



TRANSWESTERN

REAL ESTATE
SERVICES

THE ATRIUM
MEDICAL OFFICE BUILDING

502

ATRIUM OUTPATIENT MEDICAL

CLASS A MEDICAL SPACE | 502 MADISON OAK DR., SAN ANTONIO, TEXAS

ATRIUM OUTPATIENT MEDICAL

502 Madison Oak Dr., San Antonio, TX 78258


TRANSWESTERN
REAL ESTATE
SERVICES



AVAILABILITY

- Suite 220: 2,236 SF ****Move-in Ready***
- Suite 340: 2,991 SF ****Available 10/1/26***
- Suite 342: 1,448 SF ****Shell***
- Suite 350: 1,701 SF ****Spec suite coming soon***
- Suite 410: 3,878 SF ****Shell***
- Suite 430: 2,091 SF ****Available 12/31/26***

SPECS

- 5-Story Class A Medical Office
- 132,148 Square Feet
- Garage & Surface Parking
- Generous TI Allowance

BUILDING AMENITIES

- Directly Attached to North Central Baptist Hospital
- New On-Site Cafe Available to Tenants & Guests
- Located Along Stone Oak Parkway Near Loop 1604
- Nearby Retail and Restaurants
- 24-Hour Access
- On-Site Property Management
- Air-Conditioned Skywalk Connecting to North Central Baptist Hospital

FOR LEASING INFORMATION CONTACT:

■ LUCIA SALINAS ■ 210.253.2931 ■ lucia.salinas@transwestern.com

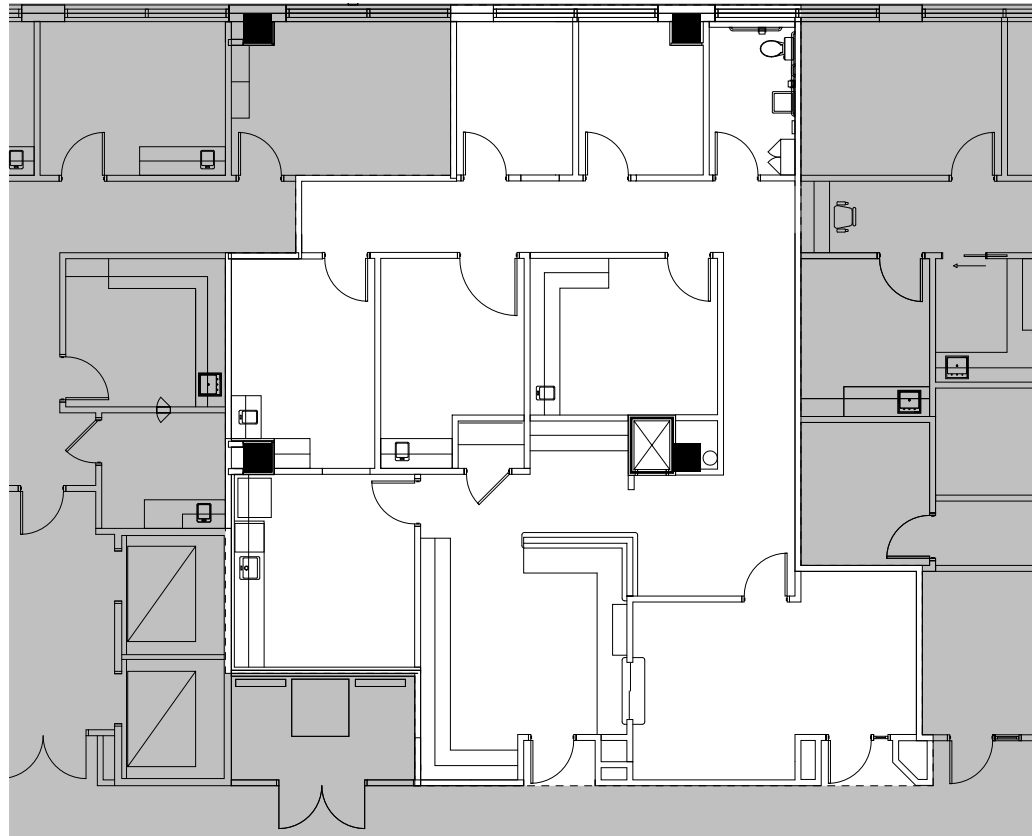
■ YESENIA M. SMITH ■ 210.563.7070 ■ yesenia.smith@transwestern.com

ATRIUM OUTPATIENT MEDICAL

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SUITE 220: 2,236 SF

- 2nd Generation Office
- Exam Rooms
- Physician's Office
- Nurse's Station
- Interior Restroom
- Waiting Room/ Reception Area



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THIRD FLOOR

Suite 340: 2,991 SF

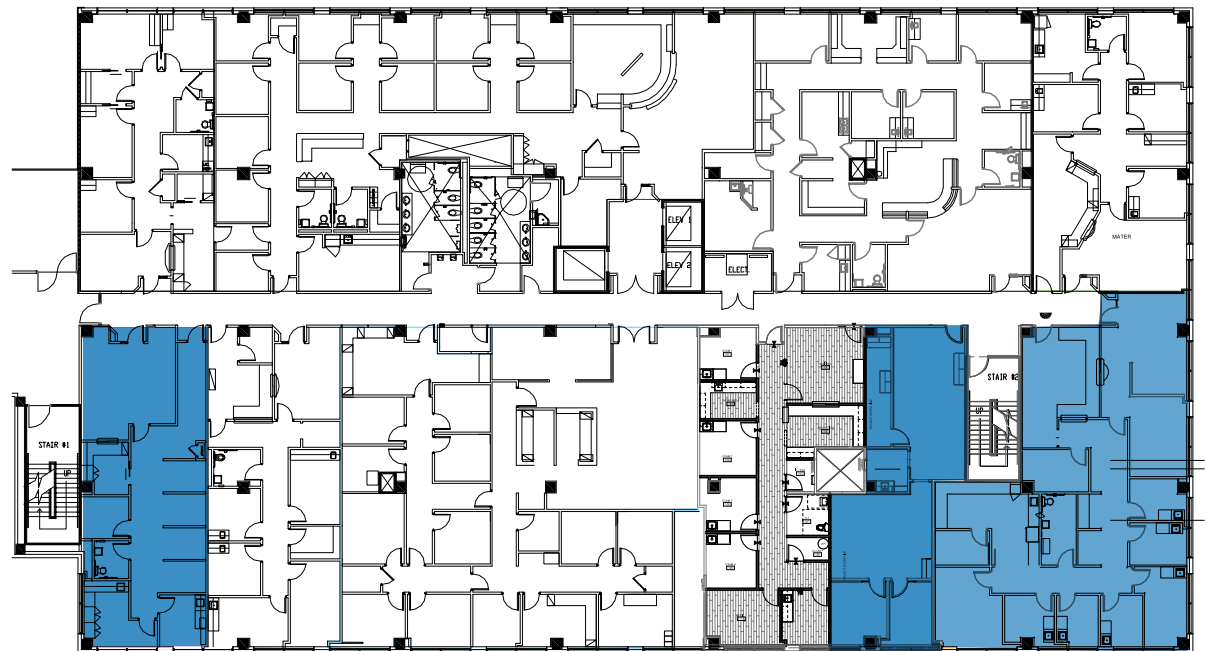
- Available 10/1/26
- 2nd Generation Office
- Exam Rooms
- Physician's Office
- Nurse's Station
- Interior Restroom
- Waiting Room/ Reception Area

Suite 342: 1,448 SF

- Shell Condition to be built to your specifications
- Generous TI Available for a custom finish out

Suite 350: 1,701 SF

- Spec suite coming soon



Suite 350:
1,701 SF

Suite 342:
1,448 SF

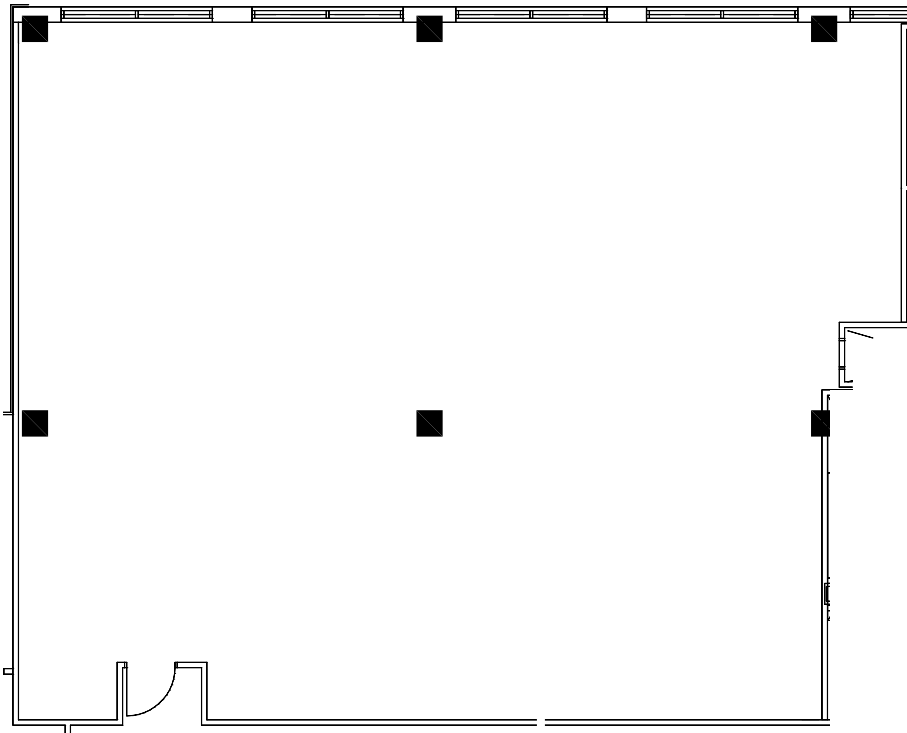
Suite 340:
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SUITE 410: 3,878 SF

- Shell Condition to be built to your specifications
- Generous TI Available for a custom finish out



