

423 TREELINE PARK

SAN ANTONIO, TX 78209

Prime Medical
Office Space

— ***For Lease*** —

In the heart of
Alamo Heights



First Floor Former Imaging Center Available



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

PAUL BARKER
210.918.6393 direct
210.601.8127 mobile
pbarker@endurasa.com

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For Lease



Building Size:	±53,379 SF
Lease Rate:	Call Broker for pricing
Proximity to Airport:	2.5 Miles 8 Minutes
Submarket:	North Central
Parking:	5:1000

AVAILABILITY

Suite 100:	6,108 RSF
Suite 201:	2,562 RSF
Suite 325:	6,174 RSF

HIGHLIGHTS:

- Three story office / medical office building
- Highly desirable central location in the heart of Alamo Heights
- One mile to The Quarry Market and Lincoln Heights Shopping
 - Adjacent to Christus Santa Rosa Hospital
- Surgery center on-site
- Reserved and covered parking available

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.

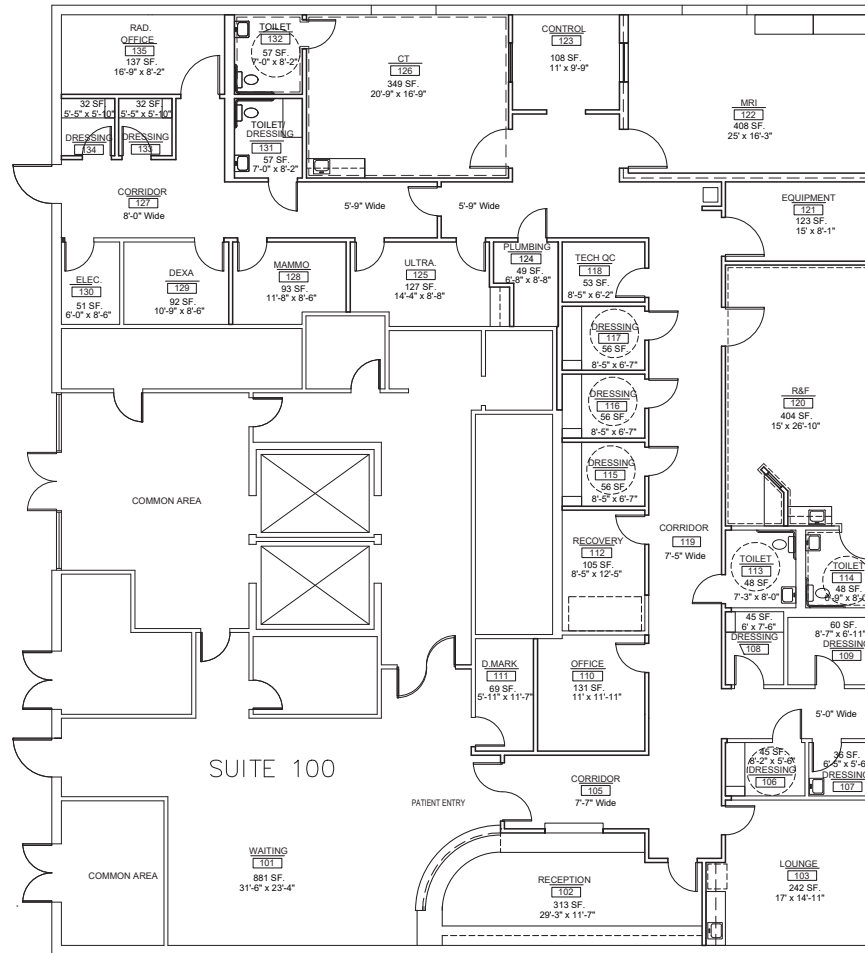
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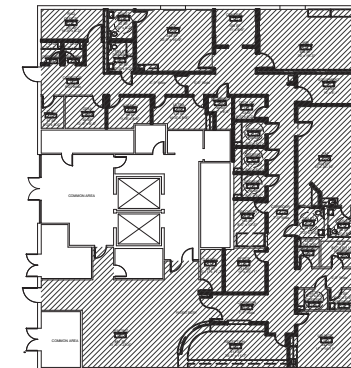
For Lease

Suite 100
6,108 rsf



- Former Imaging Center suite
- Single floor opportunity
- Patient drop off area
- Direct access to covered parking

