

10,730 SF MEDICAL OFFICE FOR SALE OR LEASE

CBRE



2 SPURS LN

Spurs Lane Medical Center

SAN ANTONIO | TX | 78240



PROPERTY OVERVIEW

The Spurs Lane Medical Center is a well-maintained, two-story medical office building, spanning 10,730 SF. This building is ideal for specialty medical practices such as radiology/imaging, pain management, physical therapy, cancer treatment, dialysis, or chiropractor.

- Located in a strong demographic area with easy access to IH-10, Loop 410, and Loop 1604
- The first floor $\pm 3,801$ SF vacancy is an efficient 2nd generation medical space that includes 5 exam rooms, two doctor offices with private restroom, break room, lab, waiting area, reception and patient restrooms. A portion of the first floor is leased
- The fully built-out second floor covers $\pm 4,895$ SF and includes 11 private offices/exam rooms, a reception area, restrooms, and a large open area

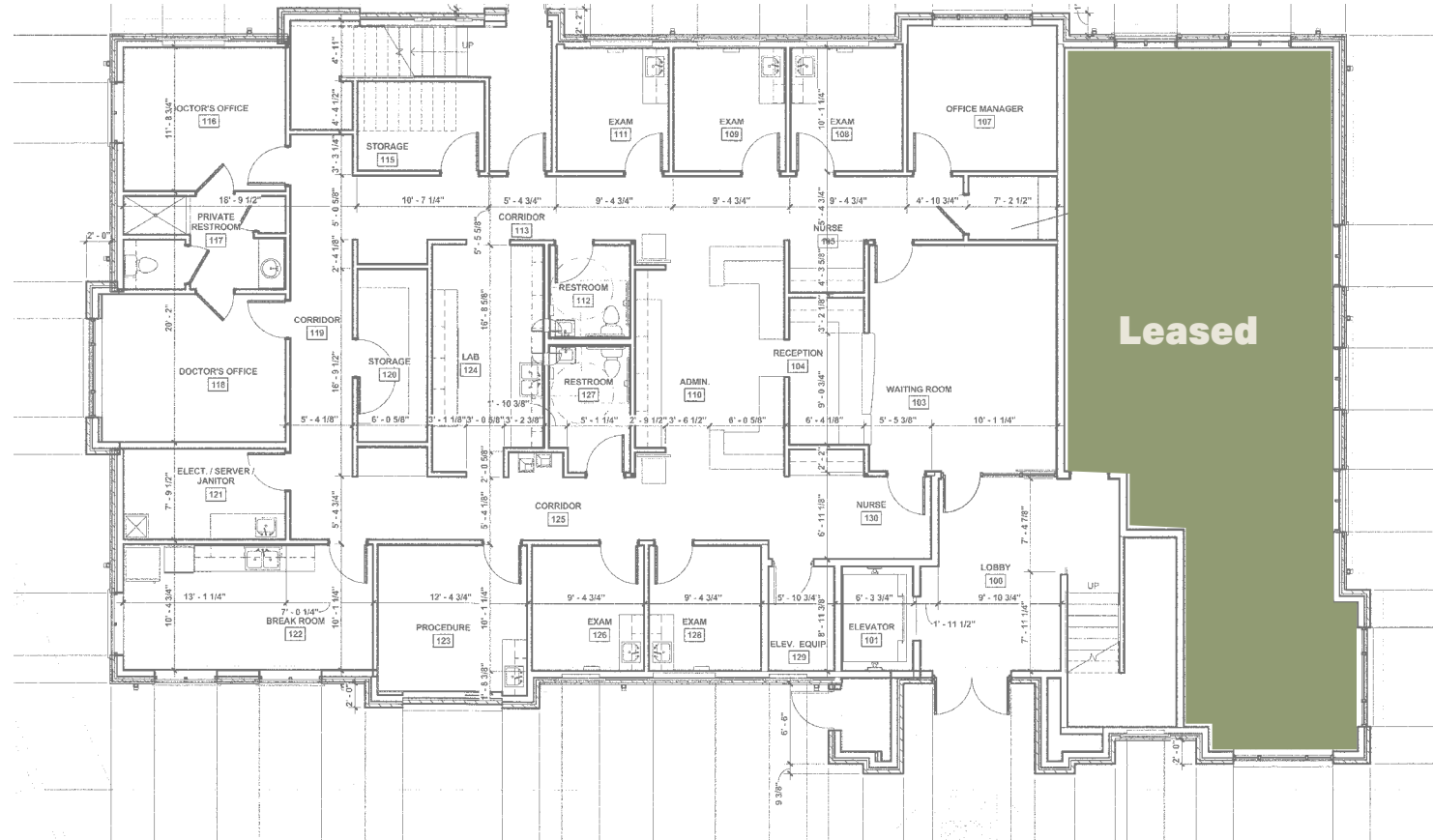
2012
YEAR BUILT

55
PARKING SPACES

2
FLOORS

FLOOR PLAN

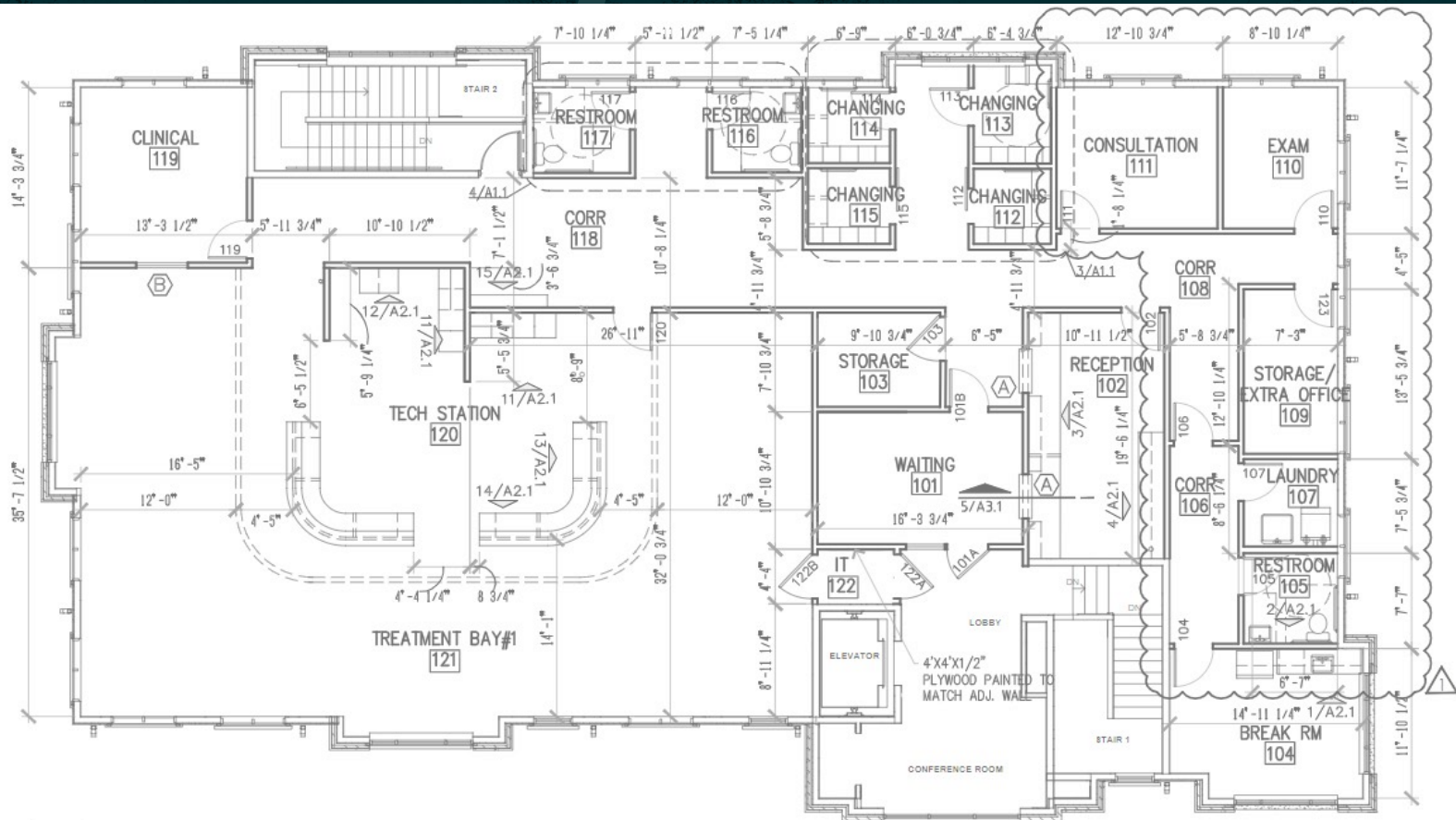
First Floor



3,801 SF

FLOOR PLAN

Second Floor



4,895 SF

10,730 SF MEDICAL OFFICE FOR SALE OR LEASE



