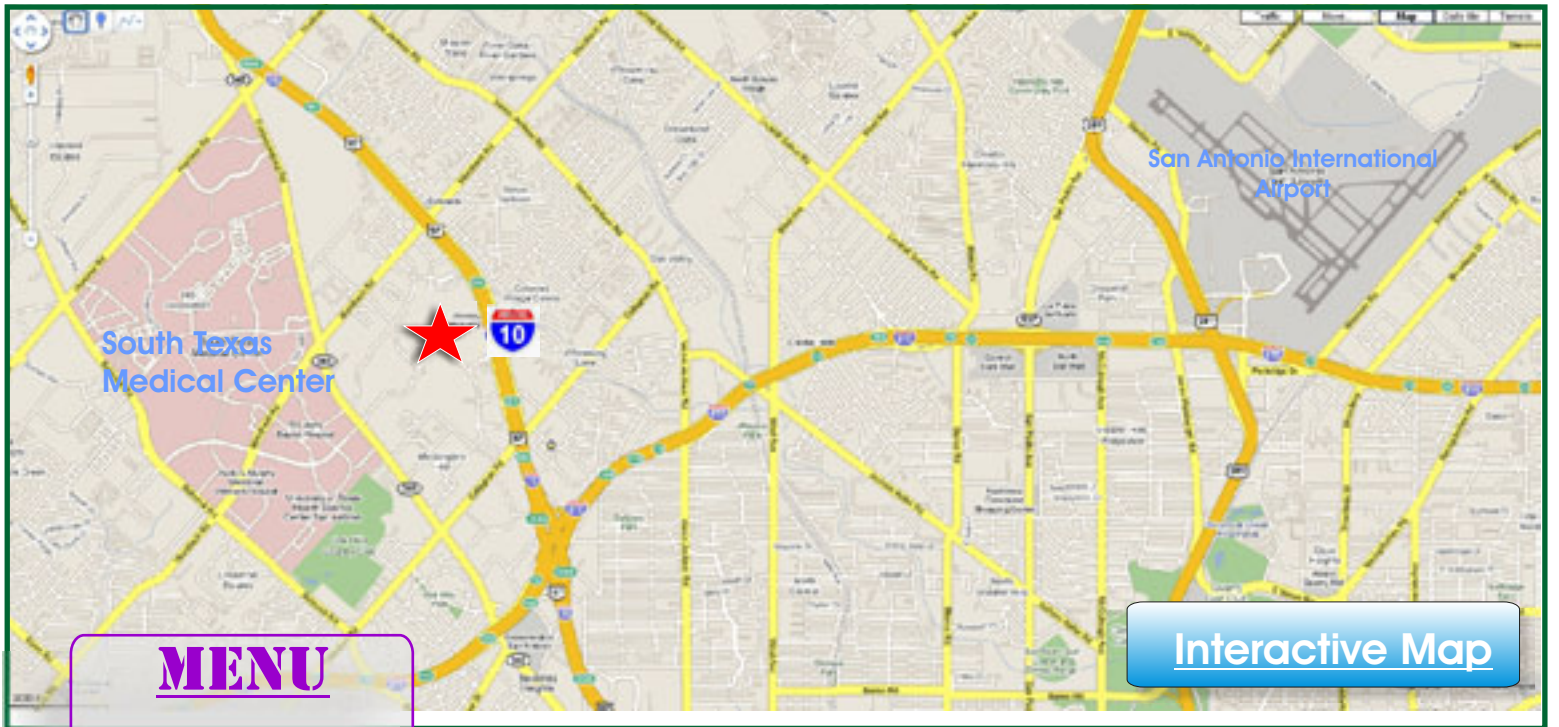


~ FOR SALE ~

Medical Office/Clinic Building 3939 Medical Drive

100% Leased



MENU

- [Aerial Map](#)
- [Information](#)
- [Site Plan](#)
- [Floor Plans](#)
- [Photos](#)

Exclusive Listing



Contact:
Todd Beebe-Broker
(210) 682-1500

~ FOR SALE ~

Medical Office/Clinic Building 3939 Medical Drive



Central to South Texas Medical Center is The University of Texas Health Science Center and its teaching hospital, The University Hospital System.

[Interactive Map](#)

[Back to Top Page](#)



Contact:
Todd Beebe-Broker
(210) 682-1500

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~ FOR SALE ~

**Medical Office/Clinic Building
3939 Medical Drive**

100% Leased

Location: 3939 Medical Dr. at Corner of Medical Dr. & Bluffcreek Dr.

Building Size: 24,922 usable sq. ft., 1-story medical office/clinic bldg.

