



RIDGEWOOD
MEDICAL OFFICE BUILDINGS



AVAILABLE
NOW

2,300 - 11,022 SF
AVAILABLE FOR LEASE





BUILDING I



BUILDING II

**RIDGEWOOD**
MEDICAL OFFICE BUILDINGS

AVAILABLE SPACE

Max Contiguous - 11,022 SF

Min Divisible - 2,325 SF

AVAILABLE
NOW

▪ **PROPERTY INFORMATION** ▪

- Two Building, Single Story Office/Medical Center Totaling 29,220 Sq. Ft.
- Building One, 18,244 Sq. Ft. is Fully Leased to Wellmed
- Building Two has 11,022 Sq. Ft. Available
- Great Location Fronting the Newly Expanded U.S. Highway 281 in the Stone Oak area of San Antonio
- 5.2/1000 Parking Ratio
- Building & Monument Signage Visible from U.S. Highway 281
- Within RidgeWood Business Park which Features Companies Like TSAOG, Marathon Oil, EOG Resources, RSM, Silotech, ESRI and Westwood Professional Services
- Desirable Far North Central Location With Excellent Access to U.S. Highway 281, Redland Road, Sonterra Blvd and Loop 1604 and within short distance to many Shops, Restaurants, Hotels and other Area Amenities
- Near the Prestigious Neighbhoods of Stone Oak, Sonterra, Timberwood Park, Canyon Springs, Hollywood Park and Hill Country Village

CONTACT:

