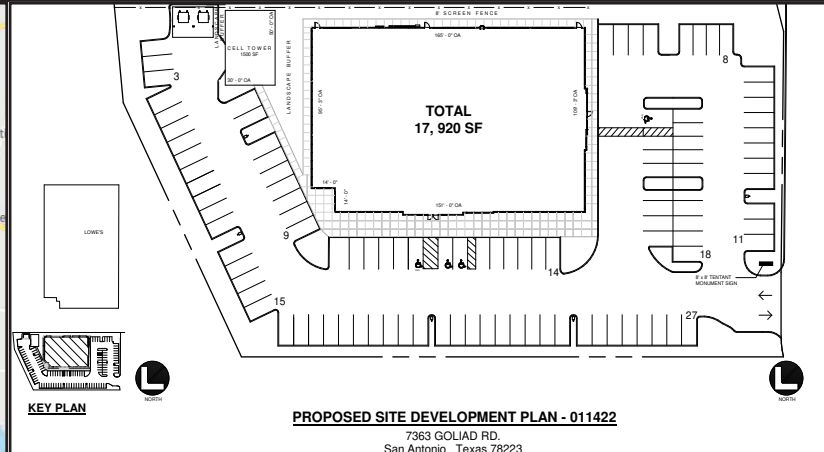
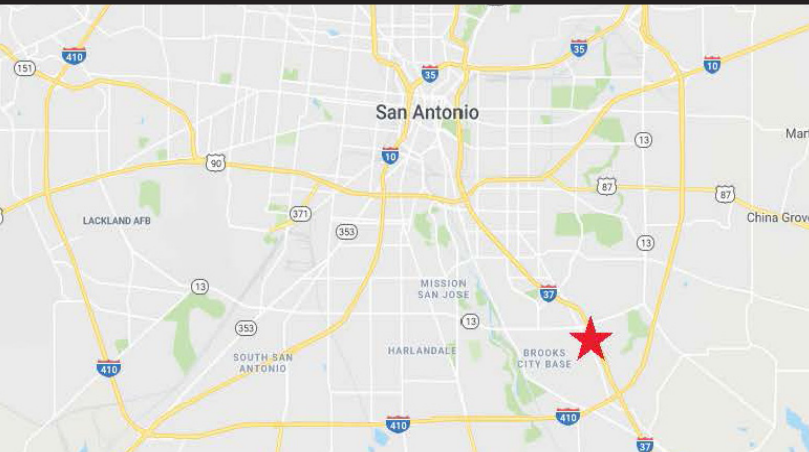
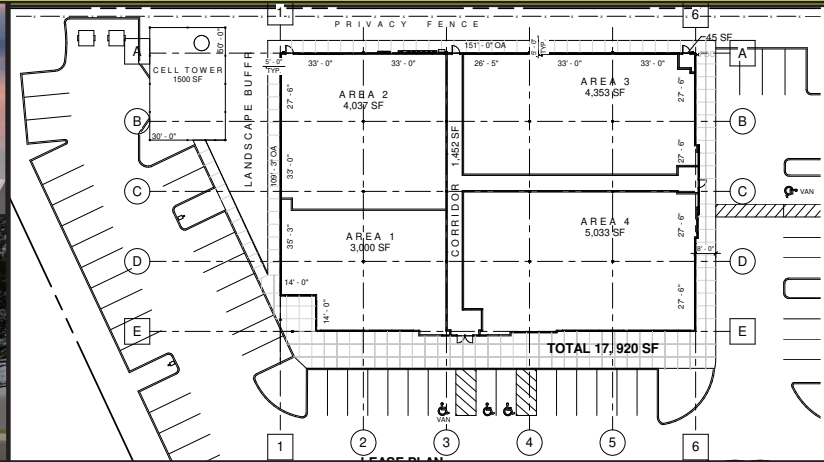


NEW MEDICAL OFFICE FOR LEASE



GOLIAD RD MEDICAL BUILDING | 7363 GOLIAD RD | SAN ANTONIO, TX | 78223

PROPERTY DESCRIPTION

This proposed medical office building is located immediately adjacent to a Lowe's Home Improvement store and a Fairfield Inn & Suites with great visibility from Interstate 37 and Goliad Rd. The project is across the street from the highly successful Brooks City Base which is home to the Baptist Hospital and provides high traffic all around the area.

PROPERTY HIGHLIGHTS

- Pylon signage available for tenant use on IH-37 & Goliad Rd
- Close proximity to IH-37, SE Military Dr, & Brooks City Base
- Traffic Counts:
SE Military Dr., west of IH-37: 23,552 VPD
IH-37, south of SE Military Dr.: 88,684 VPD
- Area Retailers: Lowe's, AutoZone, Sam's Club, Walmart, Chick-fil-a, Best Buy, Office Depot, Starbucks, Whataburger, The Wash Tub, Walgreens, Target, Home Depot, & more

PROPERTY DETAILS

| | |
|---------------|------------------------------|
| Total SF: | 17,920 SF |
| Available SF: | 17,920 SF |
| Lease Rate: | \$28.00 - \$31.00 PSF/YR |
| NNN's: | Est. \$9.00 - \$10.00 PSF/YR |
| Lease Term: | Min. 5 Years |
| TI Allowance: | \$35.00 PSF* |

*TI can be increased dependent on deal structure and credit of the tenant

**All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions, prior sale, lease or withdrawal without notice.