

Colonies North Professional Building

3740 COLONY DRIVE · SAN ANTONIO, TX 78230 · NORTHWEST SUBMARKET · BEXAR COUNTY

Elevator-served professional office · 22,353 SF across 3 stories · 645 - 2,550 SF available · gross rent, on-site management

SPACES AVAILABLE

SUITE	FLOOR	SF	RATE / SF	MONTHLY
122	1st	2,550	\$20.00	\$4,250
New to market — largest contiguous suite in the building				
216 / 220	2nd	1,344	\$20.00	\$2,240
Two adjoining 672 SF suites — lease together or separately				
270	2nd	645	\$20.00	\$1,100
LL101 / LL103B	Lower	1,020	\$20.00	\$1,500
Lower level — includes combined 293 SF at LL103B				
TOTAL AVAILABLE		5,559	MAX CONTIGUOUS 2,550 SF	

PROPERTY HIGHLIGHTS

- **Premier I-10 office corridor** just off I-10 at Wurzbach, with ±233,470 VPD on McDermott Freeway a tenth of a mile from the door.
- **Directly across from H-E-B** and minutes from the South Texas Medical Center, with restaurants, hotels and retail within walking distance.
- **Suites from 645 SF to 2,550 SF** — sized for solo practitioners, satellite offices and teams of a dozen or more.
- **Gross rent structure** — one flat monthly number with no CAM reconciliation, which small professional tenants budget against easily.
- **On-site property management**, elevator-served, with covered and surface parking for staff and visitors.
- **Established professional tenancy** across counseling, dental, staffing, publishing and legal — a referral-friendly building for service practices.
- **12 minutes to San Antonio International** (7.6 miles) and immediate access to Loop 410 and I-10.

PROPERTY FACTS

Building RBA	22,353 SF
Available	5,559 SF
Stories	3
Typical Floor	7,451 SF
Built / Renovated	1960 / 2000
Construction	Masonry
Elevators	1
Parking	Covered + Surface
Land Area	1.33 AC
Zoning	C-3
Service Type	Gross Rent
2025 Taxes	\$1.79 / SF



TENANT ROSTER

National Youth Sports · Omni Counseling & Consulting · Wayne J. Colton Inc. · Neighborhood News · Colonies North Dental Center · Allegiance Staffing

TARGET USERS: CPA / tax, title & escrow, insurance agency, therapy, med spa, IT services, tutoring.

TRADE AREA DEMOGRAPHICS	1 MILE	3 MILES
Population	21,237	145,066
Households	9,304	66,586
Median Age	34.3	35.9
Median Household Income	\$56,446	\$56,349
Daytime Employees	8,849	107,065
Projected Population Growth '25-'30	4.93%	5.31%

±233,470

VPD — I-10 / McDERMOTT FWY
0.11 MI FROM SITE

±44,369

VPD — WURZBACH RD
AT BLUEMEL RD

±34,235

VPD — WURZBACH RD
0.16 MI FROM SITE

12 MIN

SAN ANTONIO INTL
7.6 MILES

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