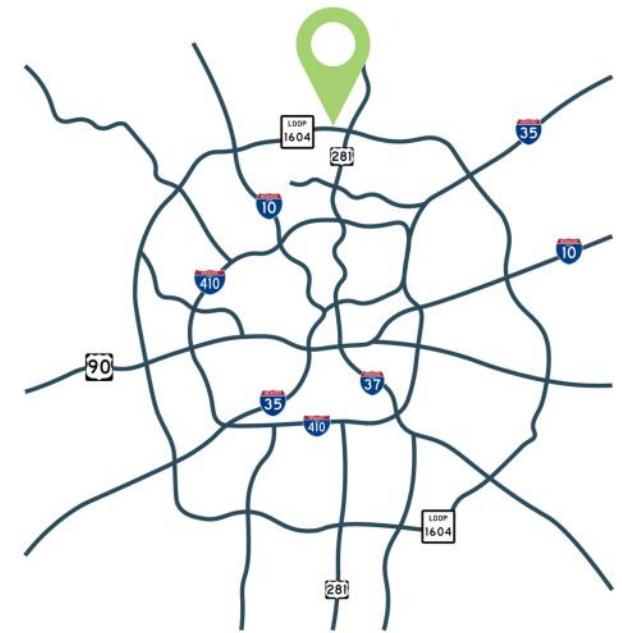


SPACE AVAILABLE

# 835-845 PROTON RD.

835-845 PROTON RD. | SAN ANTONIO, TEXAS | 78258

Class A one-story office park, just minutes from two major hospitals, and centrally located on San Antonio's north side. An opportunity to lease a stand-alone building with signage and easy access to Loop 1604 and Hwy 281. The property is situated in a natural park-like setting with mature trees and creeks on site. Each building features high-end features.



**VICKI ADELSTEIN**  
SENIOR ASSOCIATE  
(210) 816-2734  
VADELSTEIN@FORESITECRE.COM

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WHAT I LOVE ABOUT THIS PROPERTY:

“

Not only is this property beautiful, the location is very central to Stone Oak medical center, with easy access to Loop 1604 and Hwy 281.

V. ADELSTEIN

”

# 835-845 PROTON RD.

SAN ANTONIO, TEXAS

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,482	86,769	217,149
Household Income	\$134,747	\$151,558	\$148,985
Households	2,893	34,801	87,159
Median Age	41.8	39.9	39.2

## DESIRED USES

Law Office  
Behavioral Health  
Medical Group

Business Office  
Physical Therapist  
Real Estate Office

## PROPERTY HIGHLIGHTS

- 1 Three building, one story office development just north of Loop 1604.
- 2 67 parking spaces, including 36 covered, with 11 covered/gated.
- 3 On-site generator, alarm system, UPS System, large conference rooms, and gorgeous lobby in main building.
- 4 Abundant local retail, lodging and dining amenities, as well as close proximity to Methodist Stone Oak Hospital and North Central Baptist Hospital, Sonterra Country Club, and Reagan High School





# 835-845 PROTON RD.

SAN ANTONIO, TEXAS



## PROPERTY SUMMARY

### 835 Proton Rd

(Stand-alone Building fronting Proton Rd)

Available: Entire building - 3,878 sf

Call for rates, NNN lease

### 845 Proton Rd

(Main Building)

Available: 2 Executive Suites

435 sf and 582 sf

includes lobby receptionist, conference rooms,  
covered parking, security, utilities, mail assist

