



# VISTA OFFICE PLAZA

1340 Wonder World Dr., San Marcos, TX 78666

BUILT OUT MEDICAL/OFFICE SPACE - FOR LEASE

COME JOIN TENANTS SUCH AS



**Baylor Scott & White**  
HEALTH



**Austin Heart**

*Setting the Standard in Cardiac & Vascular Care*



**Vitalogy**  
SKINCARE

**St David's**  
**HEALTHCARE**



### PROPERTY HIGHLIGHTS

- 695 SF up to 5,068 SF Medical/Office Space For Lease
- 2nd Generation Medical and Office Space Available
- **Directly Across from Central Texas Medical Center** - a 113-bed facility with 600+ employees.
- Located in San Marcos, the **Fastest Growing City in the Country Three Years in a Row!**
- Great visibility on Wonder World Drive
- Easily accessible from I-35
- Abundant parking
- On Site Coffee Shop
- Great views from the Upper Floors
- Onsite Professional Management



On Site Coffee Shop

**For more information please contact:**

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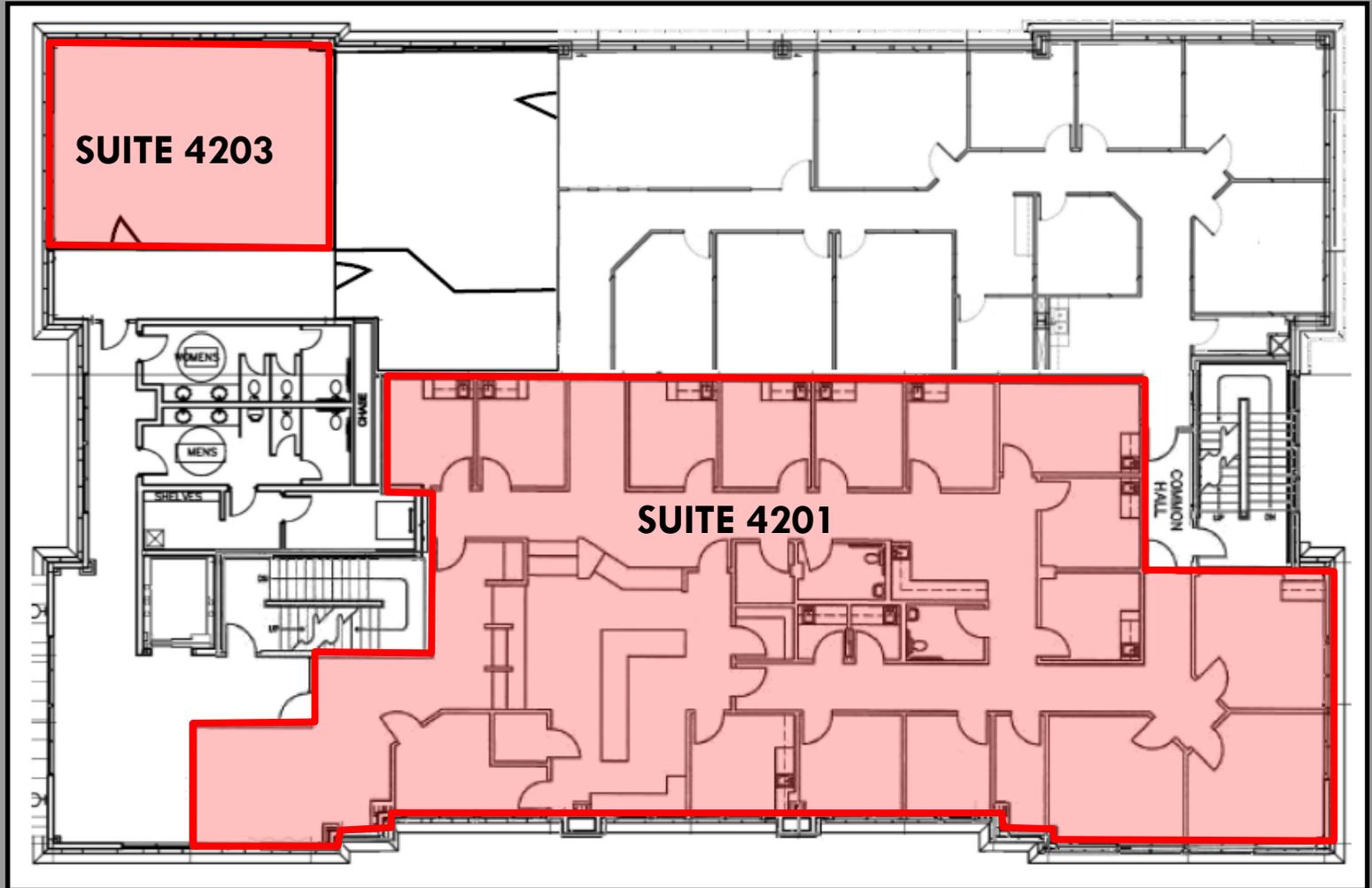


### AVAILABILITY

Vista IV - Suite 201 - 5,068 SF  
 Vista IV - Suite 203 - 695 SF



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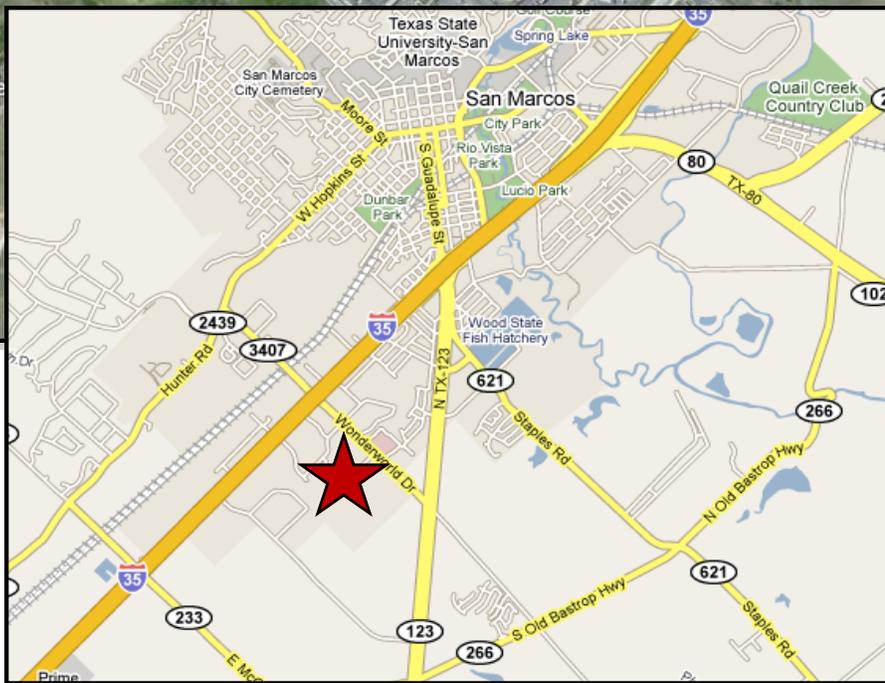
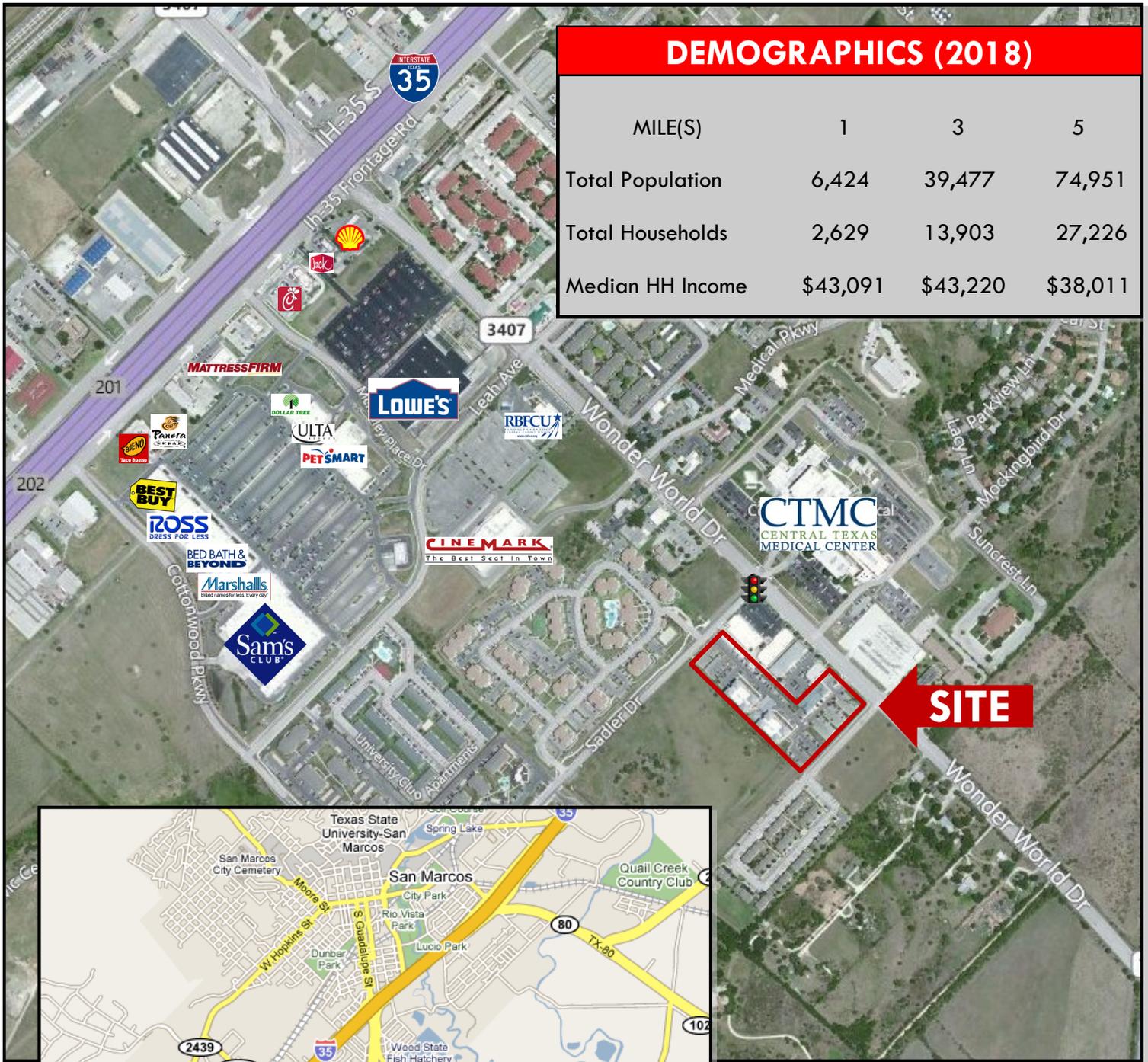
### AVAILABILITY

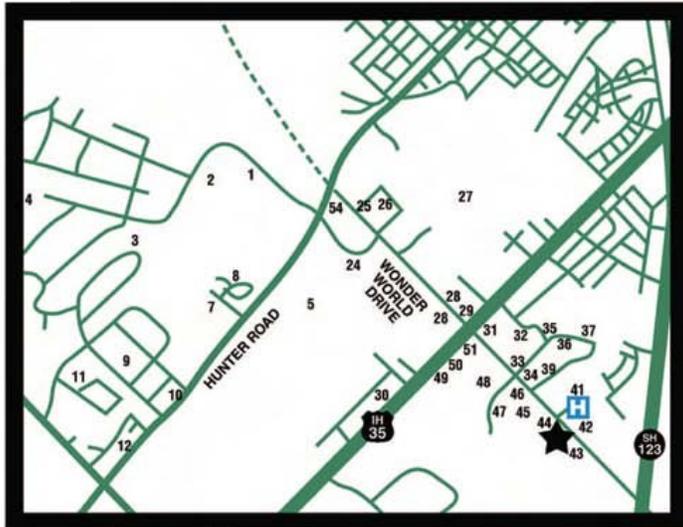
**VISTA IV - SUITE 4203 - Approximately 695 SF Shell Space**  
**VISTA IV - SUITE 4201 - Approximately 5,068 SF Built Out Medical**

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Detail Map

## MAP KEY

### ★ Vista Office Plaza

- 1. Henandez Intermediate School - 1070 enrollment
- 2. The Gardens at Willow Creek - 29 garden home units
- 3. Willow Creek Estates - 500 lots
- 4. Savannah Club Apartments - 144 units
- 5. HEB Distribution Center - 260 employees
- 6. First Step School - Child care
- 7. Miller Junior High - 468 enrollment
- 8. Hunter Hills - 49 lots

San Marcos, Texas



- 9. Laurel Estates - 92 lots
- 10. Sac N Pac
- 11. Turkey Hollow - 51 lots
- 12. Quarry Springs - 23 lots
- 13. McCarty Ranch - 24 lots
- 14. McCarty Oaks - 50 lots
- 15. Siesta Verde - 68 lots
- 16. Estates of San Marcos - 89 lots
- 17. Deerwood Estates - 114 lots
- 18. Sleepy Hollow - 107 lots
- 19. Kingswood - 82 lots
- 20. Lil' Pee Wee's Child Care & Learning Center
- 21. Hunter Ridge - 55 lots
- 22. Tanger Factory Outlet - 600 employees
- 23. Prime factory Outlet - 1400 employees
- 24. Stonebrook Apartments- 200 units
- 25. Frost bank - branch
- 26. Texas State Office of Human Services & Protective Services

- 27. Proposed Apartments - 180-200 units
- 28. Wide-Lite Mfg. - 140 employees
- 29. Sac N Pac
- 30. Thermon Manufacturing - 284 employees
- 31. The Palazzo Apartments - 152 units
- 32. Palazzo II Apartments - 152 units
- 33. IBC Bank - branch
- 34. Cedars of San Marcos - 168 units
- 35. Graystone Apartments - 64 units
- 36. Park Hill Apartments - 168 units
- 37. The Wellington - 80 units
- 38. San Marcos Surgery Center
- 39. Hays Nursing Center - 120 beds
- 40. MedPark Professional center - 15 Suites

- 41. Central Texas Medical Center - 109 beds, 550 employees - clinic has fitness center and offices
- 42. Redwood Retirement Community - 95 units
- 43. Asbury Place Apartments - 64 units
- 44. Wonder World Medical Plaza - 44,000 sq. ft.
- 45. Southwest Regional Cancer Center
- 46. Central Texas Eye Center
- 47. Starplex Theatres - 12 screens
- 48. Lowes Home Center
- 49. Discount Tire Center
- 50. Jack-In-The-Box
- 51. Shell Oil
- 52. Proposed Apartments - 200-300 units
- 53. Proposed Cottonwood Plaza - 250,000 sq. ft. retail
- 54. The Village at Park South - 25,895 sq. ft. retail

SOURCE: APPLIED GEOGRAPHIC SOLUTIONS