

Medical Office | For Lease

3603 Paesanos Parkway
San Antonio, TX 78231

Shavano Oaks II
MEDICAL



Leasing by:  **TRANSWESTERN**

Property Highlights

3603 Paesanos Parkway



MOVE-IN READY SUITES

Move seamlessly into your new space—our suites are prepared for immediate occupancy, ensuring a smooth and efficient transition.



UNBEATABLE LOCATION

Located in the premier Far North Central medical micro-market with top demographic access.



NEARBY AMENITIES

Surround yourself with a vibrant selection of restaurants and retail establishments just minutes away.



HEALTHCARE SYNERGY

Strong tenant mix among existing practices including MRI, dermatology and infusion.



ABUNDANT PARKING

Above market, 6:1,000 parking with two ADA ramps.



ACCESSIBILITY

Direct access to and from Loop 1604.

Availability

3603 Paesanos Parkway

691 SF - 12,794 SF | Full Floor Available

Suite 120	3,430 SF	Second generation clinical space.
Suite 205B	691 SF	691 SF lab space.
3rd Floor	12,794 SF	Full floor opportunity with balcony.



Amenities Map

Restaurants and Retail

Merit COFFEE CO

ExxonMobil

McALISTER'S DELI

Starbucks

WHATABURGER

paesanos 1604

Academy SPORTS+OUTDOORS

