

FOR LEASE | MEDICAL OFFICE SPACE

WESTGATE MEDICAL CENTER

5282 Medical Drive | San Antonio, Texas 78229



Owned & Managed By



WESTGATE MEDICAL CENTER

5282 Medical Drive | San Antonio, Texas 78229



PROPERTY SUMMARY

Westgate Medical Center is a 136,875 square foot, 6-story medical office building strategically located in the vibrant Medical Center on the Northwest side of San Antonio.

The property was extensively renovated in 2015 and is located at the intersection of Babcock Road and Medical Drive.

BUILDING SIZE

136,875 RSF

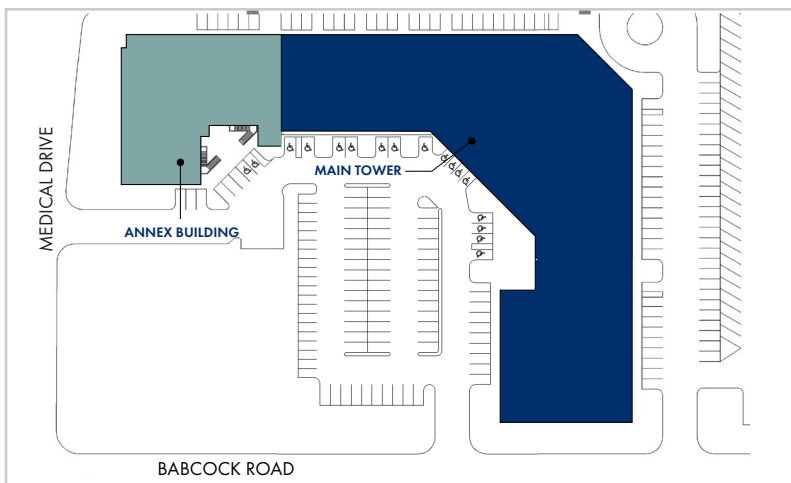
MAIN TOWER AVAILABILITIES

- Suite 115: 1,723 RSF (Restaurant Space) [View Test Fit Floorplan](#)
- Suite 160: 2,284 RSF [View Test Fit Floorplan](#)
- Suite 175: 1,850 RSF [Virtual Tour Here](#) [View Test Fit Floorplan](#)
- Suite 270: 1,735 RSF (Shell) [View Test Fit Floorplan](#)
- Suite 420: 13,146 RSF
- Suite 518: 2,759 RSF
- Suite 525: 1,956 RSF [Virtual Tour Here](#)
- Suite 526: 1,850 RSF [Virtual Tour Here](#)

ANNEX BUILDING AVAILABILITIES

- Suite 107: 1,335 RSF [Virtual Tour Here](#)
- Suite 205: 3,146 RSF [Virtual Tour Here](#)
- Suite 206: 2,145 RSF [Virtual Tour Here](#)
- Suite 210: 3,697 RSF [Virtual Tour Here](#)

PROPERTY SITE PLAN



GREAT VALUE / MOVE-IN READY SUITES AVAILABLE



PARKING

Ample surface parking
5.00/1,000 RSF

LEASE RATE

Contract Broker for pricing

PROPERTY HIGHLIGHTS

- Conveniently located in the South Texas Medical Center with renovated lobby and common area
- Ample free parking with easy ingress and egress
- Ideally suited for traditional physician practices and retail
- Multi-specialty tenants with cross-referral opportunities
- On-site property manager and laboratory
- Covered parking available

