



TRANSWESTERN

REAL ESTATE  
SERVICES



SAN ANTONIO, TX

# 9002 Culebra Road

10,080 SF Medical Office Building | Agency Leasing and Investment Sale

9002 Culebra Road is a 10,080-square-foot, multi-tenant, medical office building in San Antonio's northwest submarket.

After ownership experienced five months of no leasing activity from a previous firm, they engaged Transwestern. Within a month of undertaking the assignment, we were able to identify multiple prospects and secure a letter of intent from a national credit tenant.

During lease negotiations in March of 2020, the pandemic hit causing a delay in their decision. Transwestern continued to canvas for prospects and was able to identify a strong-credit tenant that would ultimately occupy the remaining 65% of the project, bringing it to 100% occupancy and positioning it for sale.

Securing a long-term lease immediately increased the value of the asset, resulting in a 24% price premium, exceeding the client's expectations.

During the feasibility period, Transwestern was able to guide prospective buyers through due diligence because of its full-service expertise to a successful closing.

“Despite the headwinds provided by the pandemic, our team was able to secure a quality, long-term tenant, allowing us to sell the asset, far exceeding our client’s goals and expectations.”

Charlie Weil, SIOR  
Vice President