

FOR LEASE



New Ownership

5441 Babcock Rd



ABOUT THE PROPERTY

5441 Babcock is a stunning limestone-clad commercial office building sitting on the perimeter of the South Texas Medical Center ideal for physicians and professionals in the medical industry. Completely unique to the area, this building is the only office providing incredible skyline views and private in-suite balconies. In walking distance are neighborhood amenities such as restaurants, retail, and public bus stops. 5441 Babcock is under new ownership with exceptional renovations planned. A San Antonio Medical Center must-see!

- **SIZE**
 - 4-Story- +/- 53,598 RSF
- **PARKING**
 - 4.00/1,000
- **RATE**
 - Contact Broker
- **AVAILABILITY**
 - 1,570 - 10,386 RSF

- Garage & Surface Parking
- Private Outdoor Balconies
- Exceptional Visibility
- Convenient Ingress/Egress
- Walkable to Retail & Bus Stops
- Owner-Managed





MEDICAL INSTITUTIONS

- Methodist Healthcare Hospitals
- St. Luke's Baptist Hospital
- UT Health San Antonio
- University Hospital

5441 BABCOCK IS ADJACENT TO THE SOUTH TEXAS MEDICAL CENTER WHICH IS MADE UP OF 75 MEDICALLY RELATED INSTITUTIONS, MORE THAN 45 CLINICS, 12 MAJOR HOSPITALS, ONE HIGHER EDUCATION INSTITUTION, AND COUNTLESS SMALL PRACTICES, OFFICES, AND NON-MEDICAL BUSINESSES.

NEARBY AMENITIES

Conveniently located next to the South Texas Medical Center and the Huebner corridor, patients and employees can go from appointment to pharmacy and or work to play in minutes.



RESTAURANTS

54TH STREET	P. TERRY'S BURGER STAND
ALAMO BISCUIT COMPANY & PANADERIA	PANDA EXPRESS
ALAMO CAFE	PAPPASITO'S CANTINA
BABE'S OLD FASHIONED FOOD	PASHA MEDITERRANEAN GRILL
BIRYANI EXPRESS INDIAN CUISINE	PHO SURE
BOMBAY STREET FOOD KITCHEN	RAISING CANE'S CHICKEN FINGERS
CAVA	SALATA
CHICK-FIL-A	SMOOTHIE KING
CHIPOTLE MEXICAN GRILL	SONIC DRIVE-IN
CREPECCINO CAFE & CREPERIE	STARBUCKS
ICHIBAN STEAK & ASIAN FUSION	TEXAS HAMBURGER COMPANY
KABABCHI GRILL	THAI ESAN & NOODLE HOUSE
KING'S BOWL CHINESE RESTAURANT	THE MAGNOLIA PANCAKE HAUS
LAS PALAPAS	TORCHY'S TACOS
LITTLE WOODROW'S	VIA 313
LUBY'S	WHATABURGER
MARTHA'S MEXICAN GRILL	WHICH WICH



RECREATION/PARKS/ENTERTAINMENT

9ROUND FITNESS	DENMAN ESTATE PARK
ANYTIME FITNESS	NANI FALCONE COMMUNITY PARK
BODY BALANCE FITNESS	OAK HILLS GOLF COURSE
CLASS UFC GYM	OP SCHNABEL PARK
CROSSFIT	SALADO CREEK TRAILWAY
F45 TRAINING	ALTITUDE TRAMPOLINE PARK
GOLD'S GYM	BANDERA BOWLING CENTER
LA FITNESS	CINEMARK SAN ANTONIO 16
ORANGETHEORY FITNESS	REGAL HUEBNER OAKS
PINNACLE MARTIAL ARTS	SAN ANTONIO AQUARIUM
PLANET FITNESS	SANTILOS ENTERTAINMENT NORTHWEST
PLYOFIT	
REVIVAL 365	
THE UNION FITNESS & FUN	



PHARMACIES

ALAMO SPECIALTY PHARMACY
ASSURE RX PHARMACY
CHAMPS PHARMACY
CHCS PHARMACY
CVS PHARMACY (3)
GALAXY SPECIALTY PHARMACY
GOODSENSE PHARMACY
H-E-B PHARMACY
NCVISION PHARMACY
OAK HILLS SPECIALTY PHARMACY
OAKDELL PHARMACY
WALGREENS PHARMACY (2)

