

WESTGATE MEDICAL CENTER

5282 Medical Drive | San Antonio, Texas 78229

For Lease | Medical Office Space



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 & ANNEX AVAILABILITIES



Click or scan to view availability



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 surface parking 5.00/1,000 RSF



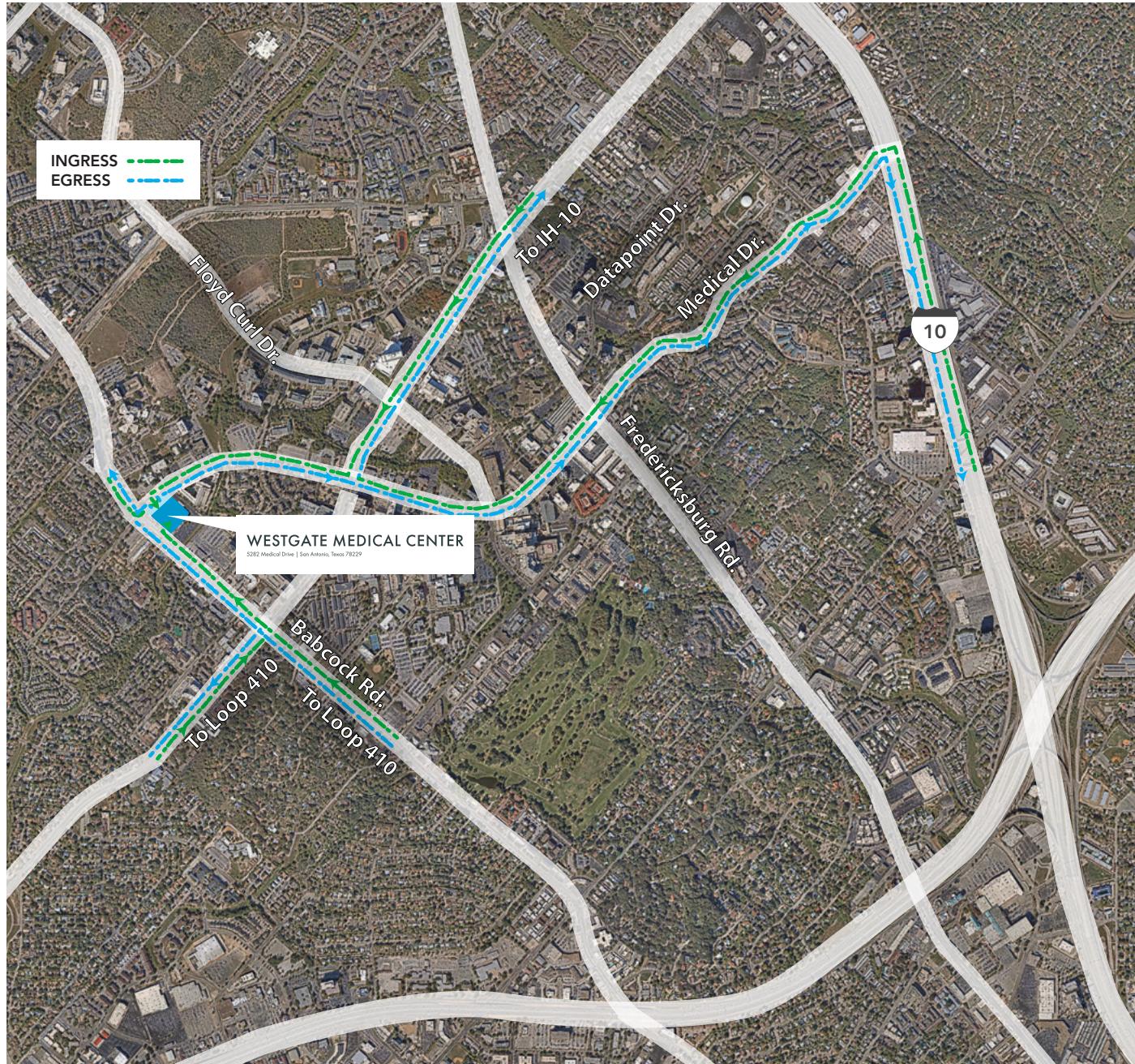
LEASE RATE: Contact Broker for pricing



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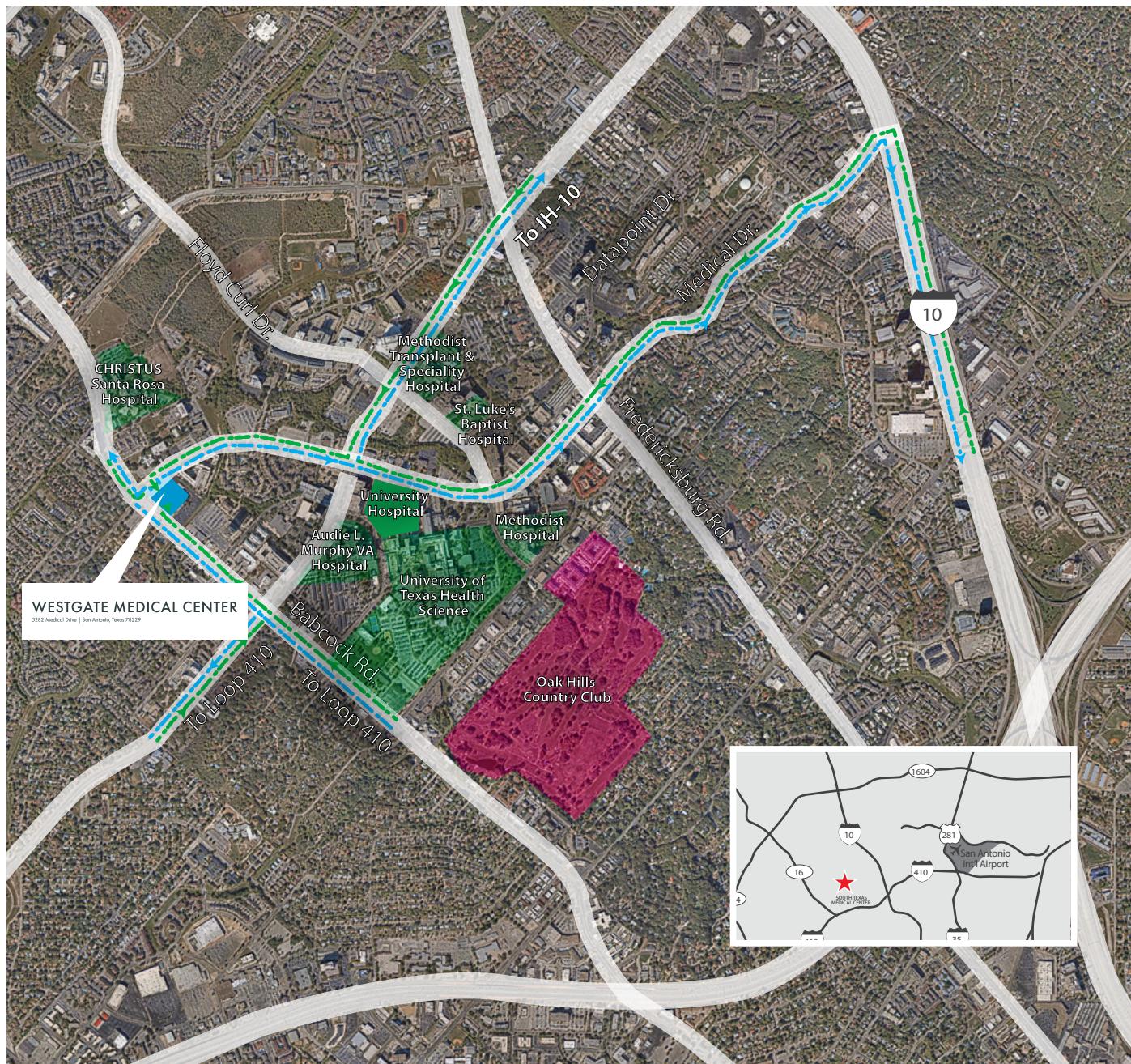
INGRESS / EGRESS