Lot Size: 3.54 acres

Property Size: 22,965 sf

Year Built: 2000





# 835-845 PROTON RD.

SAN ANTONIO, TEXAS





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SAN ANTONIO, TEXAS

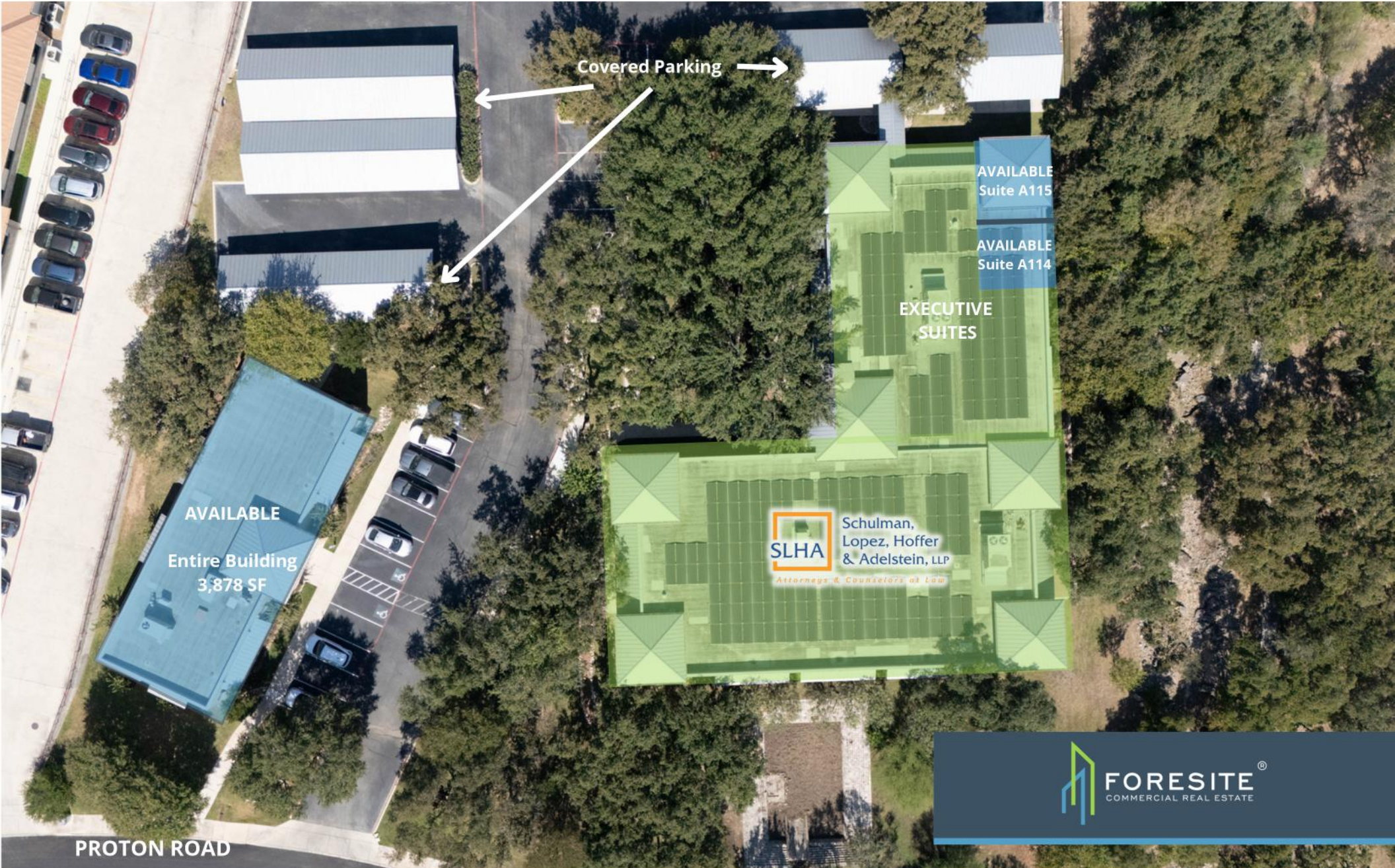


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# 835-845 PROTON RD.

SAN ANTONIO, TEXAS



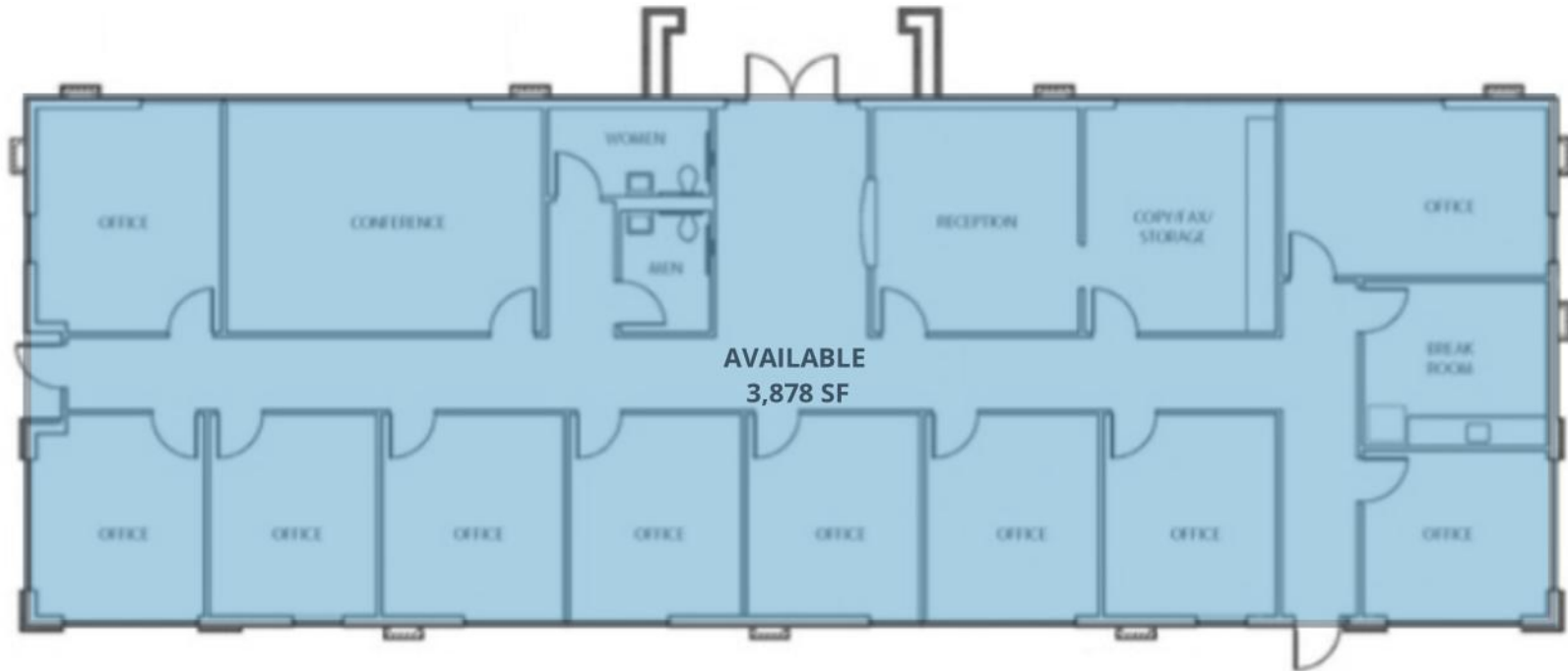
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# 835-845 PROTON RD.

