

COMMON STREET
PROFESSIONAL BUILDING

1583 COMMON STREET | NEW BRAUNFELS, TEXAS 78130

MEDICAL OFFICE FOR LEASE

1583 COMMON STREET,
NEW BRAUNFELS, TEXAS 78130



BUILDING OWNED & MANAGED BY
HEALTHCARE REALTY





BUILT: 2002



BUILDING SIZE:
30,542 SF



OWNER:
HEALTHCARE
REALTY



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.

**COMMON STREET
PROFESSIONAL BUILDING**

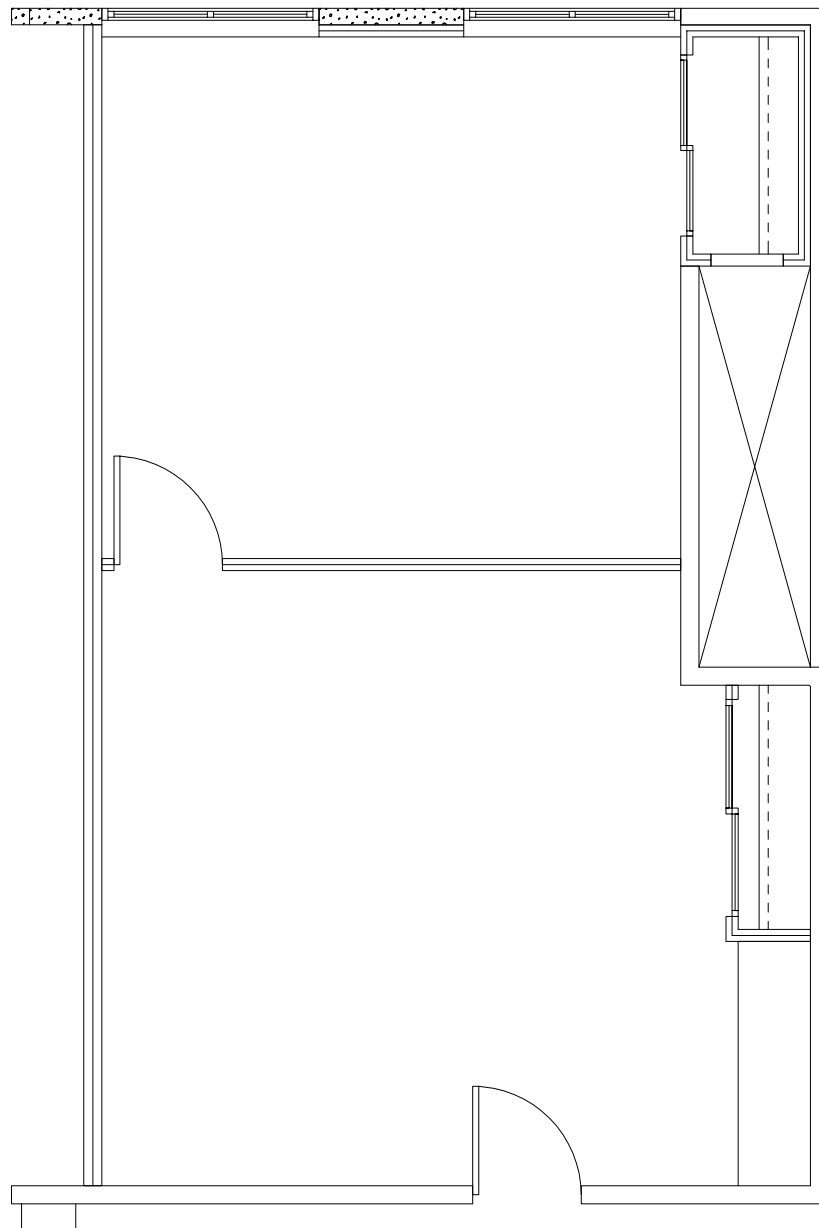
1583 Common Street,
