



ATRIUM OUTPATIENT MEDICAL

502 Madison Oak Dr. | San Antonio, TX 78258

 Transwestern

Healthpeak® | DOC
NYSE



Atrium Outpatient Medical



Located Along
Stone Oak Parkway
Near Loop 1604



24-Hour Access &
On-site Security



Reserved/Covered
Parking Available



Janitorial Services
and Day Porter



On-Site Property
Management



New On Site
Cafe Available to
Tenants & Guests

Class A Environment

Building Features

- Patient-focused environment featuring move-in ready spec suites & 2nd gen space
- Directly connected to the hospital on multiple floors
- On-site cafe & gift shop
- Inviting lobby with premier finishes throughout the common areas & restrooms
- Health and hospitality hub: conference room/training room with professional hosting area located next door
- Air-conditioned sky walk connecting to Remington Oaks and Stone Oak Outpatient Medical



[View Available Suites](#)



Highly sought-after location

Stone Oak is one of San Antonio's most sought-after master-planned communities, known for its upscale neighborhoods, top-rated schools, and convenient access to major highways. Located in Far North Central San Antonio, the area offers a thriving mix of medical, professional, and retail developments, along with abundant dining and lifestyle amenities. With its strong demographics and growing population, Stone Oak continues to be a premier destination for both businesses and residents alike.

AREA AMENITIES

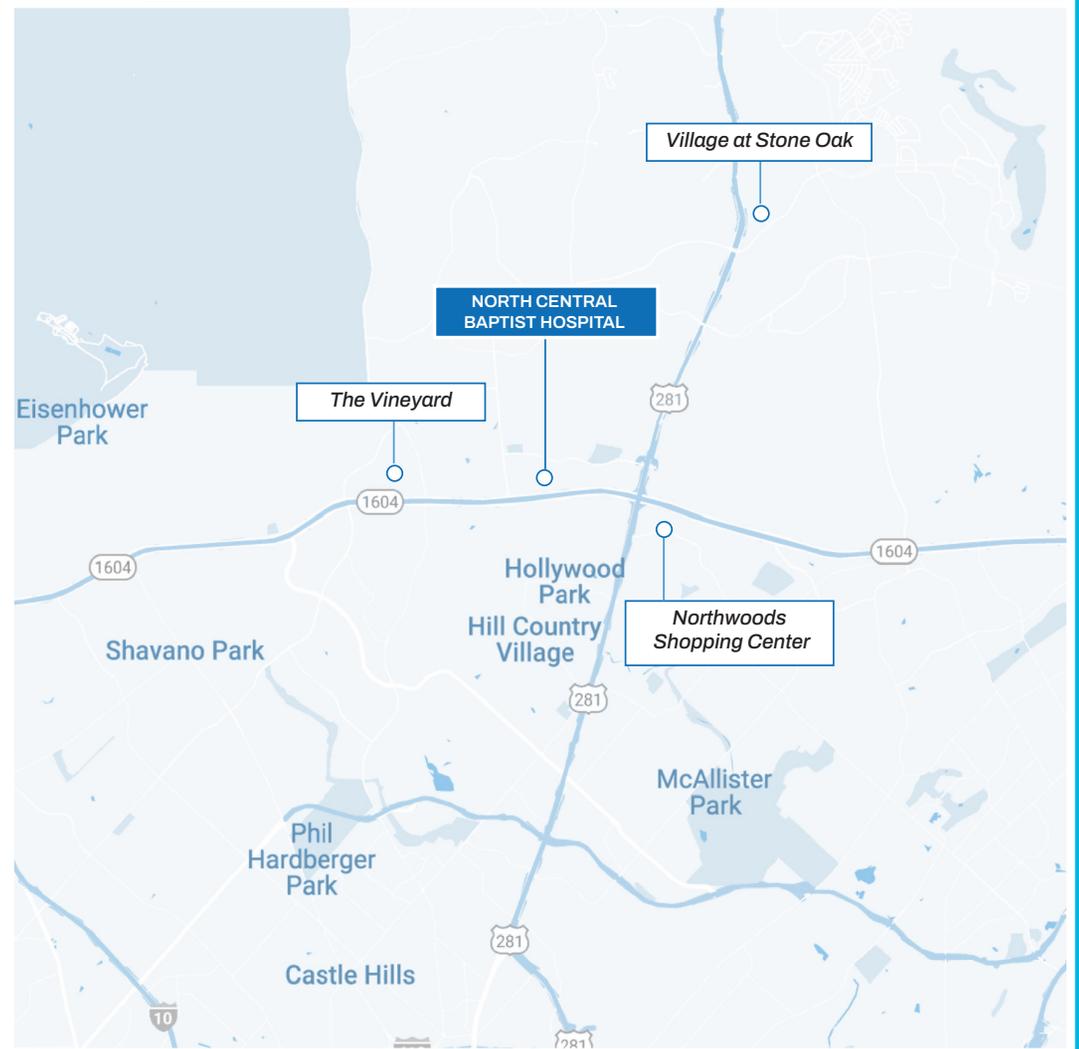
The Vineyard



Northwoods Shopping Center



Village at Stone Oak



Property Demographics

Within a 3-Mile Radius



HEALTHCARE

\$5,385

Annual Average Health Insurance Spending

\$3,335

Annual Average Medical Care Spending

POPULATION

79,238

9.8%
Service

9.0%
Blue Collar

82.2%
White Collar

ECONOMICS

39.7
Median Age

\$109,526
Per Household Income

\$418.2K
Median Home Value

EMPLOYMENT

77,029
Total Population ⁵⁰²

48,067
Total Business Employees

About the Landlord

Healthpeak[®]

DOC
LISTED
NYSE

Healthpeak is one of the largest publicly-traded owners of healthcare real estate in the United States, with a portfolio of nearly 700 properties and an enterprise value of over \$23 billion.

Healthpeak builds, owns, and manages spaces for healthcare delivery and discovery that fuel innovation, enhance communities, and drive shareholder value. With expertise in the ownership and management of Outpatient Medical and Lab properties, we deliver real estate solutions for professionals and patients where health and well-being thrive.

More than 30 million patients and visitors utilize our medical buildings annually, and the therapeutics and diagnostics discovered in our research labs improve lives worldwide. Our portfolio of nearly 700 high quality assets is leased to leading biopharma and health system tenants. As a publicly traded S&P 500 company (NYSE:DOC), we are positioned to deliver sustained benefits to our investors, teammates, and communities we serve.

LEASING INFORMATION

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 **Transwestern**

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
'Licia Salinas	579653	licia.salinas@transwestern.com	210-341-1344
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Yesenia Smith	819516	yesenia.smith@transwestern.com	210-341-1344
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