

MEDICAL CENTER TOWER I & II

7940 & 7950 Floyd Curl Dr. | San Antonio, Texas 78229

The logo for STREAM, featuring a white wavy line above the word "STREAM" in a bold, sans-serif font.

STREAM



MEDICAL CENTER TOWER I & II

Medical Office Space For Lease

The Medical Center Towers are strategically located in the heart of The South Texas Medical Center with easy access from IH-10 and Loop 410. These 10-story buildings on the St. Luke's Baptist Hospital Campus offer a convenient enclosed sky bridge to St. Luke's Hospital and a covered walkway to Methodist Specialty and Transplant Hospital. The attached parking garage and surface lot allow for ample parking for both patients and physicians.

The Medical Center Towers are comprised of second-generation suites of varying sizes and several on-site amenities. The buildings offer on-site café, property management, radiology, lab, and pharmacy along with significant retail, restaurant, and hospitality amenities nearby. The buildings boast synergistic tenancy providing physician groups in all fields with strategic growth and referral opportunities.



Property Highlights

- Located directly on the St. Luke's Baptist Hospital Campus
- Enclosed sky bridge to St. Luke's Baptist Hospital and Women's Center
- Covered walkway to Methodist Specialty & Transplant Hospital
- Attached parking garage & surface parking
- On-site property management
- On-site cafe, radiology, lab and pharmacy

Building Summary

- Year Built: Tower I (1979); Tower II (1986)
- Building Size: Tower I (98,731 SF) / Tower II (102,792 SF)
- Parking Ratio: 3.15/1000 SF
- Lease Rate: Negotiable (MG) with generous TI
- Number of Floors: 10 each Tower
- Move-in ready suites

Building Availabilities

TOWER I

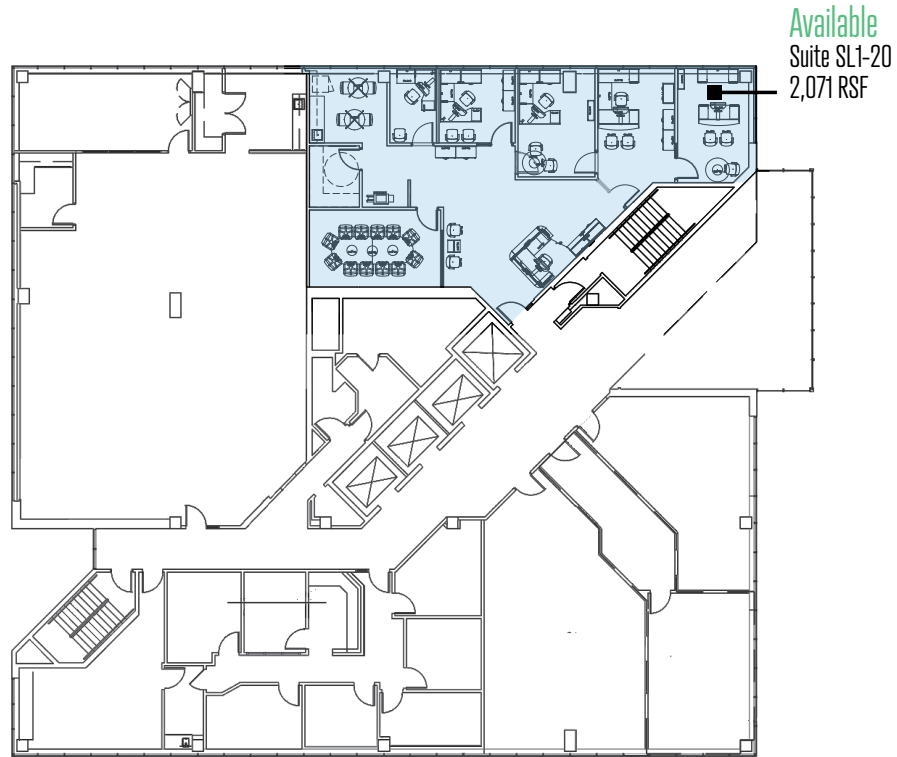
Suite SL1-20:	2,071 RSF	Suite 702:	2,326 RSF
Suite 101:	2,224 RSF	Suite 704:	693 RSF
Suite 102:	1,464 RSF	Suite 706:	4,038 RSF
Suite 109:	2,723 RSF	Suite 800:	1,817 RSF
Suite 501:	857 RSF	Suite 801:	1,781 RSF
Suite 504:	2,541 RSF	Suite 805:	2,221 RSF
Suite 505:	1,529 RSF	Suite 808:	1,343 RSF
Suite 506:	1,873 RSF	Suite 810:	934 RSF
Suite 508:	1,059 RSF	Suite 1000:	897 RSF
Suite 510:	1,245 RSF	Suite 1002:	2,227 RSF
Suite 6XX:	1,158 RSF	Suite 1003:	179 RSF
Suite 620:	3,836 RSF	Suite 1005A:	188 RSF
Suite 700:	1,367 RSF	Suite 1007:	604 RSF
Suite 701:	923 RSF		