Land Area : 2.56 Acres

Features:

- ⦿ Individual Climate Controls
- ⦿ Fiber Optics
- ⦿ First Class, high profile medical finishes
- ⦿ Modern architecture featuring warm "Hill Country" limestone treatments
- ⦿ Great Corner - Access quickly from Hospitals and International Airport
- ⦿ 2 Blocks from I-10 / Medical Drive Exit

Frontage: Corner lot with frontage on Medical Dr. & Bluffcreek Dr.

Zoning: C-1

Parking: 111 Parking spaces (4.5 per 1000 s.f.)

Tenants:

- ⦿ **University of Texas Health Science Center - 11,334 usf**
- ⦿ **Kidney Treatment Center - 13,588 usf**

Income before Taxes, Depreciation & Interest : \$315,000

Cap Rate: 7.4%

Sales Price: \$4,250,000 (\$170 psf)

[Back to Top Page](#)



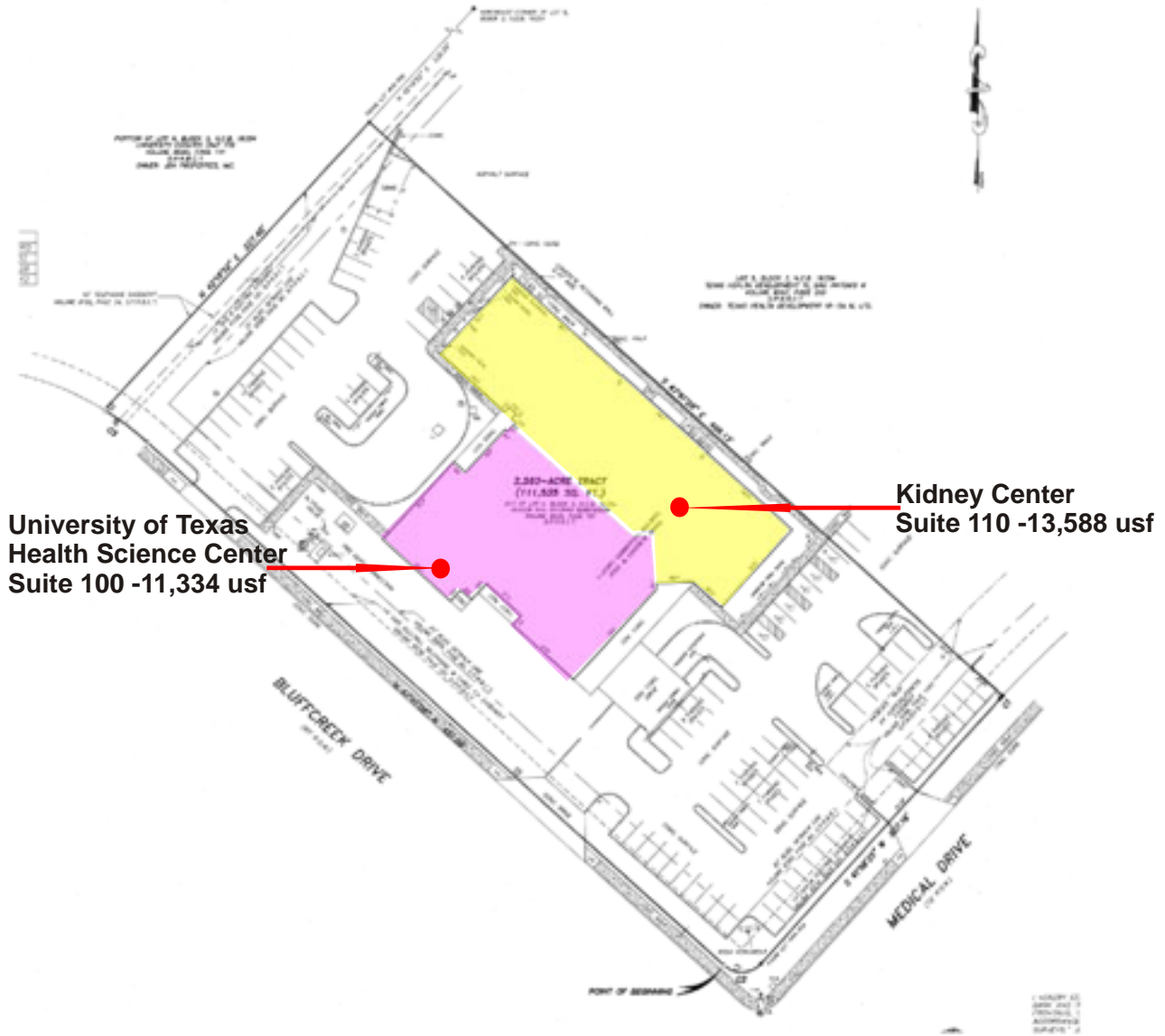
A Hogan Properties Company
www.HomeSpringRP.com

