

FOR LEASE

PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE
SAN ANTONIO, TEXAS 78229

Oldham
Goodwin **OG**



**RENOVATIONS COMPLETED AND OFFERING
TENANT IMPROVEMENT ALLOWANCE**



LOCATION

ACROSS FROM UT
HEALTH SCIENCE



RENTAL RATE

\$21.00/SF + NNN



AVAILABILITY

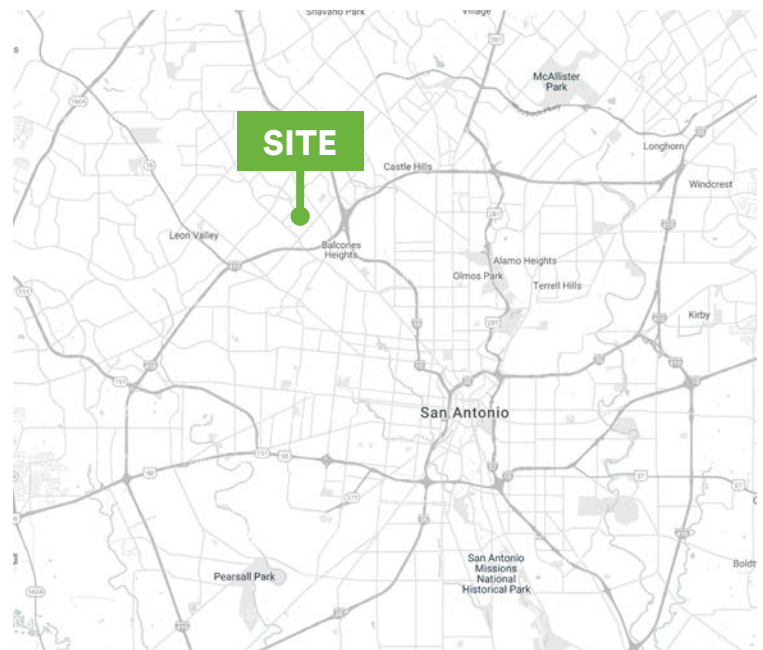
IMMEDIATE - SEVERAL
SUITES: 469 SF - 10,000+ SF

BUILDING FEATURES

- Superb location in South Texas Medical Center
- High end office finishes
- Pylon signage available for large tenants
- 3.22/1,000 SF surface parking
- Beautiful atrium lobby
- On-site management

AVAILABILITY

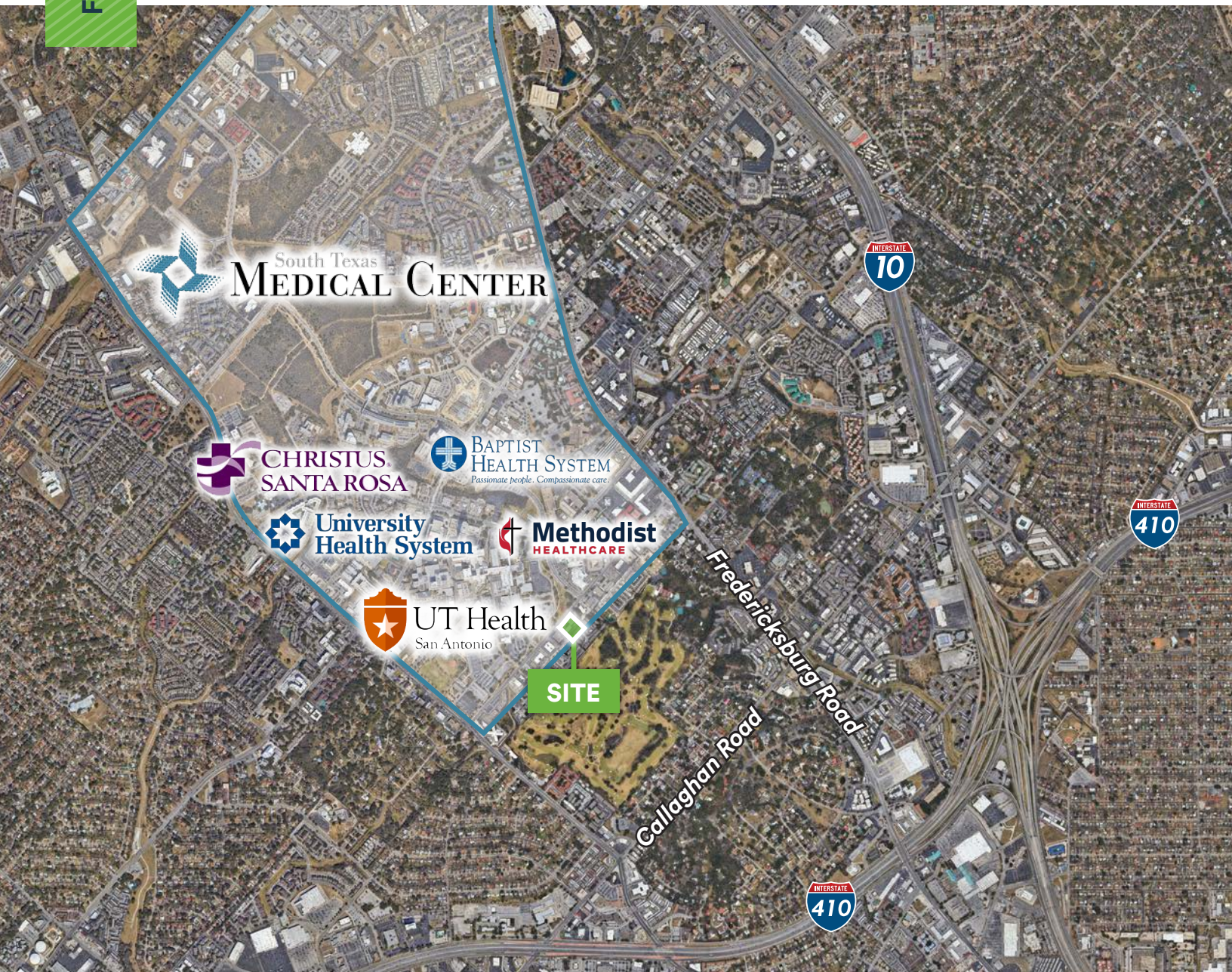
- 4,138 SF - Former Dialysis
- 1,986 SF - Former Dentist
- 1,421 SF - Former Optometrist