TOWER II

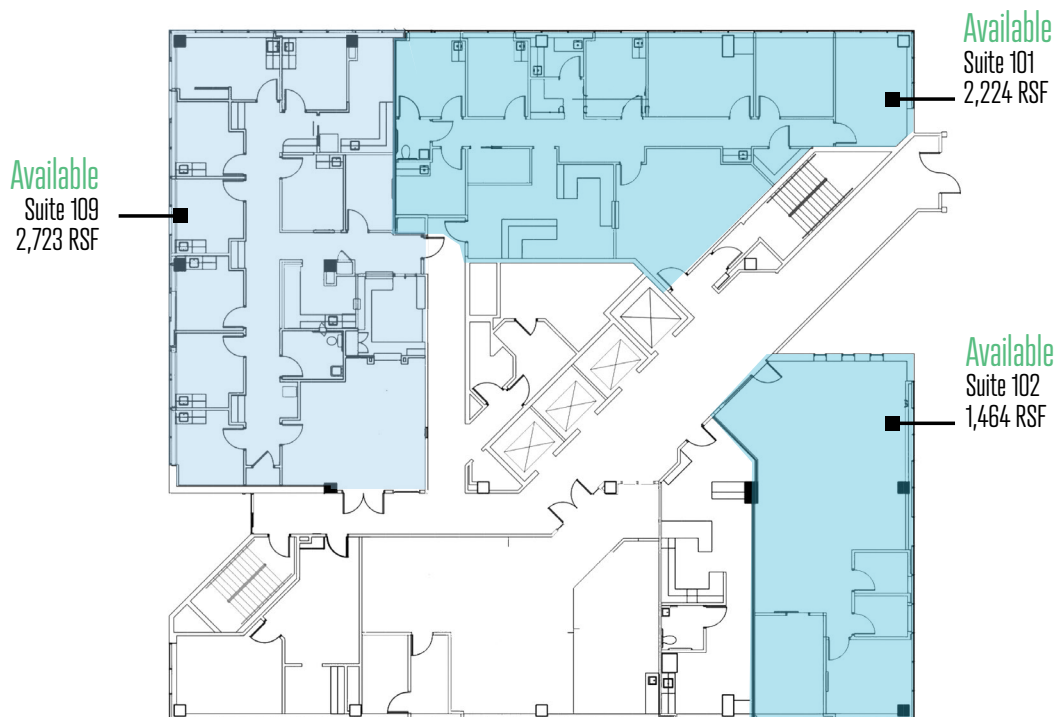
Suite 301:	7,710 RSF	Suite 850:	1,296 RSF
Suite 350:	2,273 RSF	Suite 860:	1,641 RSF
Suite 420:	1,470 RSF	Suite 1020:	2,130 RSF
Suite 440:	3,410 RSF	Suite 1030:	554 RSF
Suite 560:	2,954 RSF	Suite 1035:	1,114 RSF
Suite 630:	4,204 RSF	Suite 1040:	704 RSF
Suite 700:	12,850 SF		
Suite 810:	1,719 RSF		
Suite 840:	968 RSF		

