



FOR LEASE

AMBULATORY SURGERY CENTER

8214 WURZBACH ROAD | SAN ANTONIO, TEXAS 78229

FOR LEASE

AMBULATORY SURGERY CENTER

8214 WURZBACH ROAD | SAN ANTONIO, TEXAS 78229

PROPERTY SUMMARY

- ±10,640 RSF
- Available Summer 2017
- Hard corner of Wurzbach Road and Ewing Halsell
- Located in the South Texas Medical Center

PROPERTY DESCRIPTION

8214 Wurzbach Road has a highly visible medical office location in the heart of the South Texas Medical Center at the corner of Wurzbach Road and Ewing Halsell, one of the busiest and most attractive intersections in the South Texas Medical Center. The asset is located across the street from St. Luke's Baptist Hospital, Methodist Cancer Center and Specialty Transplant hospital, as well as in close proximity to several medical related facilities and retail centers with national anchors. The property was built in 1977 and is currently zoned C2.



For Information Contact:

ALAN GRILLIETTE

210.253.2943

alan.grilliette@transwestern.com



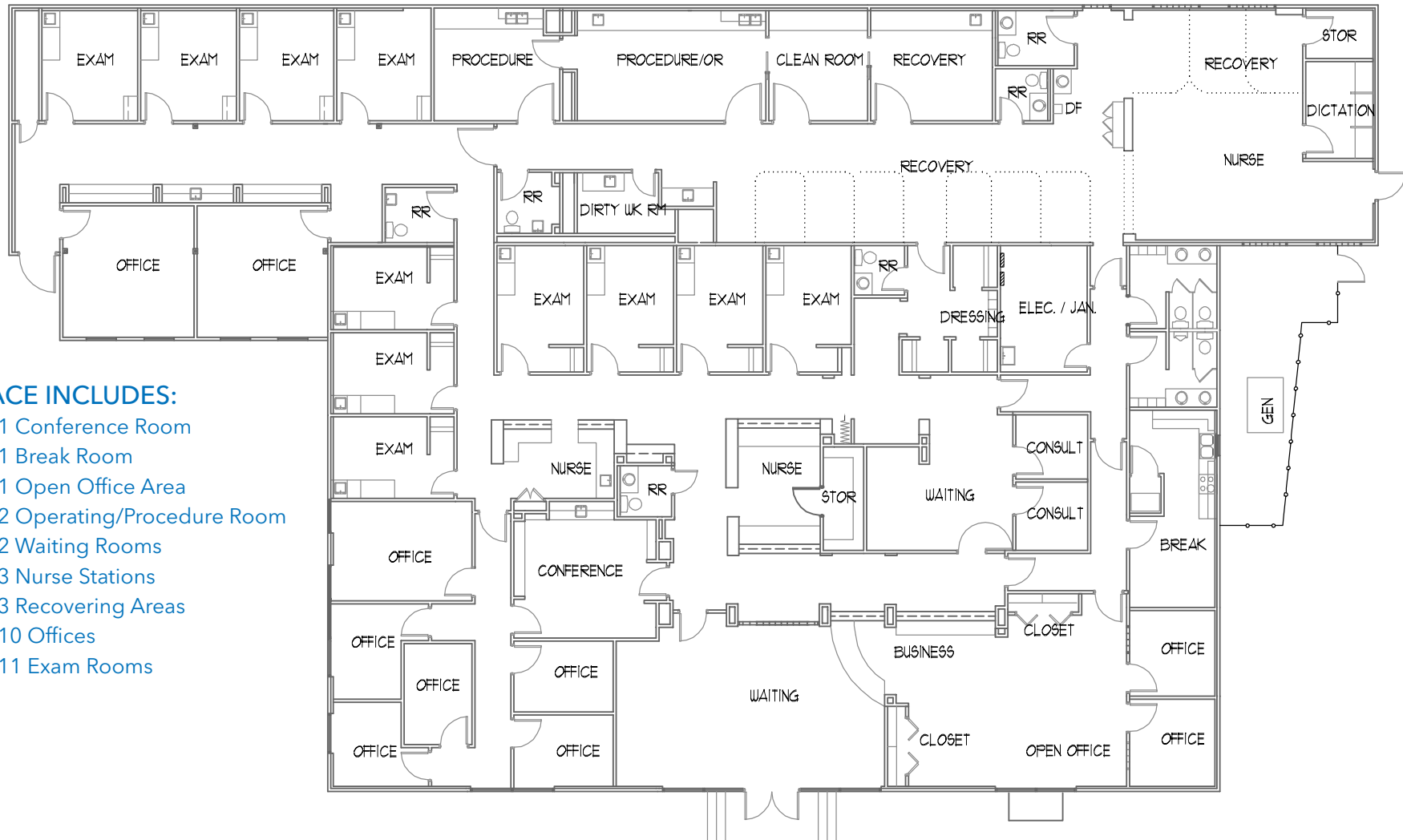
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2017 Transwestern.

FOR LEASE

AMBULATORY SURGERY CENTER

8214 WURZBACH ROAD | SAN ANTONIO, TEXAS 78229

FLOOR PLAN



SPACE INCLUDES:

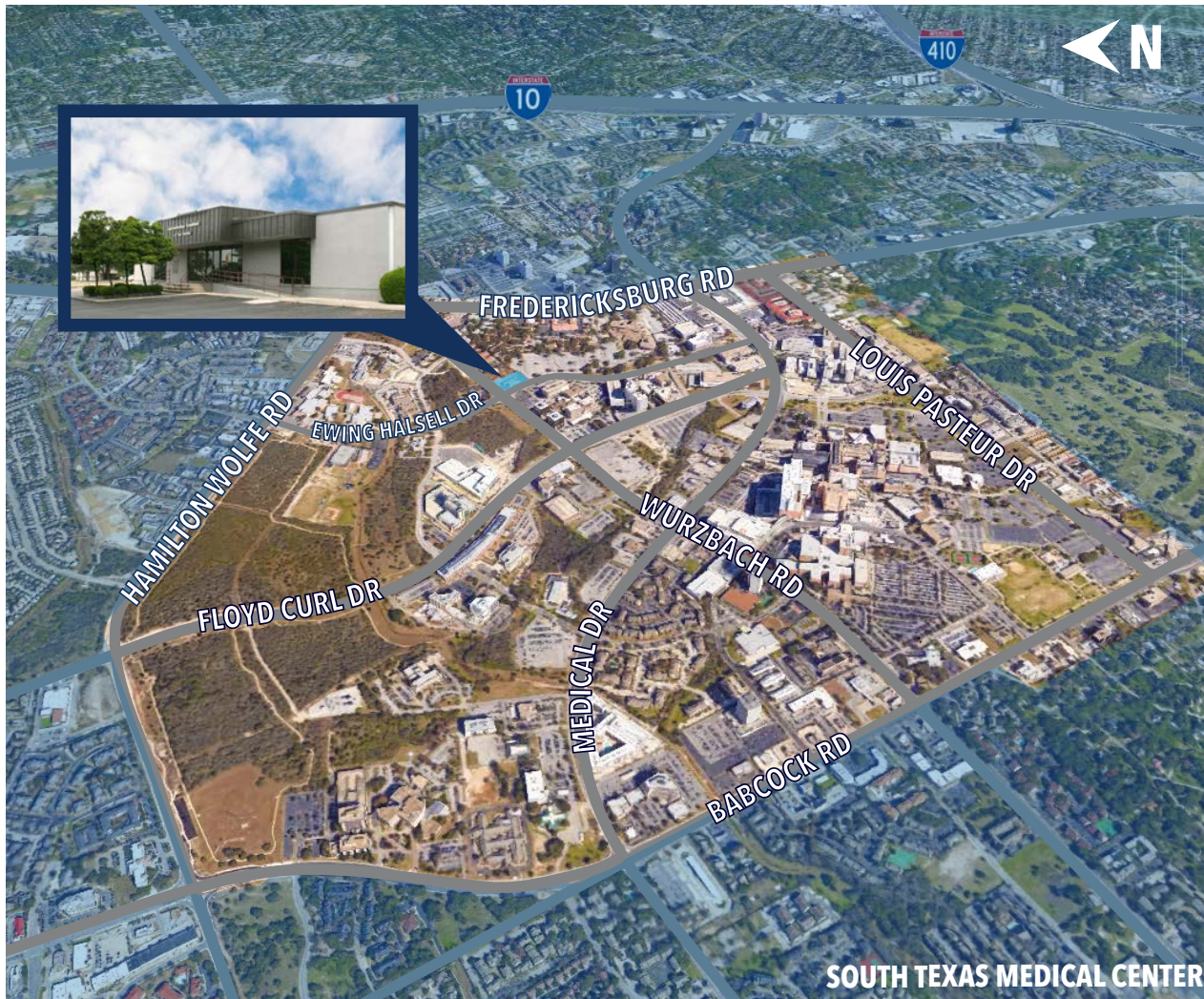
- 1 Conference Room
- 1 Break Room
- 1 Open Office Area
- 2 Operating/Procedure Room
- 2 Waiting Rooms
- 3 Nurse Stations
- 3 Recovering Areas
- 10 Offices
- 11 Exam Rooms

FOR LEASE

AMBULATORY SURGERY CENTER

8214 WURZBACH ROAD | SAN ANTONIO, TEXAS 78229

LOCATION MAP



The South Texas Medical Center ("STMC") consists of 900 acres of medical related and supporting facilities on the northwest side of San Antonio, TX. Most of the land held by the foundation has been granted or leased exclusively for medical and health service uses. The STMC consists of twelve major hospitals - public, private and military, over forty health/research organizations, more than twenty medical/professional office building, dozens of individual clinics, doctor, dentist and practitioner offices along with five higher educational institutions including separate medical, dental and nursing schools.

In 2014, \$438 Million in construction projects were currently in progress with an additional \$509 Million planned over the next five years for a total of approximately \$947 Million. The combined budget of the STMC totaled \$3.93 Billion, an 11.6 % increase compared to the previous year.

The South Texas Medical Center represents half of the hospitals citywide and directly serves 38 counties with 5.64 Million annual outpatient visits. In 2014, 29,019 people were directly employed, earning salaries 20% higher than the San Antonio average.



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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Robert Gaston	431325	robert.gaston@transwestern.com	512-328-5600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alan Grilliette	342974	alan.grilliette@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date