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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2023 Total Population	15,566	144,408	372,395
2028 Total Population	15,799	145,646	373,473
2023-2028 Growth Rate	1.50%	0.86%	0.29%
2023 Households	7,948	63,587	149,000
2028 Households	8,082	64,181	149,577
2023 Median Home Value	\$187,041	\$164,371	\$167,028
2023 Average Household Income	\$56,005	\$60,442	\$65,114
2023 Total Consumer Spending	\$158,783,031	\$1,443,921,567	\$3,715,498,998
2028 Total Consumer Spending	\$176,827,955	\$1,593,883,422	\$4,073,086,248



17,732 VPD
Louis Pasteur Drive



46,648
Employees

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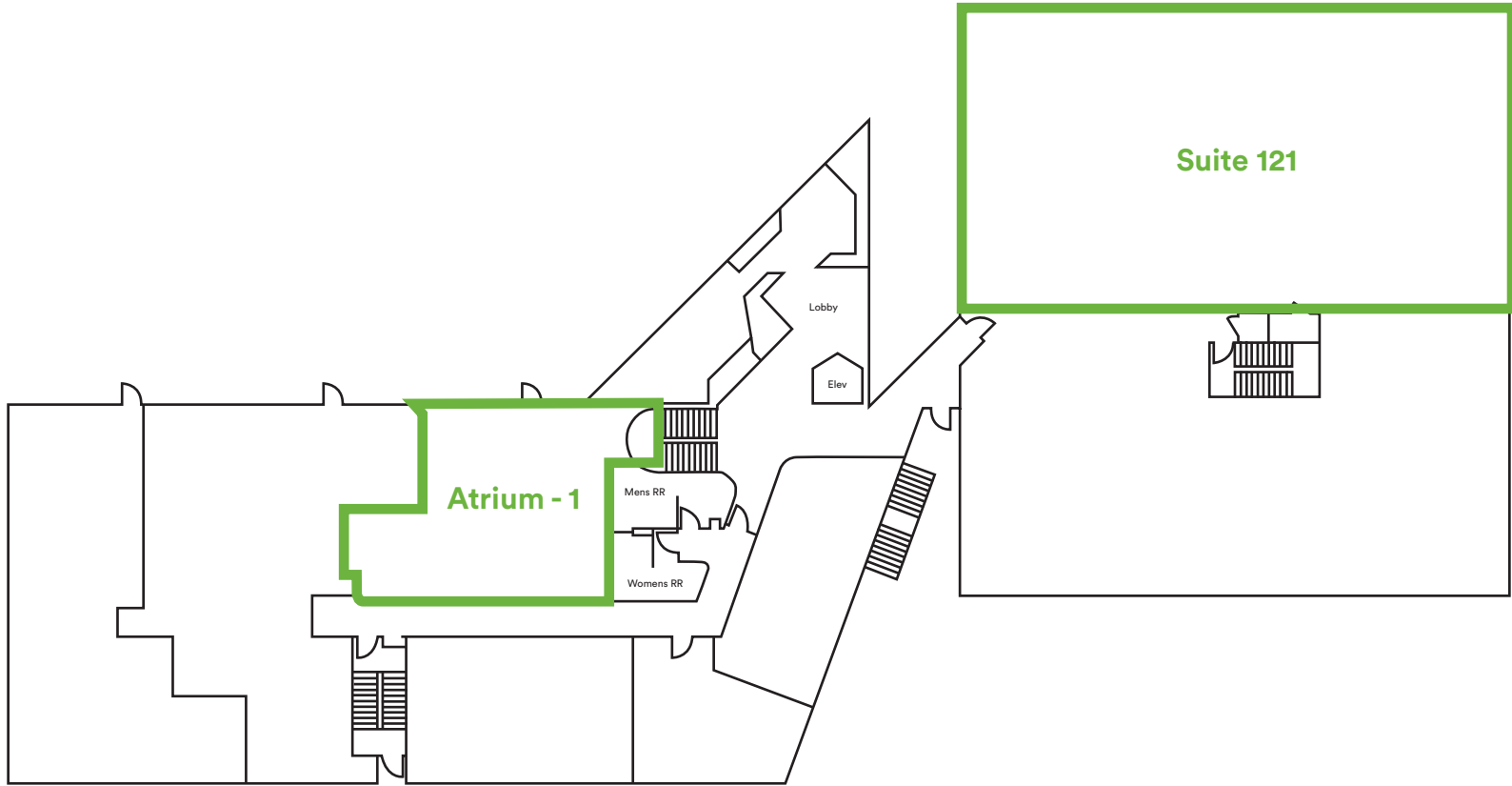


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Floor 1



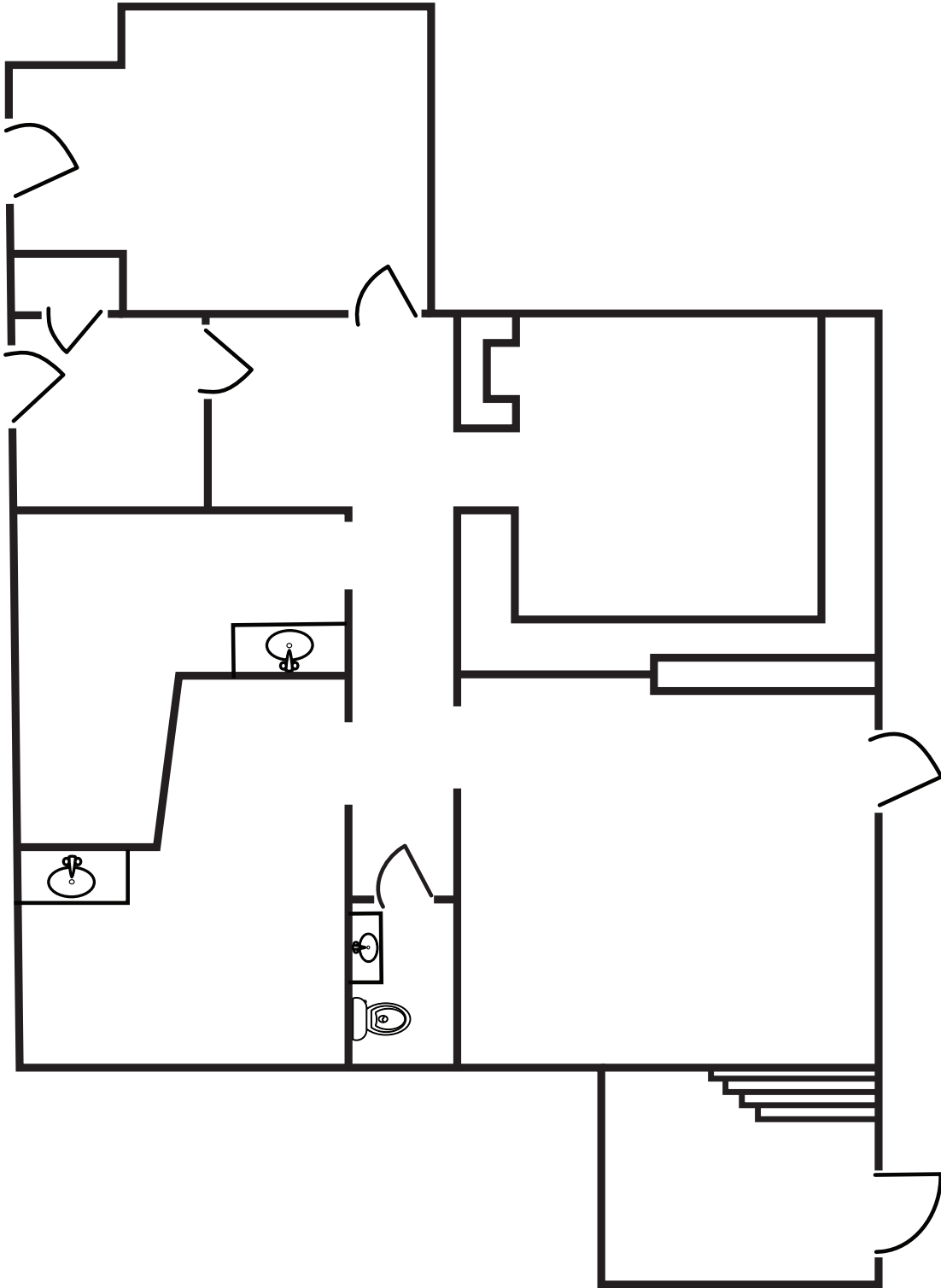
SUITE	SF	MONTHLY BASE RENT
Atrium 1	1,421	\$2,486.75 + NNN
121	4,138 SF	\$7,241.50 + NNN

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Atrium 1 - 1,421 SF

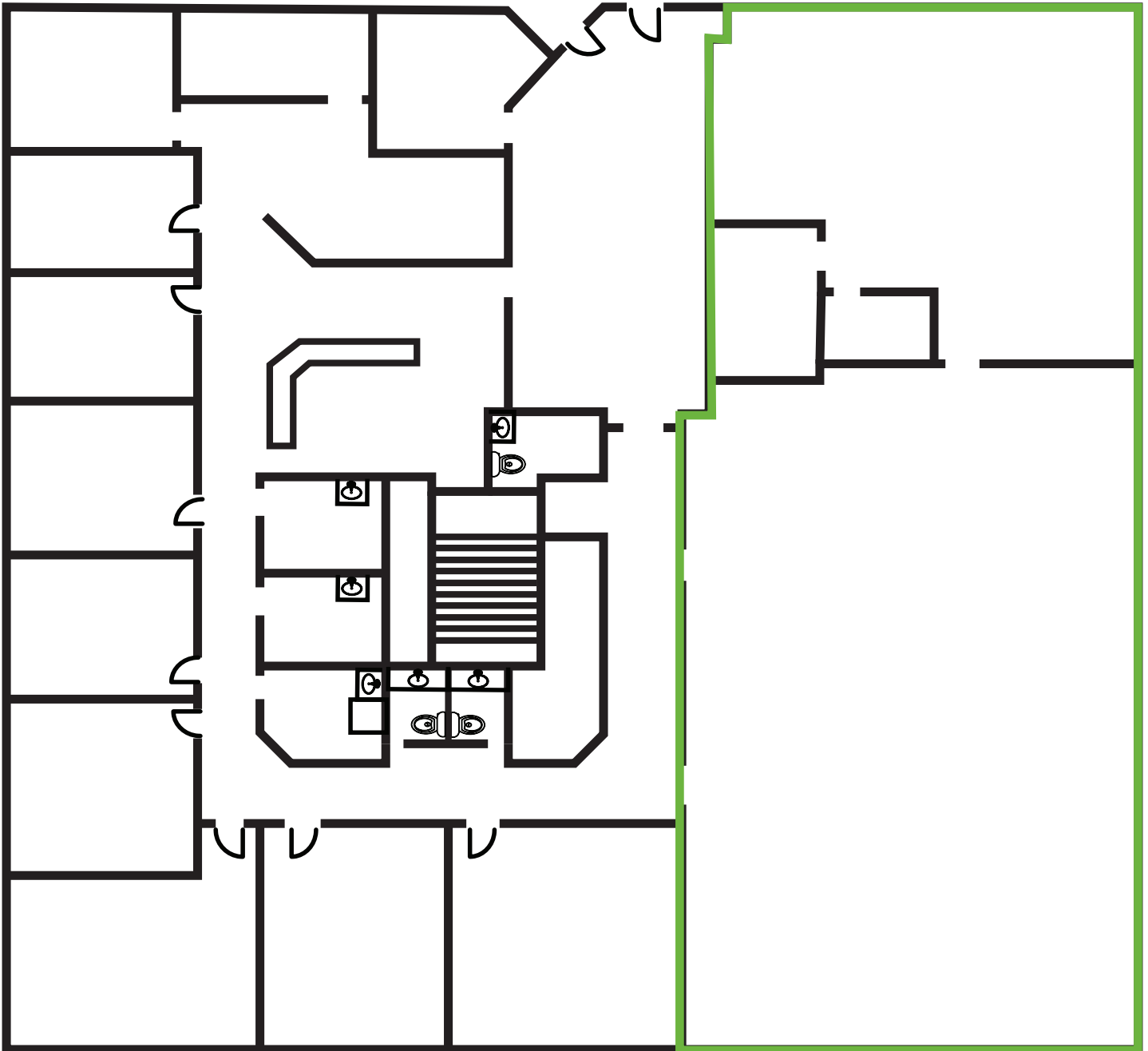


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Suite 121 - 4,138 SF

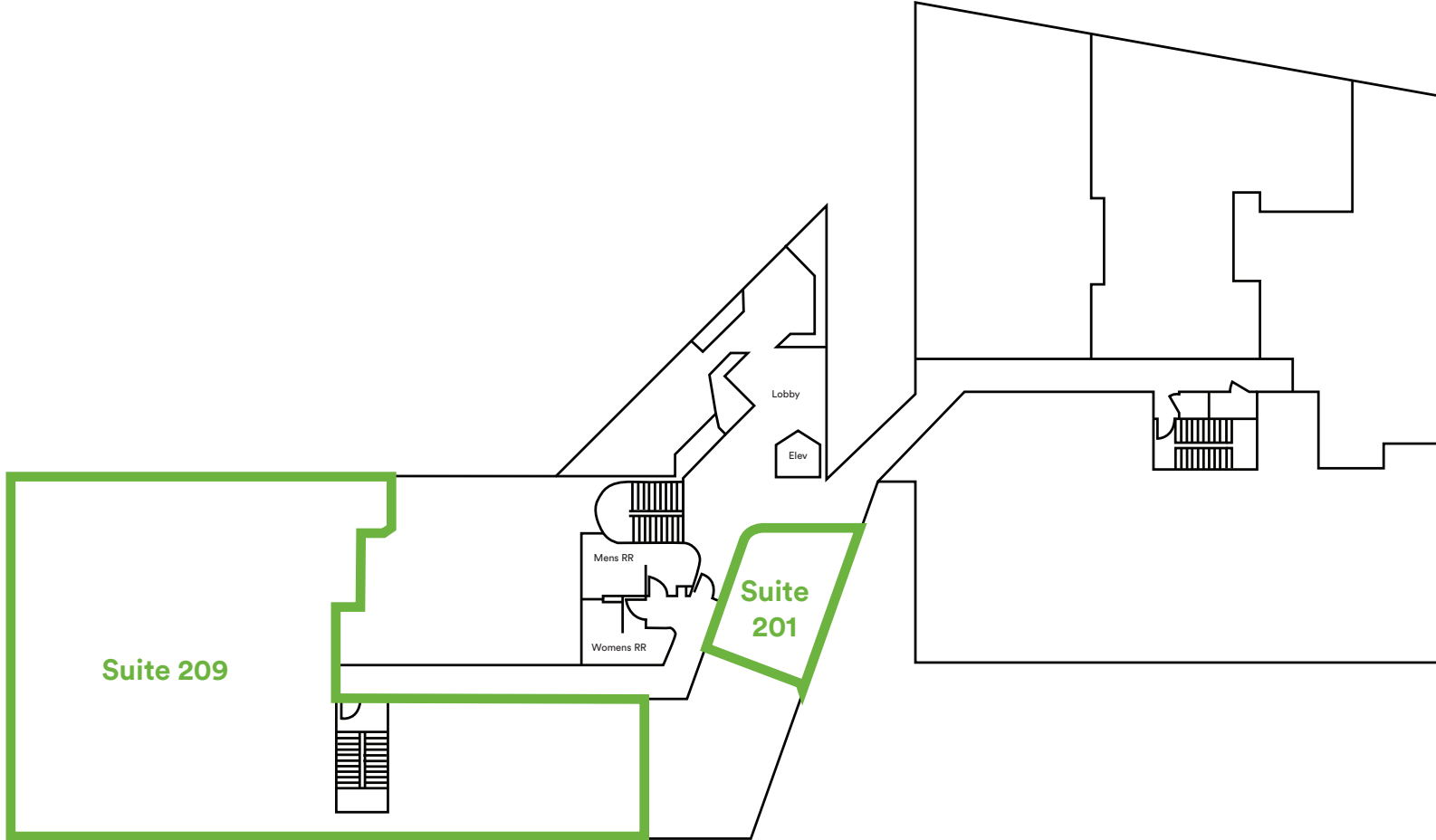


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Floor 2



