

EXCLUSIVE

Park on Medical For Lease

4115 Medical Drive, San Antonio, TX 78229



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



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This Brochure (the “Brochure”) has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with a potential lease transaction. The information contained herein is believed to be reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. Prospective tenants and lessors are encouraged to conduct their own independent investigation and due diligence and to consult with their legal, financial, and real estate advisors prior to entering into any lease agreement or related transaction. This Brochure does not constitute an offer to lease, sublease, or otherwise convey any interest in the property, nor does it constitute a solicitation of an offer to lease. Any lease transaction will be subject to the execution of a mutually acceptable written lease agreement and satisfaction of applicable legal requirements. The information contained herein is confidential and is intended solely for the use of the recipient in evaluating a potential lease transaction. It may not be reproduced, distributed, or disclosed, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group. Prospective tenants and lessors shall rely solely on their own inspection, investigation, and evaluation of the property and the terms of any proposed lease. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, contained herein.



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PROJECT OVERVIEW

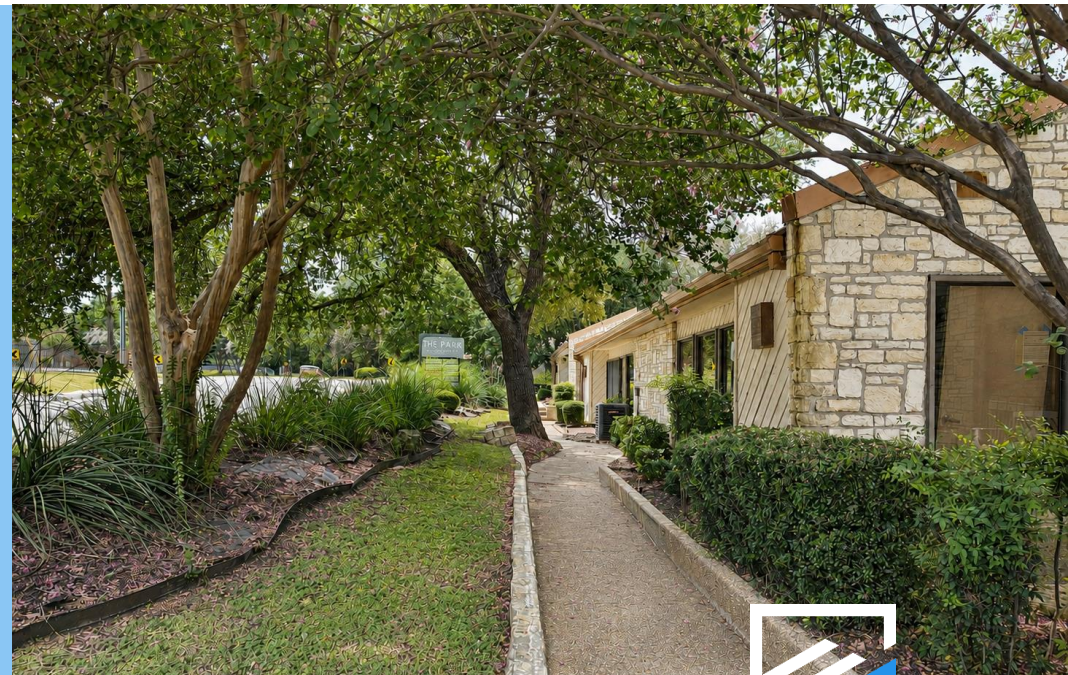
Entrust Commercial Advisors Group, as part of KW Commercial, is marketing available office and medical office suites at Park on Medical, located at 4115 Medical Drive in San Antonio, Texas.

Located near the South Texas Medical Center, this five-building campus offers flexible suite configurations for medical, wellness, professional, consulting, and administrative users. The property totals 26,888 rentable square feet across 2.25 acres and includes three one-story and two two-story buildings.

Tenants benefit from a landscaped, tree-lined setting, on-site parking, monument signage, and convenient access to I-10, Loop 410, and the broader Northwest San Antonio healthcare corridor.