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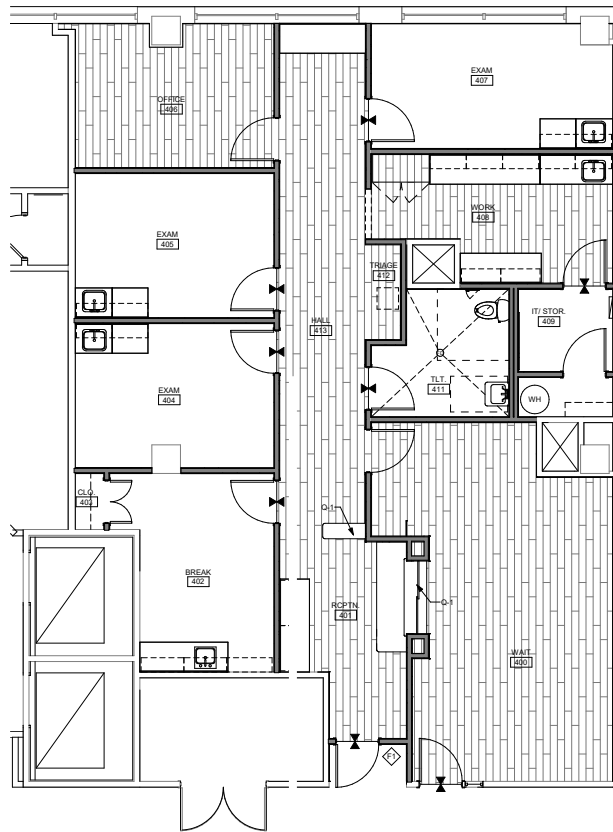
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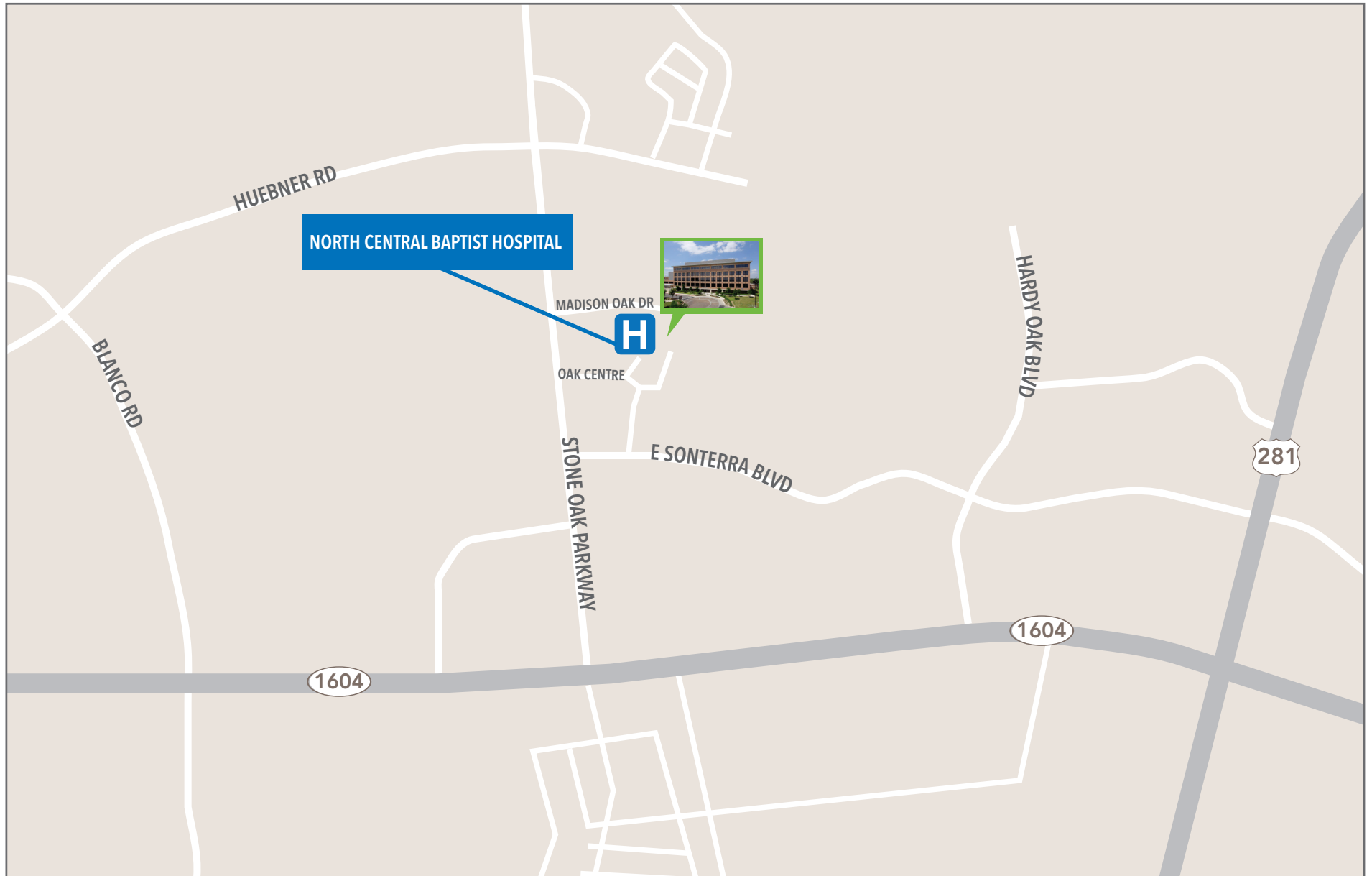
SUITE 430: 2,091 SF

- Available 1/1/27
- Move-in ready
- Exam Rooms
- Physician's Office
- Interior Restroom
- Waiting Room/ Reception Area
- Break Room



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TRANSWESTERN
REAL ESTATE
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About the Landlord

Healthpeak®

DOC
LISTED
NYSE

Healthpeak is one of the largest publicly-traded owners of healthcare real estate in the United States, with a portfolio of nearly 700 properties and an enterprise value of over \$23 billion.

Healthpeak builds, owns, and manages spaces for healthcare delivery and discovery that fuel innovation, enhance communities, and drive shareholder value. With expertise in the ownership and management of Outpatient Medical and Lab properties, we deliver real estate solutions for professionals and patients where health and well-being thrive.

More than 30 million patients and visitors utilize our medical buildings annually, and the therapeutics and diagnostics discovered in our research labs improve lives worldwide. Our portfolio of nearly 700 high-quality assets is leased to leading biopharma and health system tenants. As a publicly traded S&P 500 company (NYSE:DOC), we are positioned to deliver sustained benefits to our investors, teammates, and communities we serve.

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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.

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:
 - 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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Licia Salinas	579653	licia.salinas@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	431325	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Yesenia Marili Smith	819516	yesenia.smith@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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