1st Floor



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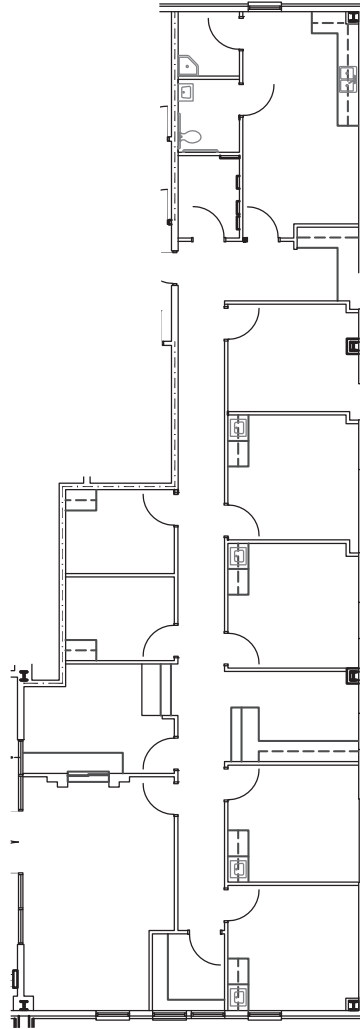
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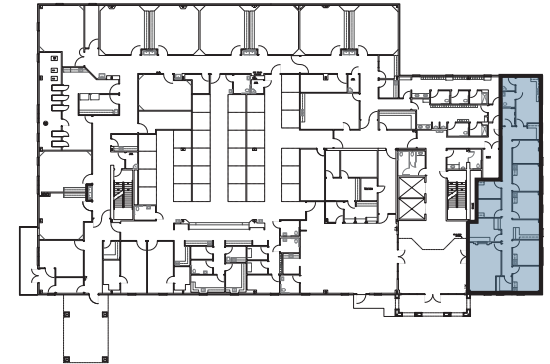
For Lease

Suite 201
2,562 rsf

- Highly visible main building lobby entrance



2nd Floor



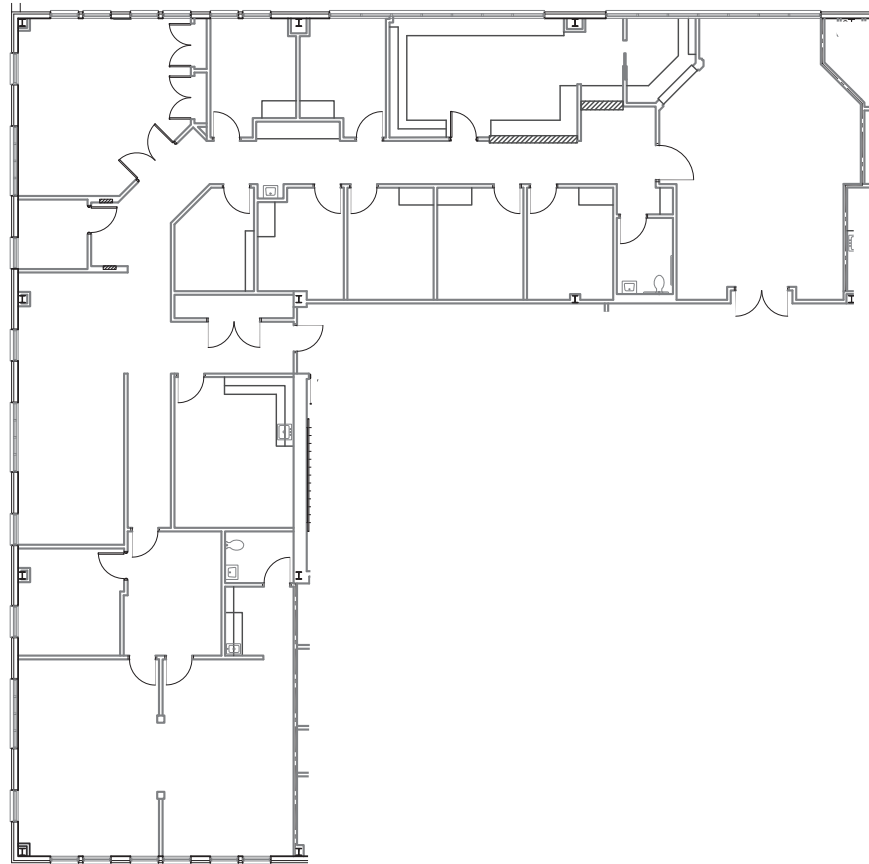
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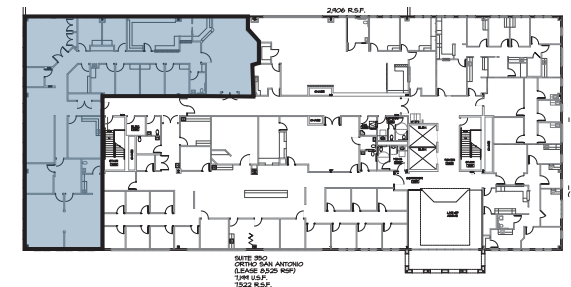
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Suite 325
6,174 rsf



