

THE
rock
MEDICAL & RESEARCH
* PAVILION *

THE ROCK AT LA CANTERA



THE ROCK CAFE

Leased by

STREAM

Developed by
Lincoln



THE **rock**

MEDICAL & RESEARCH
PAVILION

The Rock Medical & Research Pavilion is a one-of-a-kind medical development that offers an unmatched live, work, play & wellness environment. The 60,000 SF medical office and research building will be anchored by UT Health, which will lease 20,000 SF for outpatient care and an elite research center. This development is part of the joint effort by the Spurs and UT Health San Antonio to pursue innovations in human performance and improve health of the greater San Antonio Community.



Aligned with the
Spurs, SwRI, & UT Health



Attached
Parking Garage



Prime Location
with growing patient base

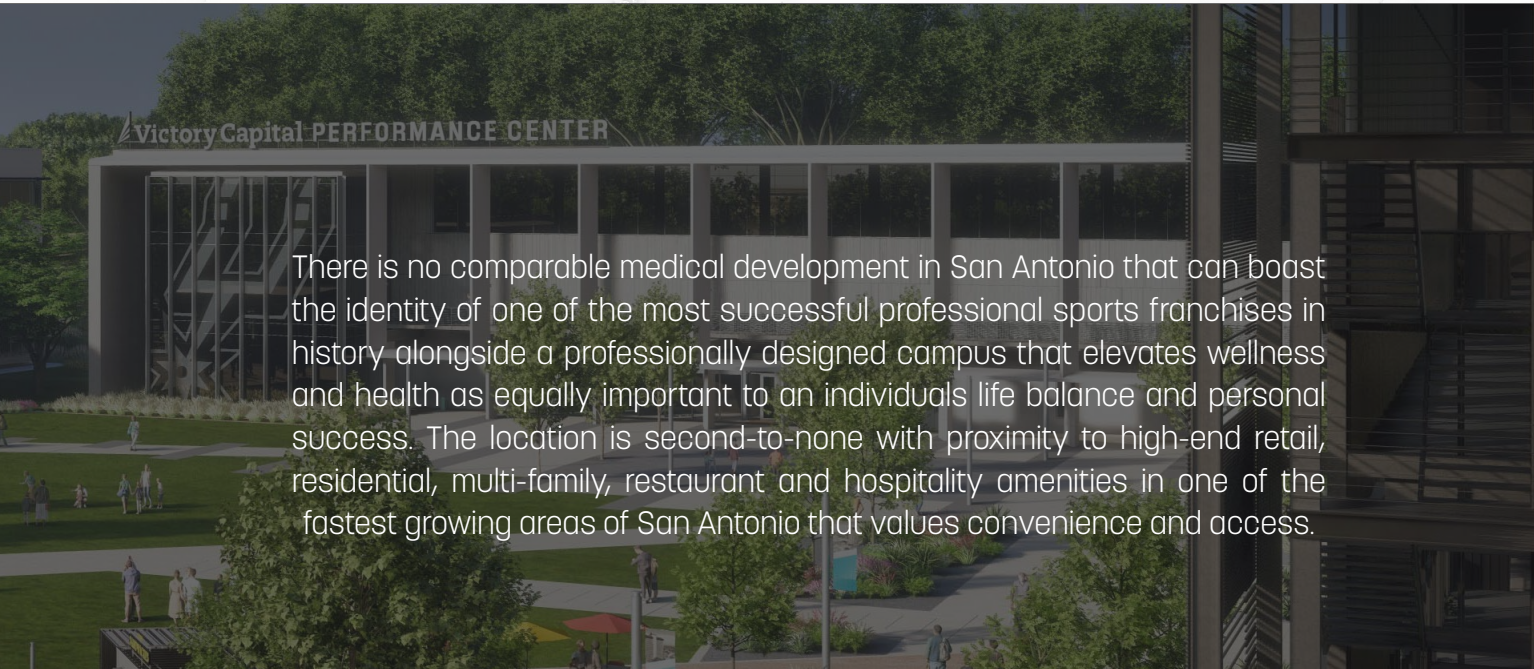


State-of-the-Art
Design and Construction



Off-campus medical office building with
No Ground Lease Restrictions

<p>Total Size: 60,000 SF</p>	<p>Floor Plates: 20,000 SF</p>	<p>Tenant Size: 2,000-40,000 SF</p>
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There is no comparable medical development in San Antonio that can boast the identity of one of the most successful professional sports franchises in history alongside a professionally designed campus that elevates wellness and health as equally important to an individuals life balance and personal success. The location is second-to-none with proximity to high-end retail, residential, multi-family, restaurant and hospitality amenities in one of the fastest growing areas of San Antonio that values convenience and access.