Shawn Gulley
210.805.3333
shawn@worthsa.com

Rob Gish
210.805.3370
robgi@worthsa.com





73,311

POPULATION
3 Mile Radius

\$82,610

MEDIAN HOUSEHOLD
INCOME
3 Mile Radius

37,127

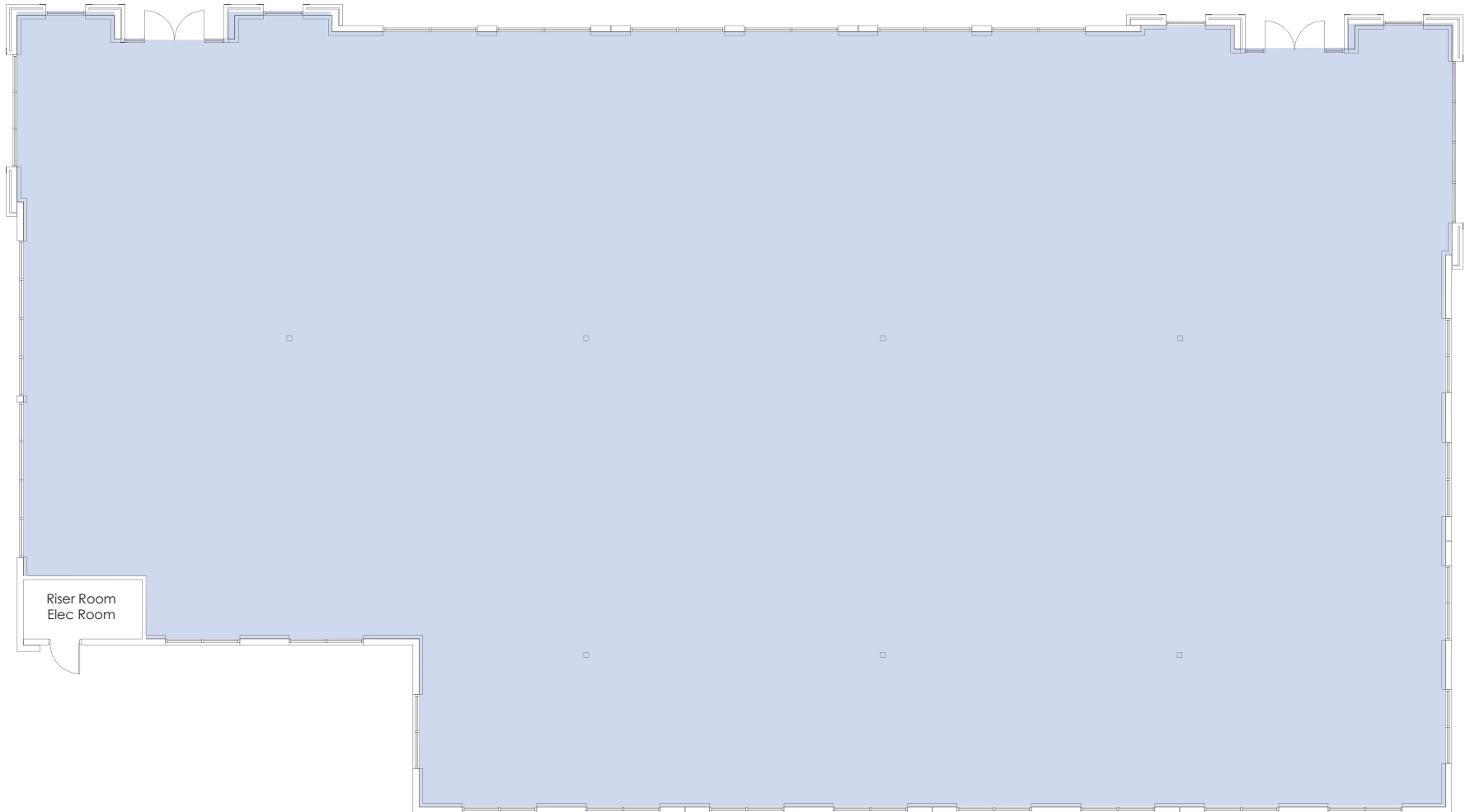
TOTAL EMPLOYEES
3 Mile Radius

88,635

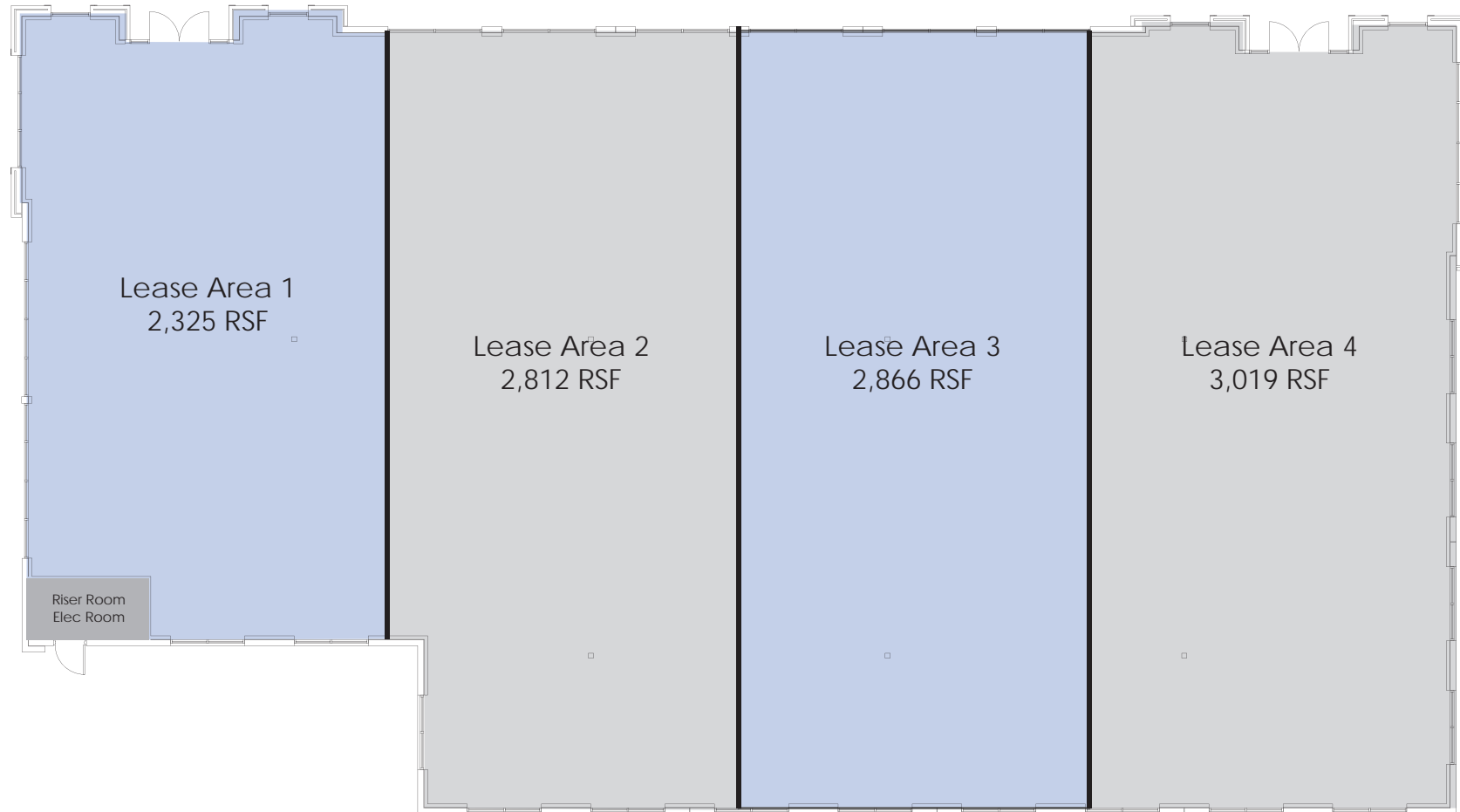
U.S. HIGHWAY 281
South of Redland Road
2020 Traffic Count - VPD