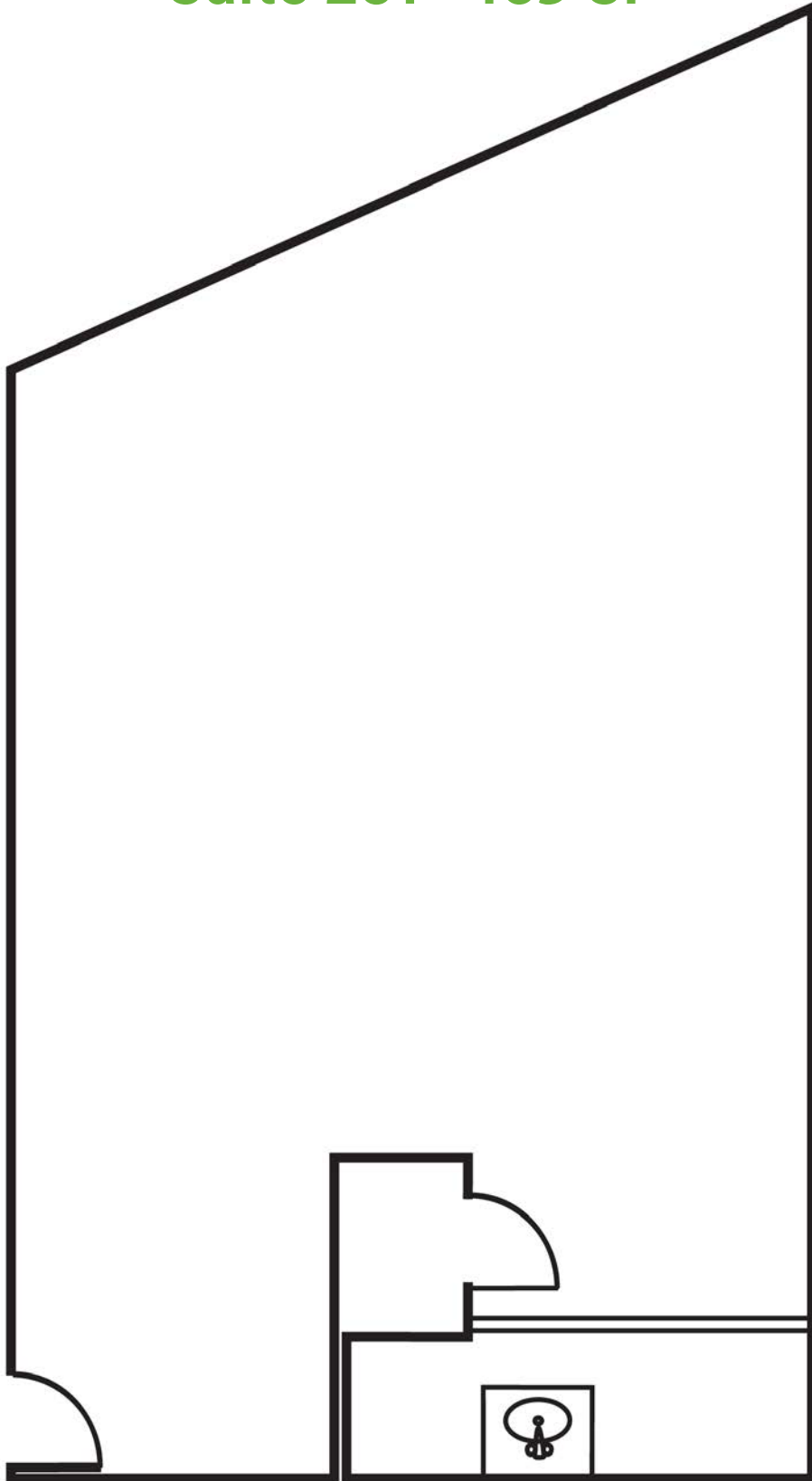
SUITE	SF	MONTHLY BASE RENT
201	469	\$820.75 + NNN
209	4,064	\$7,080.50 + NNN

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Suite 201 - 469 SF

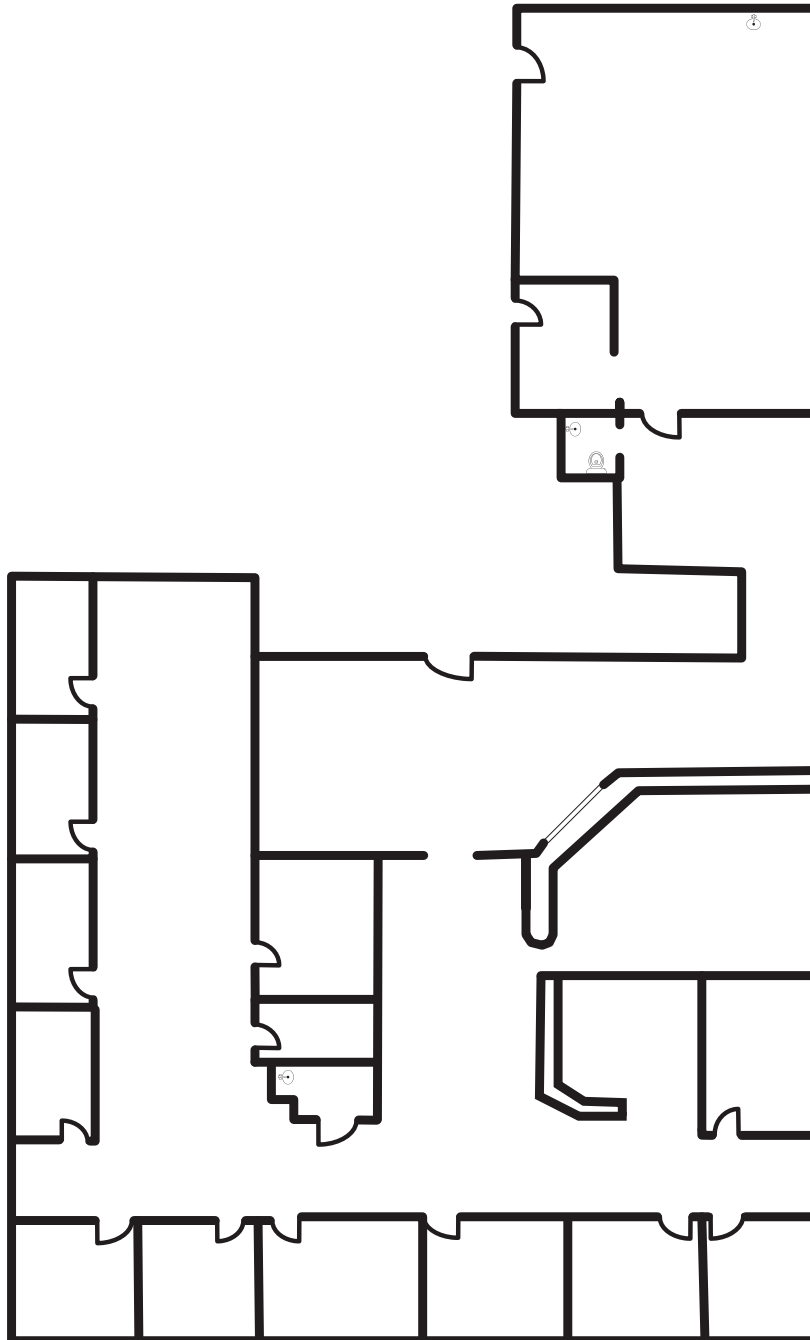


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Suite 209 - 5,264 SF

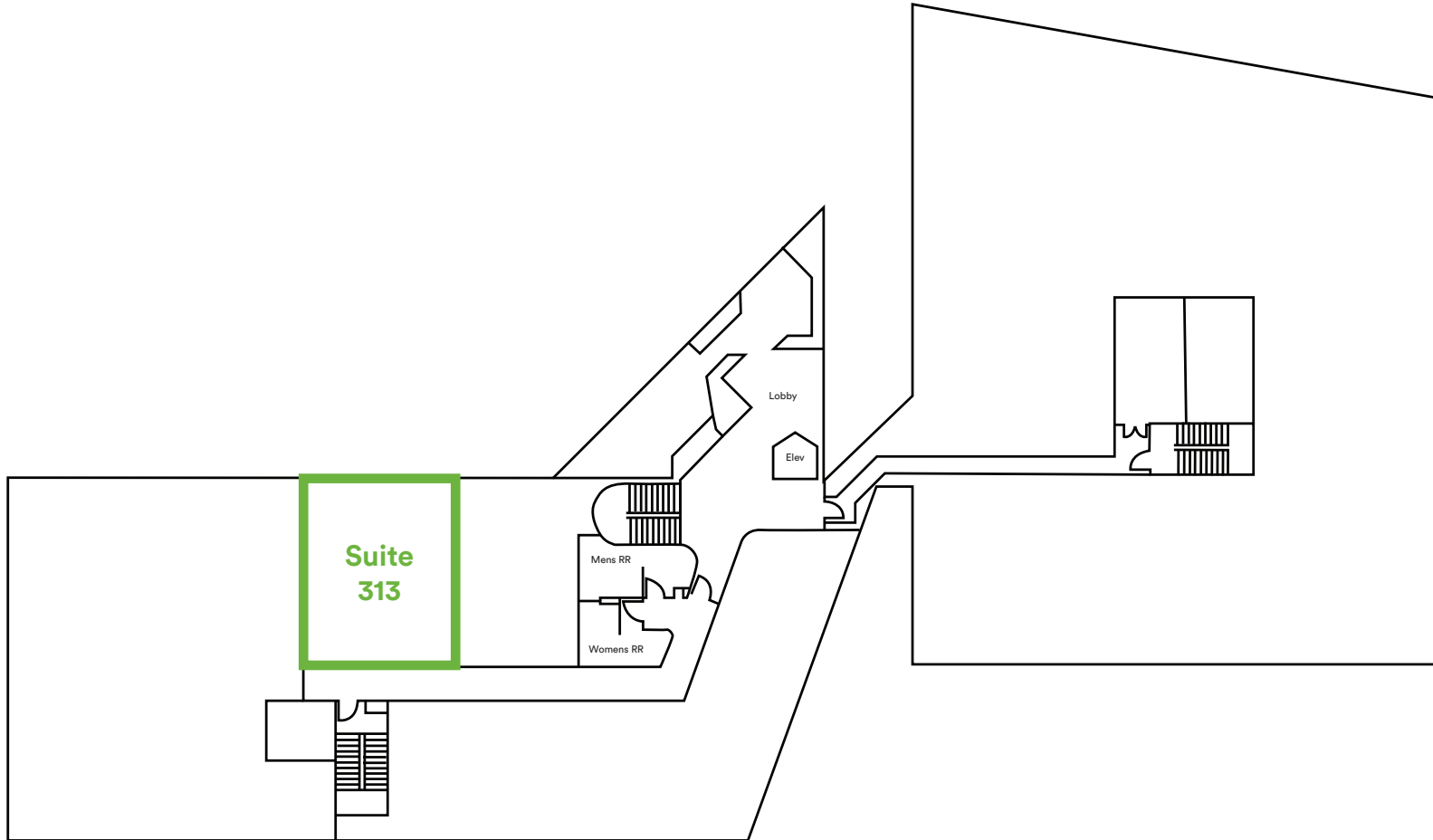


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Floor 3



SUITE

313

SF

956

MONTHLY BASE RENT

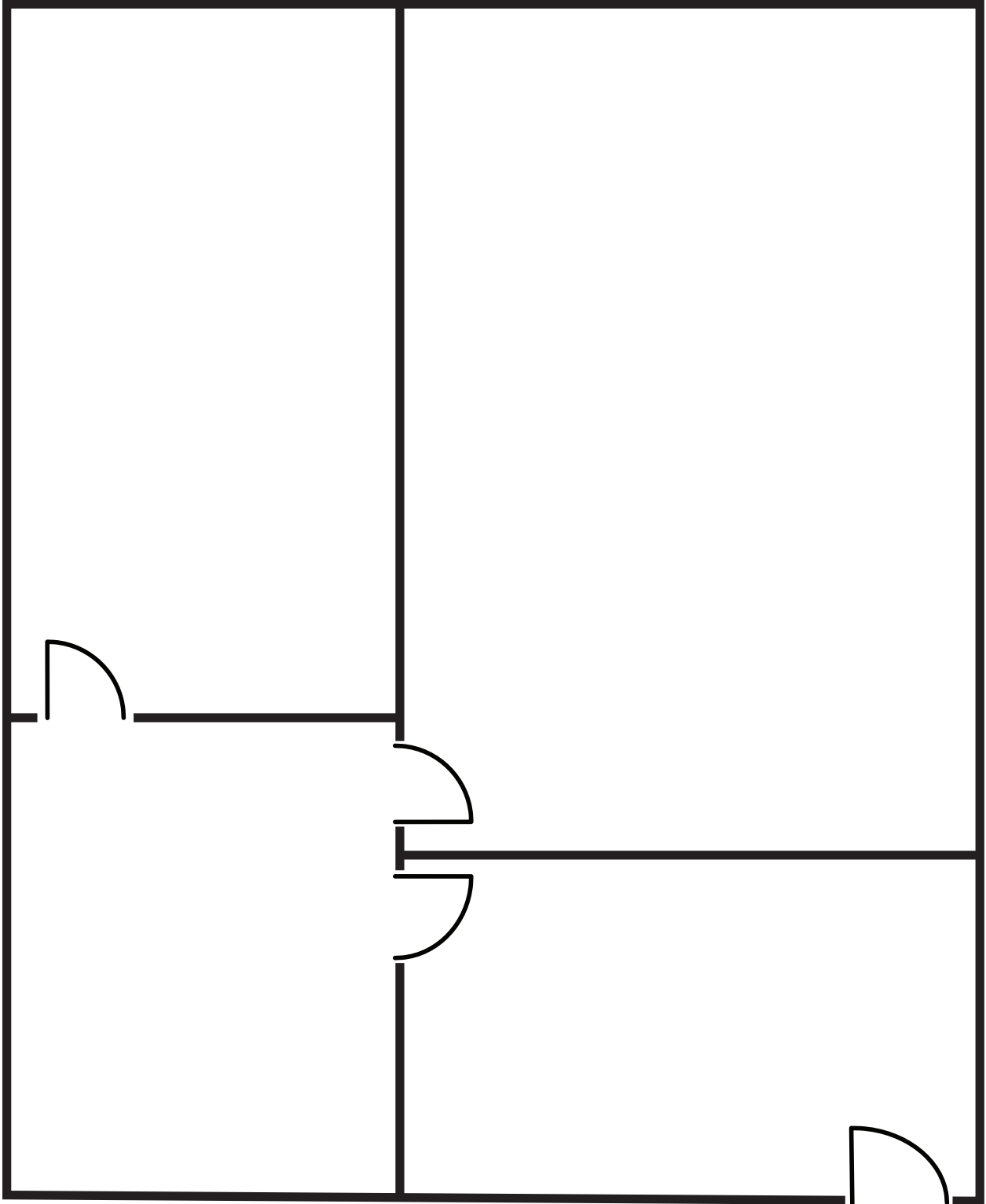
\$1,673.00 + NNN

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Suite 313 - 956 SF



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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.

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.

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Buyer / Tenant / Seller / Landlord Initials

Date

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