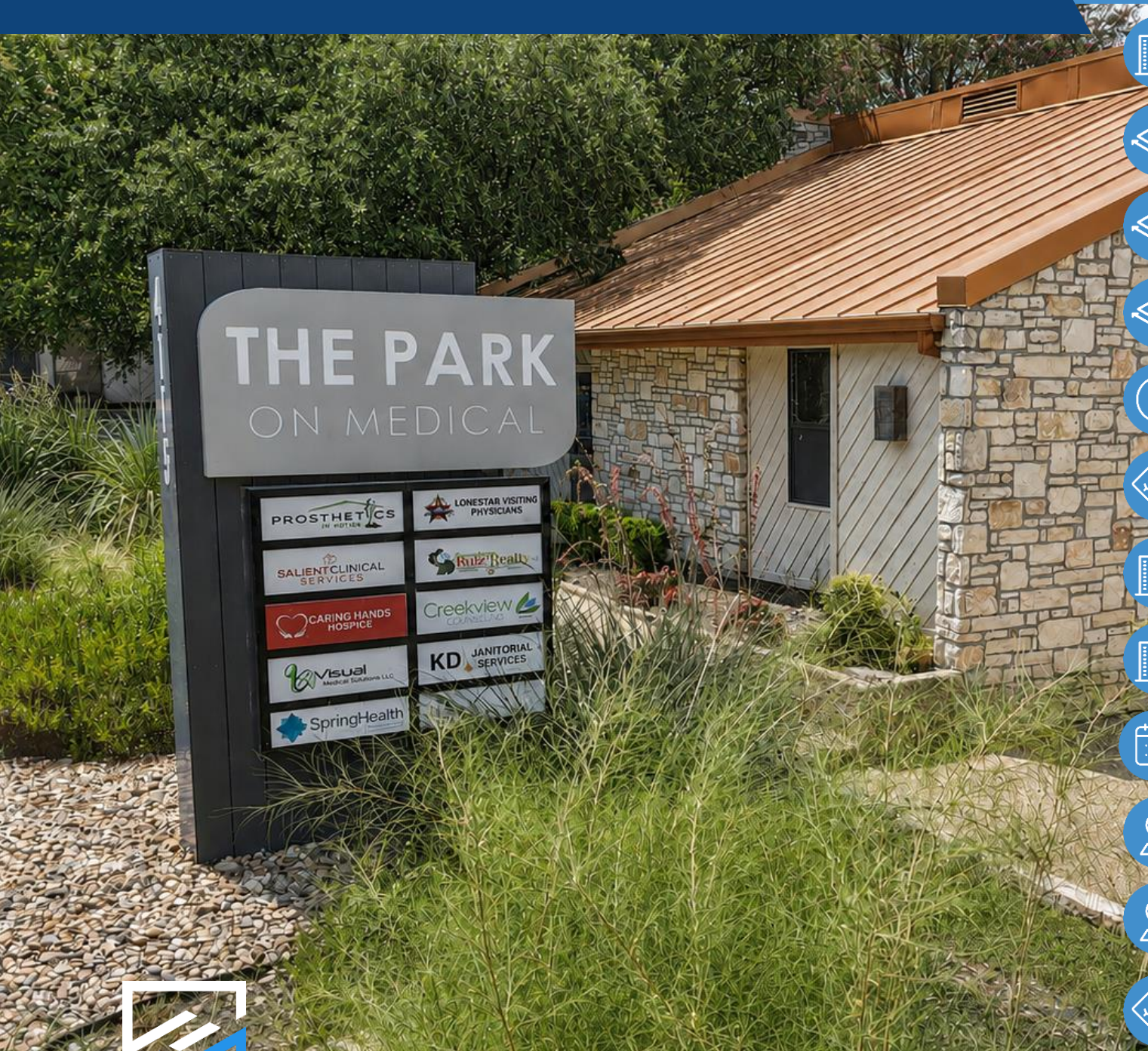
PROJECT HIGHLIGHTS

- Five-Building Office & Medical Office Campus
- 26,888 SF Situated on 2.25 Acres
- Near the South Texas Medical Center
- Flexible suite configurations
- On-site parking and monument signage
- Convenient access to I-10 and Loop 410



EXECUTIVE SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



RENTABLE BUILDING AREA

26,888 SF



LAND AREA

2.25 AC



AVAILABLE AREA

Pending.....



TOTAL AVAILABILITY

Pending.....



LEASE RATE

Pending.....



LEASE STRUCTURE

Pending.....



PROPERTY TYPE

Office / Medical Office



BUILDINGS / STORIES

5 | 1-2 stories



YEAR BUILT

1983



ZONING

C-2



SUBMARKET

Northwest / Medical



Center
COUNTY

Bexar



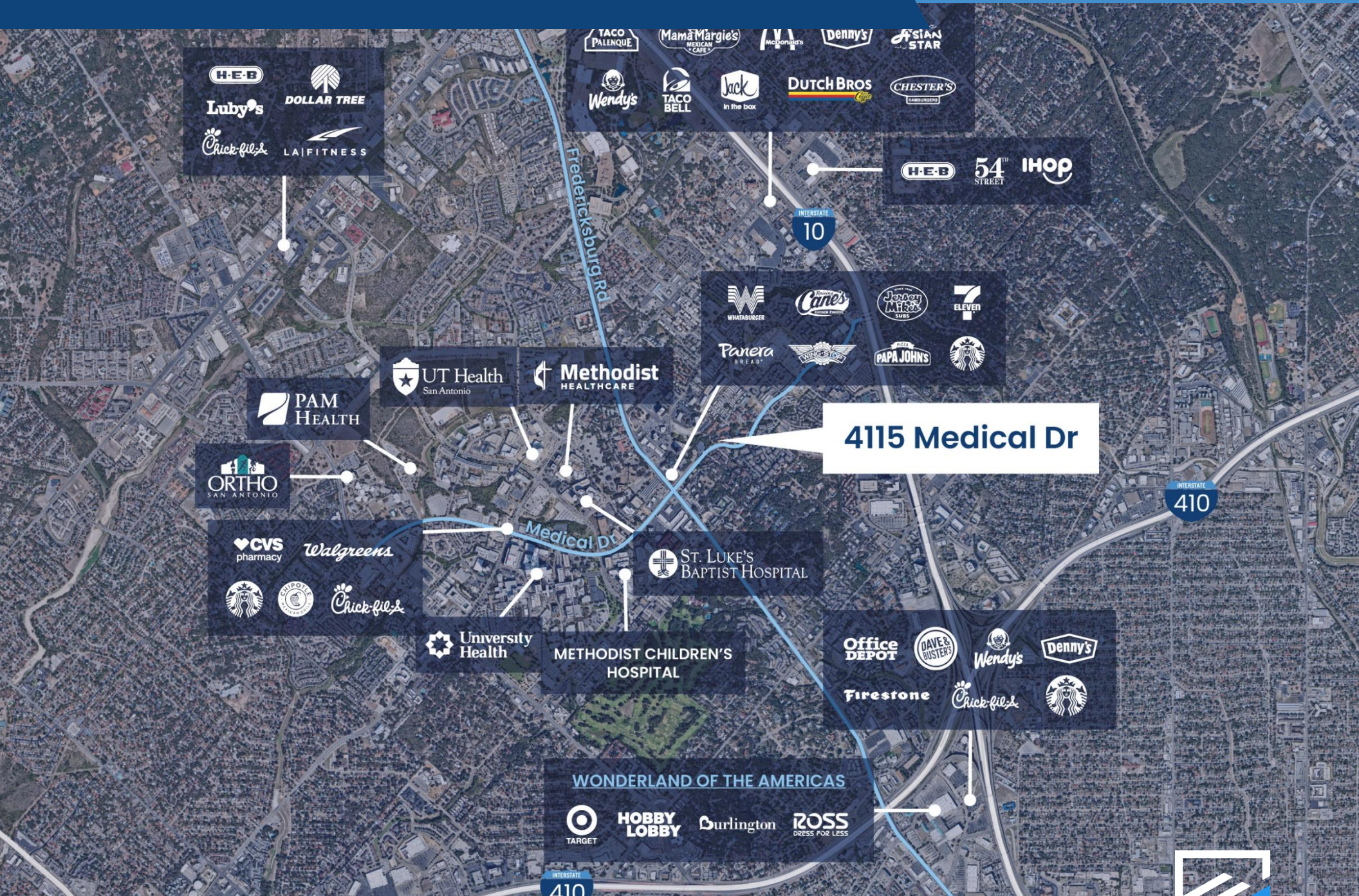
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AERIAL MAP



AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



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AERIAL



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Bluff Creek Tower

Baptist Health System School



The Park On Medical
4115 Medical Drive

Residential Area

Medical Drive

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South Texas Medical Center

Ashford Oaks
Office Building

Center For Internal Medicine
Primary Care Clinic

High-Density Residential Area



The Park On Medical
4115 Medical Drive

Medical Drive
21,133+ VPD

AERIAL

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High-Density Residential Area

