

**FOR
LEASE**

Up to
±9,310 SF
Available

Medical Office
Space

Newly
Renovated



TRANSWESTERN

REAL ESTATE
SERVICES

8042 WURZBACH RD

San Antonio, Texas 78229



PROUDLY OWNED BY



EVEREST
HEALTHCARE PROPERTIES, LLC

Availability:

- Suite 110 1,200 SF
- Suite 240 1,722 SF
- Suite 260 1,350 SF
- Suite 285 888 SF
- Suite 310 9,310 SF
- Suite 345 763 SF
- Suite 480 2,707 SF
- Suite 605 2,099 SF
- Suite 630 2,714 SF
- Suite 635 2,132 SF

Building Highlights:

- Newly renovated lobby & common area
- Connected to Methodist Specialty & Transplant Hospital
- Controlled patient parking
- Covered physician parking
- Digital directory
- Card key access

Medical Center Connection:

8042 Wurzbach is a 6-story medical office building located on the Methodist Specialty & Transplant Hospital campus. It is located on the perimeter of the South Texas Medical Center, which is the largest concentration of healthcare facilities in South Texas with 13 hospitals, 5 higher educational institutions, 45 medically related institutions, and 5 specialty institutions.

Leasing Information:

Licia Shreves

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James Murry

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Renovated lobby & common areas



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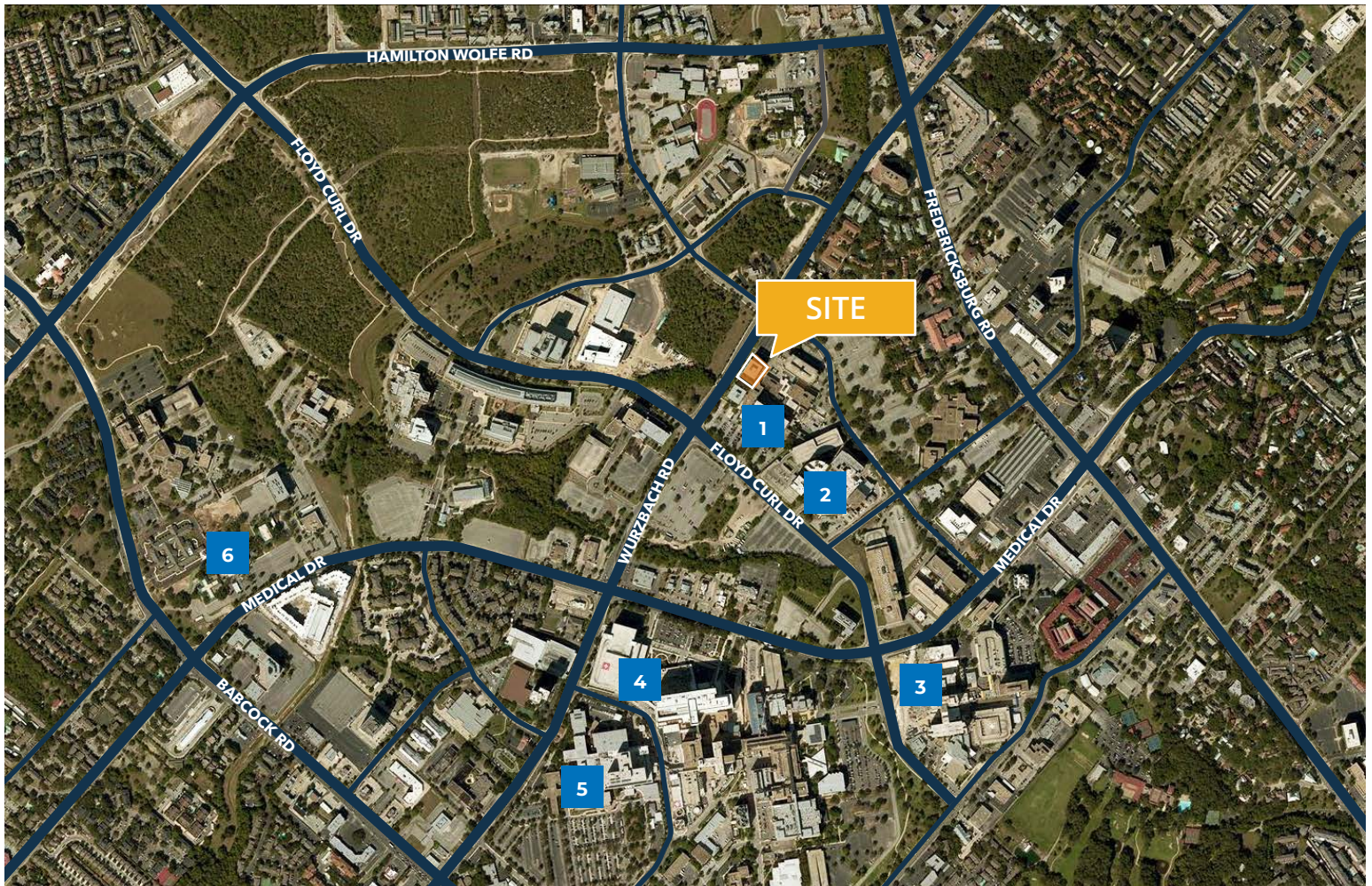
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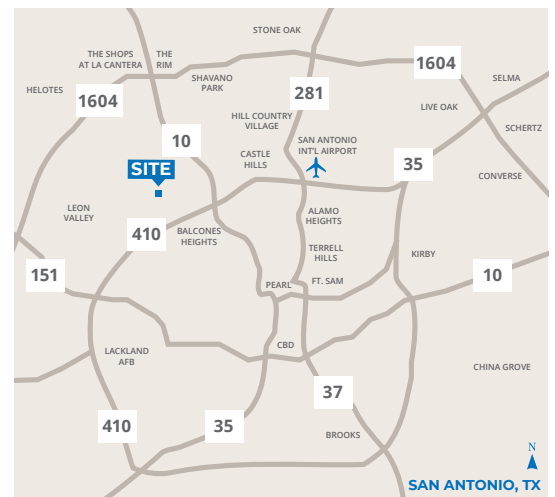
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Surrounding Hospitals

