

# ONE MEDICAL PARK



## CLASS A MEDICAL OFFICE SPACE FOR LEASE

14615 San Pedro Ave., San Antonio, TX 78232



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San Antonio, Texas 78216  
210.366.2222 office  
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## Overview

**34,164 SF**  
BUILDING SIZE

**2**  
FLOORS

**NORTH CENTRAL**  
SUBMARKET

**AMPLE SURFACE**  
PARKING

This newly renovated medical office space offers an exceptional leasing opportunity in one of the city's most established healthcare corridors. The property features prime visibility along U.S. Highway 281, providing excellent exposure to the area's high daily traffic counts and strong consumer demographics. Situated just minutes from Stone Oak Medical Center and surrounded by major hospitals, retail amenities, and thriving residential communities, the location is ideal for medical and healthcare-related practices seeking convenience and accessibility. Prominent signage opportunities along one of San Antonio's major thoroughfare, while the area's strong daytime population and patient base create a strong foundation for practice growth and long-term success.

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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6.12.26



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## Availability

Suite 100:	2,720 SF	} 5,657 SF CONTIGUOUS
Suite 125:	2,937 SF	
Suite 180:	1,798 SF	
Suite 245:	2,729 SF	

## Highlights

- Direct Access and visibility from Highway 281.
- Situated in a premier medical and professional office market surrounded by established healthcare providers.
- Ample parking, surface and covered parking for patients and physicians
- Convenient access to Loop 1604, Interstate 410 and surrounding residential communities.

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Exam Room



Lobby



Reception Desk



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Waiting Room



Break Room



Nurses Station



Break Room

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## LEVEL 1

TOTAL AVAILABILITY 7,455 SF

5,657 TOTAL CONTIGUOUS SF



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## LEVEL 2 TOTAL AVAILABILITY 2,729 SF



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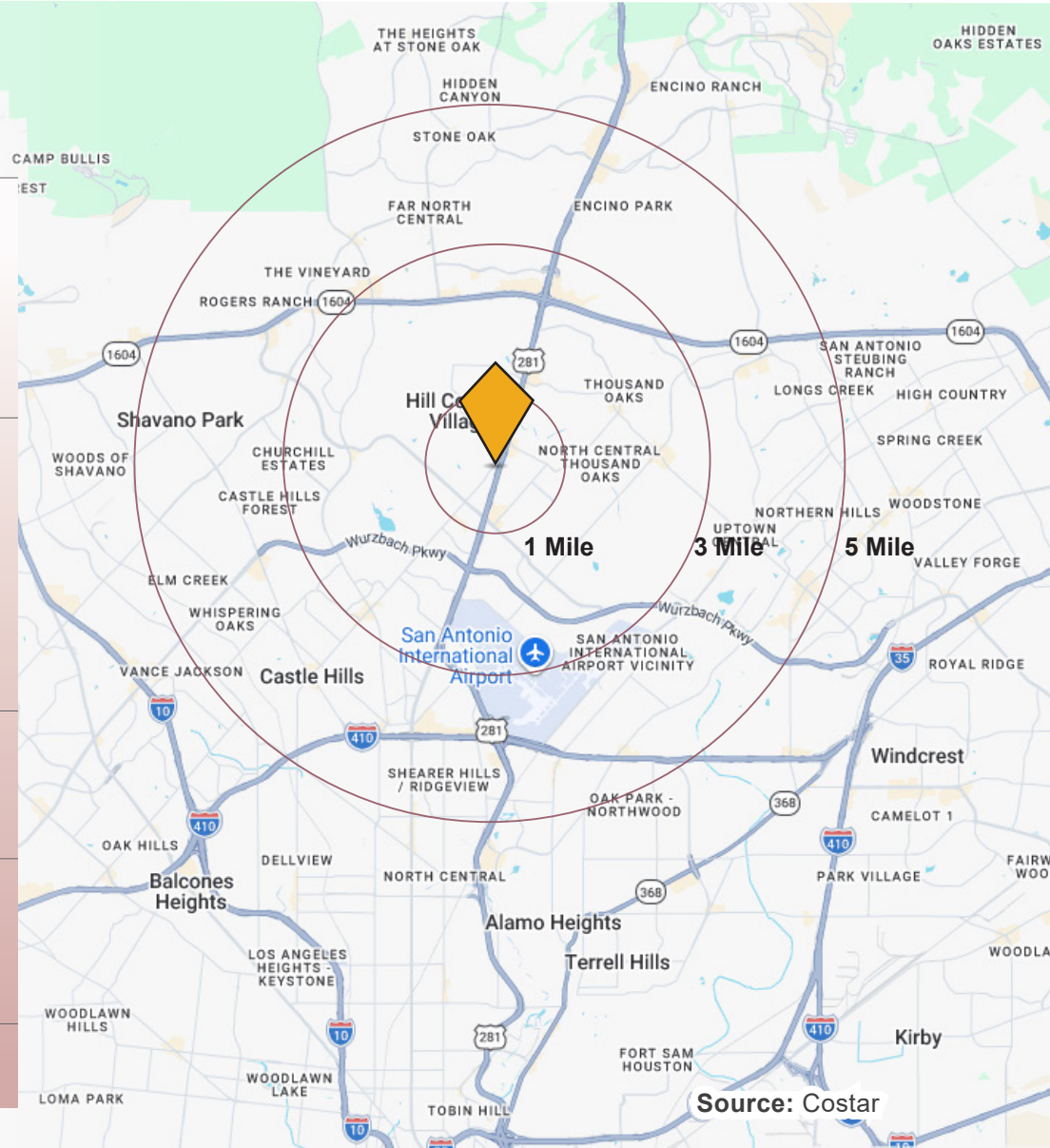
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## Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Total Population:	7,691	86,011	244,282
2030 Population Projection:	8,045	89,959	256,107
Population Growth 2025-2030:	0.9%	0.9%	1.0%
Median Age:	44	40	40
<b>Households</b>			
2025 Total Households:	3,514	38,639	102,779
Household Growth 2025-2030:	0.9%	1.0%	1.0%
Median Household Income:	\$85,000	\$75,021	\$83,307
Average Household Size:	2.2	2.2	2.3
Average Household Vehicles:	2	2	2
<b>Housing</b>			
Median Home Value:	\$391,363	\$363,029	\$368,301
Median Year Built:	1984	1987	1988
<b>Daytime Employment</b>			
Total Businesses:	1,280	8,105	20,829
Total Employees:	14,984	8,105	164,979
<b>Vehicle Traffic</b>			
Hwy 281 @ Central Pkwy N:	139,626 vpd		



Source: Costar



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