Freddy's

Willie's

Las Palapas

Scuzzi's ITALIAN RESTAURANT

Stone Works

Pasha MEDITERRANEAN GRILL

WHOLE FOODS MARKET

hopdoddy BURGER BAR

Panera BREAD

ALDiNO

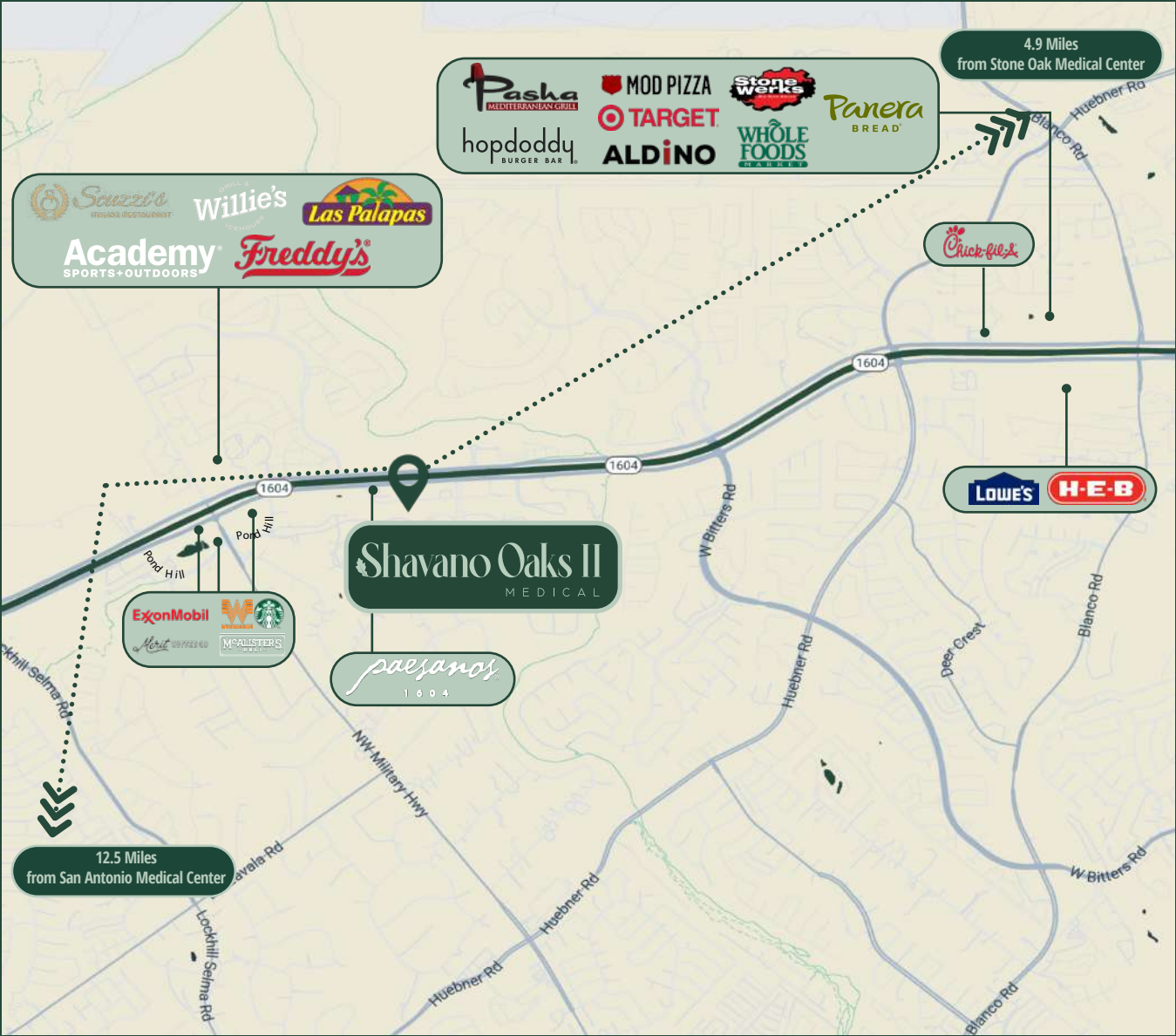
MOD PIZZA

Chick-fil-A

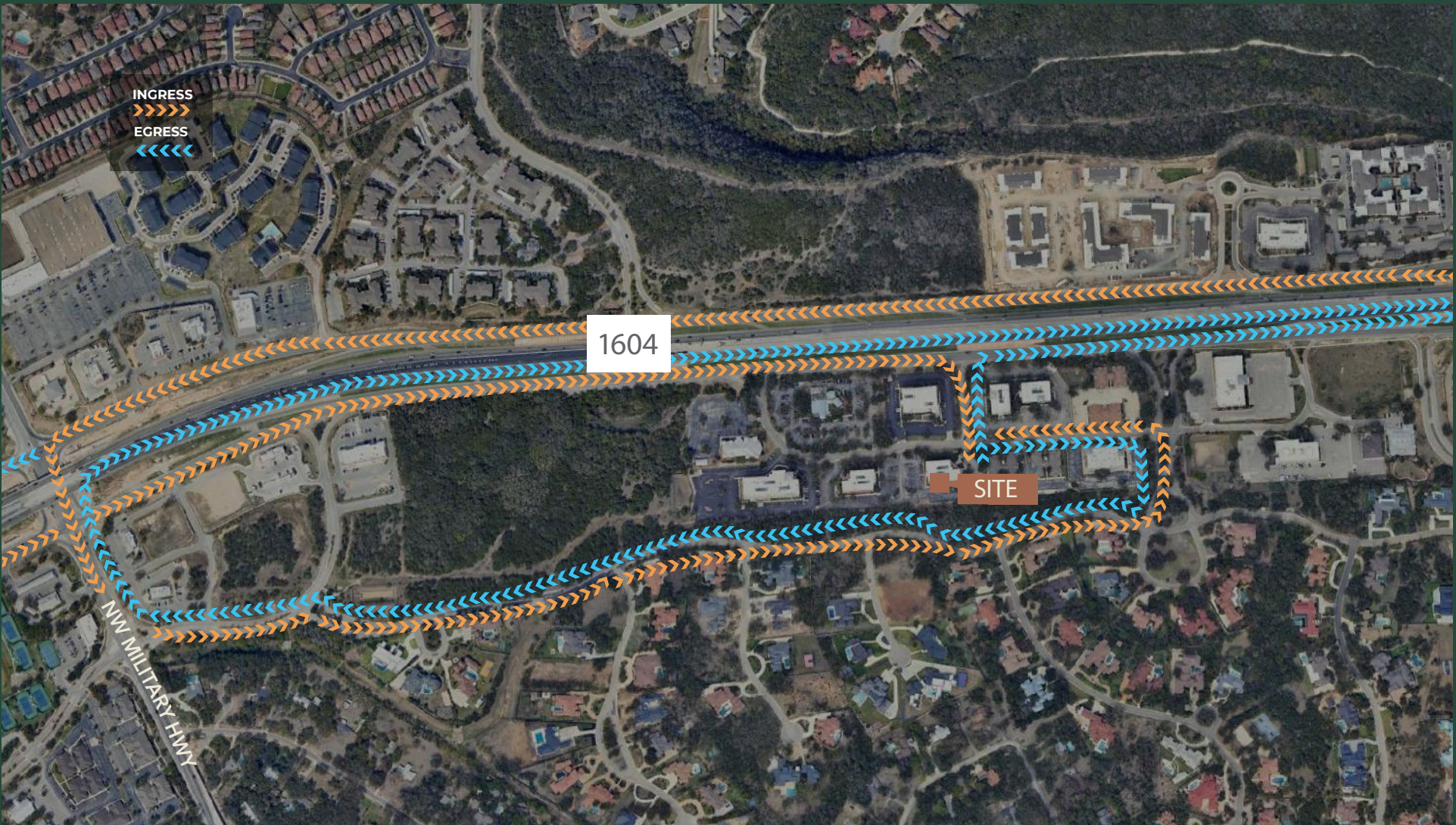
TARGET

H-E-B

LOWE'S

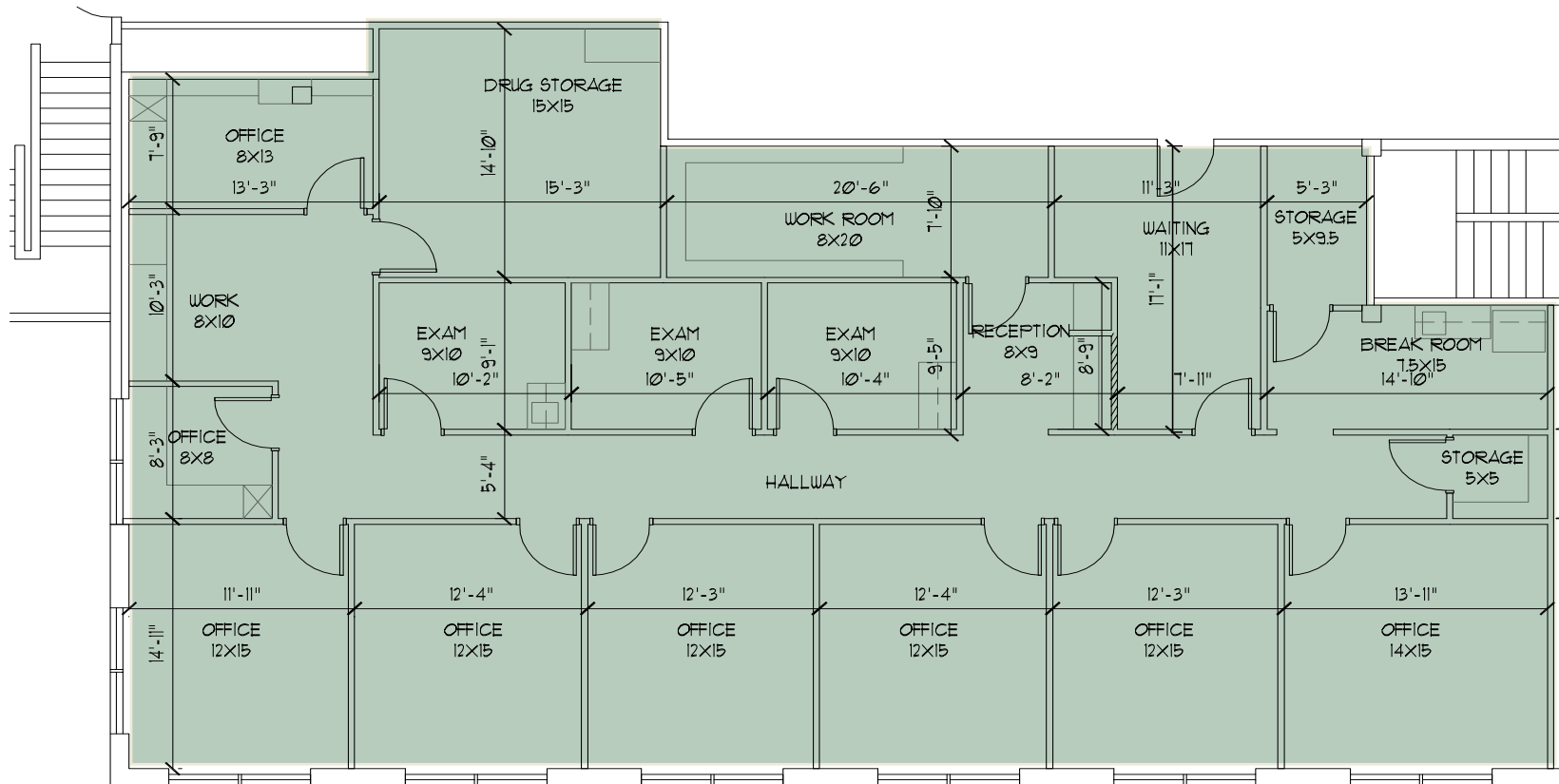


Ingress/Egress Map



Suite 120 | 3,430 SF

Second generation clinical space



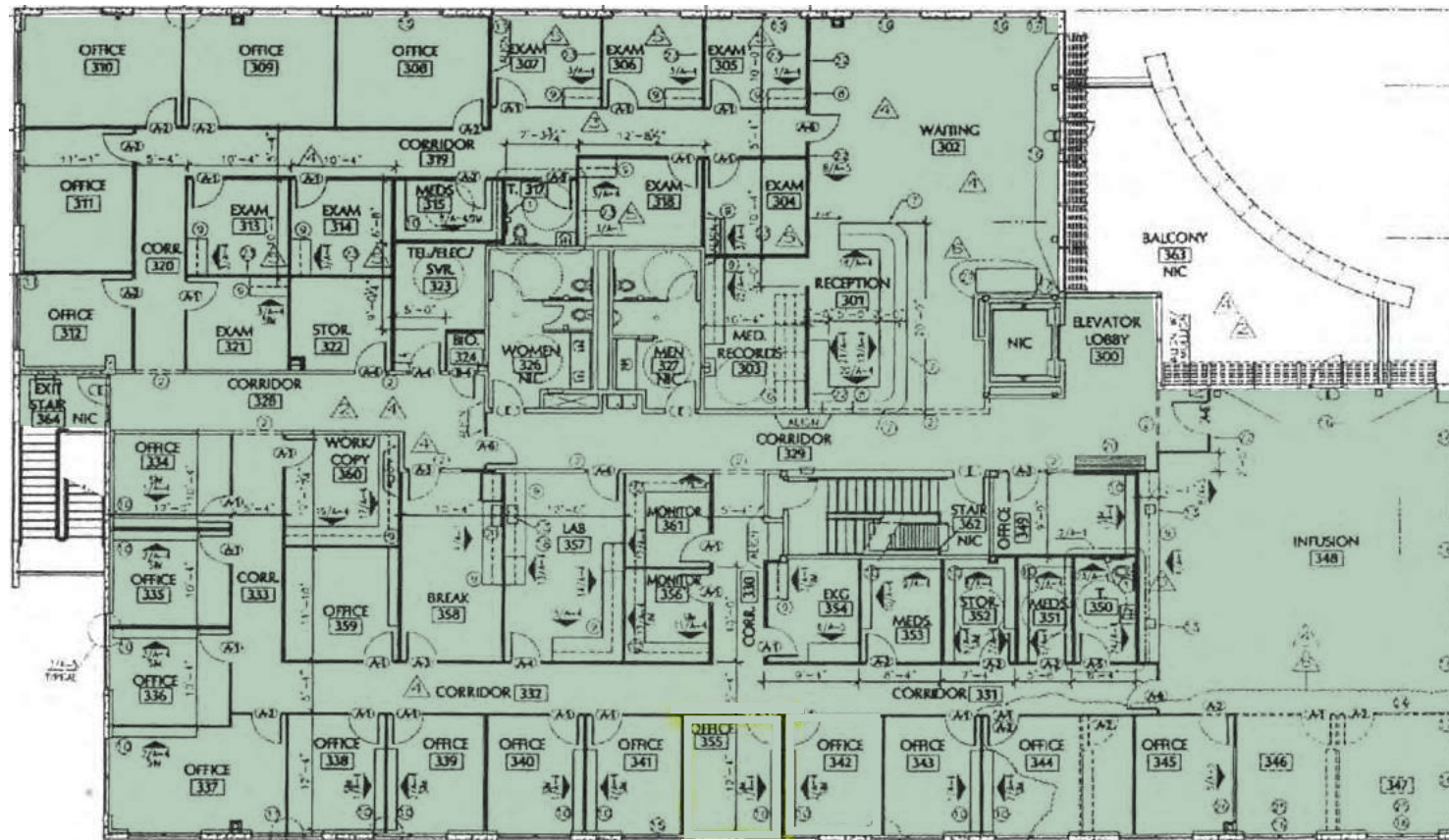
Suite 205B | 691 SF

Lab space



3rd Floor | 12,794 SF

Full floor opportunity - clinical and lab spaces



Health Care & Insurance