New Braunfels, TX

LOCATION HIGHLIGHTS

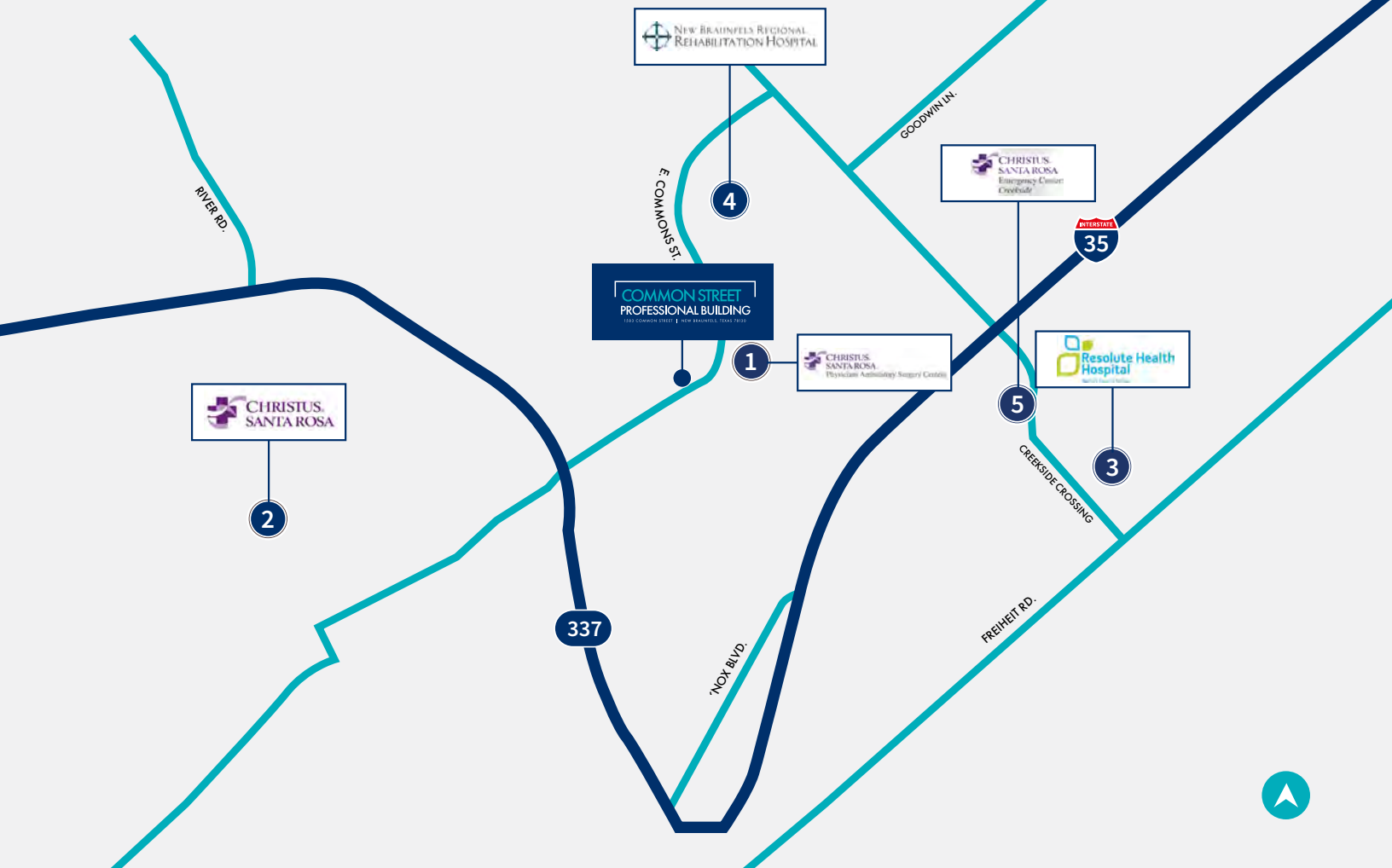
- Located within New Braunfels medical office corridor
- Convenient ingress/egress from IH-35
- Approximately 1.5 miles from New Braunfels' leading hospitals
- Home to the second-fastest-growing community in the US
- 12,353 vehicles per day pass through Common St. and Loop 337 NE
- Synergistic tenancy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

