

MEDICAL OFFICE SPACE FOR LEASE

Babcock

Medical Center

5441 BABCOCK RD SAN ANTONIO, TX 78240

CBRE



PROPERTY OVERVIEW

owner-managed
private outdoor balconies
convenient ingress/egress
garage & surface parking
walkable to retail & bus stops
exceptional visibility

HIGHLIGHTS

building size
53,598 SF

rate
contact broker

3.00
per 1000 parking

up to 11,965
sf available

CBRE



SOUTH TEXAS MEDICAL CENTER

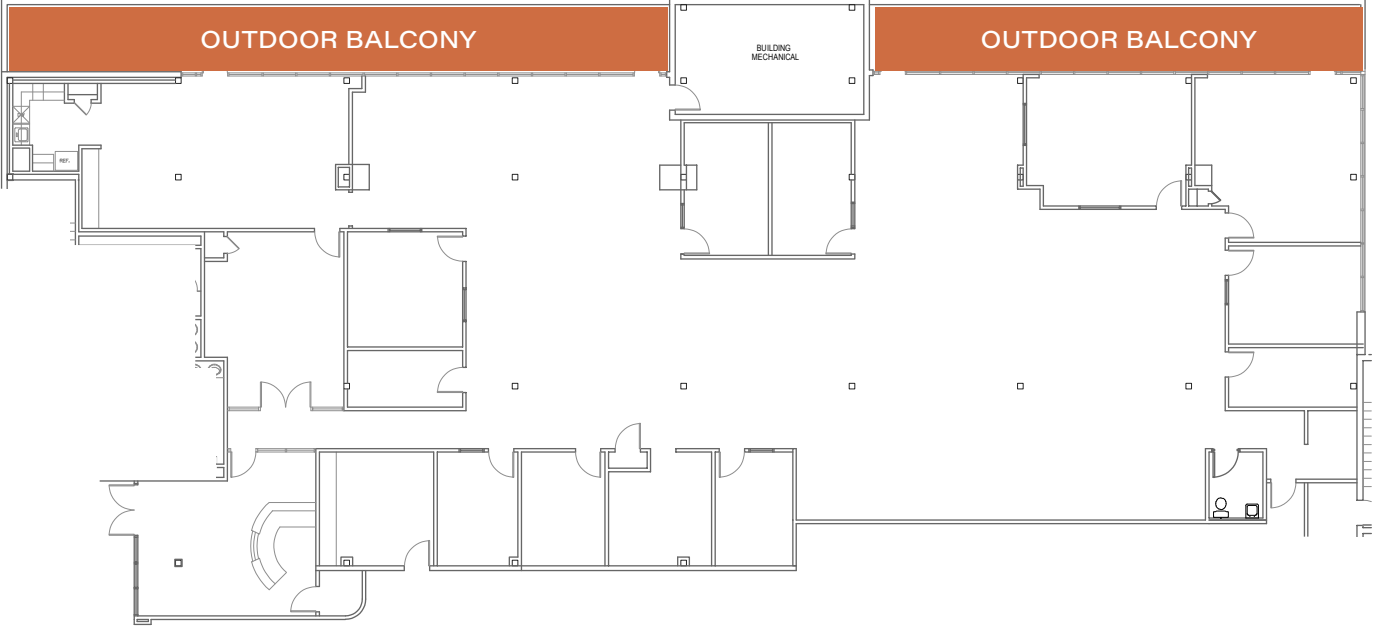
BABCOCK RD 45,306 VPD

FLOOR PLAN

2ND FLOOR

SUITE 200

10,386 sf divisible

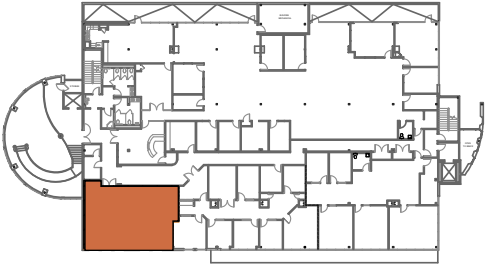
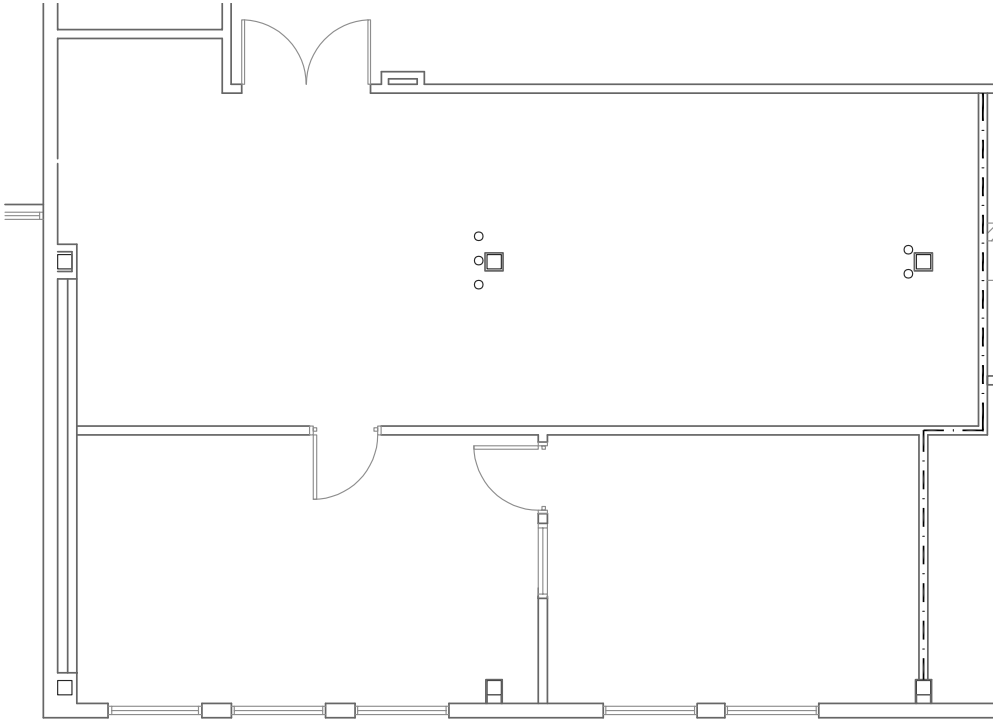


FLOOR PLAN

2ND FLOOR

SUITE 205

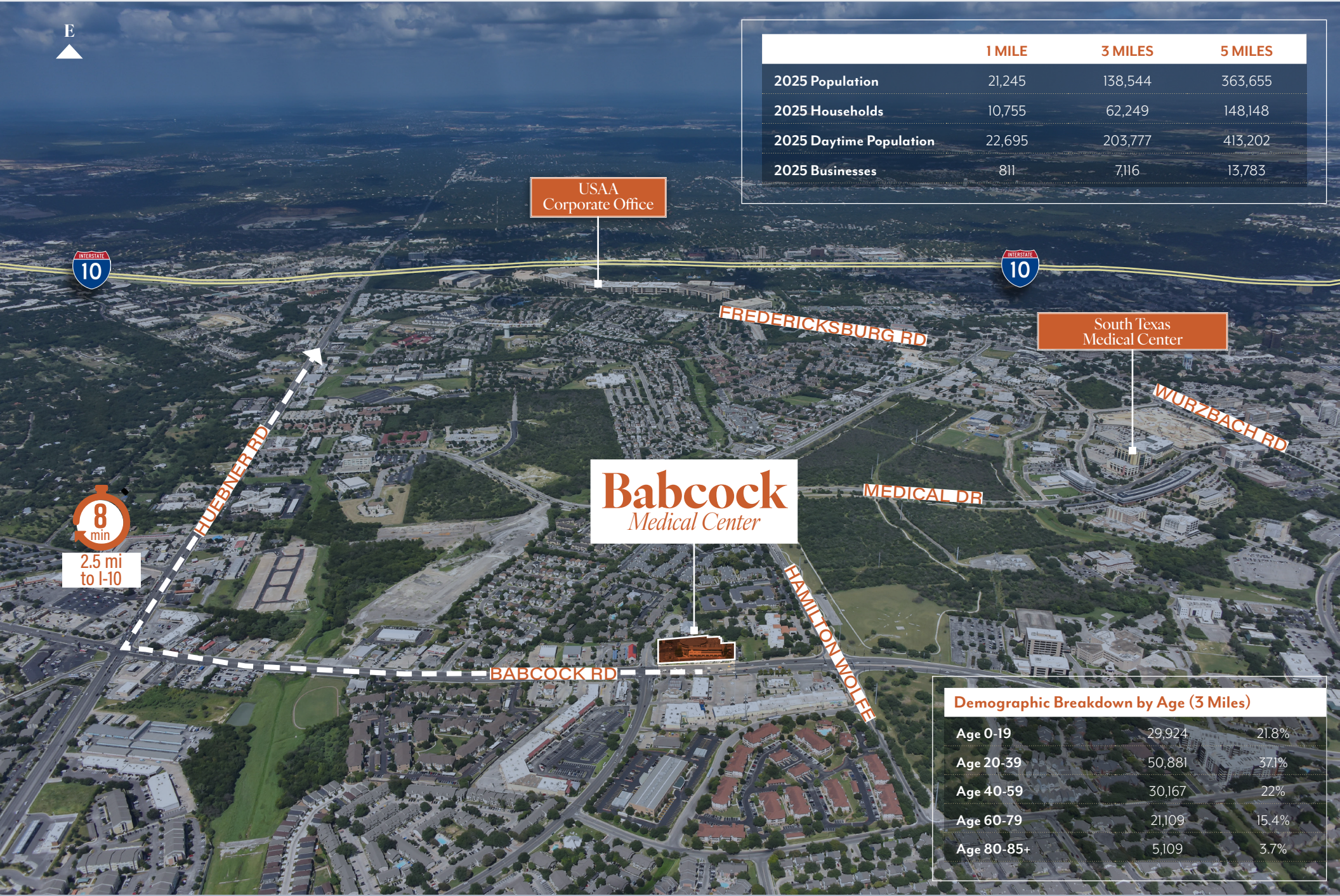
1,570 sf



DEMOGRAPHICS & ACCESS



	1 MILE	3 MILES	5 MILES
2025 Population	21,245	138,544	363,655
2025 Households	10,755	62,249	148,148
2025 Daytime Population	22,695	203,777	413,202
2025 Businesses	811	7,116	13,783