Demographics

Within 4 Miles

32.8

Median Age

47,919

Households

114,759

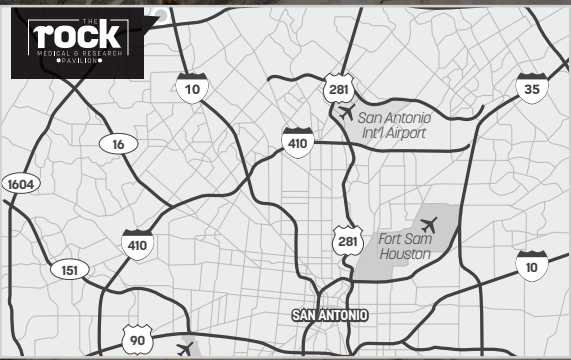
Total Population

\$114,641

Average Household Income

Healthcare Infrastructure





Area Amenities

The Shops at La Cantera

- Alo
- Altar'd State
- H&M
- Louis Vuitton
- Marc Jacobs
- Tiffany & Co.
- Zara
- Bar Louie
- Grimaldi's
- Mariposa
- Lucciano
- Perry's Steakhouse
- Toro

The Rim

- JC Penney
- Lane Bryant
- Nordstrom Rack
- Torrid
- Bakudan Ramen
- Postino
- Russo's
- Southerleigh Haute South
- The Rustic

Attractions

- Andretti Indoor Karting
- Eilan Hotel & Spa
- iFly Indoor Skydiving
- La Cantera Hill Country Resort & Golf
- Six Flags Fiesta Texas
- Top Golf

