

EXCLUSIVE

Park on Medical For Sale

4115 Medical Drive, San Antonio, TX 78229



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



South Texas Medical Center

Center For Internal Medicine
Primary Care Clinic

High-Density Residential Area

**Five Buildings
Medical Office Campus**



**The Park On Medical
4115 Medical Drive**



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This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with the potential sale of the property described herein. The information contained in this Memorandum has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy, completeness, or correctness of the information provided. Prospective purchasers and investors are strongly encouraged to conduct their own independent investigations, inspections, and analyses of the property and to consult with their legal, tax, financial, and real estate advisors prior to making any investment decision. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, any interest in the property. Any offering will be made only pursuant to a fully executed purchase and sale agreement and in accordance with applicable federal, state, and local laws and regulations. The information contained herein is confidential and is furnished solely for the purpose of evaluating a potential acquisition of the property. By accepting this Memorandum, the recipient agrees that it will not reproduce, distribute, or disclose the contents, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group. Prospective purchasers and investors must rely solely on their own due diligence and independent evaluation of the property. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, regarding the information contained herein or any omissions therefrom.



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PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, presents Park on Medical, a five-building medical and professional office campus located at 4115 Medical Drive in San Antonio, Texas.

Situated on 2.25 acres near the South Texas Medical Center, the 26,888-square-foot property offers a diversified, multi-tenant income profile within one of San Antonio's most established healthcare corridors. The property was 80% leased as of July 16, 2025, providing in-place income with additional upside through lease-up and active asset management.

The campus includes three one-story and two two-story buildings with flexible suite configurations, ample parking, landscaped common areas, and C-2 zoning. The investment opportunity is supported by remaining vacancy, proximity to major medical institutions, and the potential to improve NOI through strategic leasing and lease-structure optimization.

PROJECT HIGHLIGHTS

- 80% Leased with In-Place Income*
- \$187,842 Reported NOI*
- Value-Add Lease-Up Opportunity
- Established Medical Center Submarket
- 26,888 SF Across Five Buildings
- C-2 Zoning / Flexible User Mix



EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM

THE PARK ON MEDICAL

PROSTHETICS
24 HOURS

LONESTAR VISITING
PHYSICIANS

SALIENT CLINICAL
SERVICES

Ritz Realty

CARING HANDS
HOSPICE

Creekview
COMMUNITY

Visual
Medical Solutions LLC

KD JANITORIAL
SERVICES

SpringHealth



RENTABLE BUILDING AREA

26,888 SF



LAND AREA

2.25 AC



OCCUPANCY

80%*



NOI

\$187,842



TENANCY

Multi-Tenant



PROPERTY TYPE

Medical & Professional
Office



BUILDINGS

5



BUILDING CONFIGURATION

3 One-Story / 2 Two-
Story



YEAR BUILT

1983



ZONING

C-2



SUBMARKET

Northwest / Medical

Center

COUNTY

Bexar



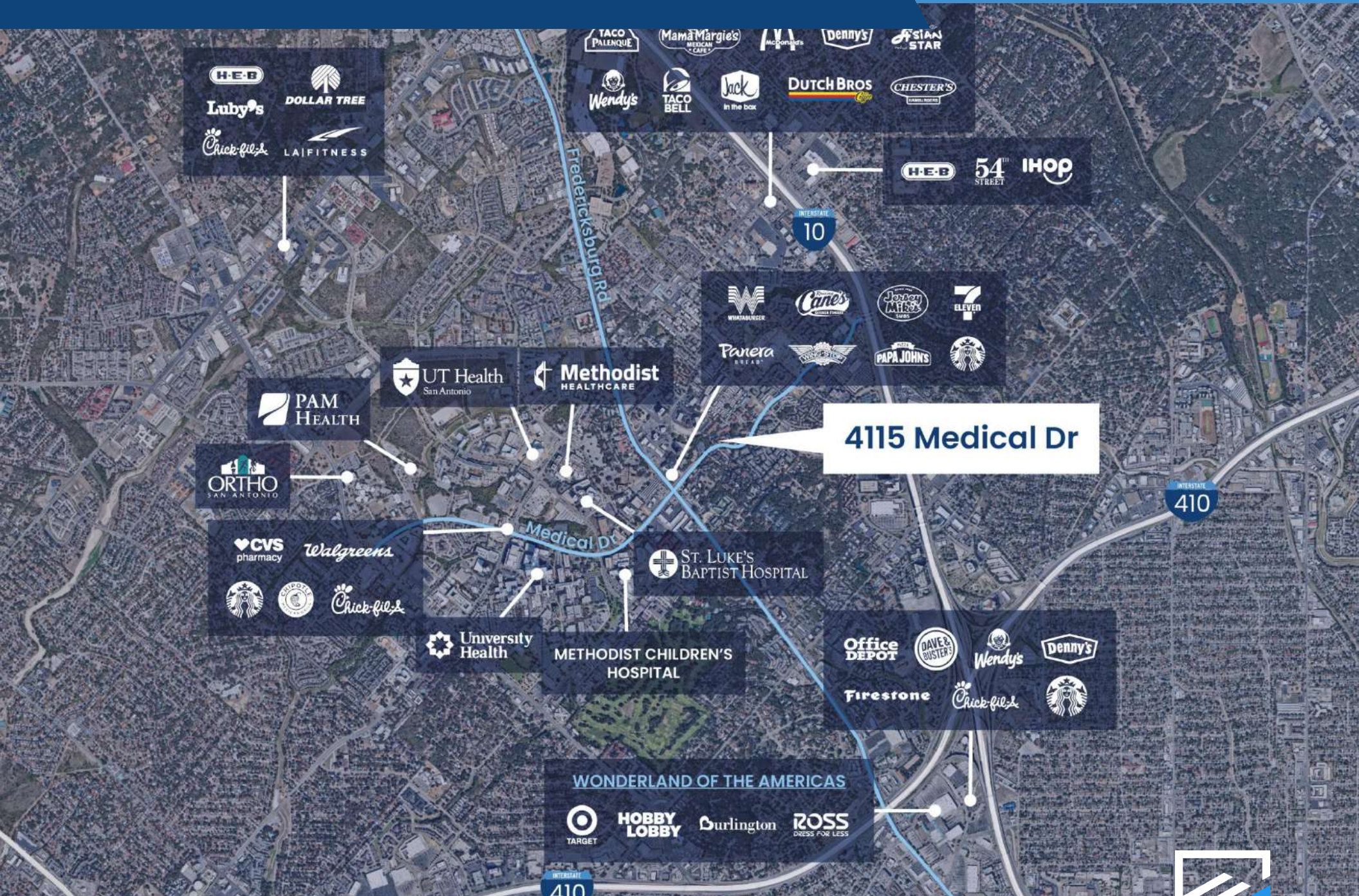
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AERIAL MAP



AERIAL MAP

EXCLUSIVE OFFERING MEMORANDUM

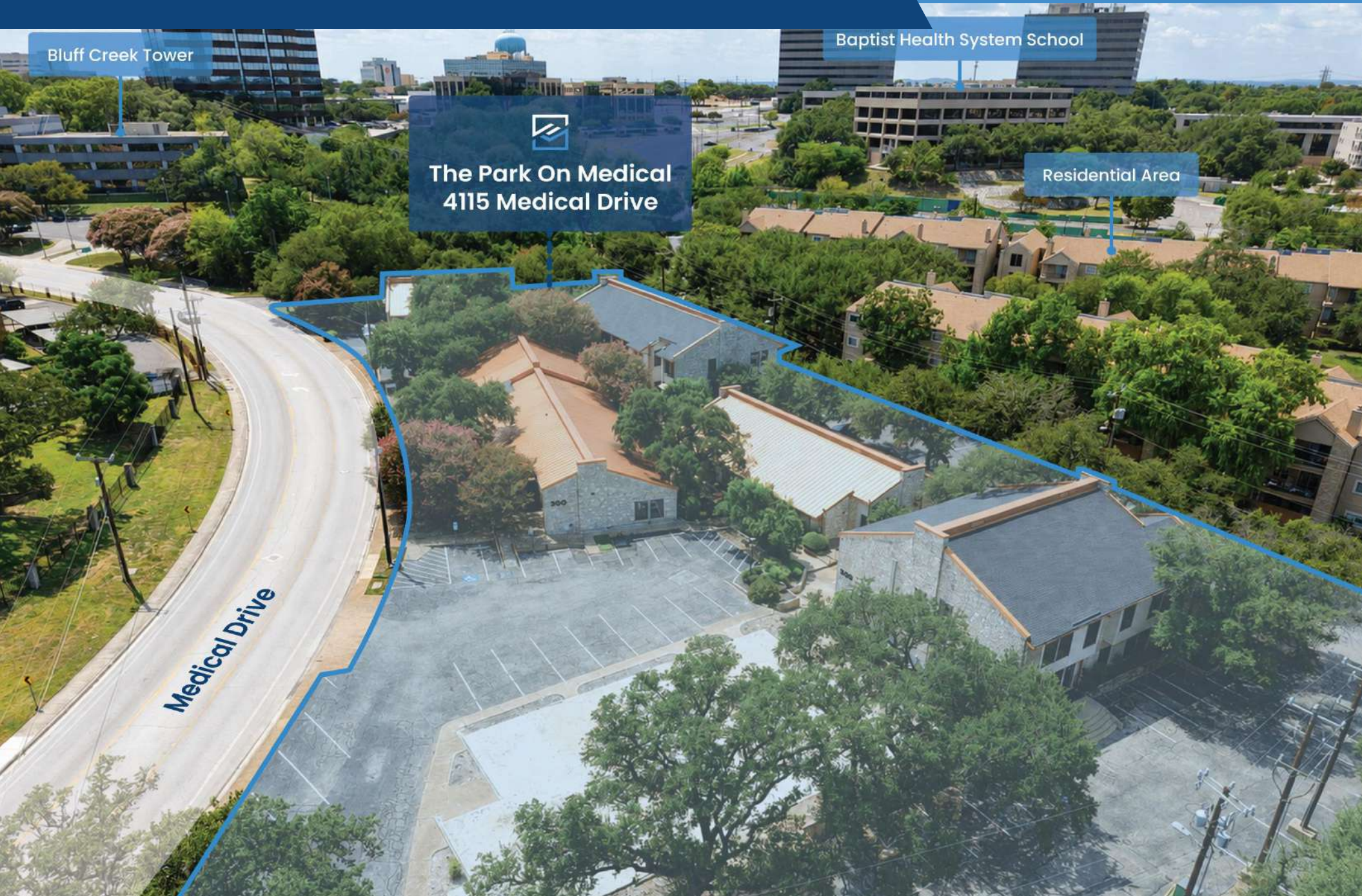


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AERIAL











High-Density Residential Area

