

EXTRAORDINARY DELIVERED

8042 WURZBACH RD – PHYSICIANS PLAZA II

San Antonio, Texas

Agency Leasing – Healthcare Property Services

OPPORTUNITY

Physicians Plaza II was 34 percent vacant in 2015, with inefficient spaces and outdated lobby and common areas.

SOLUTION

- Reintroduced to the market with custom direct marketing campaigns.
- Landlord renovated lobby and common areas with modern design.
- New spec suite on second floor.
- Broker lunches

RESULTS

The team was able to lease up the building from 66 percent in Q3 2015 to 81 percent in Q2 2018. Once the building was re-tenanted, the stabilized asset drew significant investor interest due to the new credit tenants.