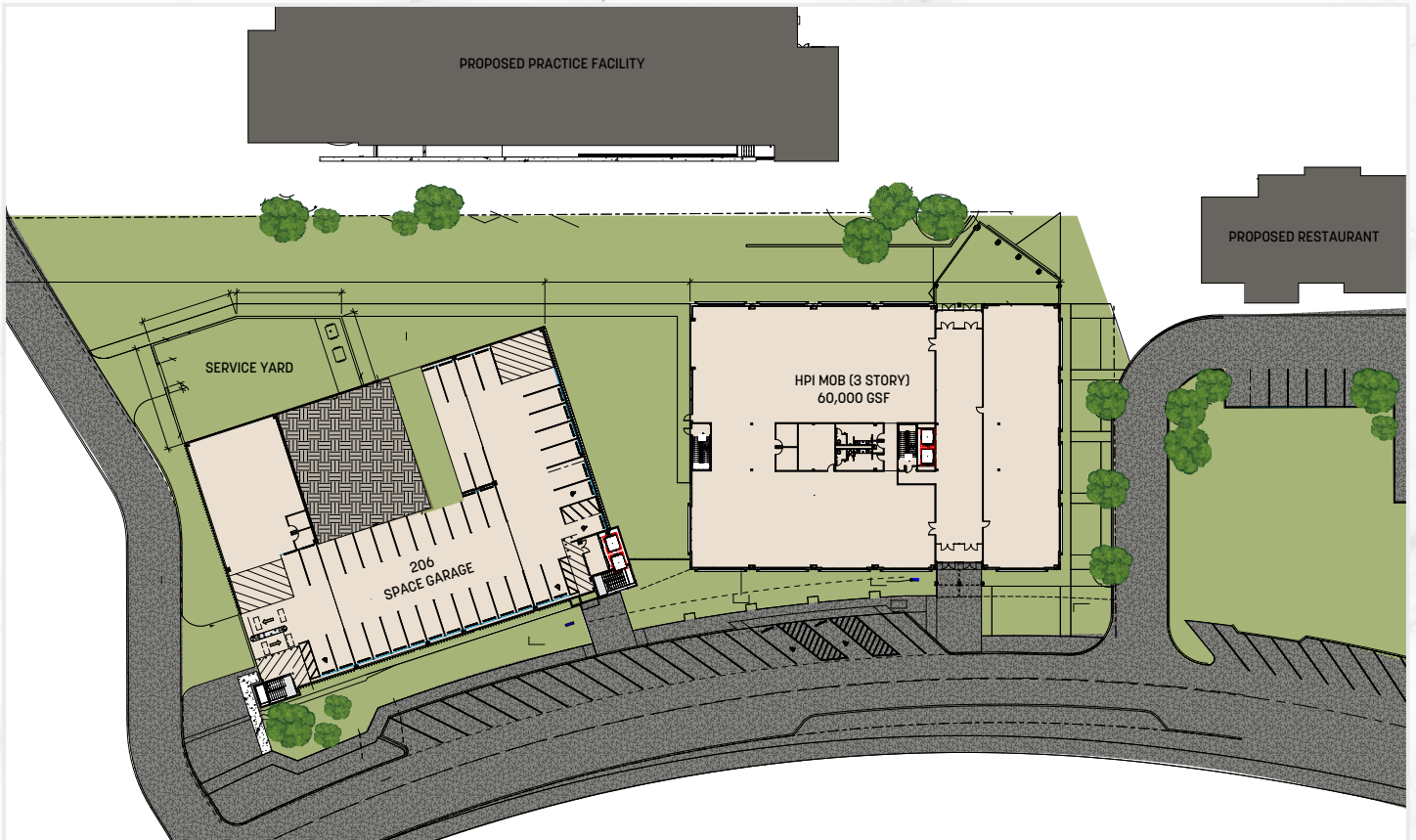
Hotels

- Courtyard by Marriott
- DoubleTree
- Drury Inn & Suites
- Embassy Suites by Hilton

THE rock

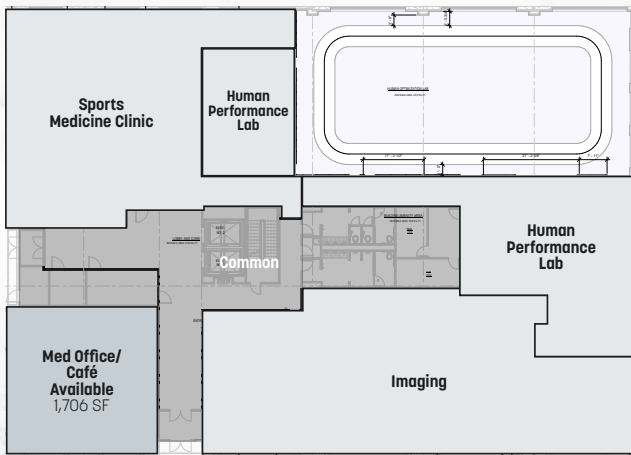
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Site Plan

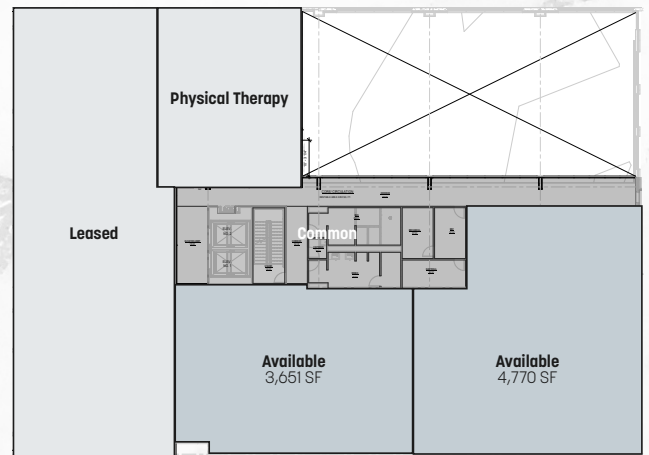


A One-Of-A-Kind Medical Property That Offers A Live, Work, & Play Environment With A Champion's Mindset

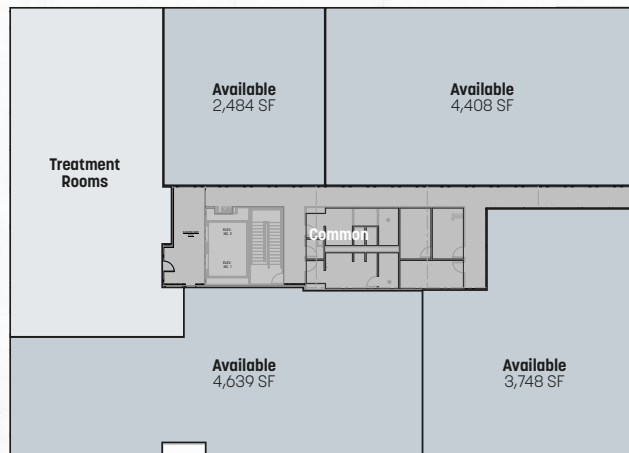
Building Floorplates | Up to 25,406 SF Available



Level 1 - 1,706 SF



Level 2 - 8,421 SF



Level 3 - 15,279 SF



Why San Antonio

San Antonio's economic robustness derives from its low cost of doing business and booming population. The city's economic strength is underpinned by a diversified array of industries, including military, tourism, logistics, healthcare, and technology, collectively contributing to upholding one of the nation's most resilient job markets.

7th Largest

City In U.S.

0%

State And Local Tax

Low Cost

Of Doing Business

73.5%

Diversity Index

110

New Residents Daily

31,000

New Jobs in the Last
5 Years

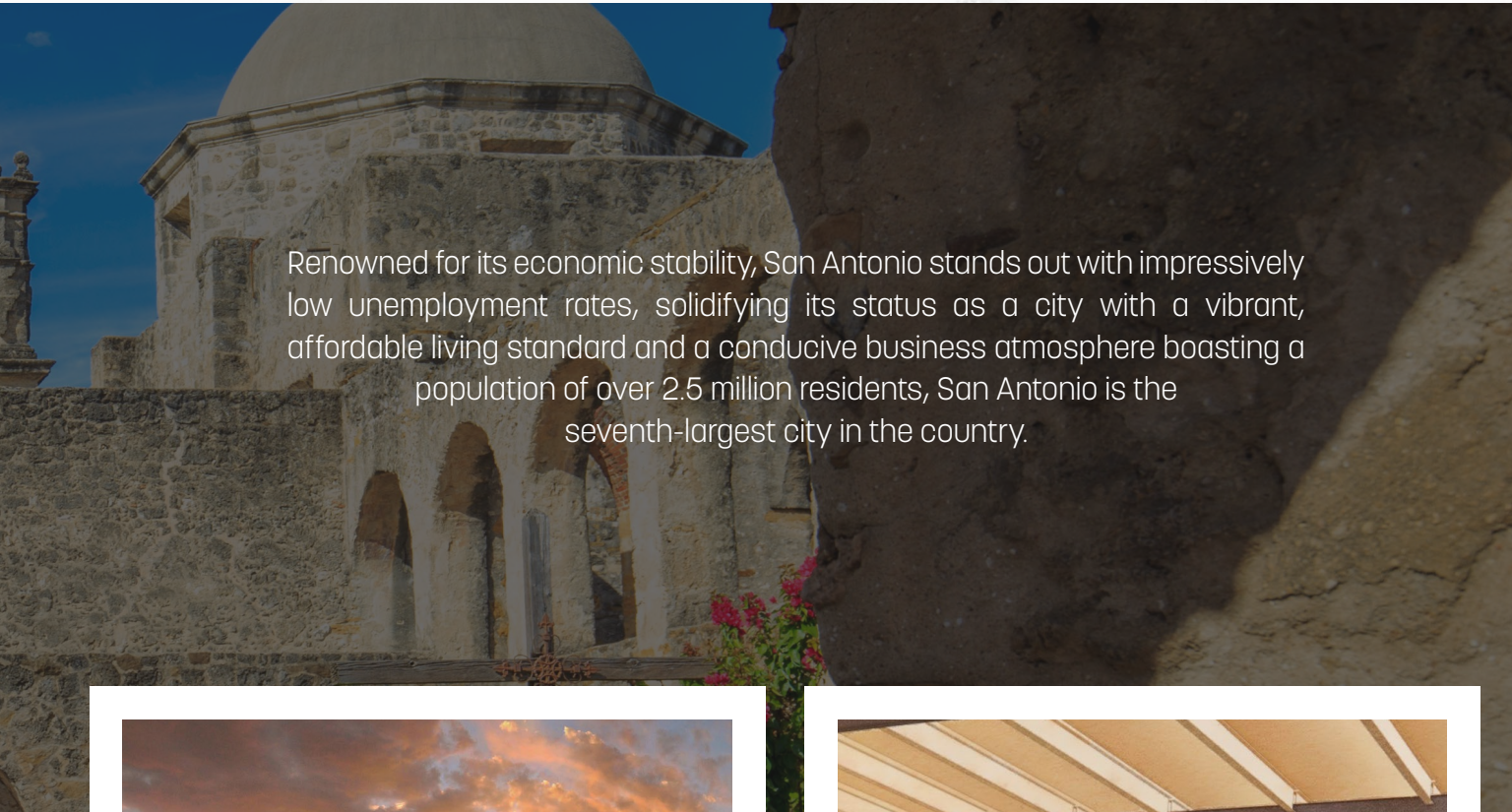
8.7%

Projected Population Growth
Rate in the Next 5 Years

#1 State

Business Climate
— Chief Executive Magazine





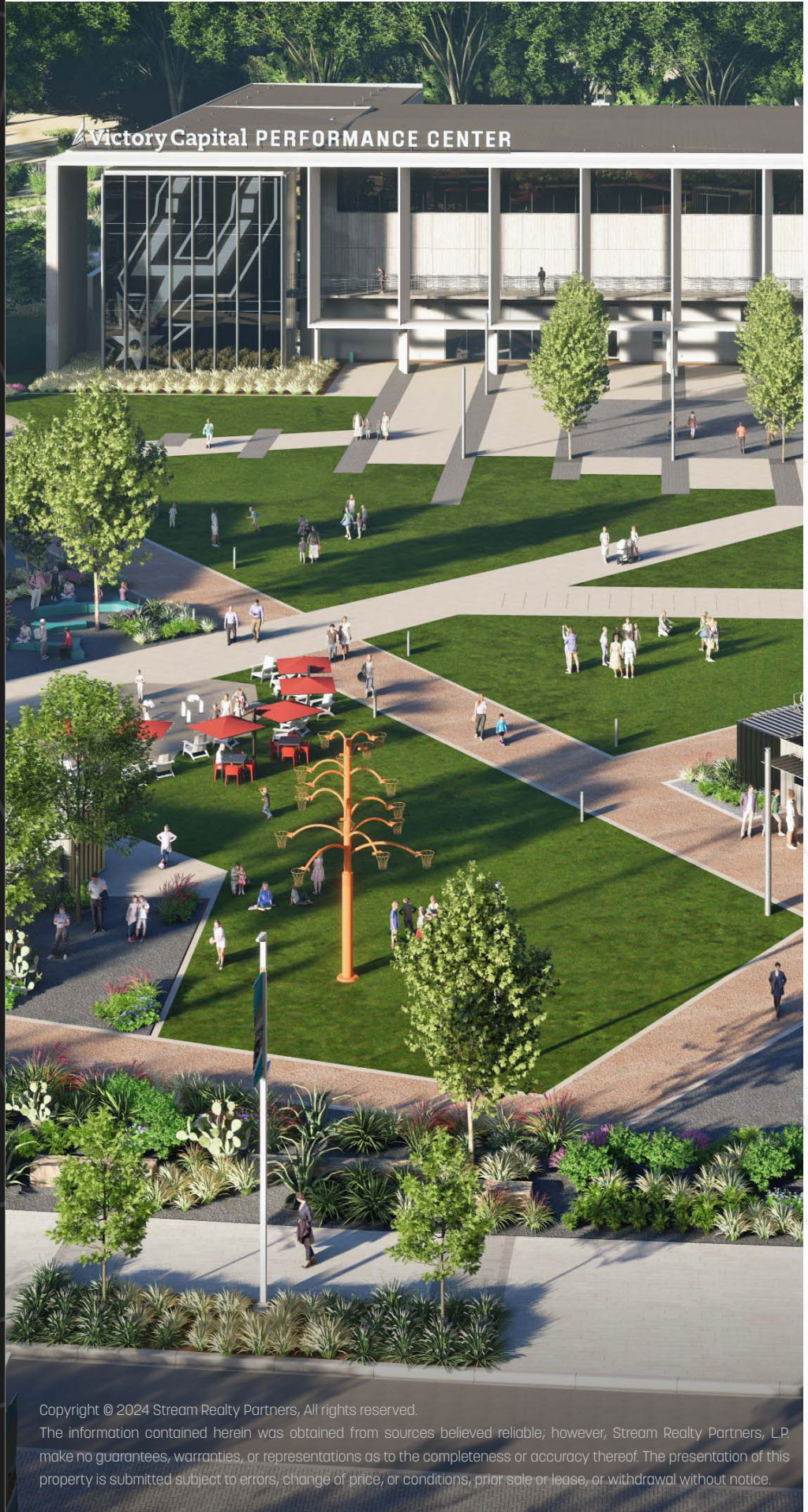
Renowned for its economic stability, San Antonio stands out with impressively low unemployment rates, solidifying its status as a city with a vibrant, affordable living standard and a conducive business atmosphere boasting a population of over 2.5 million residents, San Antonio is the seventh-largest city in the country.



Airport Upgrade

San Antonio Airport's expansion, set for completion in 2028, will introduce 17 new gates, including six for international flights. The project adds 850,000 square feet of terminal space to enhance passenger flow and comfort and a 29,000-square-foot club lounge. This expansion positions San Antonio as a pivotal hub, fostering global connectivity, tourism, trade, and business opportunities. The endeavor showcases the city's commitment to progress, upgrading a significant part of the transportation network while positioning the city for increased travel experiences and a more substantial global presence.

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