MEDICAL CENTER TOWER I

Level SL-1



Level I



MEDICAL CENTER TOWER I

Level 5

Available
Suite 504
2,541 RSF

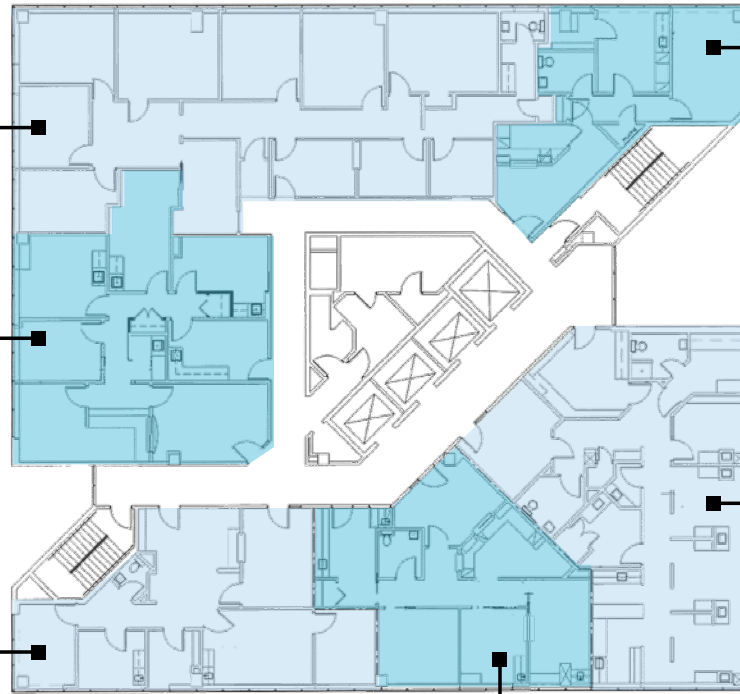
Available
Suite 505
1,529 RSF

Available
Suite 510
1,245 RSF

Available
Suite 501
857 RSF

Available
Suite 506
1,673 RSF

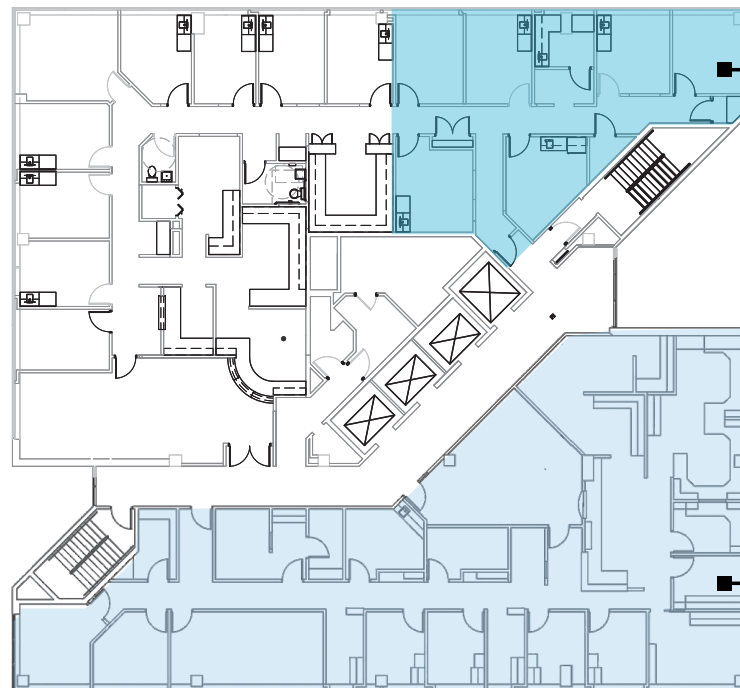
Available
Suite 508
1,059 RSF



Level 6

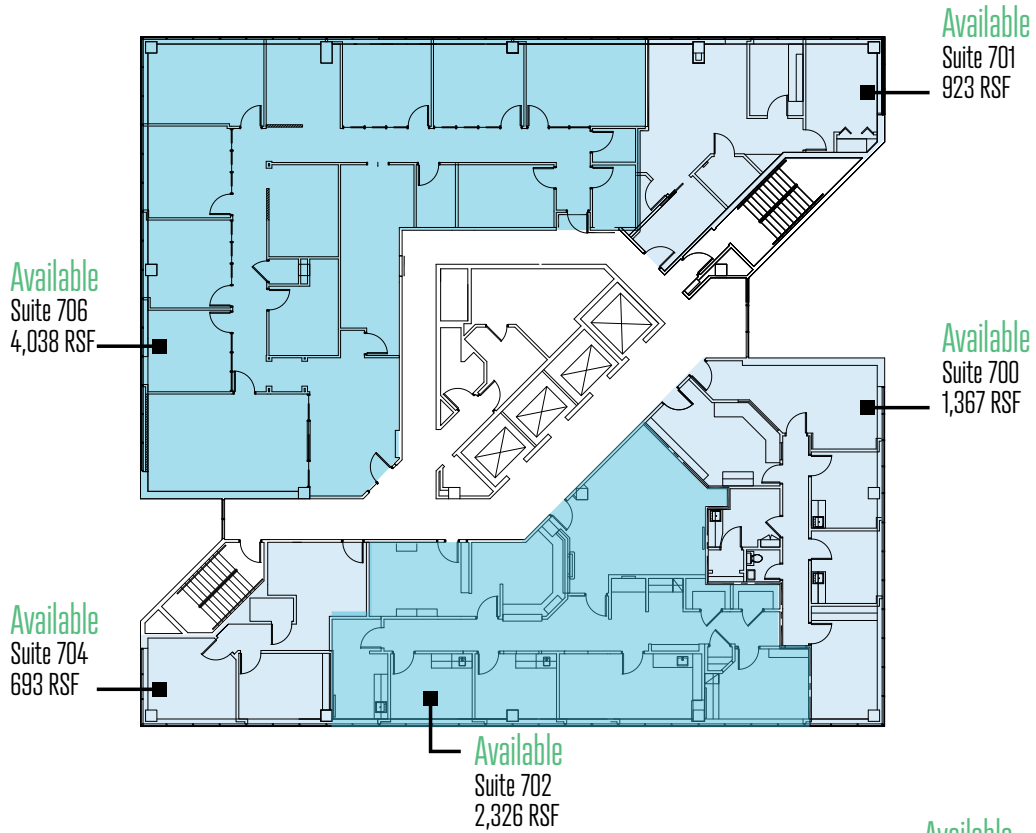
Available
Suite 6XX
1,158 RSF

Available
Suite 620
3,836 RSF

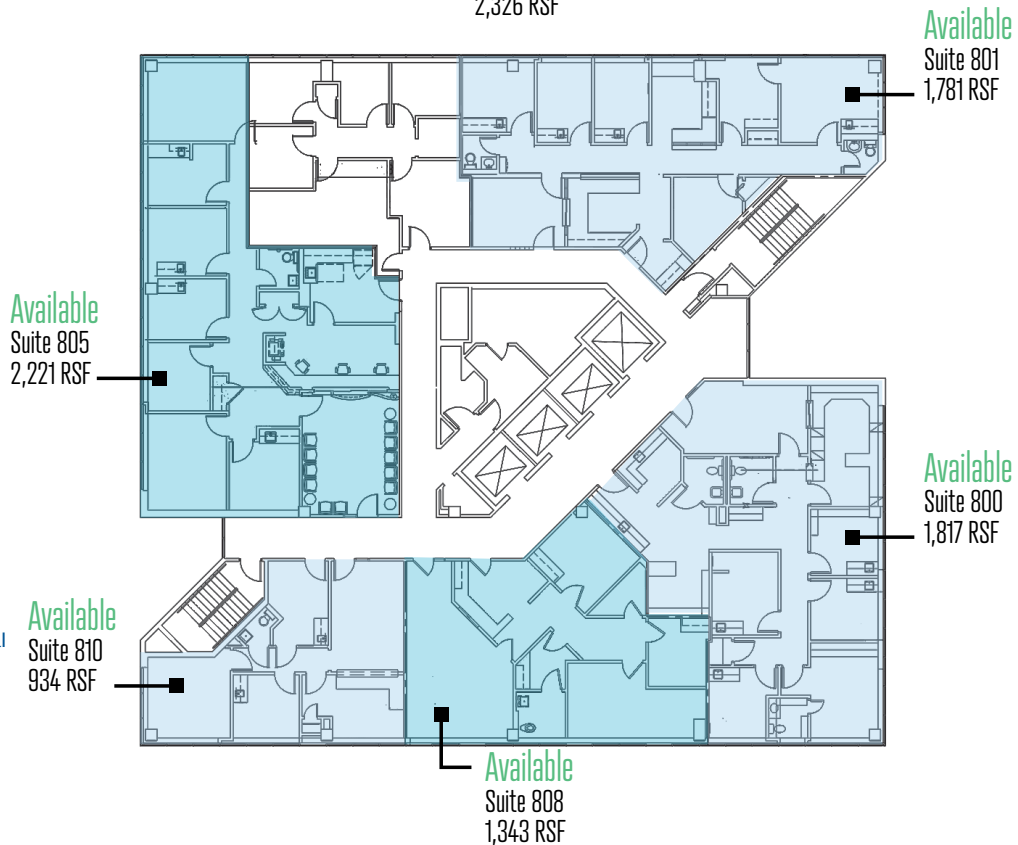


MEDICAL CENTER TOWER I

Level 7

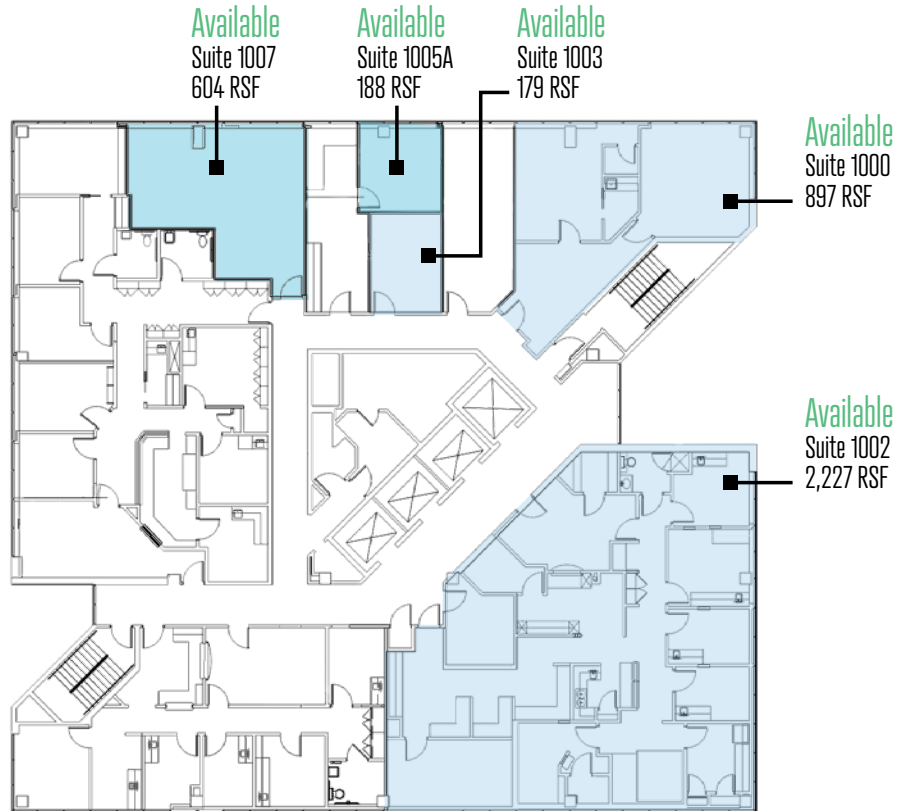


Level 8



MEDICAL CENTER TOWER I

Level 10



MEDICAL CENTER TOWER II

Level 3

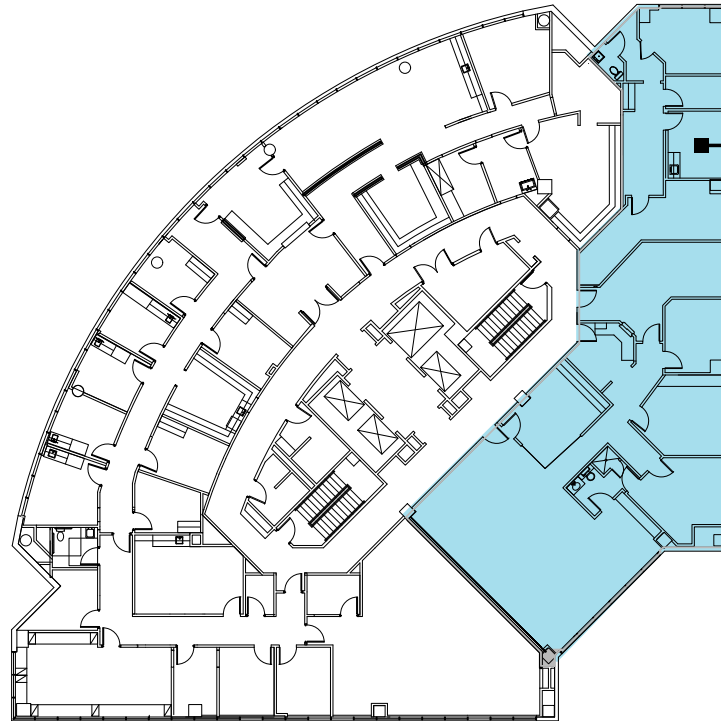


Level 4



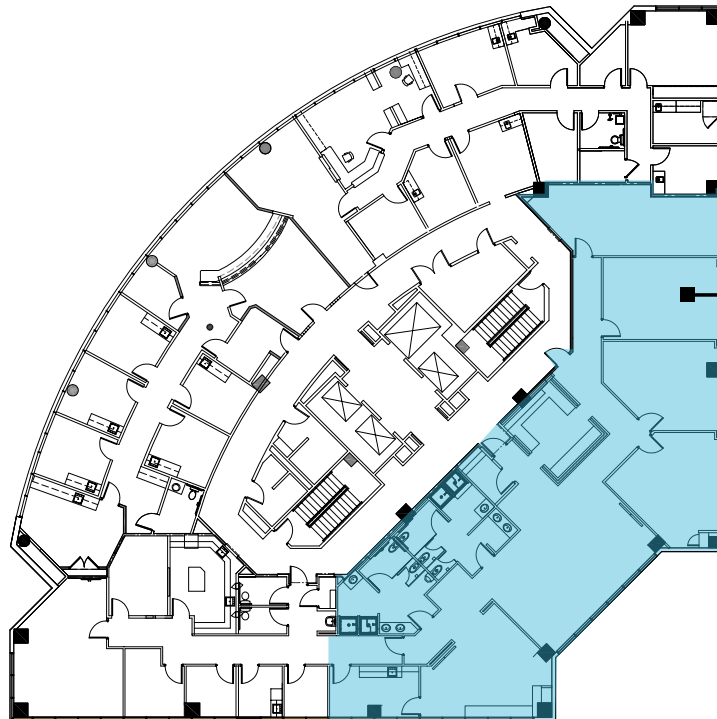
MEDICAL CENTER TOWER II

Level 5



Available
Suite 560
2,954 RSF

Level 6

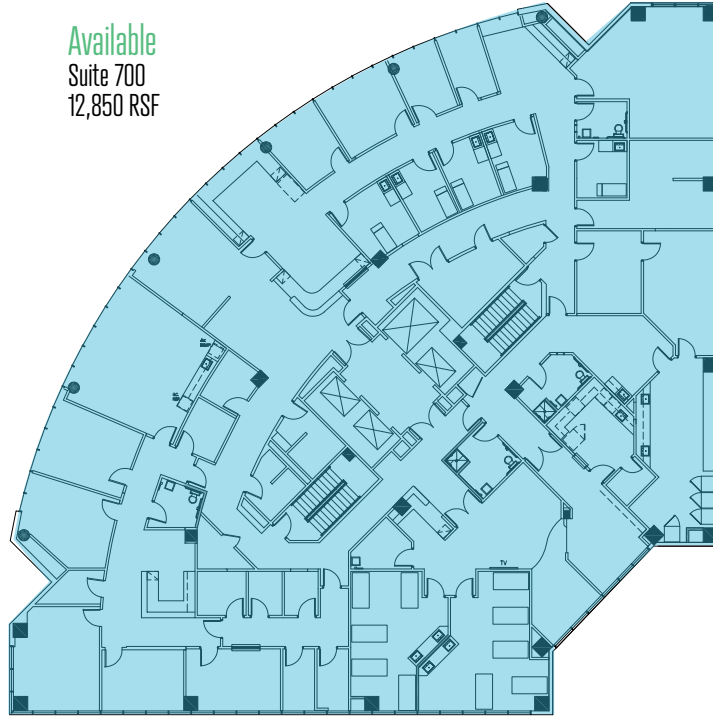


Available
Suite 630
4,204 RSF

MEDICAL CENTER TOWER II

Level 7

Available
Suite 700
12,850 RSF



Level 8

Available
Suite 810
1,719 RSF

Available
Suite 860
1,641 RSF

Available
Suite 840
