

ASHFORD OAKS

8122 Datapoint Drive | San Antonio, Texas 78229



UNDER NEW OWNERSHIP
RECENTLY RENOVATED CLASS A BUILDING

FOR LEASE
Office + Medical



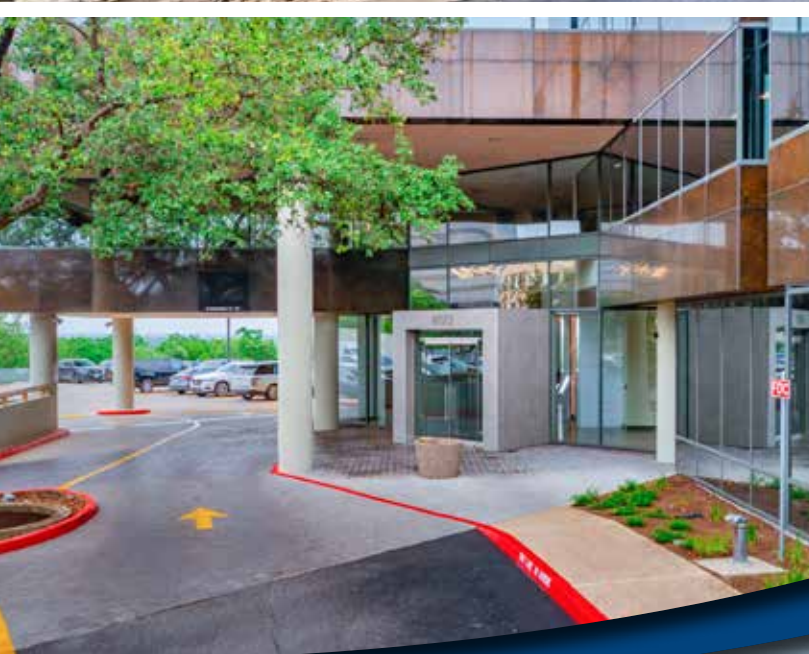


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Ashford Oaks is a top-tier 13-story, Class A Office + Medical property located in the heart of San Antonio's vibrant Northwest sub-market and directly adjacent to the South Texas Medical Center District. The newly renovated building offers 190,819 square feet, with 13 Floors, on an elevated 2.7-acre site that provides spectacular and impressive views of the City and the Texas Hill Country from private balconies.

Conveniently located at 8122 Datapoint Drive in San Antonio, Texas, Ashford Oaks is on the corner of the highly traveled Fredericksburg Road and Datapoint Drive. Easy access to major thoroughfares - 10 Minutes to I-H 10, Loop 410, CBD and the SA International Airport.



LEASING INFORMATION

SUZANNE HAVEKOST

Senior Vice President, Commercial Brokerage

suzanne@waterstreetmgmt.com

210.692.9200 210.854.9945





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PROJECT HIGHLIGHTS

TENANT SUPPORT:

- New Ownership and On-Site Management Office with Responsive Staff and Building Maintenance Engineers

PRIME MEDICAL SPACE:

- Directly adjacent to the 900-acre South Texas Medical Center, University Hospital, Methodist Hospital, and UT Health Science Center off Fredericksburg Road at Medical Drive. Ideal location for health care, clinics, laboratories, surgical centers and medical support operations
- Covered entries for convenient patient drop-off

MODERN OFFICE SPACE:

- Move-In Ready Suites with above standard finishes and 24 private balconies. Flexible custom floor plans with generous Tenant Improvement Allowances and free initial test fits.