- Fantastic Quarry Golf course views

3rd Floor



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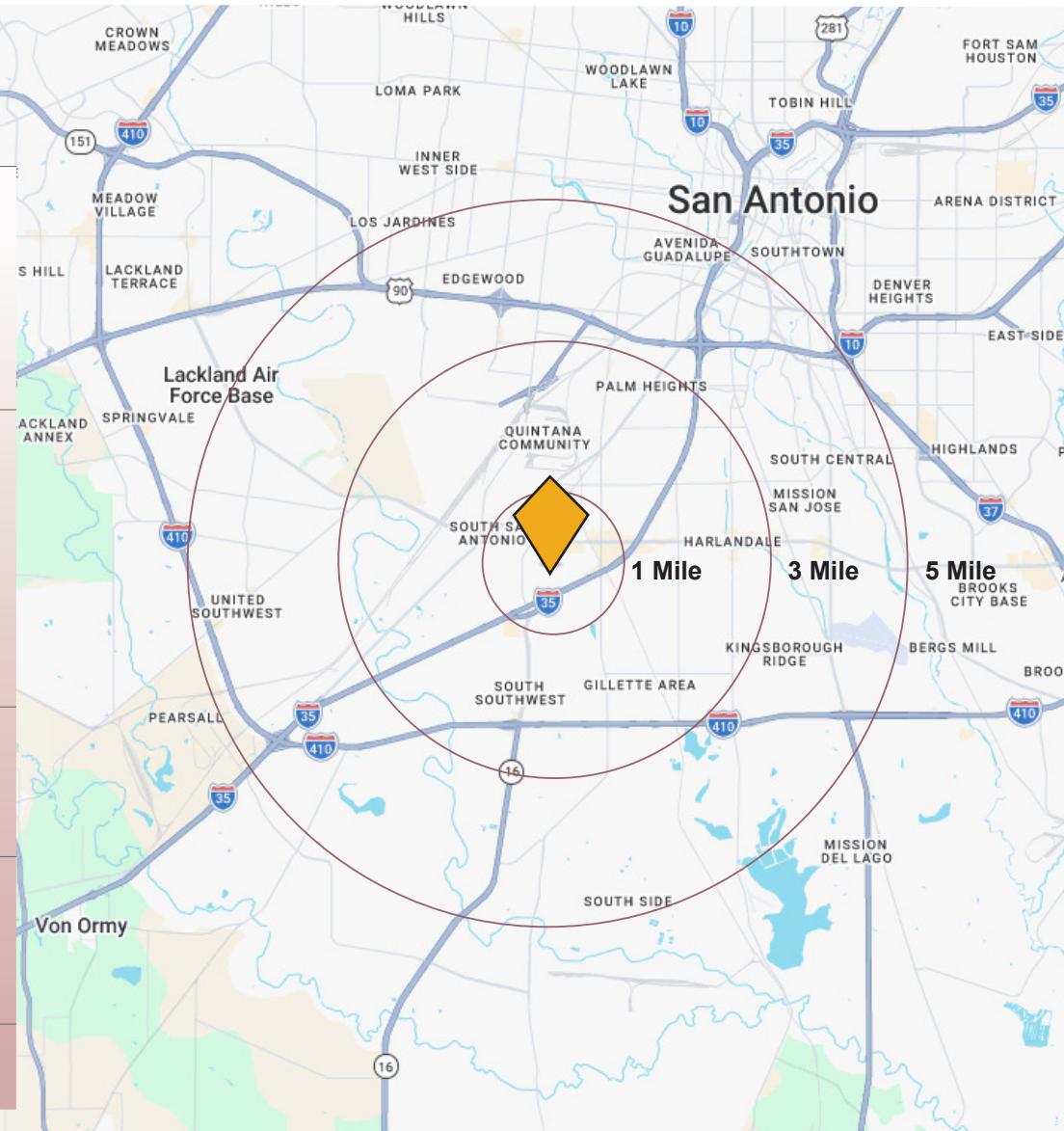


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Demographics

Population	1 Mile	3 Mile	5 Mile
2025 Total Population:	13,140	101,024	296,801
2030 Population Projection:	13,875	106,432	312,447
Population Growth 2025-2030:	1.1%	1.1%	1.1%
Median Age:	42	39.7	38.1
Households			
2025 Total Households:	6,231	42,281	125,083
Household Growth 2025-2030:	1.2%	1.1%	1.1%
Median Household Income:	\$73,086	\$70,098	\$61,766
Average Household Size:	2	2.3	2.2
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$333,092	\$371,662	\$304,713
Median Year Built:	1976	1966	1972
Daytime Employment			
Total Businesses:	1,689	10,369	27,303
Total Employees:	14,913	86,366	209,477
Vehicle Traffic			
Hwy 281 @ Sunset Rd:	157,533 vpd		
Sunset Rd @ Hwy 281:	17,104 vpd		



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paul Barker	467930	pbarker@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date