BUILDING II - 11,022 SF



BUILDING II - 11,022 SF





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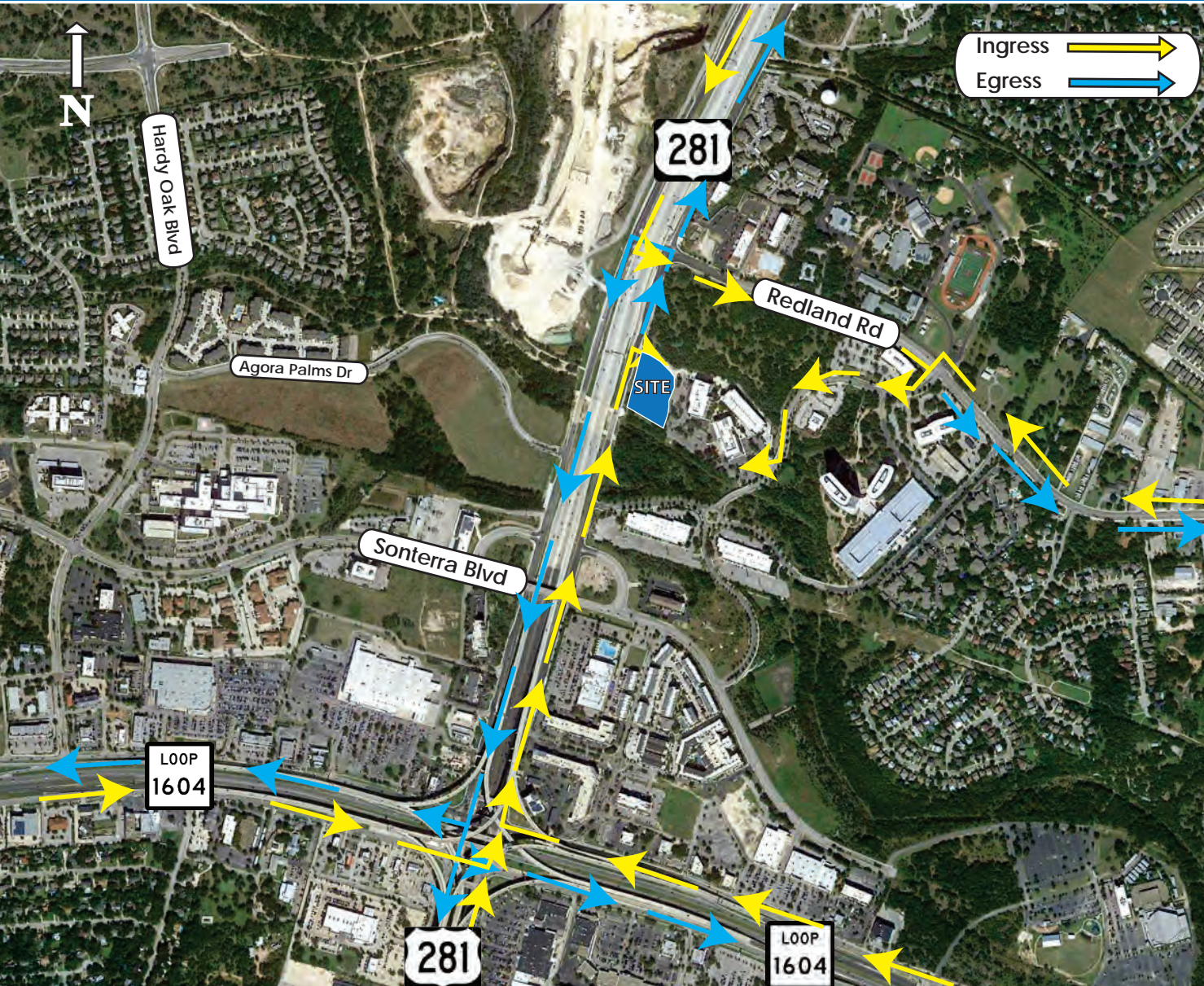