TENANT SERVICES:

- Nightly Janitorial, Day Porter Services, 24-hour Access with After Hours Control, On-Site Courtesy Attendant and 24-hour Monitored Surveillance Cameras, Free Common Area Wi-Fi

FREE ON-SITE COVERED PARKING:

- Ample Employee, Visitor and Patient Covered Parking at no cost
- 650 Garage Parking Spaces
- 100 Surface and Handicap Spaces
- Parking Ratio 3.38/1,000 RSF

CONVENIENT ACCESS

- Easy Access in all Directions: 10 Minutes to I-H 10, Loop 410, CBD and the SA International Airport

IDENTITY:

- Excellent visibility and prominent Building monument signage





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AVAILABLE SUITES

Suite 446: 3,032 RSF
(Medical Lab Space – Available Immediately)

Suite 504: 2,391 RSF
(Available Immediately)

Suite 818: 4,017 RSF
(Built-to-Suit – Available 06/01/2023)

Suite 900: 15,758 RSF
(Full Floor Opportunity – Available 06/01/2023)

Suite 1100: 7,199 RSF
(Available 05/01/2023)

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Ashford Oaks is located adjacent to The South Texas Medical Center (STMC) which consists of 900 acres of medical-related facilities on the northwest side of San Antonio, Texas.

STMC, consists of seventy-five medically related facilities, forty-five clinics, 12 major hospitals, separate medical, dental and nursing schools and countless small practices and offices. The STMC serves 5.6 million outpatients and has 106,728 annual inpatient visits. It employs over 29,000 medical professionals and 26,000 supplemental jobs and an annual impact of \$3.1 billion on the local economy.

SOUTH TEXAS MEDICAL CENTER HOSPITALS

1. University Hospital – 4502 Medical Drive
2. Methodist Hospital – 7700 Floyd Curl Drive
3. St. Lukes Hospital – 7930 Floyd Curl Drive
4. Warm Springs Rehabilitation Hospital – 5101 Medical Drive
5. Christus Santa Rosa Medical Center Hospital – 2827 Babcock Road
6. Audie L. Murphy VA Medical Center – 7400 Merton Minter
7. UT Health Science Center – 7703 Floyd Curl Drive

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RESTAURANTS

1. Jason's Deli
2. Subway
3. Papa John's Pizza
4. Black-eyed Pea
5. Wing Stop
6. Mencius Hunan Cuisine
7. Domino's Pizza
8. Taco Cabana
9. French Sandwiches
10. India Palace
11. KFC
12. Dry Dock Seafood
13. Sarita's
14. Torchy's Tacos
15. Hooters
16. Starbucks
17. Poblanos
18. Golden Wok Chinese
19. Fujiya
20. Yellowfish Sushi
21. Bill Miller BBQ
22. Arby's
23. Jimmy John's
24. Pizza Hut
25. Firehouse Subs
26. Chipotle Mexican Grill
27. Chickfila
28. Pasha Mediterranean Grill
29. Pappasito's Cantina
30. Jersey Mike's Subs
31. Fuddrucker's

GROCERY/PHARMACY

32. HEB
33. CVS
34. Walgreen's

LODGING

35. Marriott
36. Embassy Suites
37. Omni Colonnade
38. Hyatt Place
39. Hilton
40. Candlewood Suites
41. La Quinta Inn & Suites
42. Motel 6
43. Courtyard Marriott

BARS & ENTERTAINMENT

44. Highlander Bar & Grill
45. Little Woodrow's
46. Wurzbach Icehouse
47. Boneheadz Sports Pub
48. I-10 Icehouse
49. Santikos Northwest
50. Oak Hills Country Club

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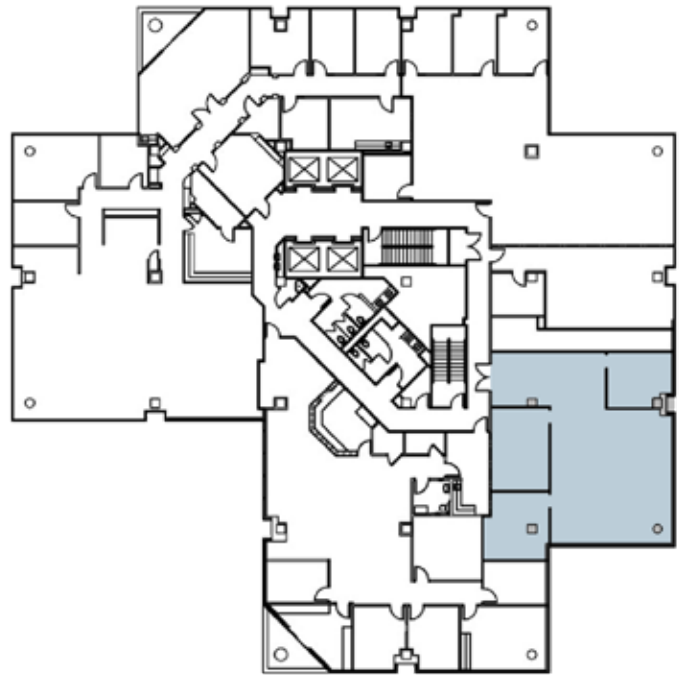
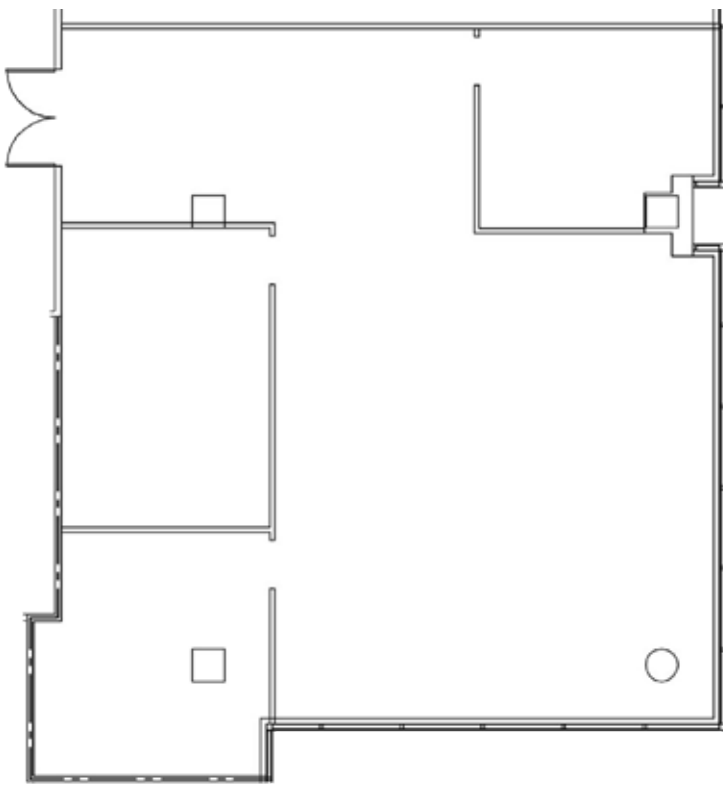
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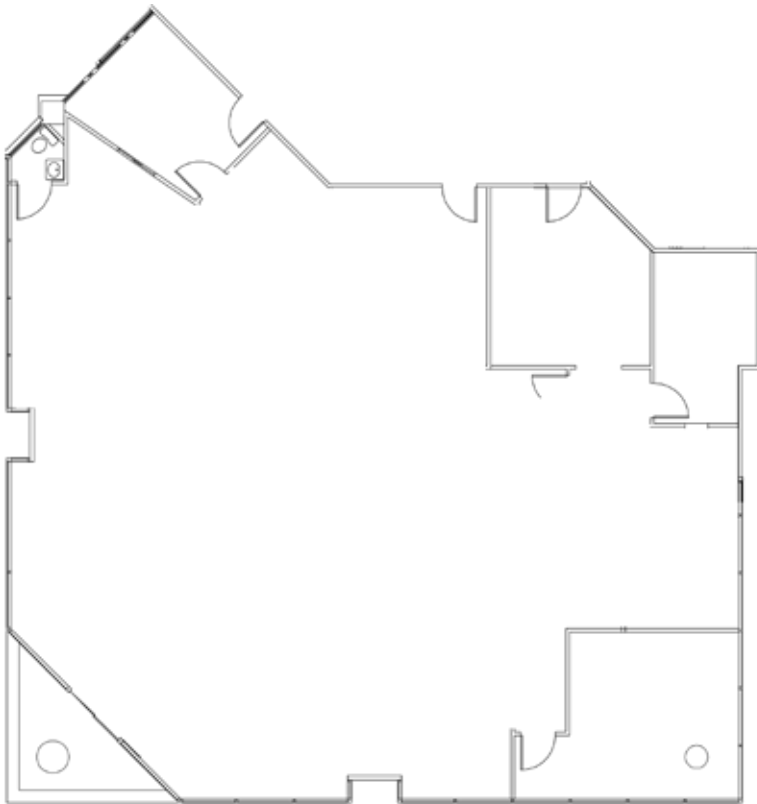
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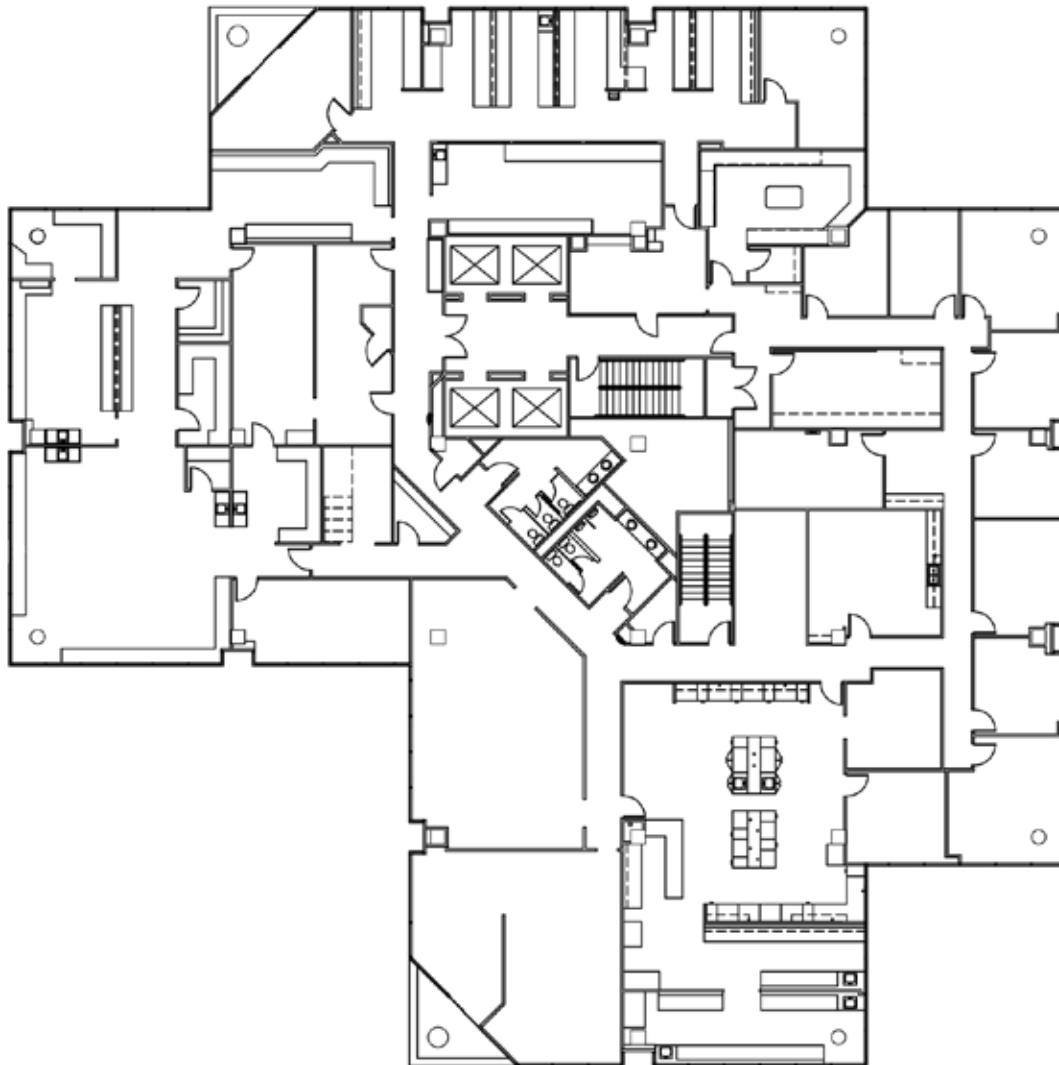
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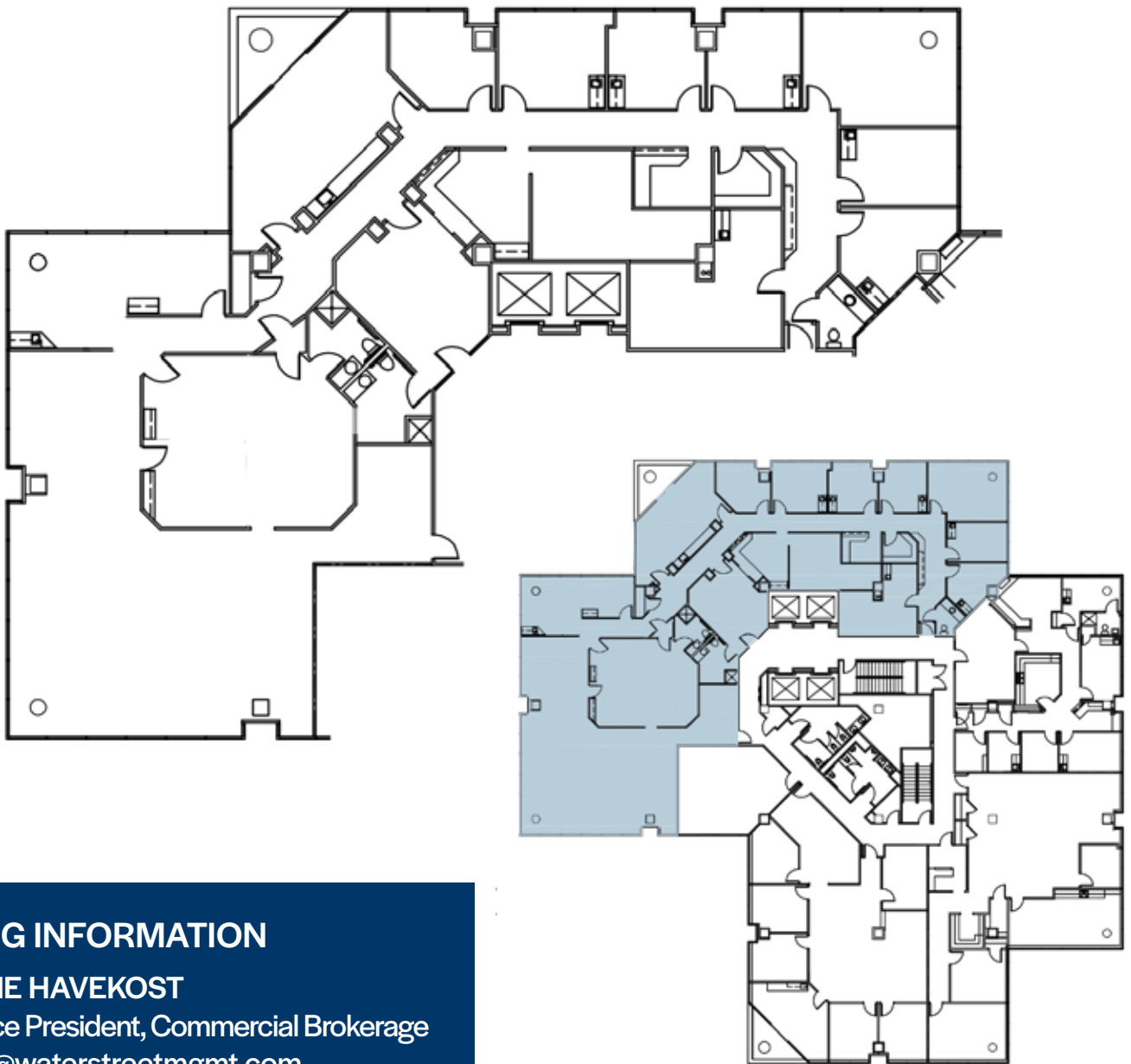
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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
Ronald Todd Beebe	244-886	todd@hoganre.com	(210) 682-1500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Suzanne M. Havekost	3346744	suzanne@waterstreetmgmt.com	(210) 692-9200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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COX RADIO

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