Fountainhead
Business Park

Castlewood
Condominiums Apartments



The Park On Medical
4115 Medical Drive

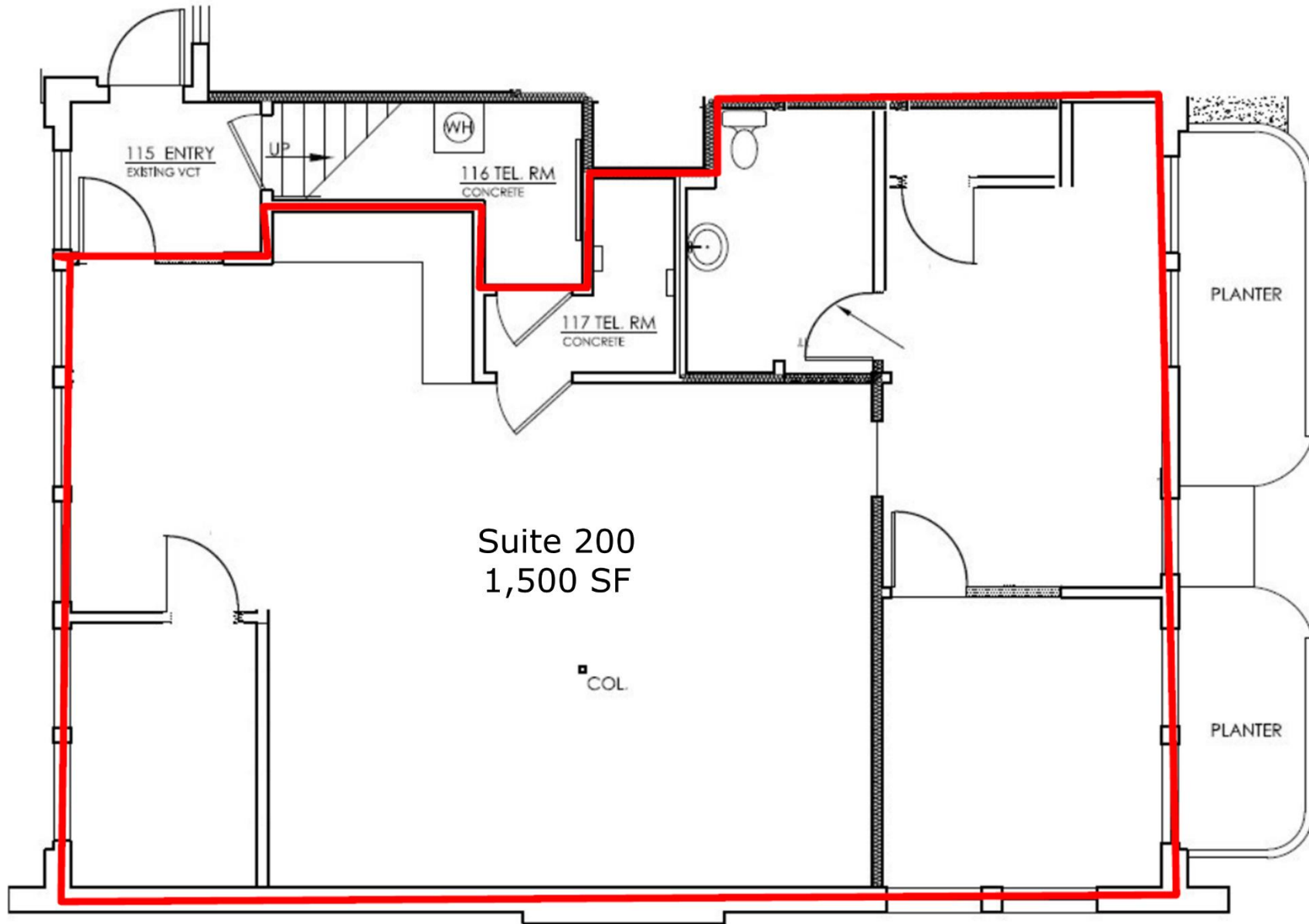
Medical Drive 21,133+VPD

FLOOR PLANS



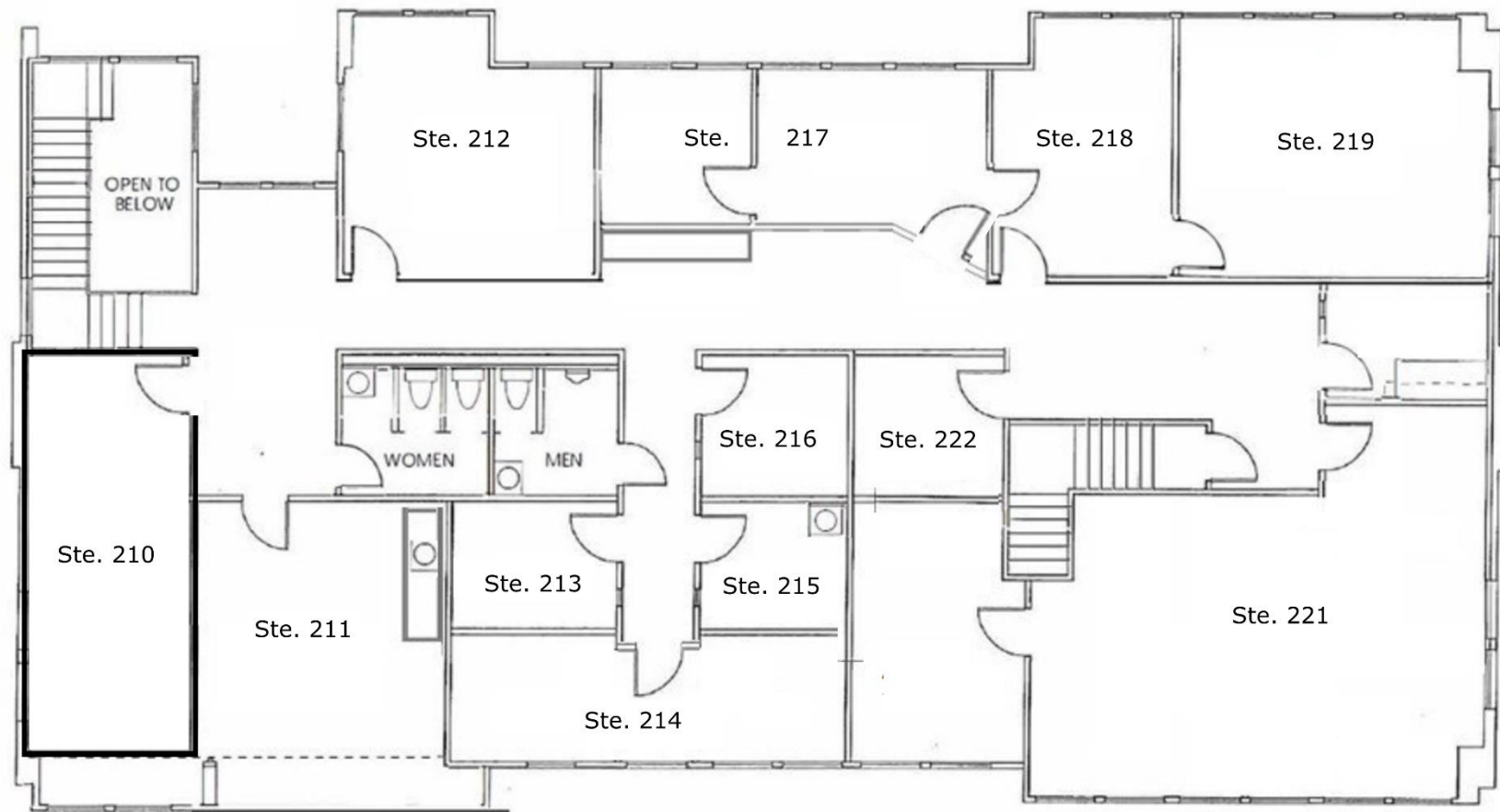
FLOOR PLAN – BLDG. 2 | STE. 200

EXCLUSIVE LEASING OPPORTUNITY