Paesanos Pkwy, San Antonio, Texas, 78231
Ring of 3 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



55,926

Civilian Noninstitutionalized
Population (ACS)

Exercise (Percent of Adults)



53.9%

Exercise at home 2+
times per week



14.6%

Exercise at club 2+
times per week



Source: This infographic contains data provided by ACS (2018-2022), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).

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Health Care Expenditure



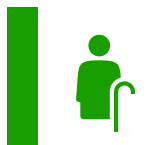
\$6,346

Annual Health Insurance
Expenditures



\$3,452

Medical Care



Medicare-
Population 65+

2,886

Medicare Only

1,395

Direct-Purch & Medicare

1,675

Employer & Medicare

279

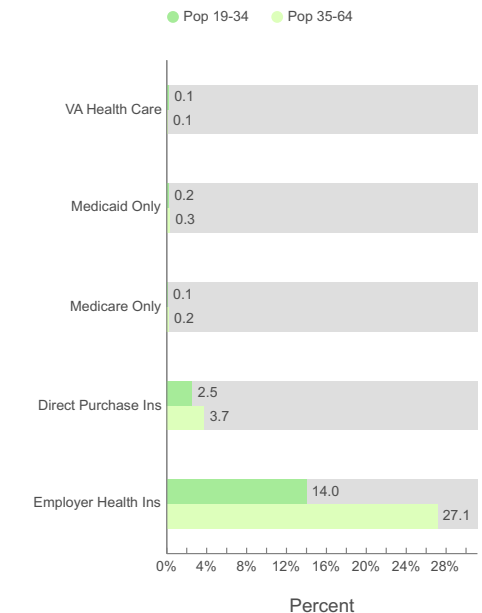
Medicare & Medicaid

Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,750.7
Medicare Payments	\$1,307.9
Physician Services	\$442.5
Dental Services	\$651.7
Eyecare Services	\$122.1
Lab Tests/X-rays	\$113.2
Hospital Room & Hospital Service	\$369.6
Convalescent/Nursing Home Care	\$53.4

Health Insurance Coverage (ACS)



Shavano Oaks II

M E D I C A L

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