AMPLE PARKING AVAILABLE

WESTGATE MEDICAL CENTER

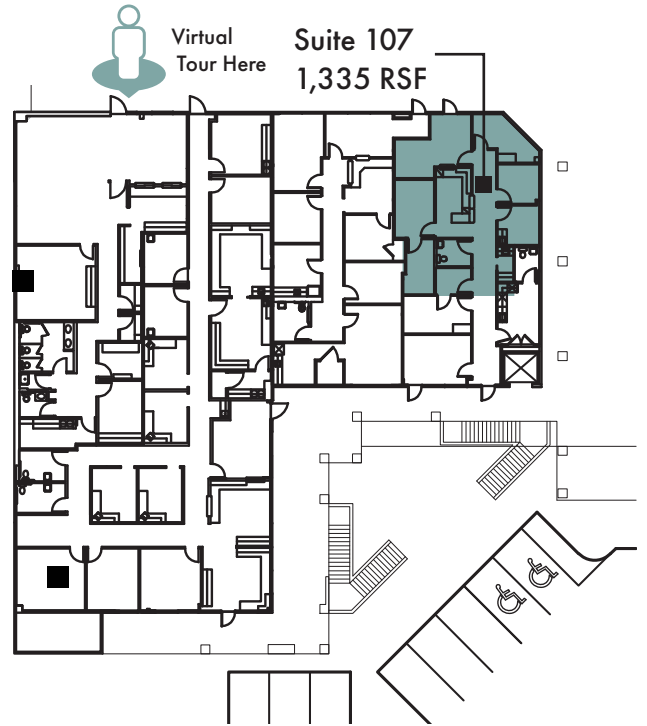
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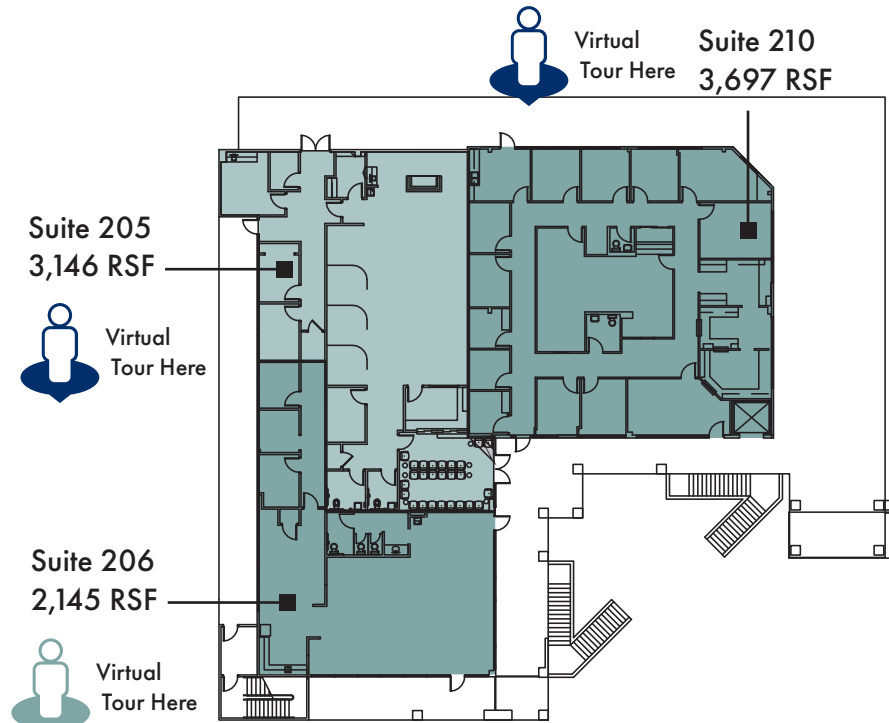
Building signage opportunity with high visibility from Medical Dr. with full second floor lease.



ANNEX BUILDING - LEVEL 1



ANNEX BUILDING - LEVEL 2



Suite 205/Suite 206/Suite 210 are contiguous for total of 8,998 RSF

RENOVATED LOBBIES & COMMON AREAS

WESTGATE MEDICAL CENTER

MAIN TOWER - LEVEL 1

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Suite 160
2,284 RSF

Suite 115
1,723 RSF (Restaurant Space)