AVAILABILITY

FLOOR	SUITE	SIZE
2ND	200	10,386 RSF (DIVISIBLE)
	205	1,570 RSF



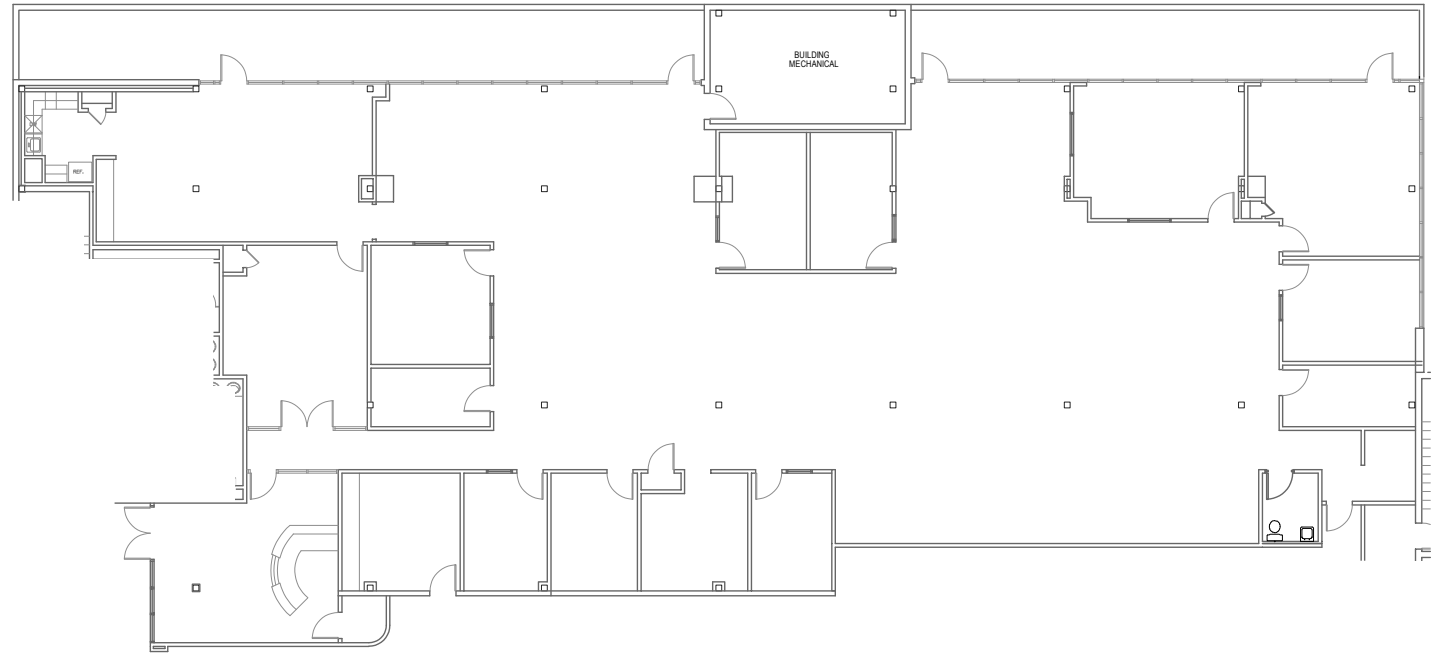
5441 Babcock Rd, San Antonio, TX 78240



FLOOR PLAN

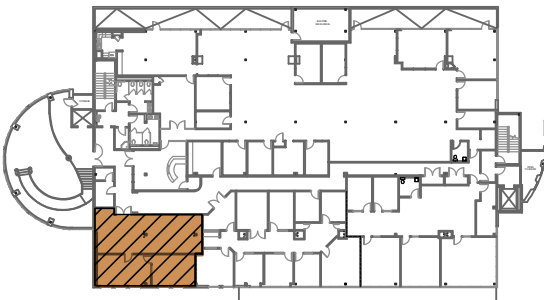
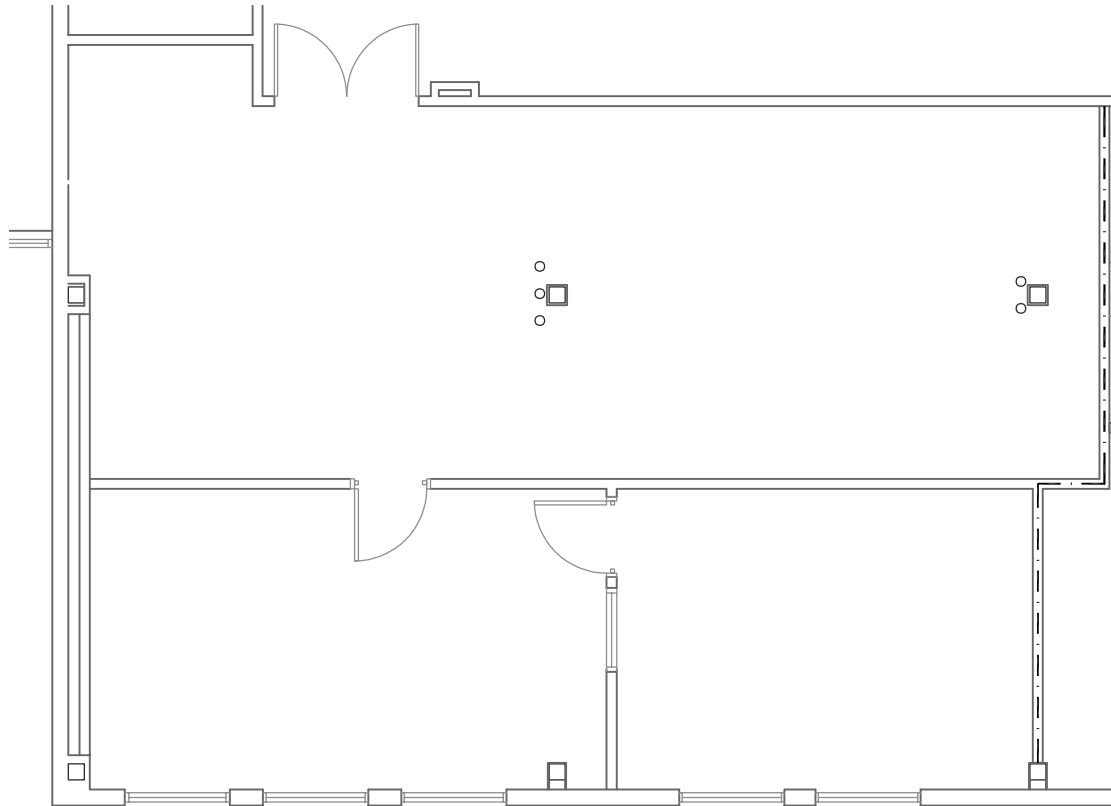
SUITE 200

