

\$3,587 - 2040 Babcock 304, San Antonio

MLS® #1886161

\$3,587

Bedroom, Bathroom, 34,391 sqft
Commercial on 1.13 Acres

N/A, San Antonio, TX

Discover an exceptional medical office space located in the heart of the Medical Center, directly across from UT Health. This prime location provides unparalleled visibility and accessibility for your practice, ensuring high traffic and easy access for both staff and patients. The building, renovated in 2006, offers 32,011 square feet of versatile office space across four stories. With typical floor sizes of 8,700 square feet and an impressive unfinished ceiling height of 13 feet, the space is designed to accommodate a range of professional needs. Enjoy the benefits of high-profile signage opportunities and 24-hour access, combined with controlled entry for added security. The office environment is enhanced by natural light and accent lighting, creating a welcoming and productive atmosphere. Central heating, air conditioning, and high-speed Wi-Fi ensure comfort and connectivity throughout the building. Parking is convenient with 96 surface spaces and additional covered parking, providing ample room for both staff and patients. Whether you are establishing a new practice or expanding an existing one, this strategically located and well-appointed office space offers the perfect setting for success

Built in 1990

Essential Information

MLS® # 1886161



Price	\$3,587
Square Footage	34,391
Acres	1.13
Year Built	1990
Type	Commercial
Sub-Type	Office/Medical/Prof Bldg
Status	Active

Community Information

Address	2040 Babcock 304
Area	0400
Subdivision	N/A
City	San Antonio
County	Bexar
State	TX
Zip Code	78229

Amenities

Utilities	Electricity, Water, Sewer
Parking Spaces	94

Interior

# of Stories	4.0
Stories	4

Exterior

Roof	Composition, Flat, Other
Construction	Wood, Brick, Stone, Metal

School Information

District	Northside
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Additional Information

Date Listed	July 22nd, 2025
Days on Market	105
Zoning	0-2

Listing Details

Listing Agent	Sanjeev Jawanda
Listing Office	Uriah Real Estate Organization

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