Suite 175
1,850 RSF



Virtual
Tour Here



View Test Fit
Floorplan

UP TO 8,998 RSF AVAILABLE FOR LEASE

WESTGATE MEDICAL CENTER

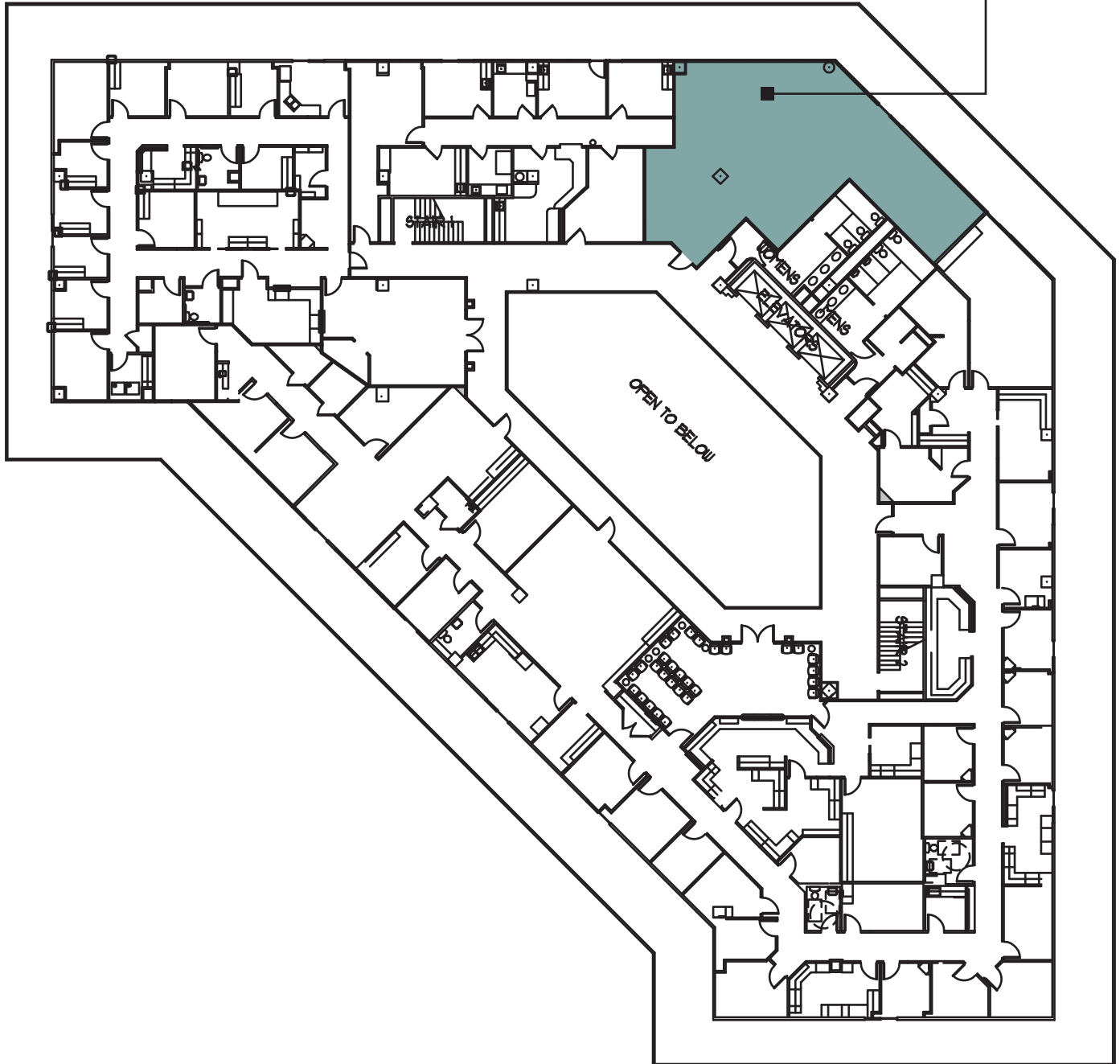
MAIN TOWER - LEVEL 2

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View Test Fit
Floorplan

Suite 270
1,735 RSF (Shell)

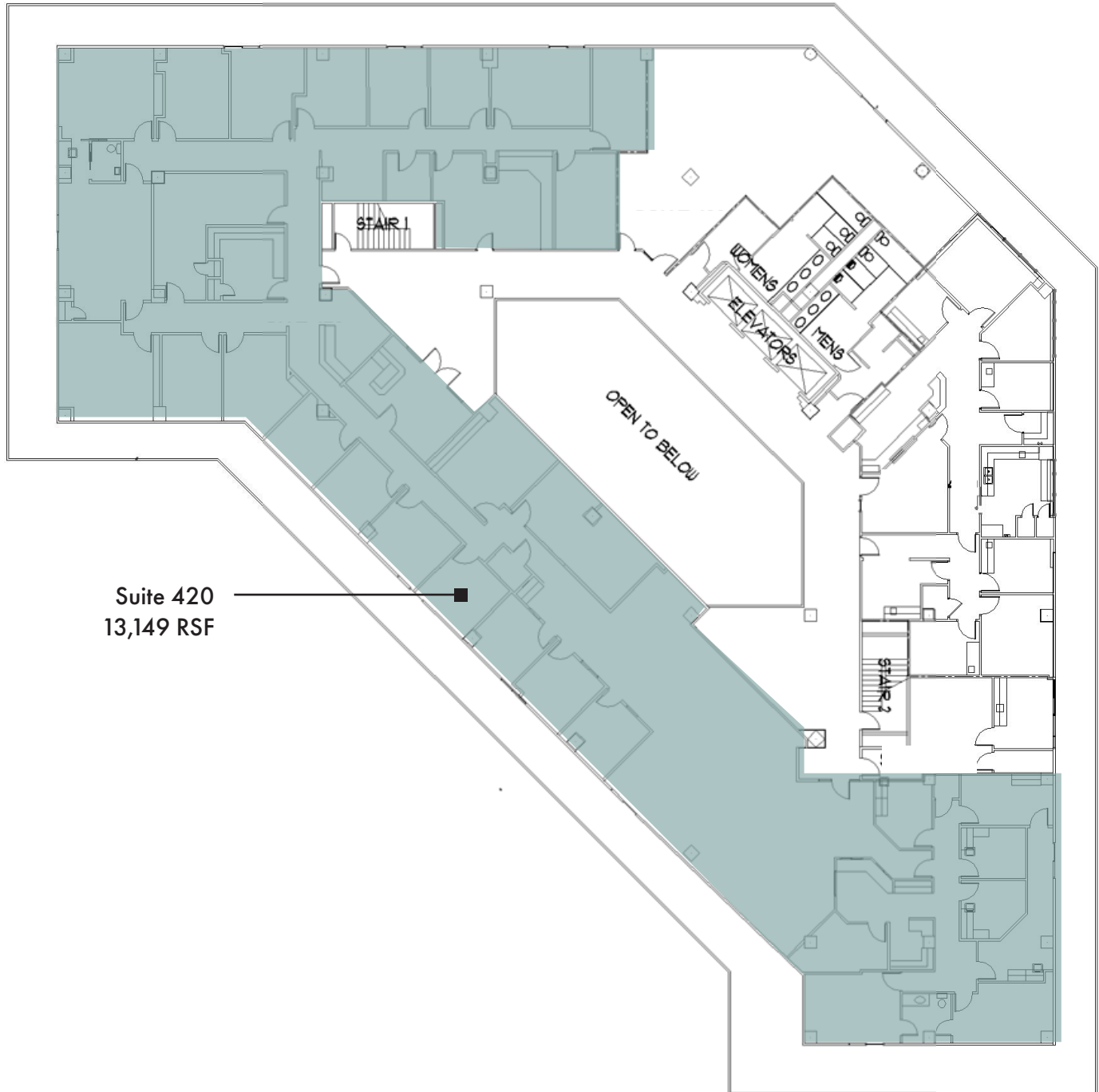


RENOVATED LOBBIES & COMMON AREAS

WESTGATE MEDICAL CENTER

MAIN TOWER - LEVEL 4

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RENOVATED LOBBIES & COMMON AREAS