FLOOR PLAN – BLDG. 5 | FLOOR 2

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Suite	Sq. Ft.	Available
210	500	Occupied
211	390	Occupied
212	350	Avail.
213	145	Avail.

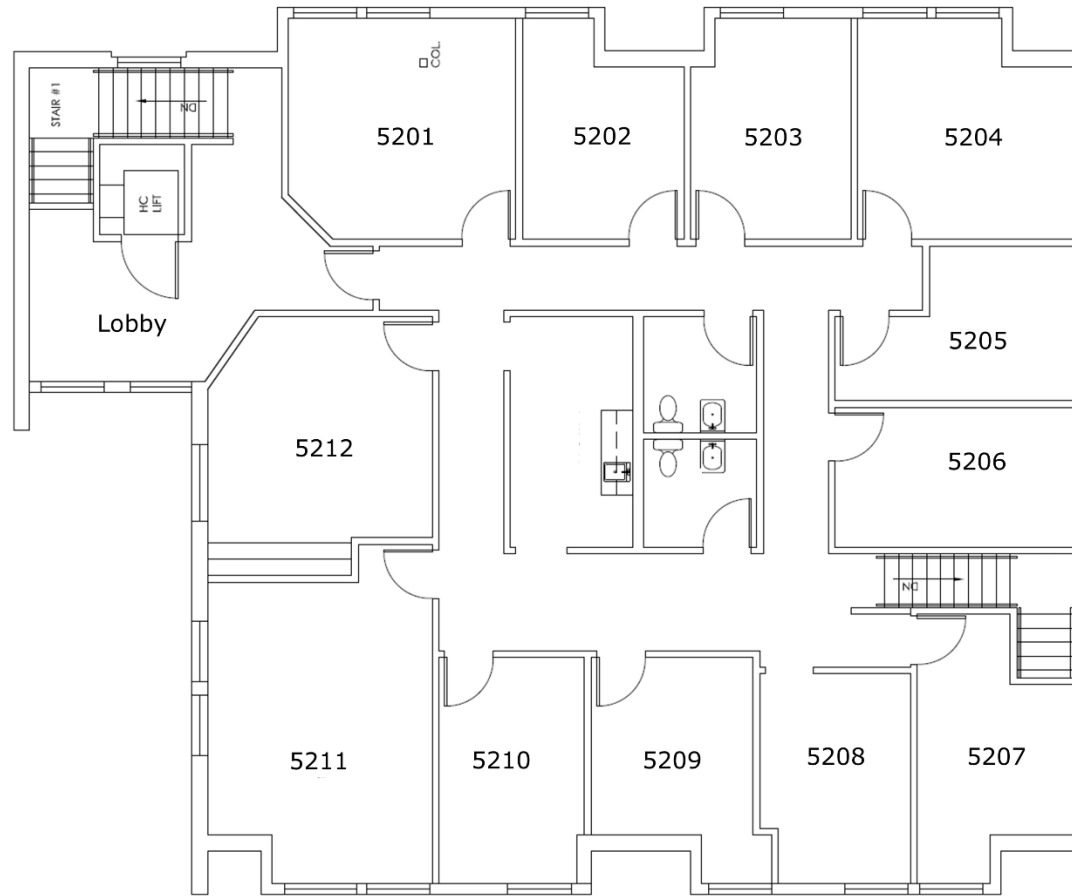
Suite	Sq. Ft.	Available
214	270	Avail.
215	100	Avail.
216	130	Avail.
217	410	Occupied

