

MEDICAL OFFICE FOR LEASE

1583 COMMON STREET, NEW BRAUNFELS, TEXAS 78130



BUILDING OWNED & MANAGED BY HEALTHCARE REALTY







BUILDING SIZE: 30,542 SF





PARKING: 5/1000

LEASING RATE: CONTACT BROKER



BUILDING DETAILS

Common Street Professional Building is a 30,542 SF medical office building centrally located in the New Braunfels medical community. The building is conveniently located amongst the leading hospitals and medical facilities in the area to include Resolute Health Hospital (Tenet Health), CHRISTUS Santa Rosa Hospital, Cancer Care Centers South Texas, CHRISTUS Santa Rosa Ambulatory Surgery Center, Texas Med Clinic, and CHRISTUS Santa Rosa Physicians Rehabilitation Services. The building is less than 2 miles from IH-35 North and South allowing easy ingress and egress and offers ample free surface parking for patients and tenants.

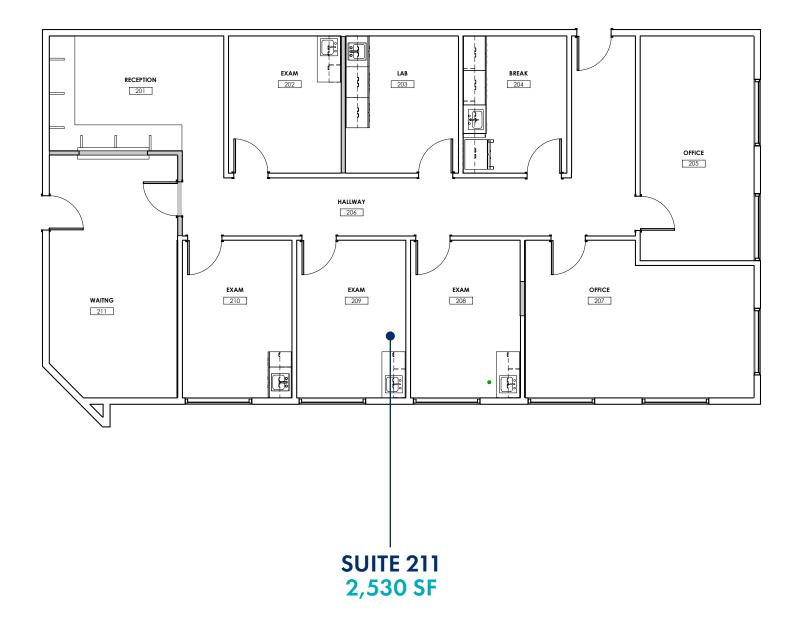


LOCATION HIGHTLIGHTS

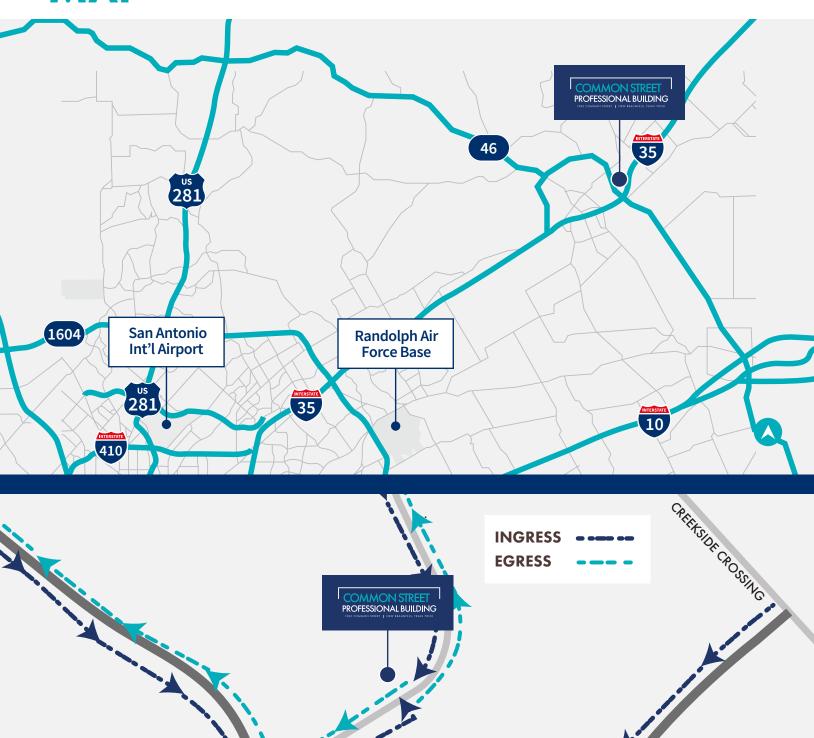
- Located within New Braunfels medical office corridor
- Convenient ingress/egress from IH-35
- Approximately 1.5 miles from New Braunfels' leading hospitals
- Home to the second-fastest-growing community in the US
- 12,353 vehicles per day pass through Common St. and Loop 337 NE
- Synergistic tenancy with a variety of specialties to include cardiology, podiatry imaging, dentistry, and radiology among others