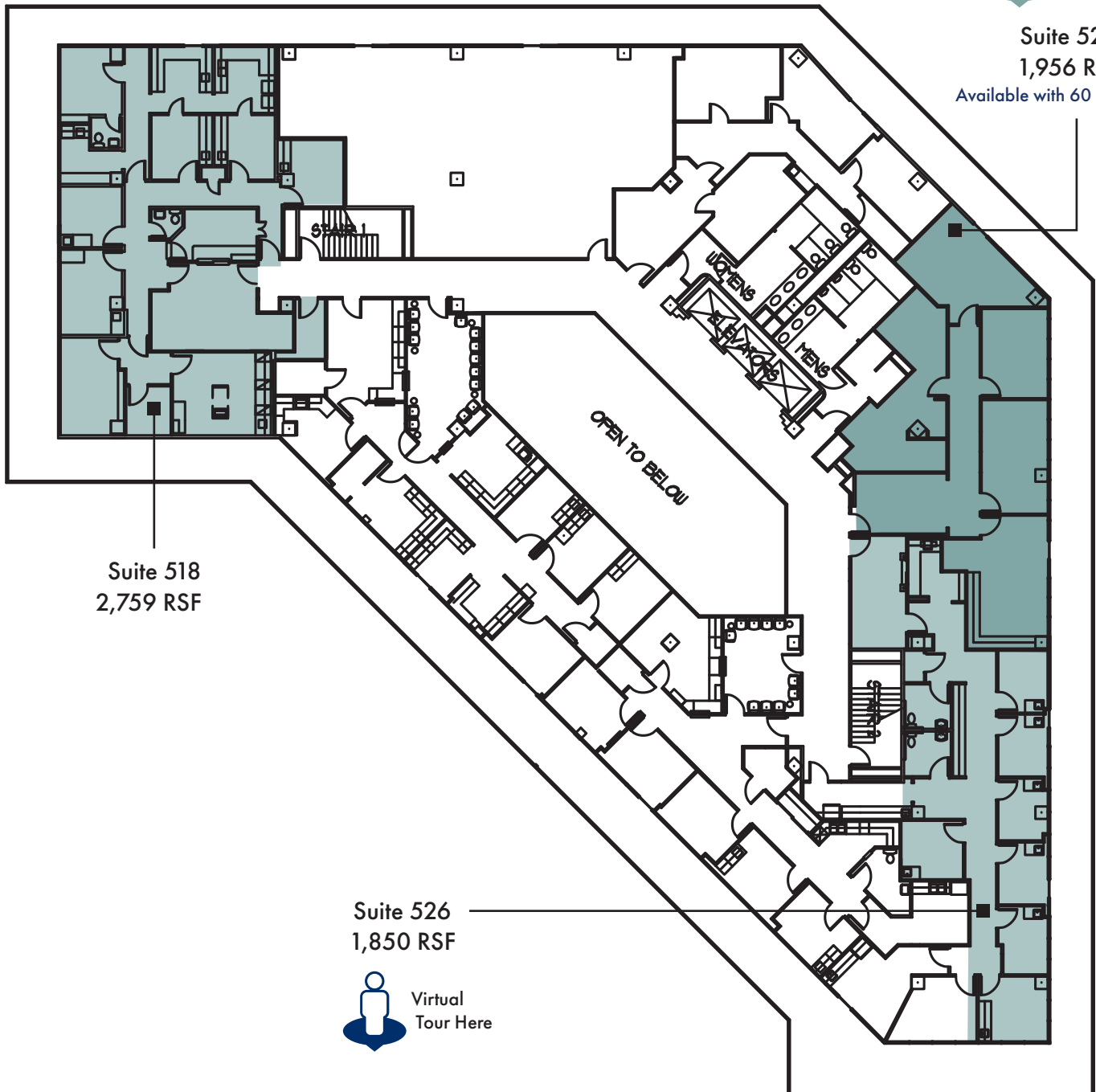
WESTGATE MEDICAL CENTER

MAIN TOWER - LEVEL 5

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Suite 525
1,956 RSF
Available with 60 days notice