10,730 SF MEDICAL OFFICE FOR SALE OR LEASE

2 SPURS LN | SAN ANTONIO | TX



NEARBY HEALTHCARE FACILITIES	DISTANCE	DRIVE TIME	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
CHRISTUS Santa Rosa Hospital	1.5 Miles	6 min	HEALTH CARE EMPLOYEES	4,227	33,110	43,292
Methodist Hospital Specialty and Transplant	1.8 Miles	6 min	HEALTH CARE BUSINESSES	217	1,268	1,928
St. Luke's Baptist Hospital	1.9 Miles	6 min				
University Hospital	2.2 Miles	8 min				
Methodist Hospital	2.2 Miles	8 min				
UT Health San Antonio	2.2 Miles	8 min				
Audie L. Murphy VA Medical Center	2.5 Miles	8 min				





**10,730 SF MEDICAL OFFICE
FOR SALE OR LEASE**

2 SPURS LN

Spurs Lane Medical Center

SAN ANTONIO | TX | 78240

DAVID BALLARD, CCIM

First Vice President

210 841 3239

david.ballard1@cbre.com

PARKER LABARGE, CCIM

Vice President

210 841 3207

parker.labarge@cbre.com

MORGAN DIAZ, CCIM

Senior Associate

210 253 6053

morgan.diaz@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

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 <u>Supervisor of Sales Agent/Associate</u>	_____ <u>License No.</u>	_____ <u>Email</u>	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	