

HUEBNER MEDICAL CENTER

MEDICAL OFFICE SPACE FOR LEASE



**9150 HUEBNER RD.
SAN ANTONIO TX 78240**

AVAILABILITIES

Suite	RSF
238	943
245	3,182
265	1,915
270	1,528
278	1,582
335	1,101
340	2,428
342	1,335
390	3,754

GET IN TOUCH



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**EQUITY COMMERCIAL
REAL ESTATE SOLUTIONS**
9150 Huebner Road, Suite 300
San Antonio, Texas 78240

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TENANTS

- Anchored by Methodist Ambulatory Surgical Hospital, operating a 48,000 SF, 28 bed, 9 operating room hospital. MASH is completing a \$3M expansion to the Emergency Department and adding a new patient drop off.
- South Texas Radiology and Imaging recently signed a 10-year renewal
- South Texas Spinal Clinic is the latest tenant to sign a long-term lease occupying 14,665 SF
- Tenants Promote Surgical & General Practice Synergy

PROPERTY OVERVIEW

Huebner Medical Center consists of 166,167 SF Class B+ Medical Office Buildings. A large central atrium is accessible from three main entrances with digital directories for way-finding and two covered curbside patient drop off.



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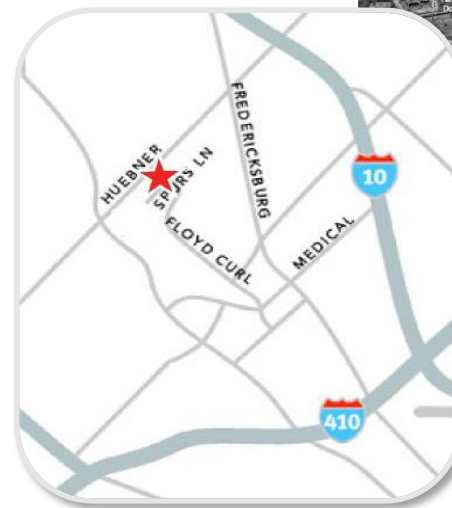
LOCATION

Huebner Medical Center is in the South Texas Medical Center (STMC), the highest concentration of medical infrastructure and jobs in the region. This 900-acre master-planned medical community boasts UTHSCSA medical, dental, nursing, and PT schools, and 9 acute care hospitals. It supports 26,000 healthcare jobs and another 29,000 supplemental jobs.

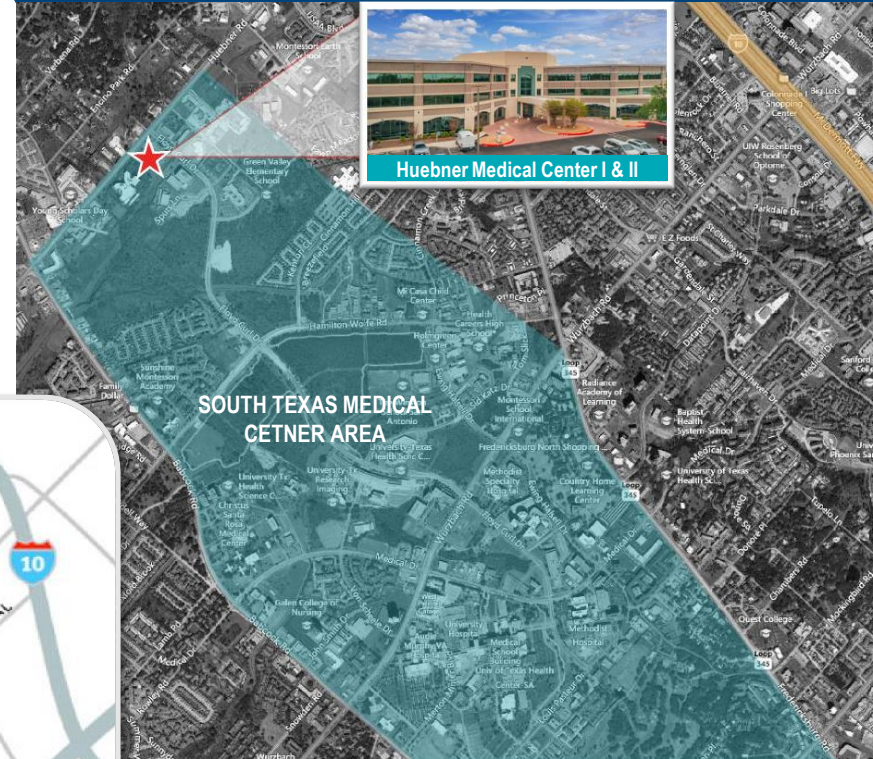
Methodist Ambulatory Surgical Hospital (MASH) anchors the building, operating a 48,000 SF, 28 bed, 9 operating room hospital. MASH is one of eight hospitals owned by Methodist/HCA Healthcare System in San Antonio. Methodist is the area's third largest private employer with 8,118 employees.

HIGHLIGHTS

- South Texas Medical Center Location
- Traffic Count | 42,423 VPD
- Convenient | Between Babcock & IH-10
- The building hosts a wide range of practices (*physical therapy, orthopedics, pediatrics, bariatrics, pain management, and wound healing*)



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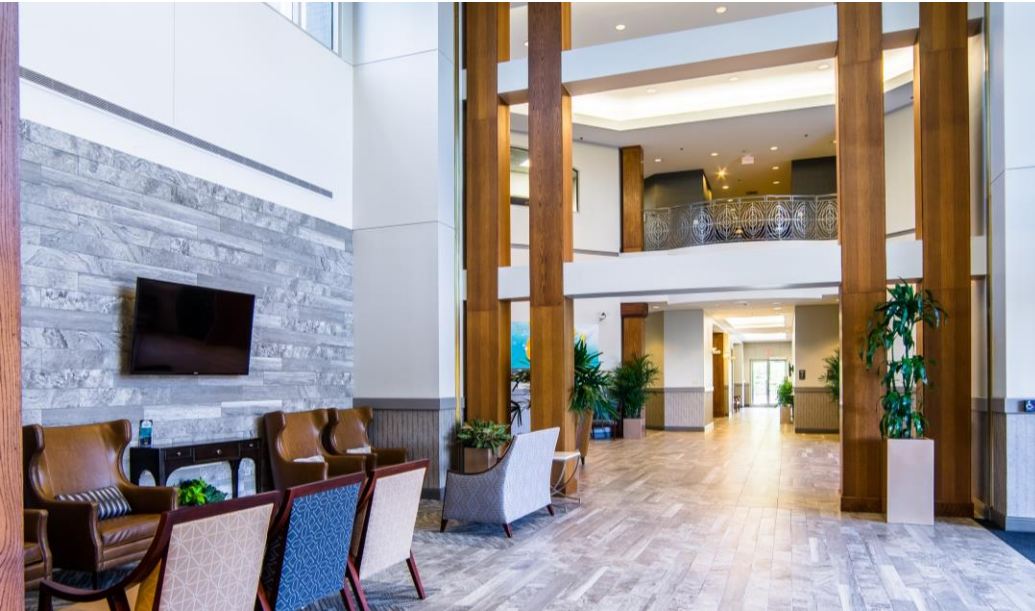
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INTERIOR PHOTOS

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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:
 - 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.

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<small>Licensed Supervisor of Sales Agent / Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Jim Ploetz	353193	jploetz@equity.net	210.202.0871
<small>Sales Agent / Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date