Suite 518
2,759 RSF

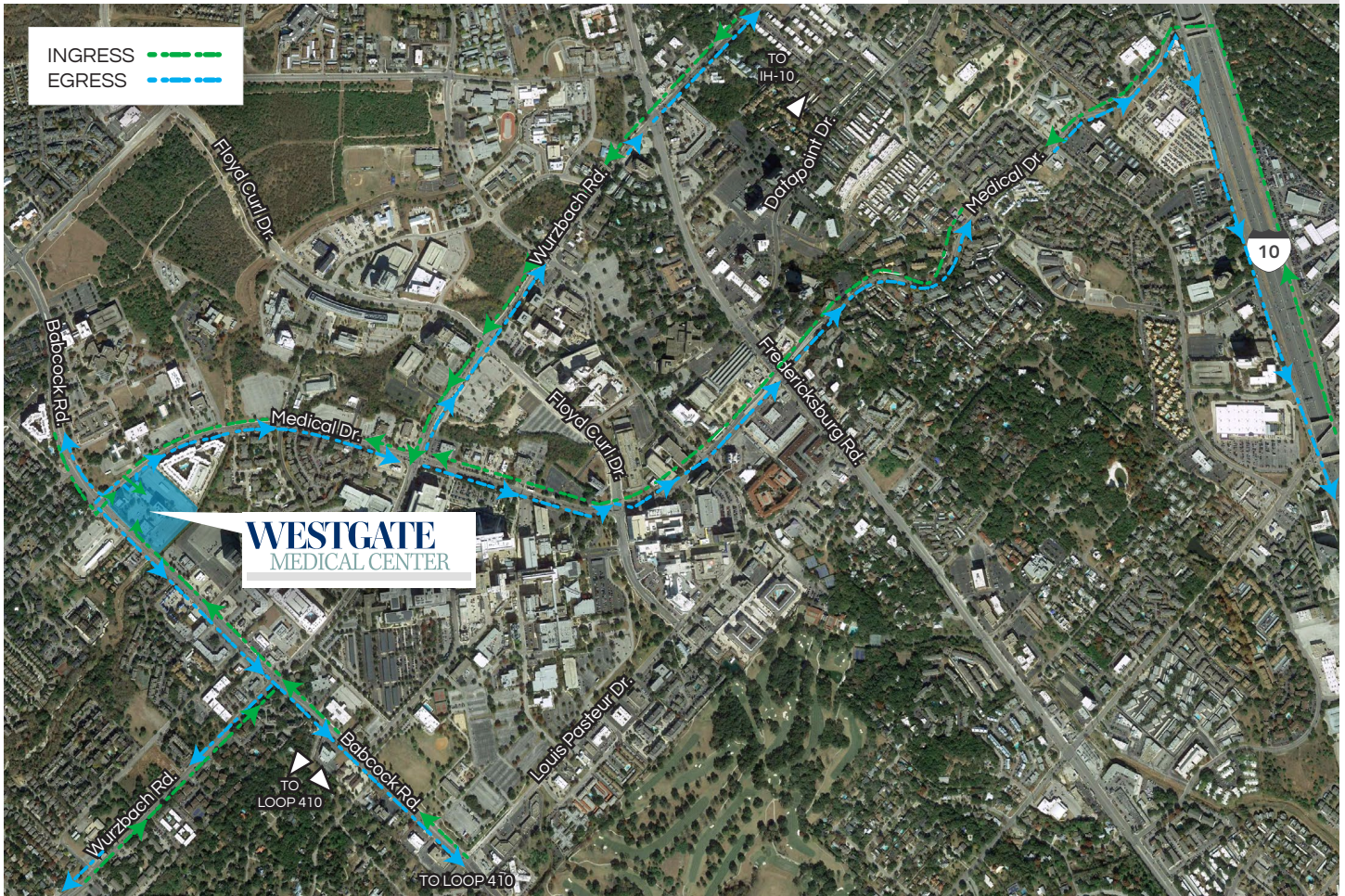
Suite 526
1,850 RSF



RENOVATED LOBBIES & COMMON AREAS