10,386 RSF- *DIVISIBLE*

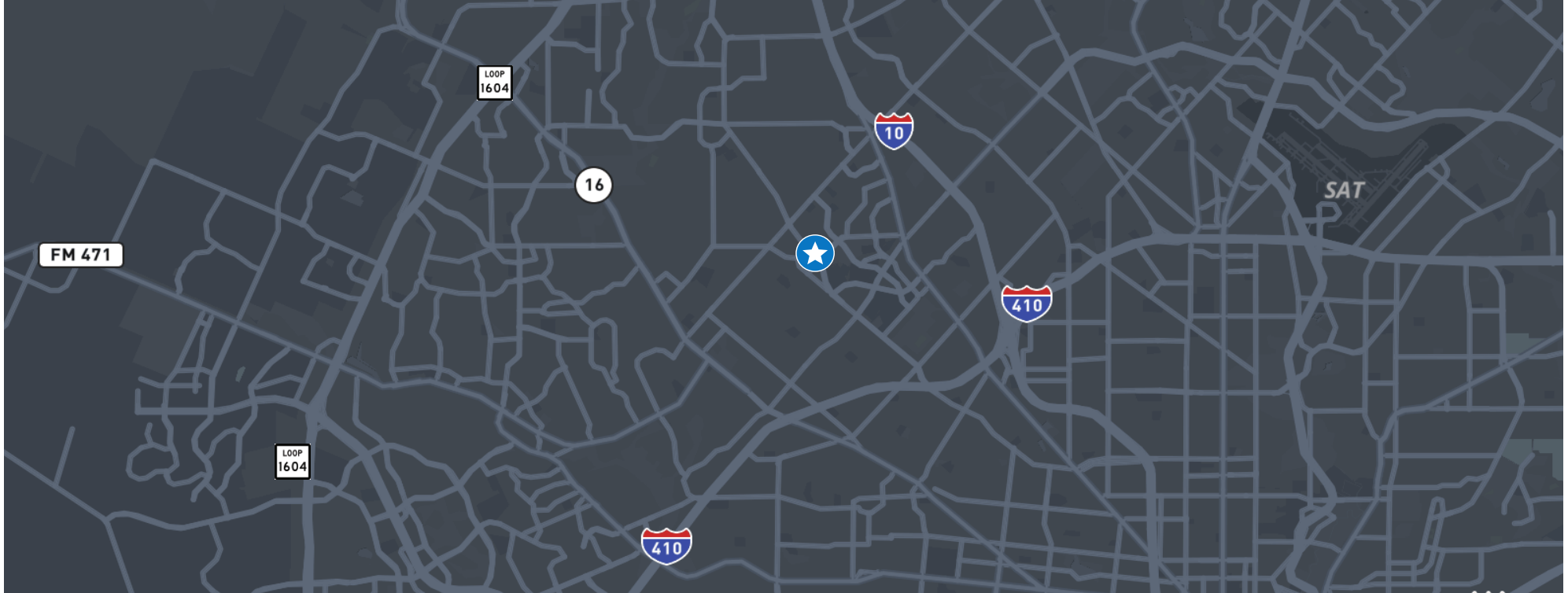


FLOOR PLAN

SUITE 205
1,570 RSF



Convenient Highway Access From 5441 Babcock



Contact Us

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CBRE

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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	