Suite	Sq. Ft.	Available
218	225	Occupied
219	455	Avail.
220	150	Avail.
222	140	Avail.



FLOOR PLAN – BLDG. 2 | FLOOR 2

EXCLUSIVE LEASING OPPORTUNITY



Suite	Sq. Ft.	Status
5201	256	Avail.
5202	143	Occupied
5203	159	Occupied
5204	279	Avail.

Suite	Sq. Ft.	Status
5205	243	Avail.
5206	228	Avail.
5207	160	Avail.
5208	159	Occupied

Suite	Sq. Ft.	Status
5209	205	Occupied
5210	170	Avail.
5211	173	Occupied
5212	200	Avail.

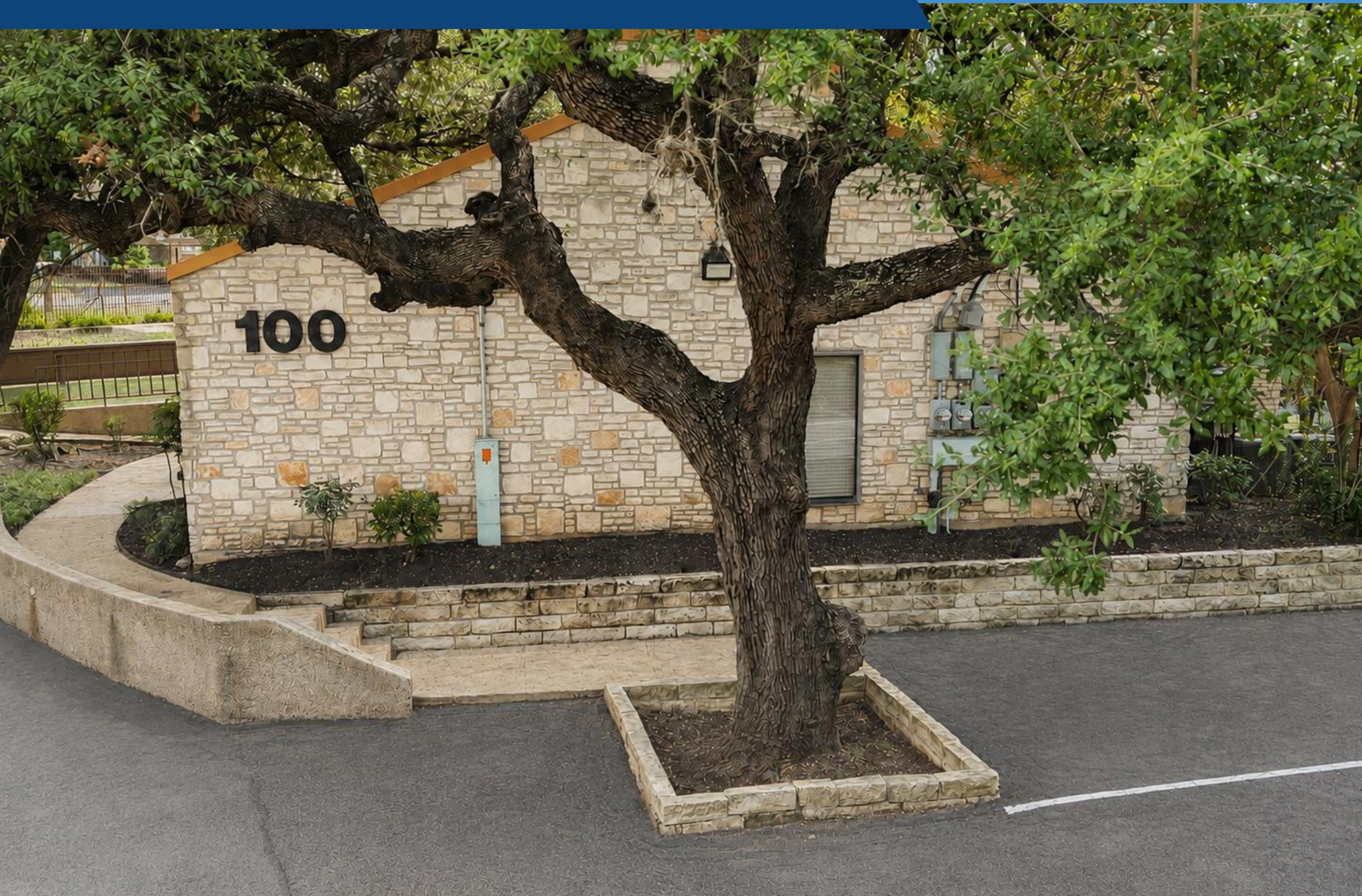


EXTERIOR PHOTOS



EXTERIOR

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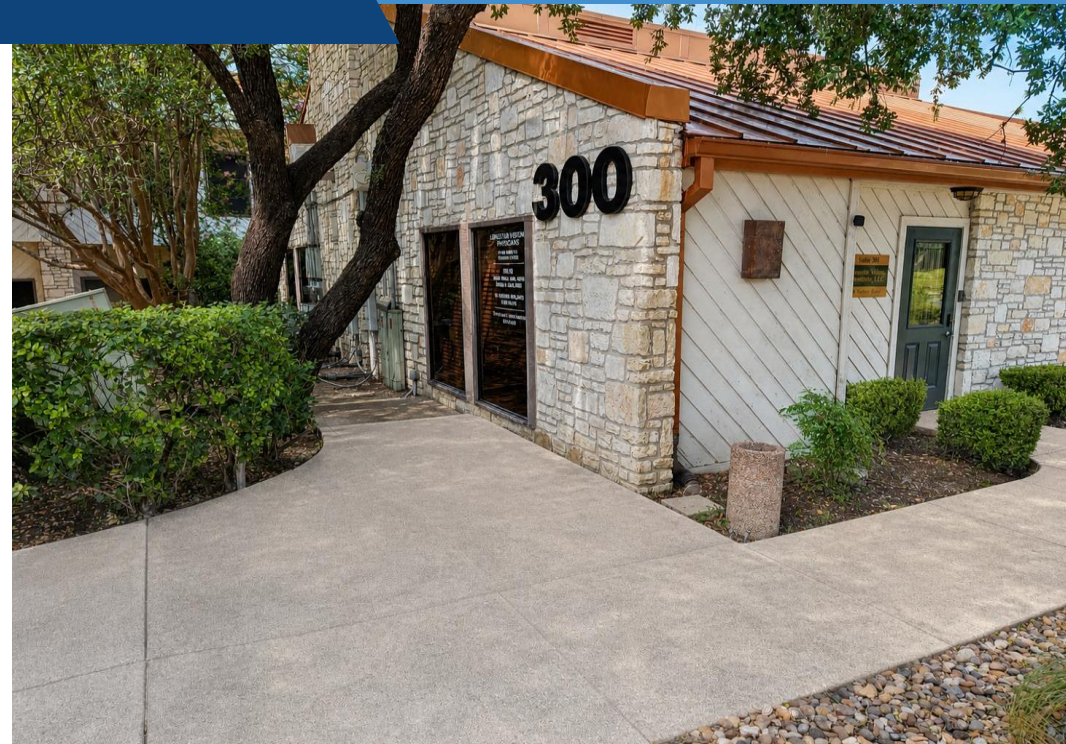
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AVAILABILITY