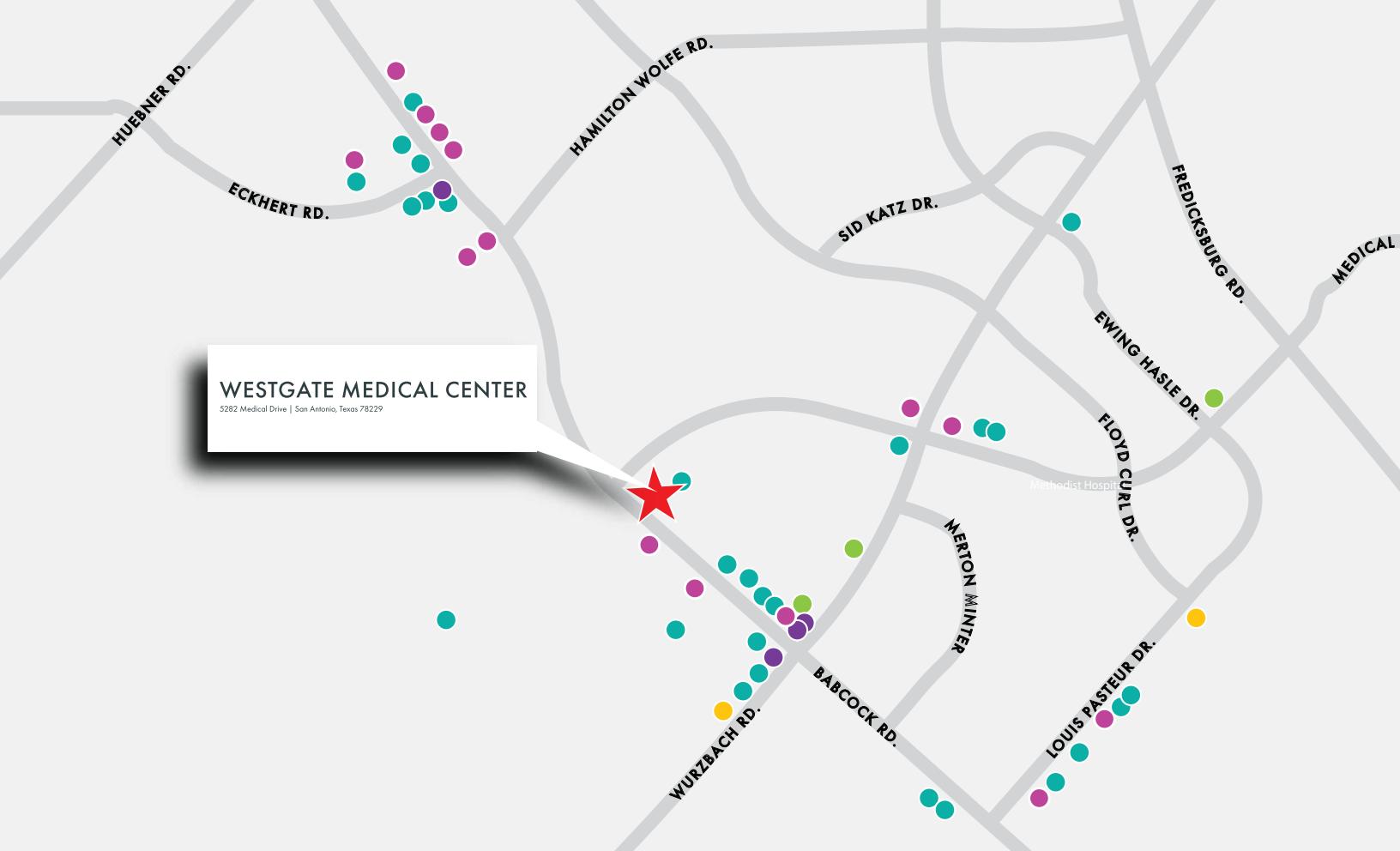


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LOCATION MAP





(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

For More Information, Contact:

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 210-293-6843 | allie.sledge@jll.com

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 **JLL**  **Welltower**



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.

2-10-2025



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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.		Phone
Allie Sledge	748527	allie.sledge@jll.com	210-293-6845
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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