USAA
Corporate Office

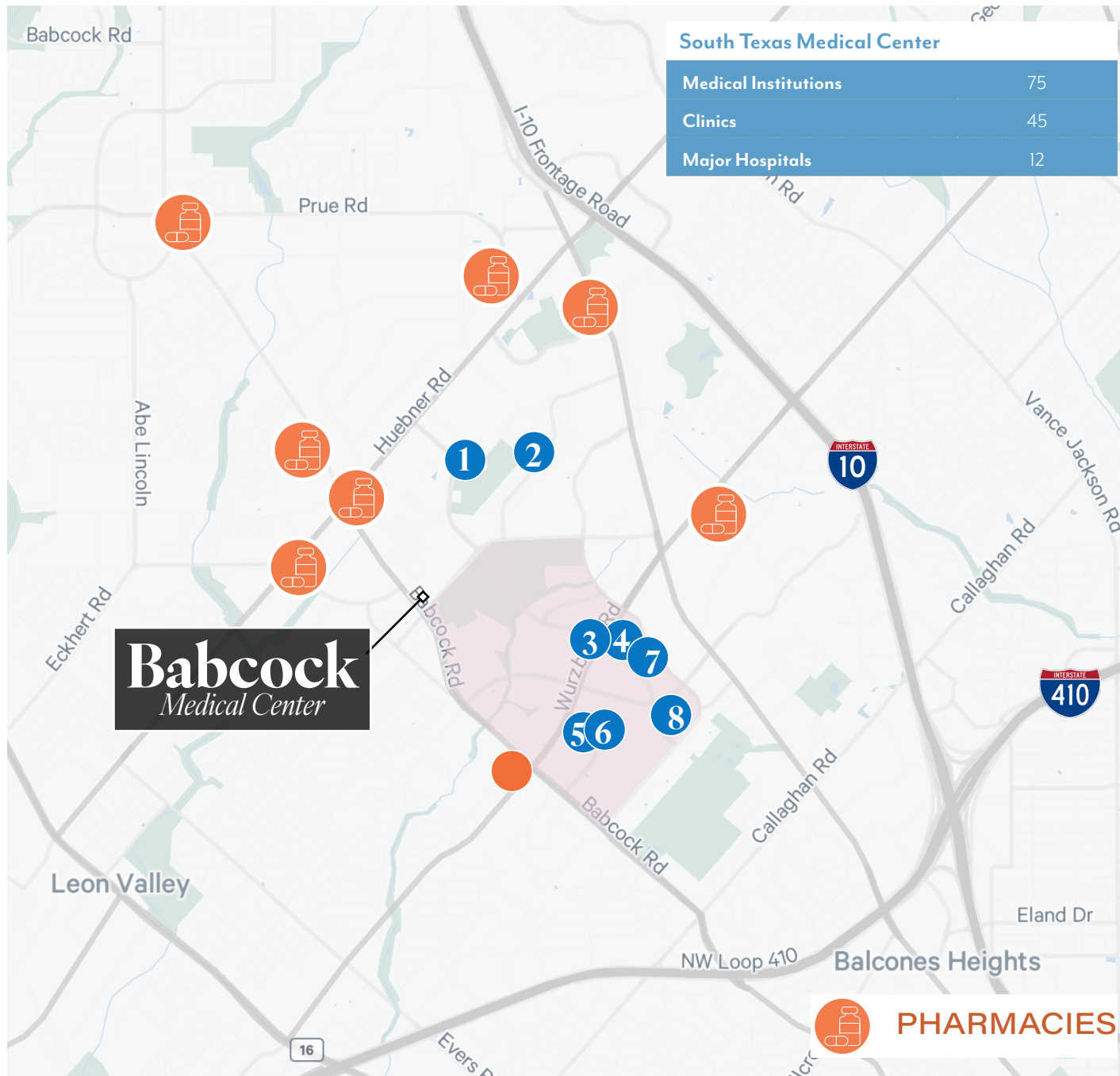
South Texas
Medical Center

Babcock
Medical Center

8
min
2.5 mi
to I-10

Age 0-19	29,924	21.8%
Age 20-39	50,881	37.1%
Age 40-59	30,167	22%
Age 60-79	21,109	15.4%
Age 80-85+	5,109	3.7%

MEDICAL CENTER CONVENIENCE



5441 BABCOCK RD SAN ANTONIO, TX 78240

HOSPITALS

- 1
PAM Health Specialty Hospital of San Antonio
- 2
HealthSouth Rehabilitation Institute
- 3
UT Health San Antonio Mays Cancer Center
UT MD Anderson Cancer Center
- 4
Methodist Hospital Specialty & Transplant
- 5
Audie L. Murphy VA Medical Center
- 6
University Hospital
- 7
St. Luke's Baptist Hospital
- 8
Methodist Hospitals:
Children's Hospital
Heart Hospital
Women's Pavillion

HEALTHCARE EMPLOYEES

1 Mile: 5,056

3 Miles: 22,112

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CBRE

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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. **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.

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Date