- | | | | |
|----------|---|----------|---|
| 1 | Methodist Specialty & Transplant Hospital | 4 | University Hospital |
| 2 | St. Luke's Baptist Hospital | 5 | South Texas VA Hospital |
| 3 | Methodist Hospital | 6 | Christus Santa Rosa Hospital - Medical Center |



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South Texas Medical Center Master Plan Expansion

Tremendous growth in recent years has turned the Medical Center into a major hub of healthcare, education and research entities – plus services and support facilities for people who live and work in the area. With a 900-acre campus, including 280 undeveloped acres and several existing areas slated for reconfiguration, there's no question that it will grow further. The revised master plan repositions and repurposes “open space” to elevate the Medical Center for both visitors and the thousands of employees working within the Medical Center. **There are six main areas of focus in this master plan:**

- Enhance the existing brand through integrated signage/wayfinding systems
- Focus on the “core” for pedestrian connectivity and activity
- Reduce pedestrian/vehicular conflicts through streetscape refinements and enhancements
- Expand Medical Center employee offerings through development of mixed-use “gateway village”
- Define site planning parameters for integration of world class research park
- Refocus planning and design emphasis upon human scale (as opposed to vehicular)



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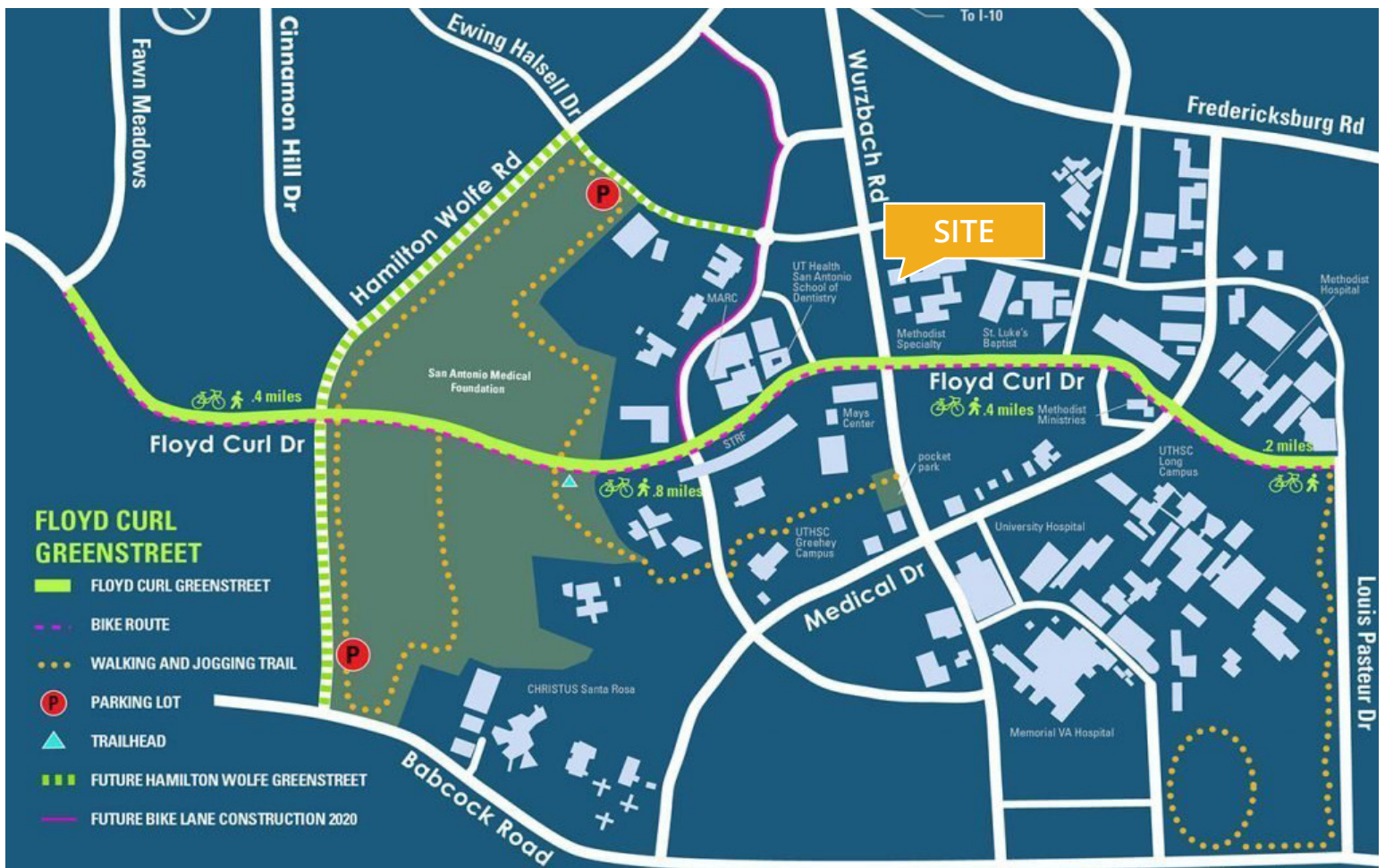
Separated Bike Track Nears Completion in South Texas Medical Center

The commute to work or doctor appointments on a central section of Floyd Curl Drive in the South Texas Medical Center is a lot more “green” these days as construction nears completion on separated, raised bicycle tracks and new sidewalks. The new green street, on Floyd Curl from Louis Pasteur Drive to Fawn Meadows, connects with the foundation’s 2-mile walking and jogging trail that loops around undeveloped space on the western edge of the district. The street’s design takes into account motor vehicles, bikes, and pedestrians. The bike lanes are painted bright green as a signal to motorists at driveways and intersections to watch

“We’re trying to bring in amenities like the trails and the retail that make us more of a city within a city.”

Jim Reed, President
San Antonio Medical Foundation

for crossing bikes. The green street design for Floyd Curl, developed by consultants TBG Partners and Pape-Dawson Engineers, includes a 10-foot wide, two-way cycle track on the southbound side of the street, separated from the street by four feet of grading that elevates the track from vehicular traffic. Another 4 feet of grass, even wider in some areas, and trees separate cyclists from pedestrians while providing periodic shade. Funding through the Alamo Area Metropolitan Planning Organization has already been identified for a 1.2-mile green street on Hamilton Wolfe Road slated for completion in 2021.



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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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Licia Shreves	579653	licia.shreves@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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