AVAILABLE FLOORPLAN

COMMON STREET PROFESSIONAL BUILDING SUITE 211 | 2,530 SF



LOCATION/INGRESS EGRESS



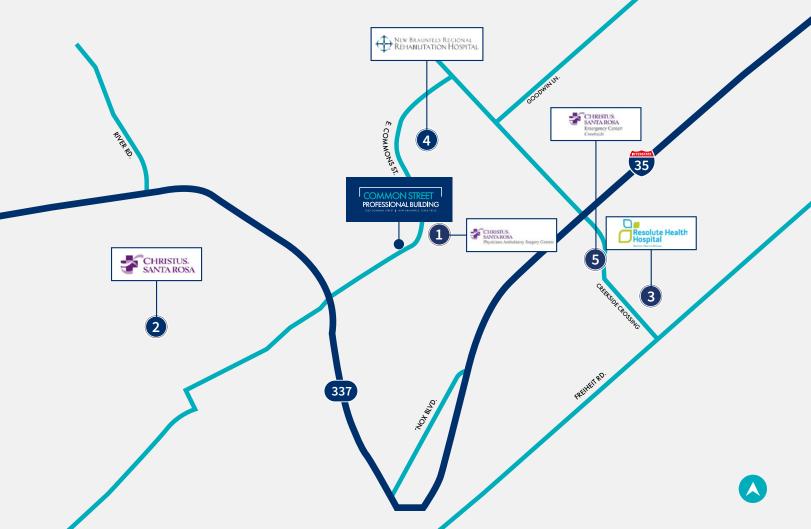
GRUENERD.

POST

I-35 Access

35

HEALTHCARE INFRASTRUCTURE



DRIVE TIME FROM COMMON STREET PROFFESIONAL BUILDING

1) Christus Santa Rosa Physicians Ambulatory Surgery Center	02 Mins
2) Christus Santa Rosa Hospital New Braufels	06 Mins
3) Resolute Health Hospital New Braunfels	10 Mins
4) New Braunfels Regional Rehabilitation Hospital	03 Mins
5) Christus Santa Rosa Hospital Emergency Center - Creekside	08 Mins

AMENITIES MAP

1- MILE RADIUS

COMMONS ST PROFESSIONAL BUILDING DE COMMUNICATION STREET PROFESSIONAL STREET P

Restaurants

Inferno's Wood Fired Oven & Spirits Naturally Café Noli's Vite Gruene Tini's Asian Bistro & Sushi Bar Billy's Ice Coopers Old Time Pit Bar-B-Que El Nopalito Lass Café & Cocktails Wings & Rings Los Gallos Taco House Black's Barbecue Marble Slab Creamery & Great American Cookies Los Cucos Mexican Café Black's Barbecue Marble Slab Creamery & Great American Cookies

Los Cucos Mexican Café Thundercloud Subs Buttermilk Café Rudy's Country Store and Bar-B-Q Sonic Drive-In Freddy's Frozen Custard & Steakburgers Taipei Express Chicken Express

Gas

Valero Exxon

Hotels

Antoinette's Cottage Gruene River Inn Gruene Homestead Inn Gruene Outpost River Lodge Wingate

Banks

Broadway Bank Happy State Bank Wells Fargo Bank

Shopping

Rusty Bugs & Roosters Popbelly's Popcorn Centuries Past Antiques PPG Paint Store New Braunfels Welders Supply Insco Distributing Inc. Hoffmann Floors Inc. AutoZone Auto Parts O'Reilly Auto Parts Dollar General Tractor Supply Co. ReStore Digital D-Signs Hemp 360 Edge Medical Supply For Goodness Sake Natural Food 3D Music Red Wing Amish Oak Counterstone LLC NXTLVL Marine Ferguson Plumbing Supply Morrison Supply New Braunfels Pool & Spa Company Woods Indian Motorcycle Woods Cycle Country Planet K Kent Motorsports/ 35 North Honda

FREIHEIT RD.

GOODWININ.

CREEKSDE CROSSING

35



BUILDING OWNED & MANAGED BY HEALTHCARE REALTY





COMMON STREET PROFESSIONAL BUILDING

1583 COMMON STREET | NEW BRAUNFELS, TEXAS 78130

BROKER CONTACT INFORMATION

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Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov