

MEDICAL TOWER I & II



MEDICAL OFFICE SPACE FOR LEASE

2829 & 2833 BABCOCK RD | SAN ANTONIO, TX 78229

Ackerman & Co.

 **TRANSWESTERN** REAL ESTATE SERVICES

MEDICAL OFFICE SPACE FOR LEASE

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2829 BABCOCK RD



2833 BABCOCK RD

Medical Tower I & II are Class A medical office buildings located within South Texas Medical Center near the corner of Babcock Rd and Hamilton Wolfe Rd. These recently renovated buildings offer flexible floor plans, modern finishes throughout and abundant parking. The property sits on the CHRISTUS Santa Rosa Hospital Campus with great visibility, easy ingress and egress, and excellent area amenities for your growing medical practice.

Access to services & admissions via enclosed skybridge to CHRISTUS Santa Rosa Hospital

Smaller suites and full floor opportunities available

On-site pharmacy and lab

Free on-site parking for employees and patients

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CHAD GUNTER

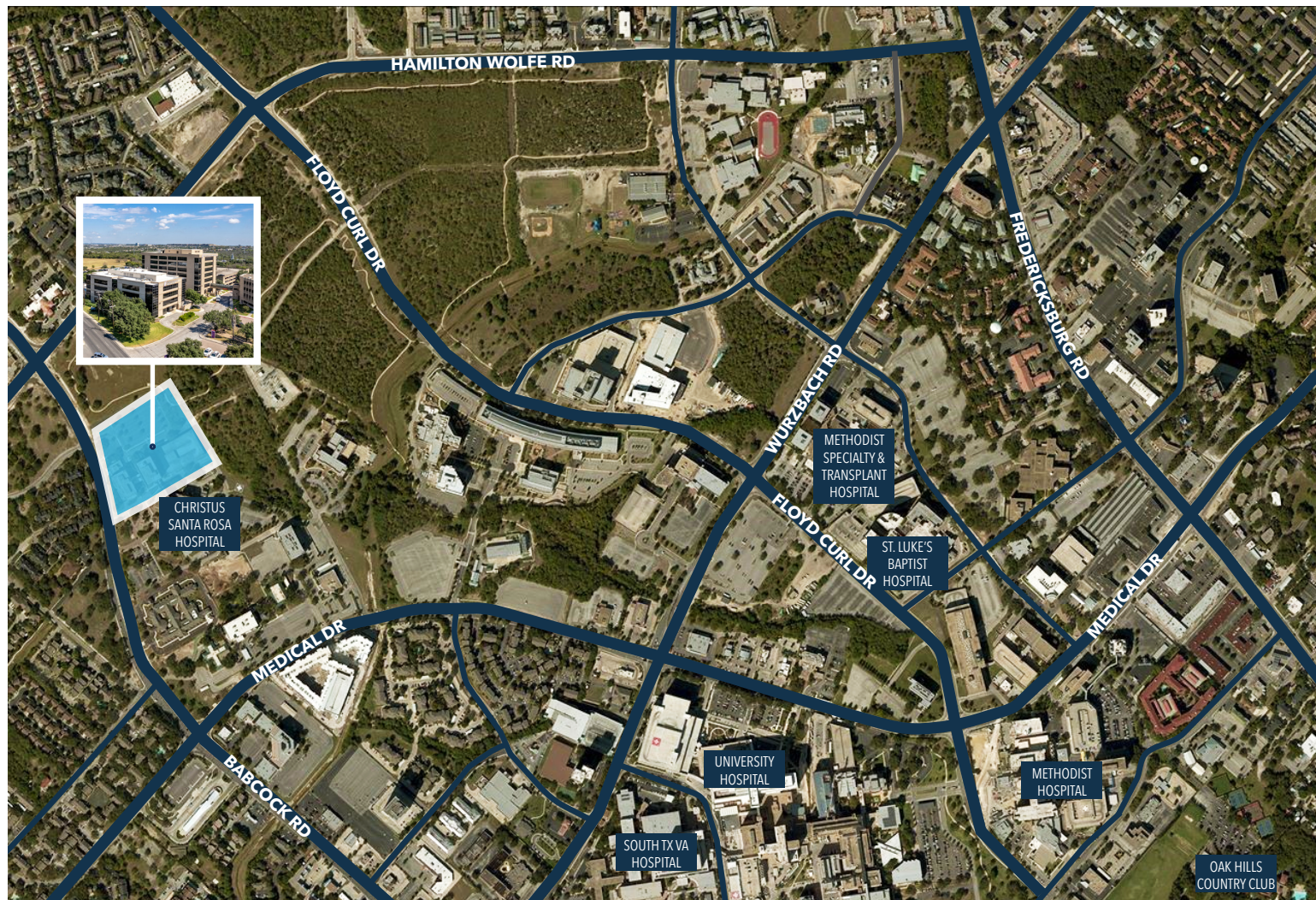
210.253.2929

chad.gunter@transwestern.com

**Medical
Tower**
I & II

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Medical
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I & II

AVAILABILITY **1,747-3,249 RSF**

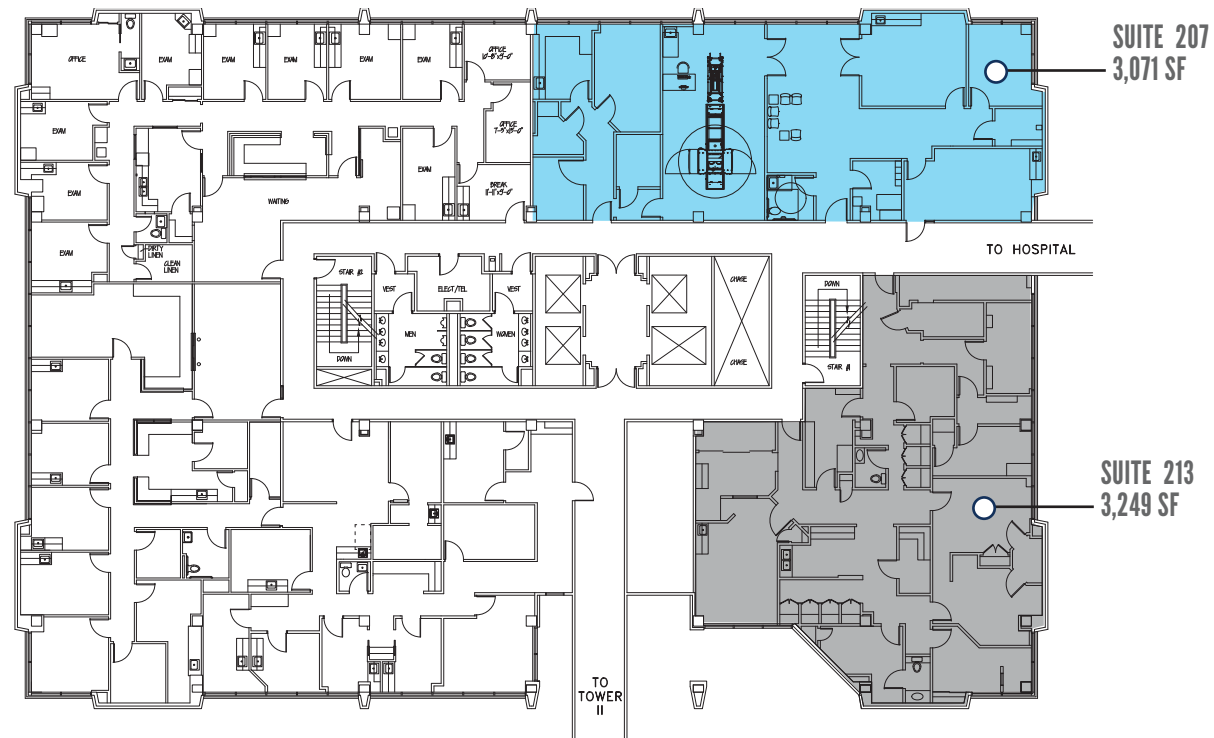
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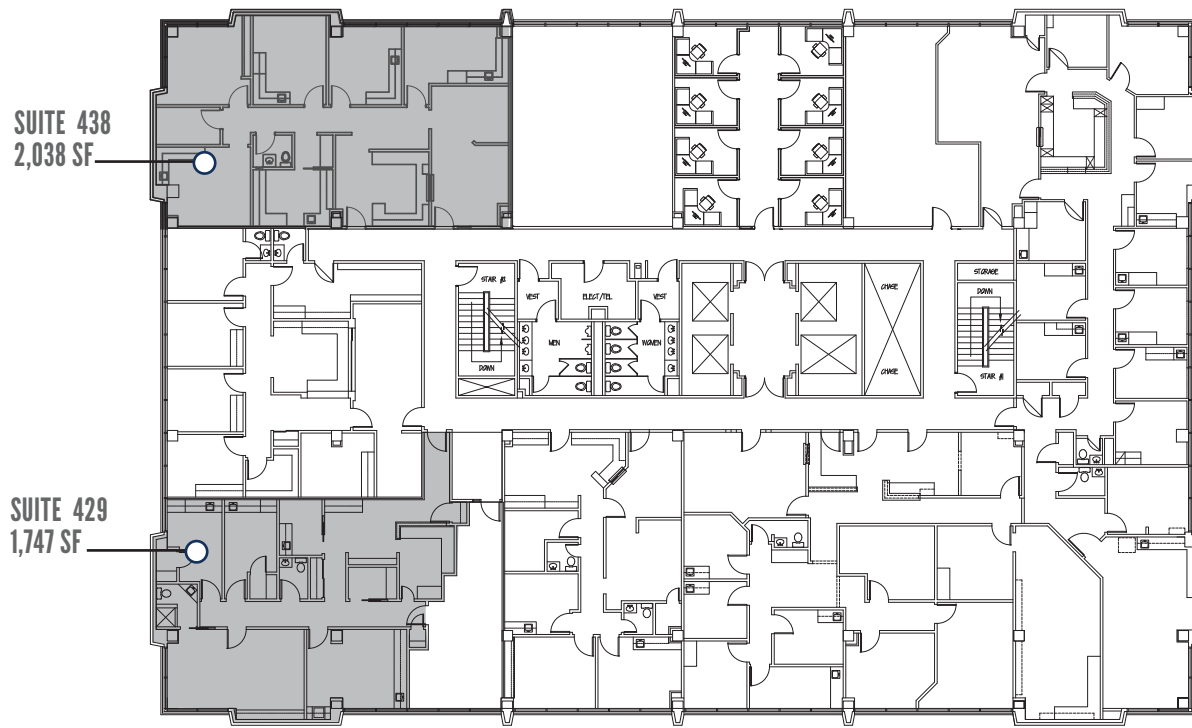


LEVEL 2 3,071 - 3,249 RSF



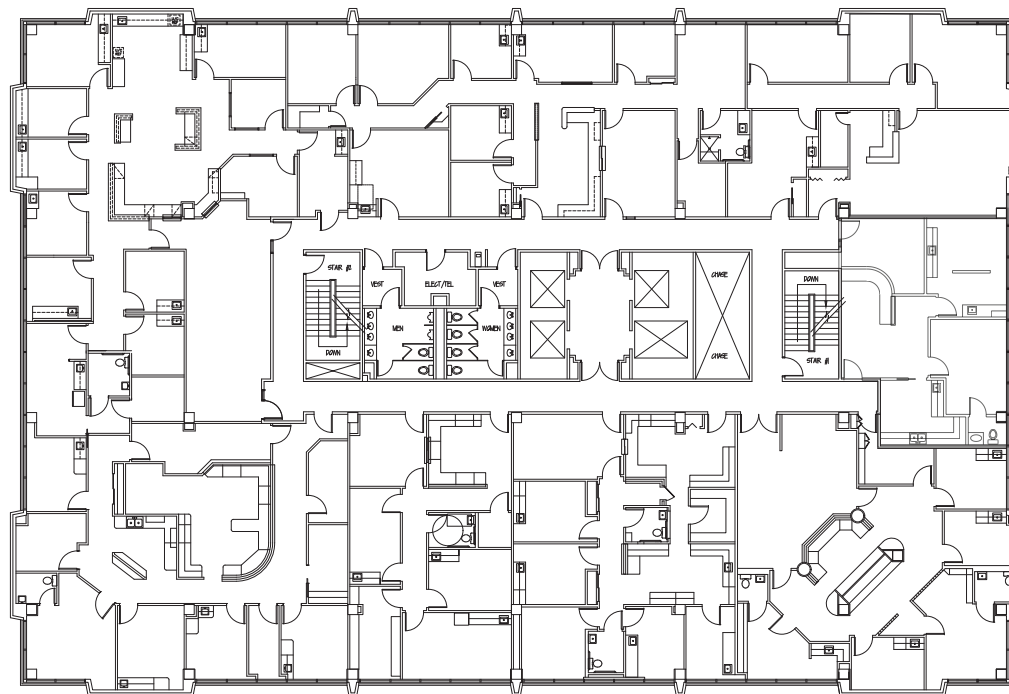


LEVEL 4
2,038 - 1,747 RSF





LEVEL 6
FULLY LEASED



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**Medical
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I & II

AVAILABILITY 1,097-3,802 RSF

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This is a detailed architectural floor plan of a hospital building. The plan is divided into several functional areas:

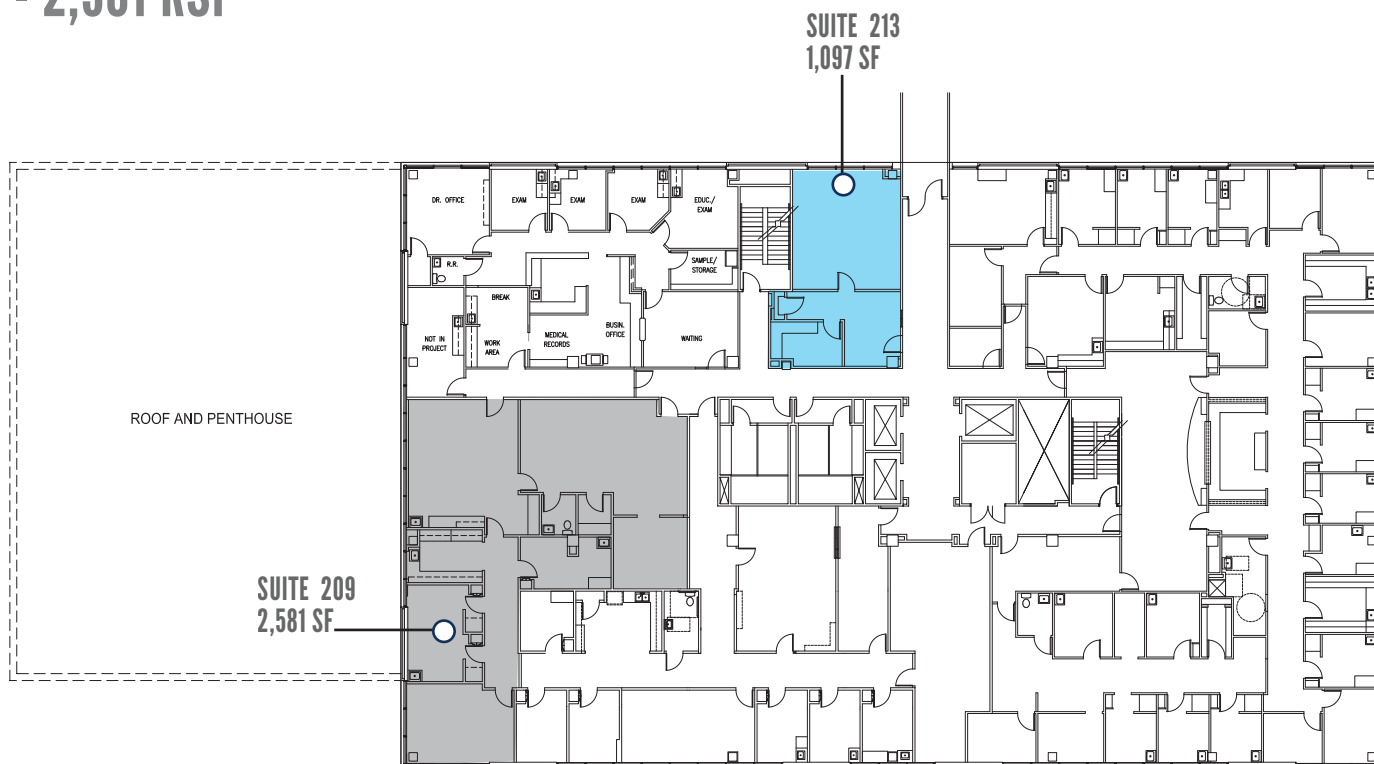
- Top Left:** TEAM AREA, LAB, EXAM rooms, SUB-WAITING, and a VEST.
- Top Center:** NURSE STATION, EXAM rooms, CONSULT rooms, and a STAIR 2.
- Top Right:** LOBBY (1,000 SQUARE FEET), CORRIDOR, and a STAIR.
- Middle Left:** CORRIDOR, ANESTH. WORK/IND., SOLID TRASH, J.C., STERILE SUPPLIES, DECONTAMINATION ROOM, INSTRUMENT PACK ROOM, and a CORRIDOR.
- Middle Center:** PRE-OP, N.S., and a CORRIDOR.
- Middle Right:** CORRIDOR, CHECK-OUT, RECEIPT, TRIAGE, and a CORRIDOR.
- Bottom Left:** GAS, ELECTRICAL ROOM, SUB-STER, EQUIPMENT STORAGE, and a CORRIDOR.
- Bottom Center:** CORRIDOR, RECOVERY, STAGE I RECOVERY, N.S., and a CORRIDOR.
- Bottom Right:** CORRIDOR, PATIENT STORAGE, STAGE II RECOVERY, N.S., MEIS, SUB-STER, and a CORRIDOR.
- Far Right:** ALCOVE, FEMALE, MALE, and a CORRIDOR.