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- **LOCATED** ON HIGHWAY 281 IN BETWEEN REDLAND ROAD AND SONTERRA BOULEVARD IN FAR NORTH CENTRAL SAN ANTONIO
- **2 ACCESS POINTS** TO THE SITE FROM HIGHWAY 281 AND RIDGEWOOD PARKWAY
- **8 MILES** FROM SAN ANTONIO INTERNATIONAL AIRPORT
- **3 MILES** FROM THE STONE OAK AND SONTERRA NEIGHBORHOODS
- **1 MILE** FROM LOOP 1604/ U.S. HIGHWAY 281 INTERCHANGE
- **8 MILES** FROM LOOP 410/ U.S. HIGHWAY 281 INTERCHANGE





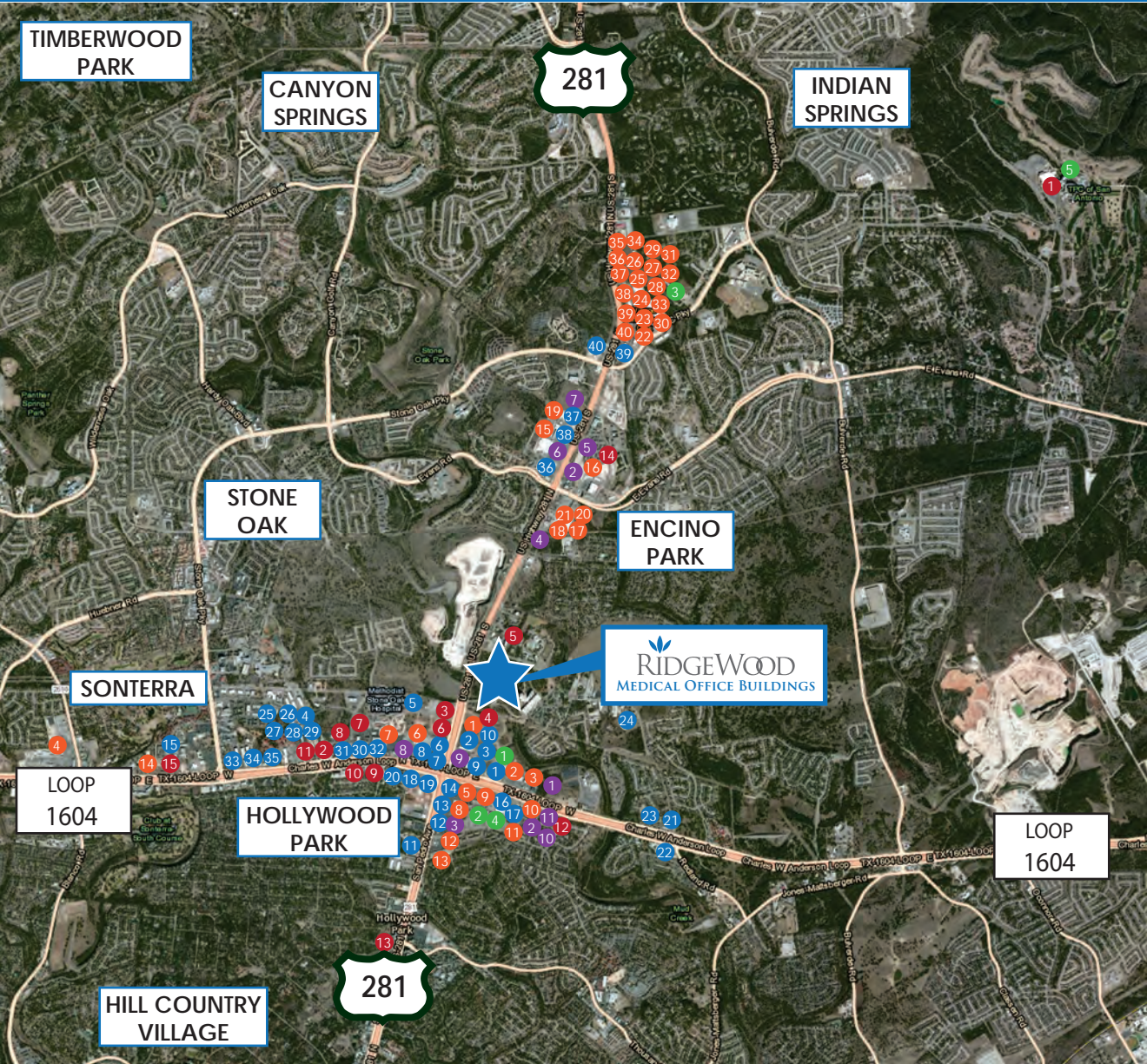
Permanent
Dry Creek
Greenbelt
7.52 Acres