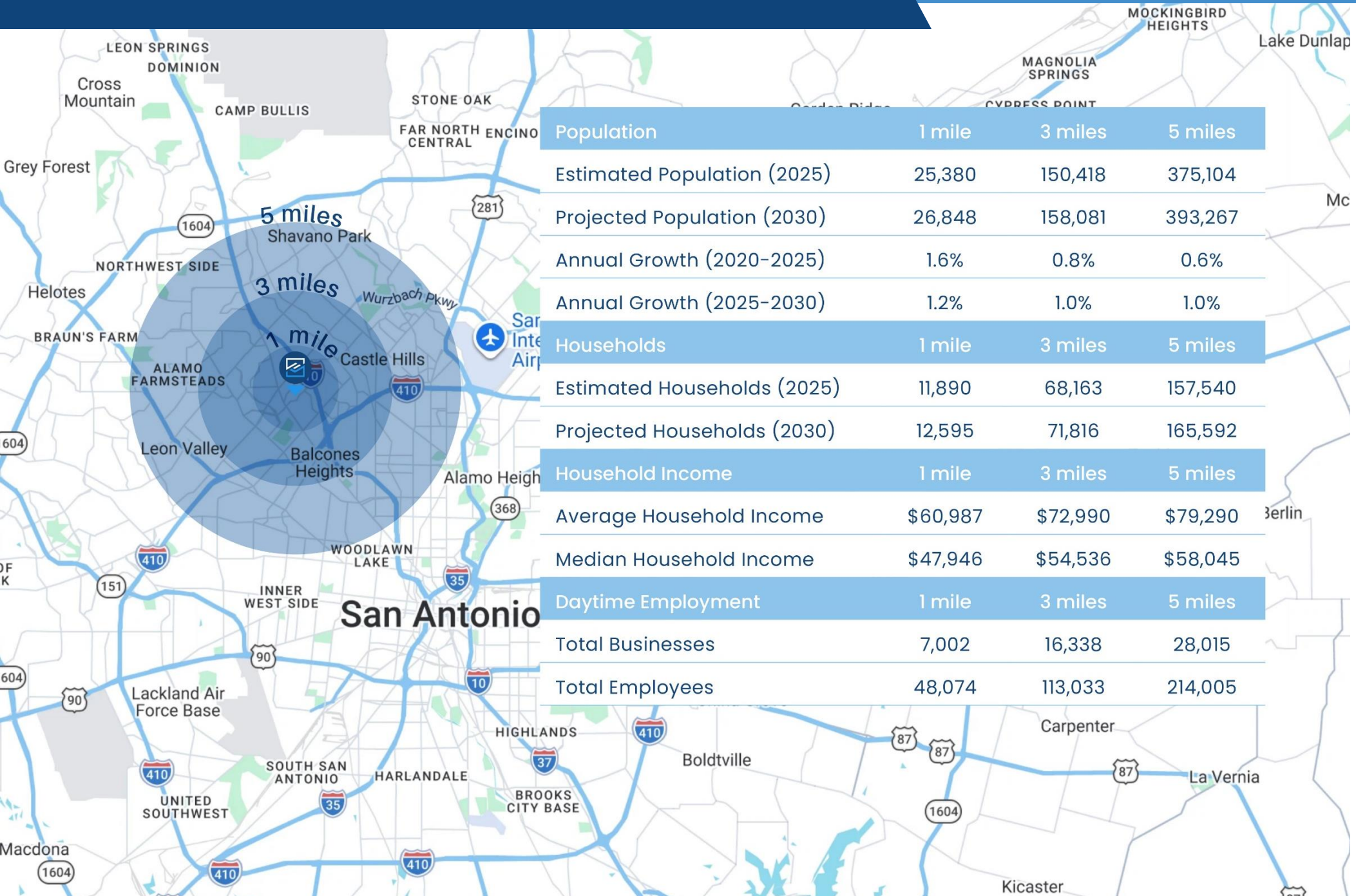
#	Floor	Bldg.	Suite	RBA	Monthly Base Rent	Lease Type
1	1st.	200	200	1,500	\$2,500	Mod. Gross
2	1st.	200	205	500	\$917	Mod. Gross
3	2nd.	200	212	350	\$875	Gross
4	2nd.	200	213	145	\$483	Gross
5	2nd.	200	214	270	\$675	Gross
6	2nd.	200	215	100	\$333	Gross
7	2nd.	200	216	130	\$433	Gross
8	2nd.	200	219	455	\$834	Gross
9	2nd.	200	220	150	\$500	Gross
10	2nd.	200	222	140	\$467	Gross
11	1st.	300	307	759	\$1,392	Gross
12	2nd.	500	5201	256	\$640	Gross
13	2nd.	500	5204	279	\$698	Gross
14	2nd.	500	5205	243	\$608	Gross
15	2nd.	500	5206	228	\$570	Gross
16	2nd.	500	5207	160	\$467	Gross
17	2nd.	500	5210	170	\$496	Gross
18	2nd.	500	5212	200	\$500	Gross

DEMOGRAPHICS



DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



Population	1 mile	3 miles	5 miles
Estimated Population (2025)	25,380	150,418	375,104
Projected Population (2030)	26,848	158,081	393,267
Annual Growth (2020-2025)	1.6%	0.8%	0.6%
Annual Growth (2025-2030)	1.2%	1.0%	1.0%
Households	1 mile	3 miles	5 miles
Estimated Households (2025)	11,890	68,163	157,540
Projected Households (2030)	12,595	71,816	165,592
Household Income	1 mile	3 miles	5 miles
Average Household Income	\$60,987	\$72,990	\$79,290
Median Household Income	\$47,946	\$54,536	\$58,045
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	7,002	16,338	28,015
Total Employees	48,074	113,033	214,005



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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Designated Broker of Firm	License No.	E-Mail	Phone
<u>Tony Zamora Jr.</u>	<u>537135</u>	<u>legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	E-Mail	Phone
<u>Gustavo Torres</u>	<u>681940</u>	<u>gus@entrust-ca.com</u>	<u>210.960.8614</u>
Sales Agent/ Associate's Name	License No.	E-Mail	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/ Associate's Name	Licensed No.	E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov