



FOR SALE/ LEASE

4466 Lockhill Selma Rd
San Antonio, TX 78249

- Building Size: $\pm$ 4,862 SF
- Space Available: $\pm$ 2,937 SF



$\pm$ 2,937 SF | MEDICAL OFFICE

SUMMARY

Property Specs

PRICING	\$27/SF/NNN
DESIRED LEASE TERM	5 – 7 Years
TOTAL AVAILABLE	± 2,937 SF
YEAR BUILT	2005
TYPE	Office Medical Office

- For Lease or For Sale for an owner/user with a tenant in tow.
- 1,925 sf currently occupied by a dental clinic for 5 years
- Location: Prime visibility along Lockhill Selma Rd, minutes from Loop 1604 & IH-10
- Accessibility: Convenient access to major thoroughfares and nearby medical facilities
- Parking: Ample surface parking for staff and visitors
- Building Features:
 - Professional office environment
 - Flexible floor plan suitable for medical or office build-out
 - High-traffic corridor with strong demographics
- Why Choose This Location?
 - Situated in a dense medical corridor with strong referral networks
 - Close proximity to Methodist Hospital Landmark and surrounding specialty clinics
 - Ideal for healthcare providers, professional services, or administrative offices



PHOTOS

2005
YEAR BUILT

A
CLASS

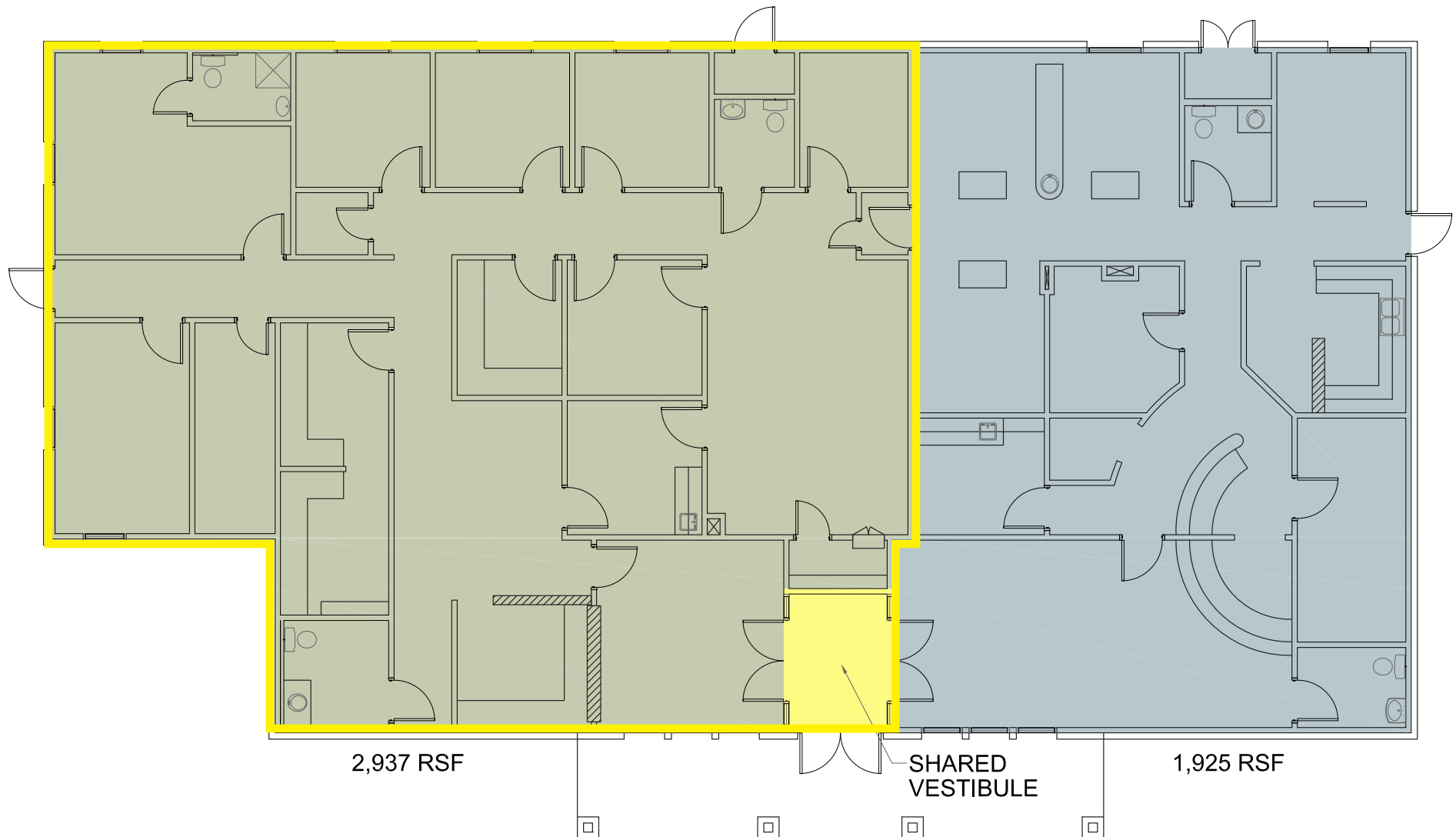
± 2,937
TOTAL SF AVAILABLE







FLOOR PLAN



AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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