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RESTAURANTS

- 1 Genghis Grill
- 2 Buffalo Wild Wings
- 3 Cake Art
- 4 Local Coffee
- 5 Pericos
- 6 Whataburger
- 7 Chick-Fil-A
- 8 Las Palapas
- 9 Starbucks
- 10 Subway
- 11 Red Lobster
- 12 Chili's
- 13 Chuy's
- 14 La Madeleine
- 15 Chama Gaucha
- 16 Pei Wei
- 17 Red Robin
- 18 IHOP
- 19 Bill Miller
- 20 Schlotzsky's
- 21 Bourbon Street Cafe
- 22 El Chaparral
- 23 Shipley's DoNuts
- 24 La Hacienda De Los Barrios
- 25 Kumori
- 26 Local Coffee
- 27 Choicolate
- 28 First Watch
- 29 Lion & Rose Pub
- 30 Brick House
- 31 Meson
- 32 Jasons Deli
- 33 Sushi Zushi
- 34 Kirby's Steakhouse
- 35 Mellow Mushroom
- 36 Lupe Tortilla
- 37 Five Guys
- 38 Panda Express
- 39 Bar Louie
- 40 Longhorn Steakhouse

RETAIL

- 1 Lifetime Fitness
- 2 Best Buy
- 3 Staples
- 4 Target
- 5 HEB
- 6 Wal Mart
- 7 Costco
- 8 Barnes & Nobles
- 9 Kohls
- 10 Academy Sports
- 11 Bed Bath & Beyond
- 12 Old Navy
- 13 Marshalls
- 14 Trader Joes
- 15 Sports Authority
- 16 Golds Gym
- 17 Alamo Crossfit
- 18 Home Depot
- 19 Half Price Books
- 20 Walgreens
- 21 My Fit Foods
- 22 Loft
- 23 Brighton
- 24 Justice
- 25 Charming Charlies
- 26 Gymboree
- 27 Eddie Bauer
- 28 White House Black Market
- 29 Bath & Body Works
- 30 Talbots
- 31 J-Jill
- 32 James Avery
- 33 Jos A Bank
- 34 Hobby Lobby
- 35 World Market
- 36 Party City
- 37 Learning Express
- 38 Francescas
- 39 Chiccos
- 40 Apricot Lane

HOTELS

- 1 JW Marriot Resort
- 2 Drury Plaza Hotel
- 3 Hyatt Place
- 4 Courtyard Marriot
- 5 Holiday Inn
- 6 Best Western Plus
- 7 La Quinta Inn & Suites
- 8 Residence Inn
- 9 Fairfield Inn & Suites
- 10 Staybridge Suites
- 11 Drury Inn & Suites
- 12 Hampton Inn
- 13 Holiday Inn Express
- 14 Candlewood Suites
- 15 Homewood Suites

BANKS

- 1 BB&T
- 2 Wells Fargo
- 3 BBVA Compass
- 4 Broadway Bank
- 5 Bank of America
- 6 Chase Bank
- 7 Frost Bank
- 8 Security Service Federal Credit Union
- 9 San Antonio Credit Union
- 10 Firstmark Credit Union
- 11 Randolph Brooks Federal Credit Union

ENTERTAINMENT

- 1 Main Event
- 2 Northwoods Theater
- 3 Alamo Drafthouse
- 4 ICE & Golf Center
- 5 JW Marriot Resort

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FOR LEASING INFORMATION CONTACT:

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Senior Vice President of Leasing & Acquisitions
210.805.3333
shawn@worthsa.com

Rob Gish
Vice President of Leasing
210.805.3370
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RidgeWood Medical Center is Developed,
Leased and Managed by Worth & Associates



WORTH
& ASSOCIATES

7373 Broadway, Suite 201 • San Antonio, TX 78209
210.822.5220 • Fax 210.822.5224 • www.worthsa.com