968 RSF

Available
Suite 850
1,296 RSF



MEDICAL CENTER TOWER II

Level 10



Nearby Map & Amenities

(1-Mile Radius)



RESTAURANTS

Sonic
 Kohinoor
 Eropa Restaurant and Bar
 Tommy's Restaurant
 Golden Wok
 Starbucks
 4th Quarter Sports Bar
 Hooters
 Dahlia Thai Cuisine
 Dry Dock Oyster Bar
 Torchy's Taco
 P.Terry's Burger Stand
 Taco Cabana
 India Palace
 KFC
 San Antonio Burger
 Lindo Jalisco Mexican
 Brickyard BBQ
 Sairta's Mexican Restaurant
 Cedar Mediterranean Grill
 Subway
 Fusion Food
 Tao's Thai Hot Restaurant
 Whataburger
 Raising Cane's Chicken Fingers
 Chipotle Mexican Grill
 French Corner Grill
 Moroccan Café
 Original Blanco Café
 Oak Hills Tavern
 Mencius' Gourmet Hunan Restaurant

Dairy Queen
 Highlander Bar and Grill
 Ray's Pizzeria
 McDonald's
 Dunkin
 Suck It The Restaurant
 Merit Coffee
 Bakery Lorraine
 Sandwich De Paris
 Deco Pizzeria
 Losoya's Express
 Little Woodrow's Babcock
 Luciano Neighborhood Pizzeria

SHOPPING

Frederick North Shopping Center
 UPS
 Dragon's Lair Comics & Fantasy
 Walgreens
 CVS
 Sunshine Uniforms

HOTELS

Courtyard By Marriott
 Studio 6
 Motel 6
 Fairfield Inn & Suites

BANKS

IBC Bank
 Amegy Bank
 Broadway Bank
 Wells Fargo Bank
 Frost Bank
 BB&T
 BBVA Bank
 Bank of America

GAS

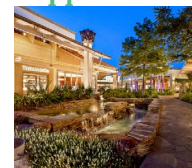
Valero
 Shell
 Exxon
 Shell

Nearby Distances

SA Int'l Airport
 15 Minutes



Shops at La Cantera
 14 Minutes



Downtown S.A.
 20 Minutes



The Rim Shopping Ctr
 22 Minutes



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Contact Information



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