AVAILABLE FLOORPLAN

COMMON STREET
PROFESSIONAL BUILDING
SUITE 109 | 804 SF



HEALTHCARE INFRASTRUCTURE

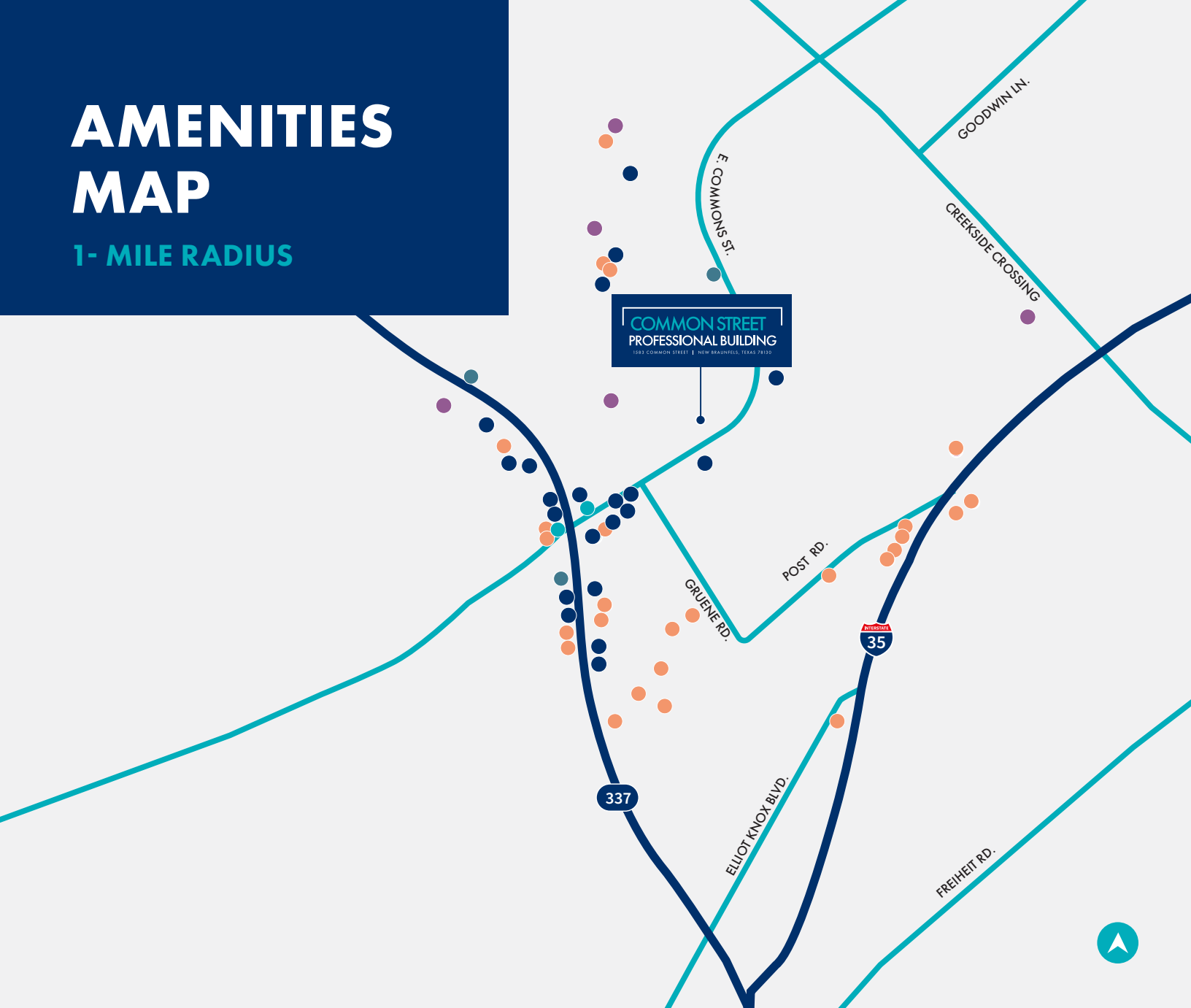


DRIVE TIME FROM COMMON STREET PROFFESIONAL BUILDING

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

AMENITIES MAP

1- MILE RADIUS



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
Insko 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



**BUILDING OWNED & MANAGED BY
HEALTHCARE REALTY**



COMMON STREET PROFESSIONAL BUILDING

1583 COMMON STREET | NEW BRAUNFELS, TEXAS 78130

BROKER CONTACT INFORMATION

Lee N. McKenna, MHA
+1 210 293 6842
lee.mckenna@jll.com

Allie Arthur
+1 210 293 6843
allie.arthur@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.



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.

2-10-2025



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;
 - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Lee McKenna	715532	lee.mckenna@jll.com	210-308-9888
Sales Agent/Associate's Name	License No.		
Allie Arthur	748527	allie.arthur@jll.com	210-308-9888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date