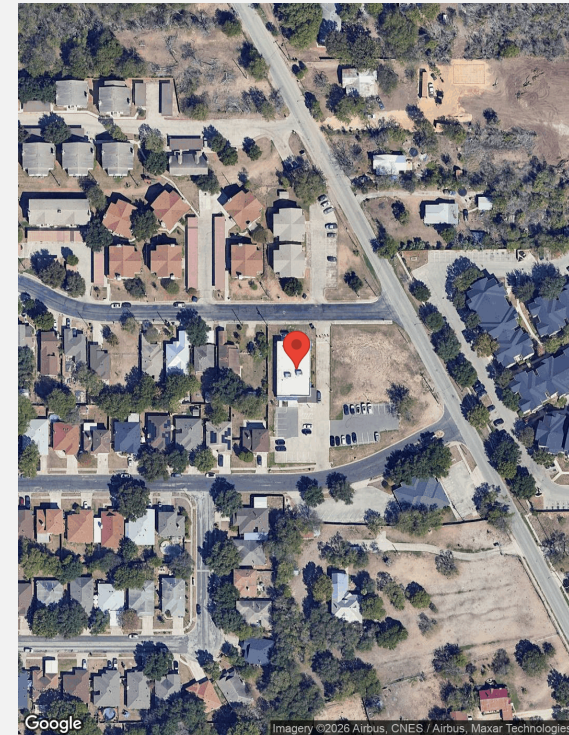


REGIONAL POSITION

Regional & aerial context



REGIONAL MAP



AERIAL VIEW

THE OPPORTUNITY

Visualizing the opportunity

- Exceptional curb appeal and street frontage
- Turnkey medical finish-out, move-in ready
- Ample lit parking with an additional lot
- Building and monument signage

AVAILABLE NOW · IMMEDIATE MOVE-IN



TRADE AREA OVERVIEW

Established southeast submarket

The property is surrounded by a mature, densely populated trade area anchored by schools, healthcare, and neighborhood retail — supporting steady daytime and residential demand for medical services.

01 Dense Population

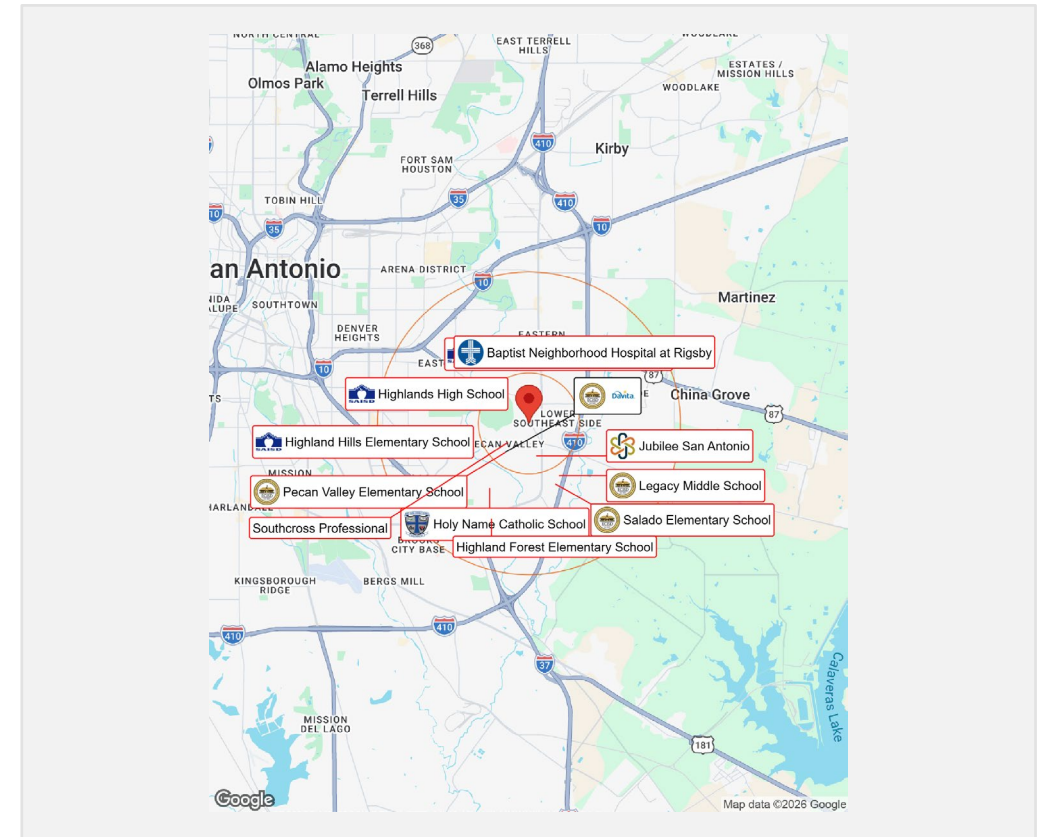
167,403 residents within a 5-mile radius drive a deep, consistent patient base.

02 Healthcare Corridor

Adjacent hospitals, schools, and clinics reinforce demand for medical office space.

03 Everyday Accessibility

Established road network and neighborhood retail keep the site highly visible and reachable.



Population & income snapshot

167,403

POPULATION · 5-MILE

59,386

HOUSEHOLDS · 5-MILE

\$57,448

MEDIAN INCOME · 1-MILE

Category	1 Mile	3 Miles	5 Miles
Total Population	8,256	85,070	167,403
Occupied Households	2,995	29,689	59,386
Owner-Occupied	1,715	17,064	32,175
Renter-Occupied	1,280	12,625	27,211
Total Housing Units	3,251	32,477	65,950
Median Household Income	\$57,448	\$54,698	\$54,442

Source: current-listing demographic profile, 1 / 3 / 5-mile radius.

The KW Commercial SA advantage

We provide comprehensive commercial real estate solutions tailored to the San Antonio market. Deep local roots and a global network ensure maximum asset performance across the full property lifecycle.

Local Market Expertise

On-the-ground San Antonio knowledge guiding pricing, positioning, and tenant strategy.

Full-Service Brokerage

End-to-end support across leasing, sales, development, and property management.

Trusted Advisory

Data-driven guidance that connects the right space with the right tenants.

BROKERAGE · LEASING · DEVELOPMENT · PROPERTY MANAGEMENT



CONTACT THE LEASING TEAM

Let's discuss the space

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