

EXCLUSIVE

Medical Office for Lease

2 Spurs Ln, San Antonio, TX 78240



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Second Generation Medical Space

[Virtual Tour | Click Here](#)



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PROJECT OVERVIEW

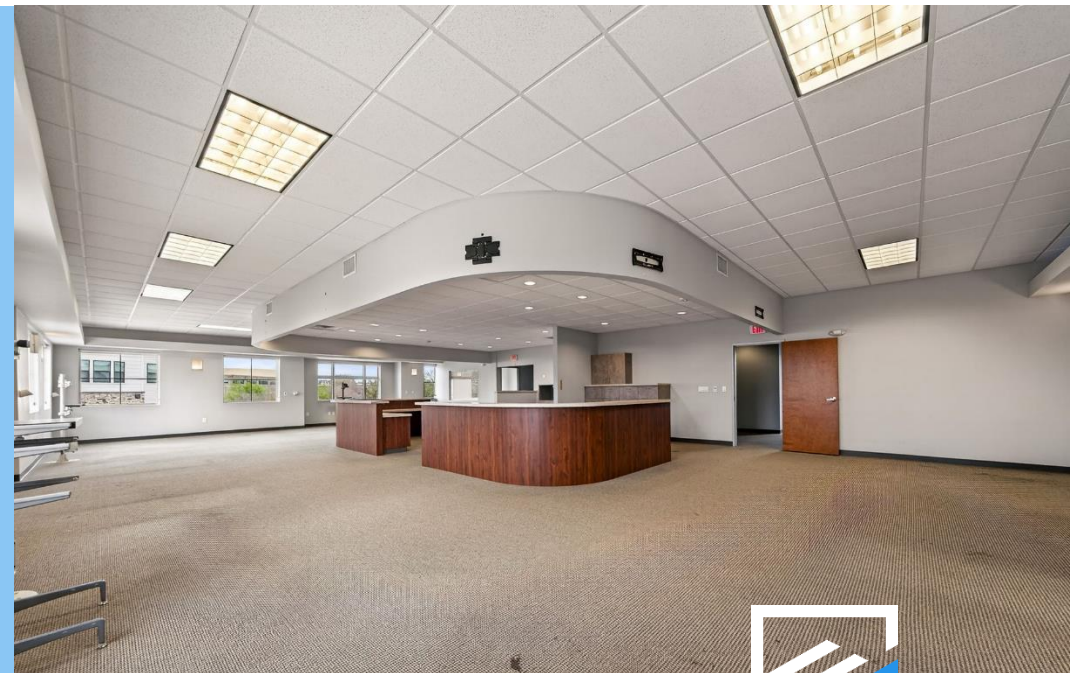
Entrust Commercial Advisors Group is pleased to present the leasing opportunity at 2 Spurs Lane, San Antonio, Texas, a 10,798 square foot medical office building located in the heart of the San Antonio Medical Center. Built in 2012, the property features a stucco and stone exterior with a clay tile roof and offers second-generation medical space with high-quality finishes, allowing healthcare providers to reduce buildout time and move quickly into a functional clinical environment.

The building offers flexible leasing options across two levels. The first floor totals 5,384 RSF and can be leased as one suite or divided into 1,173 RSF and 4,211 RSF suites. The second floor contains 5,244 RSF configured as a single suite. The property also provides ample on-site parking with a strong 5.09 parking ratio and is available for immediate occupancy.

Located one block from Floyd Curl Drive and two blocks from Huebner Road, the building sits within the San Antonio Medical Center, one of the largest healthcare clusters in Texas. Nearby institutions include University Hospital, Methodist Hospital, and UT Health San Antonio, which attract patients from across South Texas. The surrounding area includes 351,201 residents within a five-mile radius, supporting strong demand for outpatient medical services..

PROJECT HIGHLIGHTS

- 10,798 SF Medical Office Building
- Second Generation Medical Space
- Flexible Suites From 1,173 SF
- Located In SA Medical Center
- 5.09 Parking Ratio
- Immediate Occupancy Available



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



-  RENTABLE BUILDING AREA
10,798 SF
-  TENANCY
Multi-Tenant
-  OCCUPIED SF
0 SF (0%)
-  AVAILABLE SF
10,798 SF (100%)
-  LEASE RATE
\$22.00 NNN
-  LAND AREA (AC)
0.79
-  YEAR BUILT
2012
-  SUBMARKET
Northwest
-  OWNERSHIP
Fee Simple
-  GEO ID
17660-004-0221



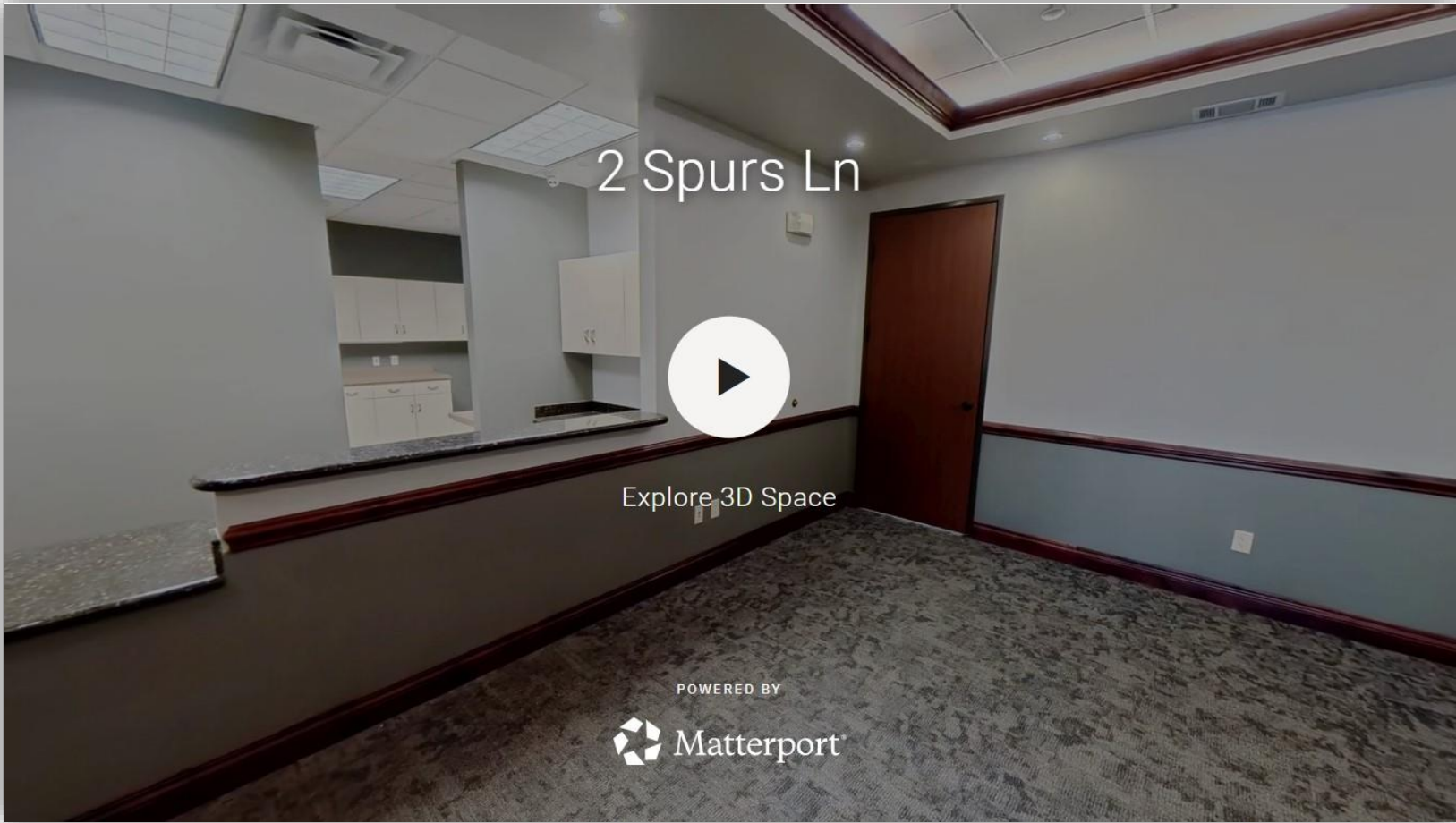
AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



2 Spurs Lane





AERIAL

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AERIAL

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EXTERIOR

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INTERIOR

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INTERIOR

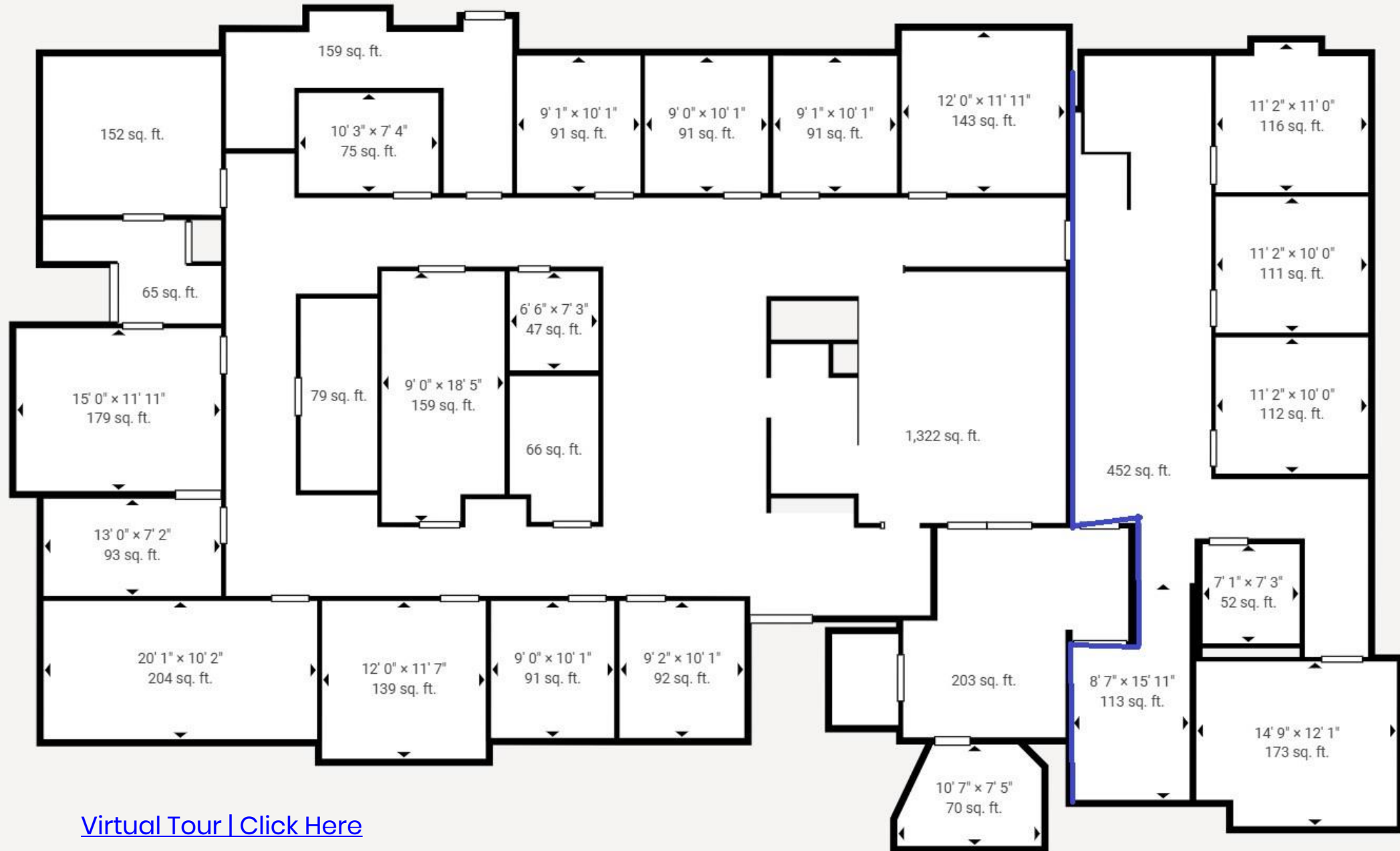
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FLOORPLAN – 1st Floor

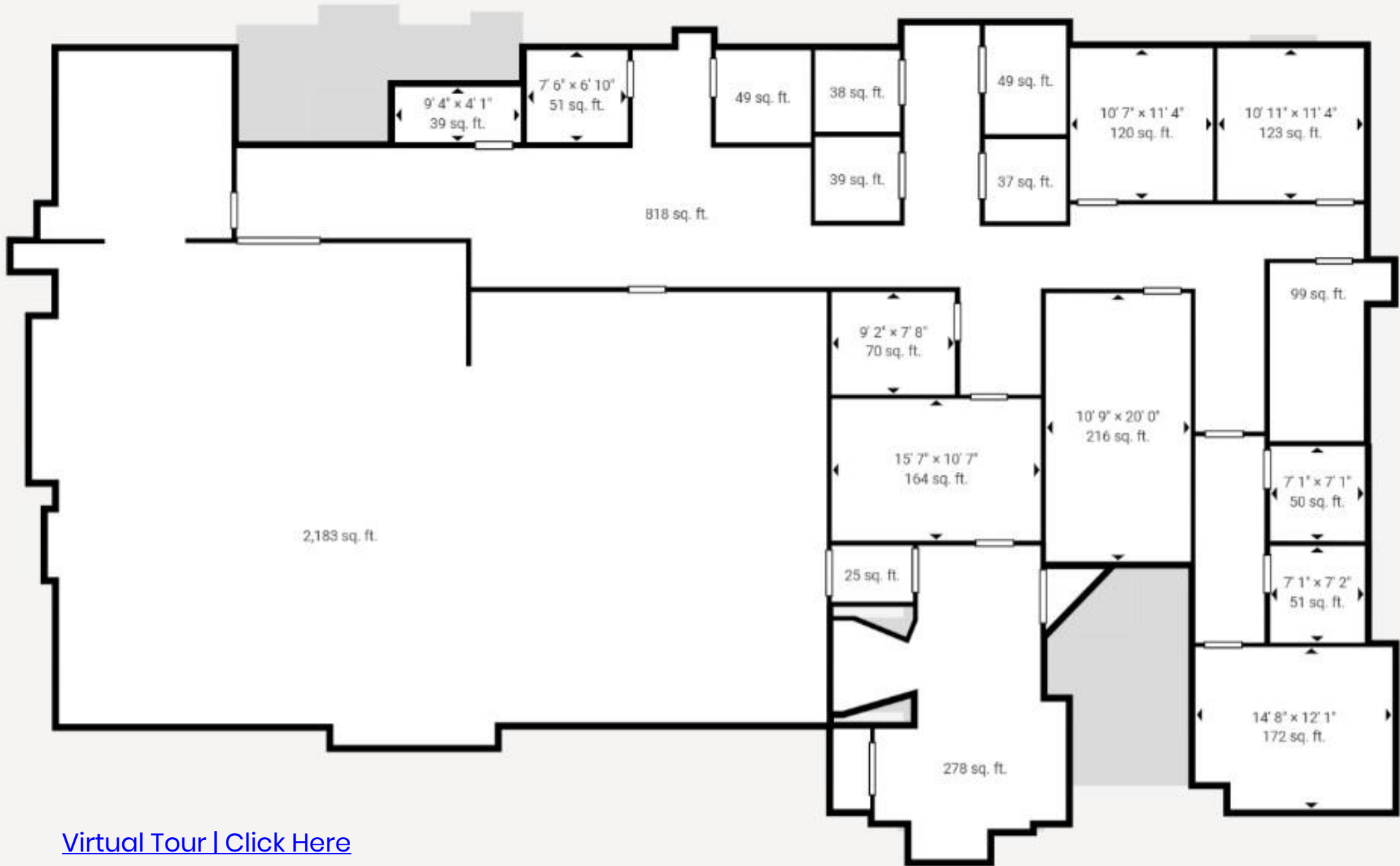
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FLOORPLAN – 2nd Floor

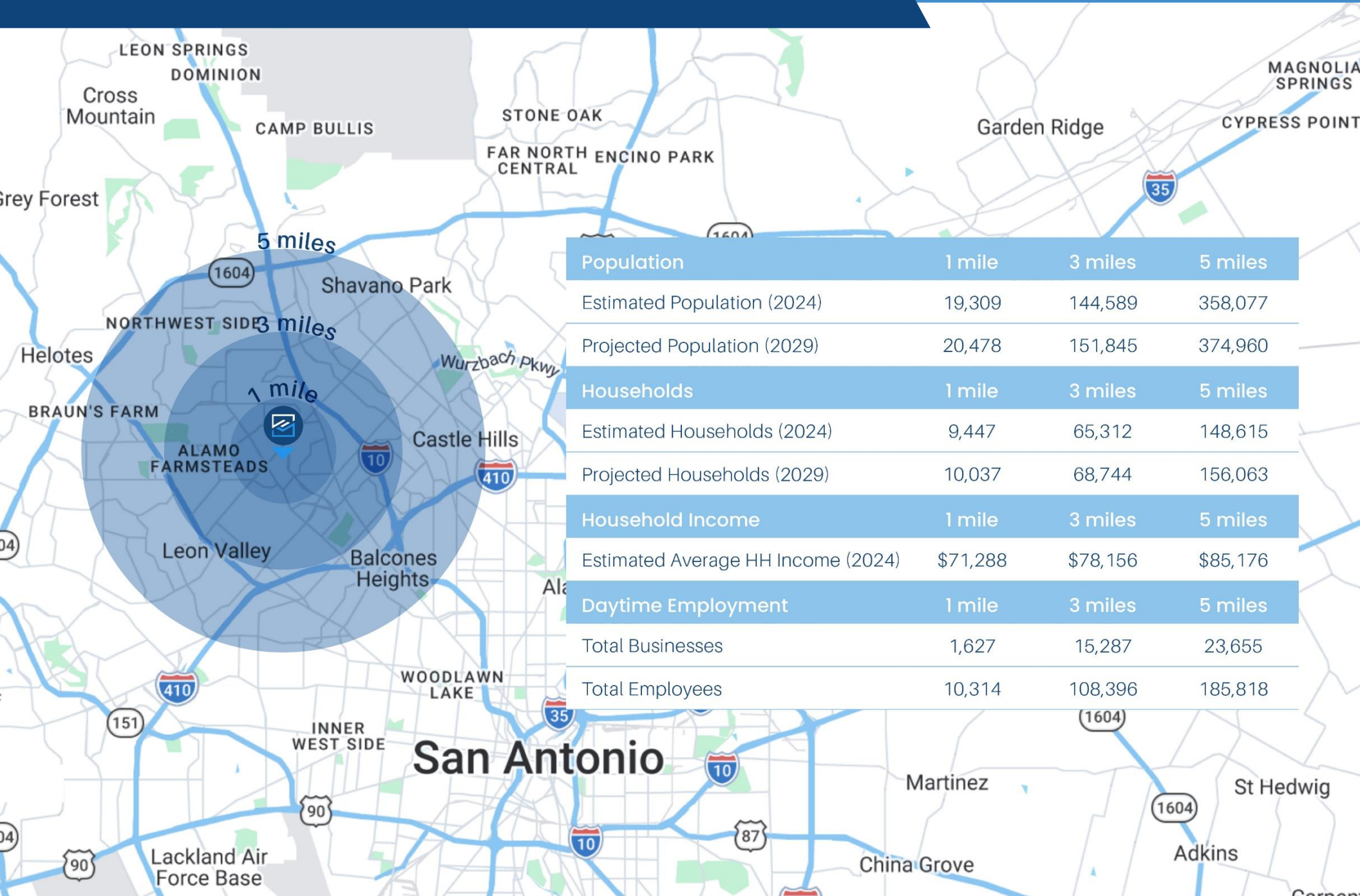
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DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



	1 mile	3 miles	5 miles
Population			
Estimated Population (2024)	19,309	144,589	358,077
Projected Population (2029)	20,478	151,845	374,960
Households			
Estimated Households (2024)	9,447	65,312	148,615
Projected Households (2029)	10,037	68,744	156,063
Household Income			
Estimated Average HH Income (2024)	\$71,288	\$78,156	\$85,176
Daytime Employment			
Total Businesses	1,627	15,287	23,655
Total Employees	10,314	108,396	185,818