The plan includes various rooms such as Exam, Lab, Nurse Station, Recovery, and Lobby. It also shows a scale bar indicating 1,000 square feet.

SUITE 110
3,348 SF

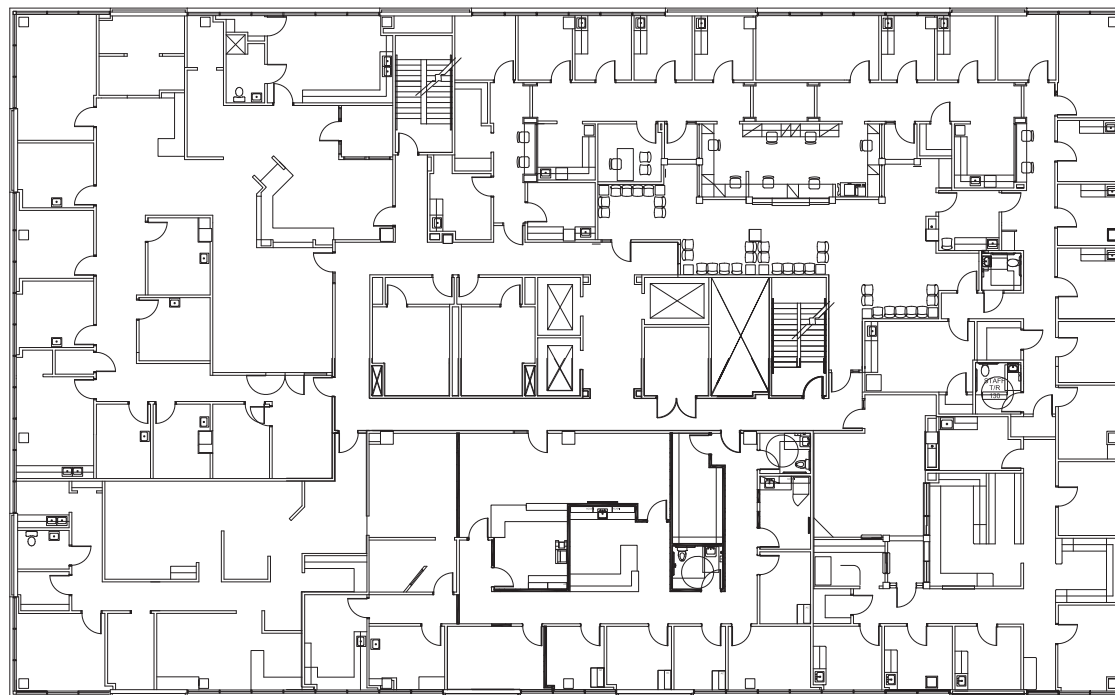


LEVEL 2 1,097 - 2,581 RSF



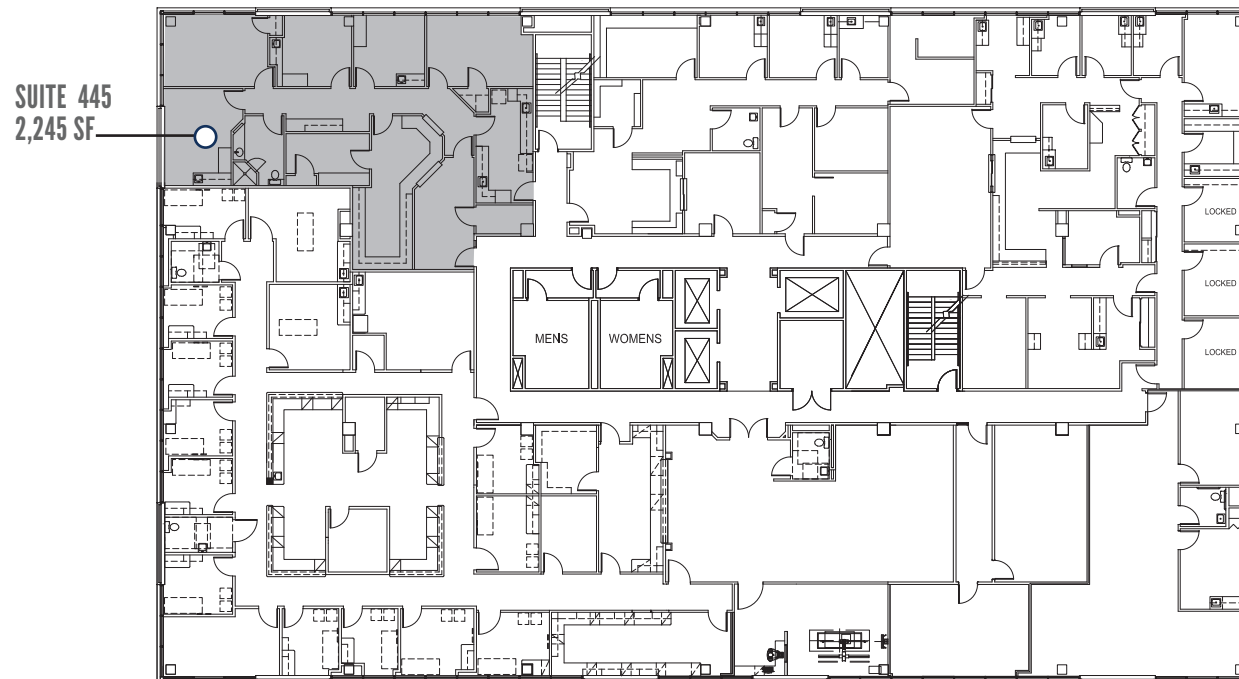


LEVEL 3
FULLY LEASED

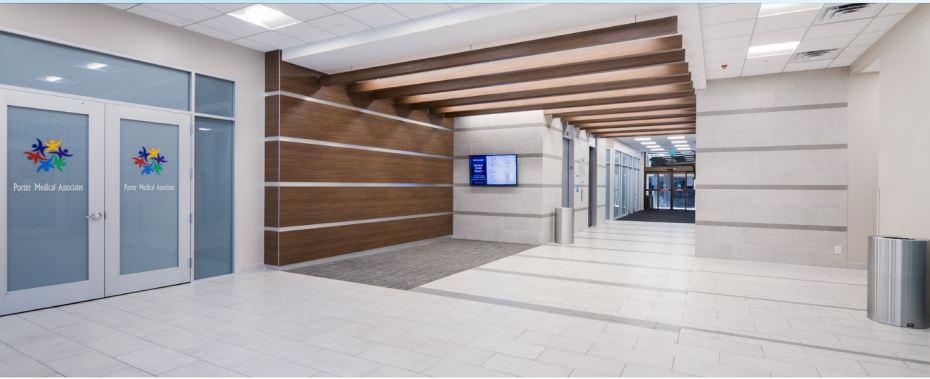




LEVEL 4 2,245 RSF



MEDICAL TOWER I & II



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 TRANSWESTERN REAL ESTATE SERVICES



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.

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.

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:
 - o 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
 - o 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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chad Gunter	411003	chad.gunter@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date