**Contact:
Todd Beebe-Broker
(210) 682-1500**

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~ FOR SALE ~

Medical Office/Clinic Building 3939 Medical Drive



University of Texas
Health Science Center
Suite 100 -11,334 usf

Kidney Center
Suite 110 -13,588 usf



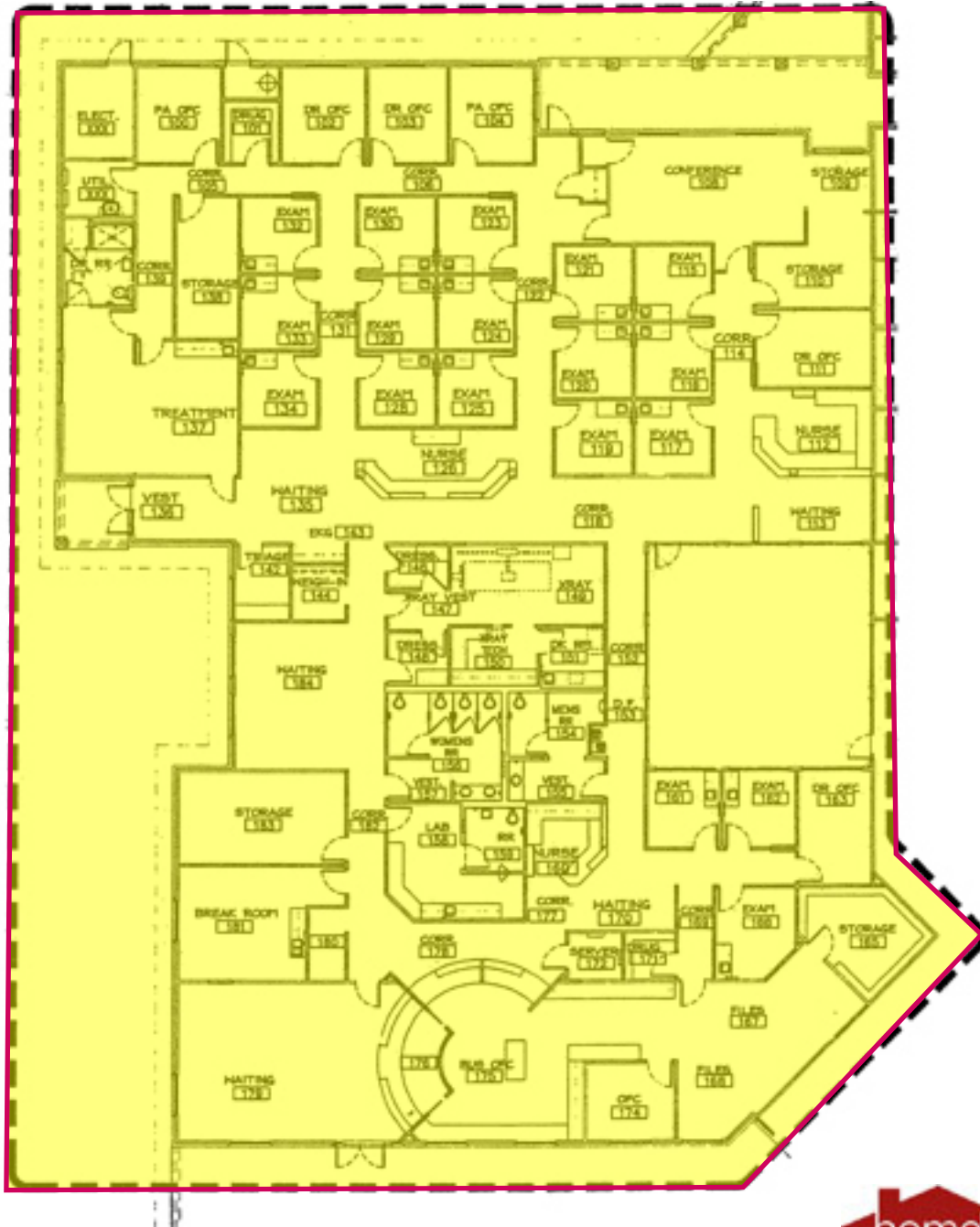
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[Back to Top Page](#)

~ FOR SALE ~

Bluffcreek Drive

Horizon Hill



Medical Drive



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 Todd Beebe-Broker
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University of Texas Health Science Center
 Suite 100 / 11,334 usf

[Back to Top Page](#)

~ FOR SALE ~



Architectural Detail - UT entrance



[Back to Top Page](#)



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