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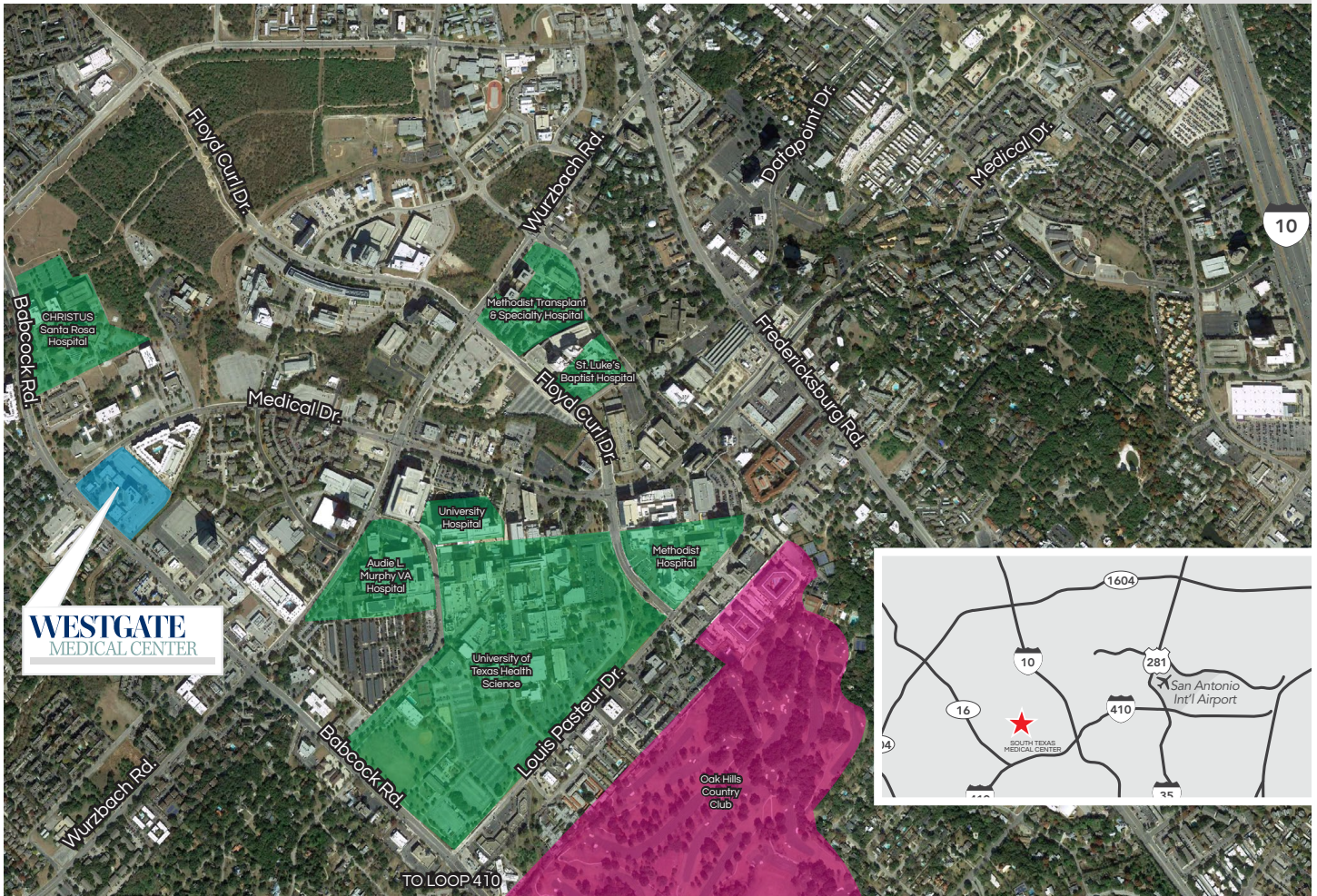


INGRESS / EGRESS

IN NORTHWEST SAN ANTONIO

WESTGATE MEDICAL CENTER

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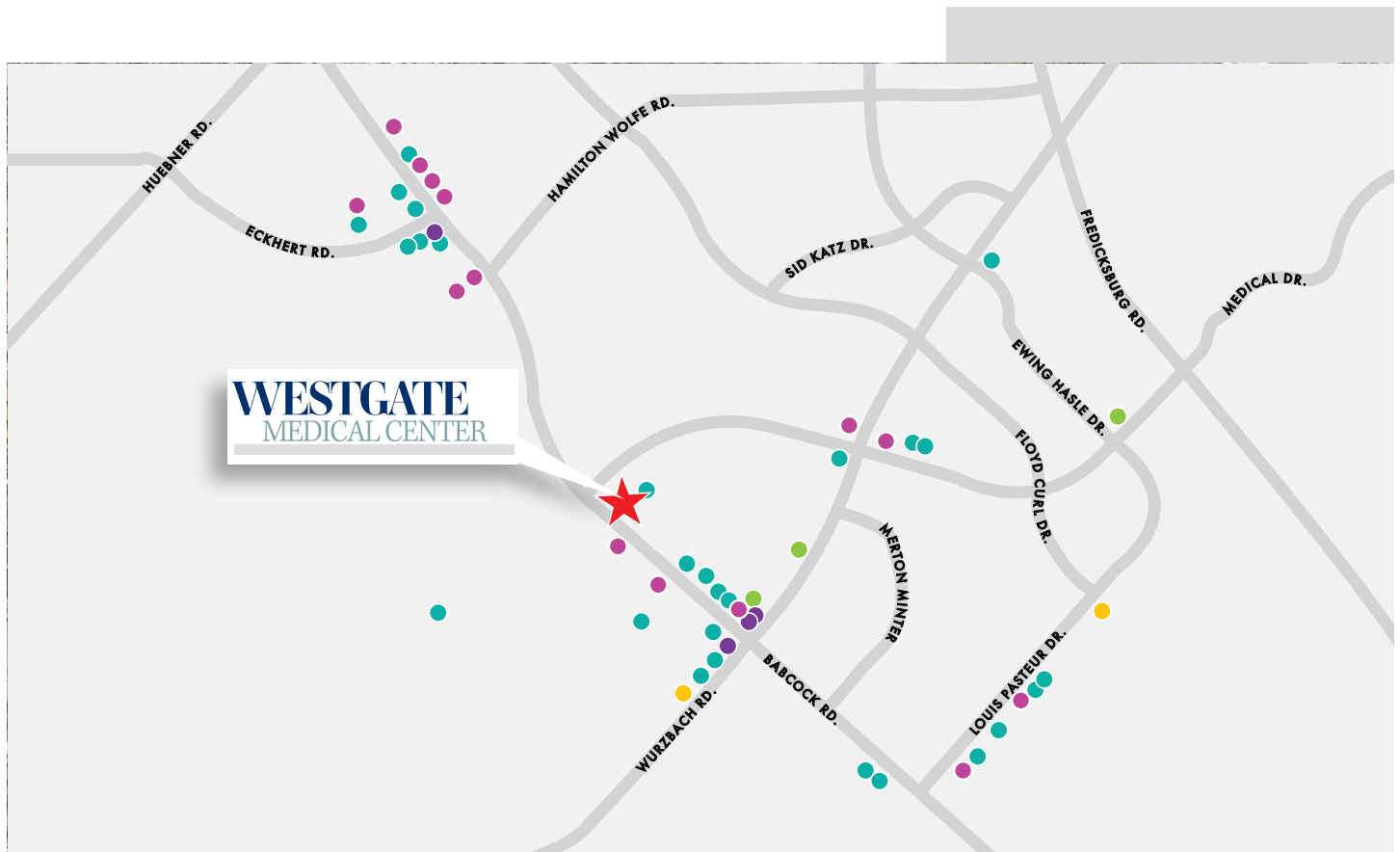


LOCATION MAP

RENOVATED LOBBIES & COMMON AREAS

WESTGATE MEDICAL CENTER

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(1 MILE RADIUS)

NEARBY / AMENITIES

● RESTAURANTS

- Taqueria Jalisco
- Las Palapas
- Shisha Café
- Dallah Mediterranean
- Safe House Drinkery
- Starbucks
- Sonic Drive-In
- The Urban Yard Bar
- Wendy's
- Chipotle Mexican Grill
- Chick-fil-A
- Merit Coffee
- Jimmy John's
- Smoothie King
- Suck It The Restaurant
- Deco Pizzeria
- Dunkin'
- La Tapatia
- McDonald's
- Lee's Garden Chinese
- El Pollo Loco
- Panda Express
- Cake Dreams Store
- Taco Bell
- Jack in the Box
- Cara Baguettes
- Little Woodrow's Babcock

● SHOPPING

- Culebra Super Meat Market
- AutoZone Auto Parts
- O'Reilly Auto Parts
- The Bubble Bath Car Wash
- AllGen Computers
- Flowerama
- Family Dollar
- CVS
- Walgreens
- Sunshine Uniforms Medical Center
- Scrubs & Beyond
- FedEx Office Print & Ship Center
- Alloy Wheel Repair Specialists
- The Fud Trailer

● BANKS

- Wells Fargo Bank
- BBVA Bank
- Bank of America

● GAS

- Valero Corner Store
- 7-Eleven
- Shell
- Exxon

● HOTELS

- Motel 6
- Fairfield Inn & Suites

CALL TO SCHEDULE A TOUR

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 **STREAM** **welltower**

FOR MORE INFORMATION, CONTACT:

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