SAN ANTONIO, TEXAS

## 835 PROTON RD. FLOOR PLAN

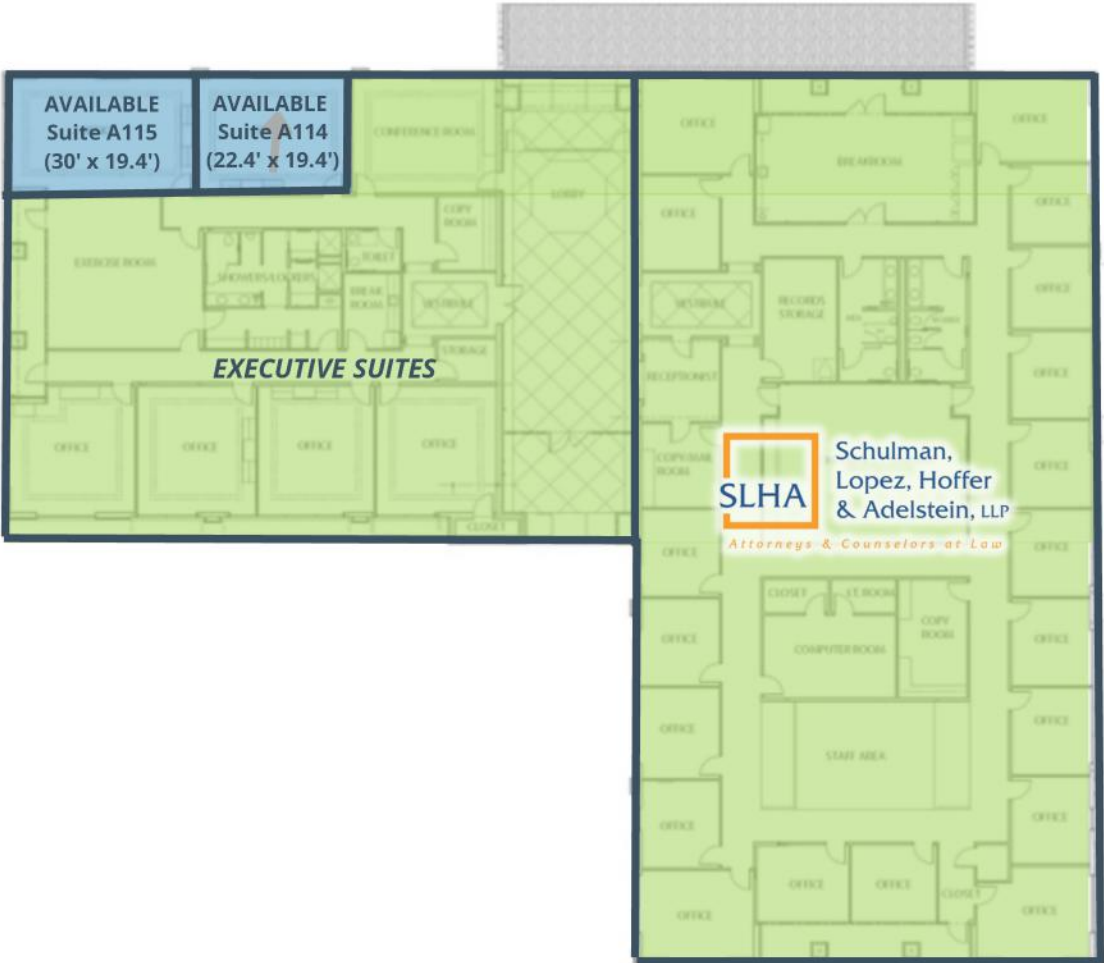


### AVAILABLE SPACE

Suite Number	SF	Condition
835 Proton Rd.	3,878	2nd gen office



## 845 PROTON RD. FLOOR PLAN



### AVAILABLE SPACE

Suite Number	SF	Condition
A114	435	Executive Suite
A115	582	Executive Suite