Fountainhead
Business Park

Castlewood
Condominiums Apartments



The Park On Medical
4115 Medical Drive

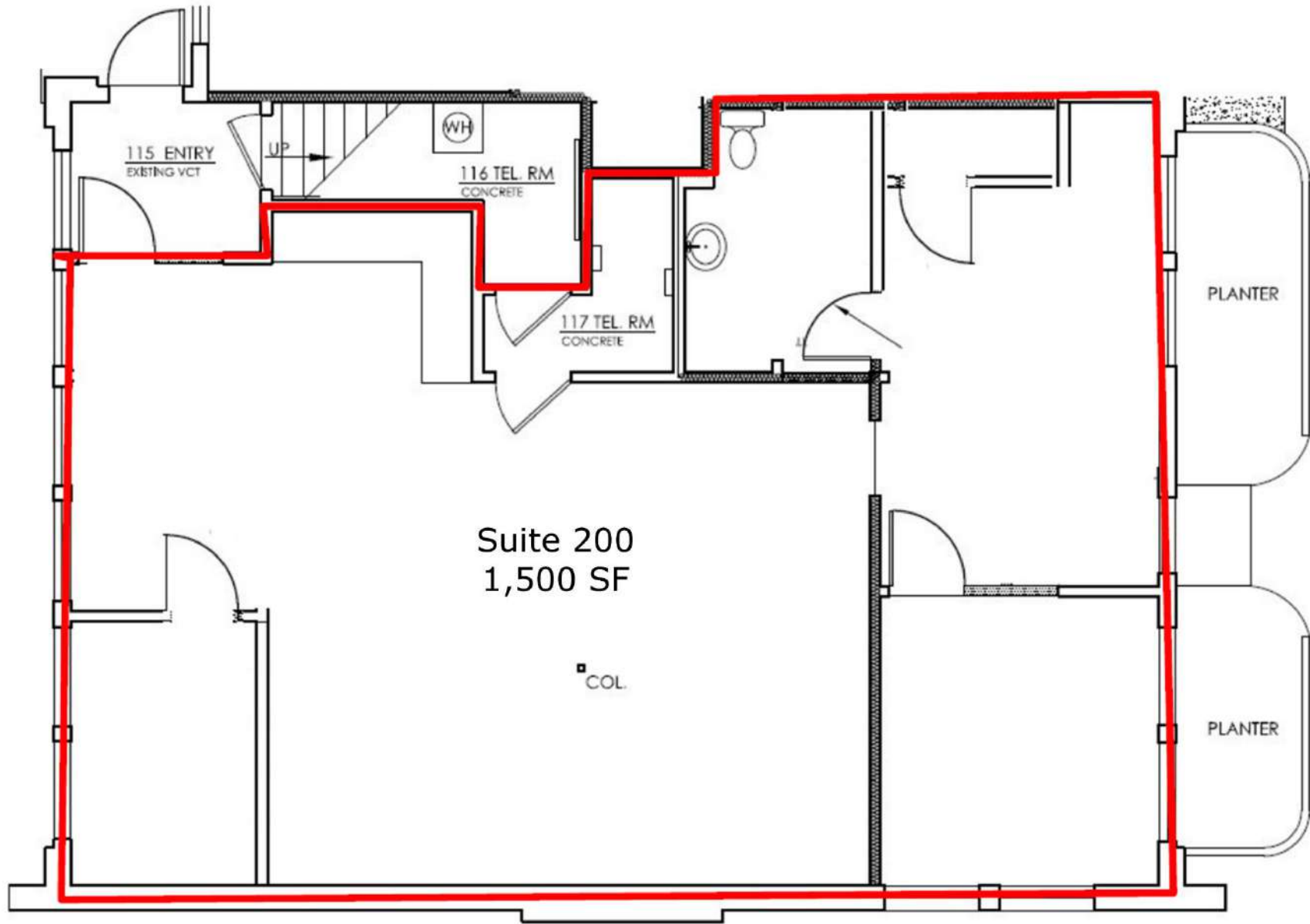
Medical Drive 21,133+VPD

FLOOR PLANS



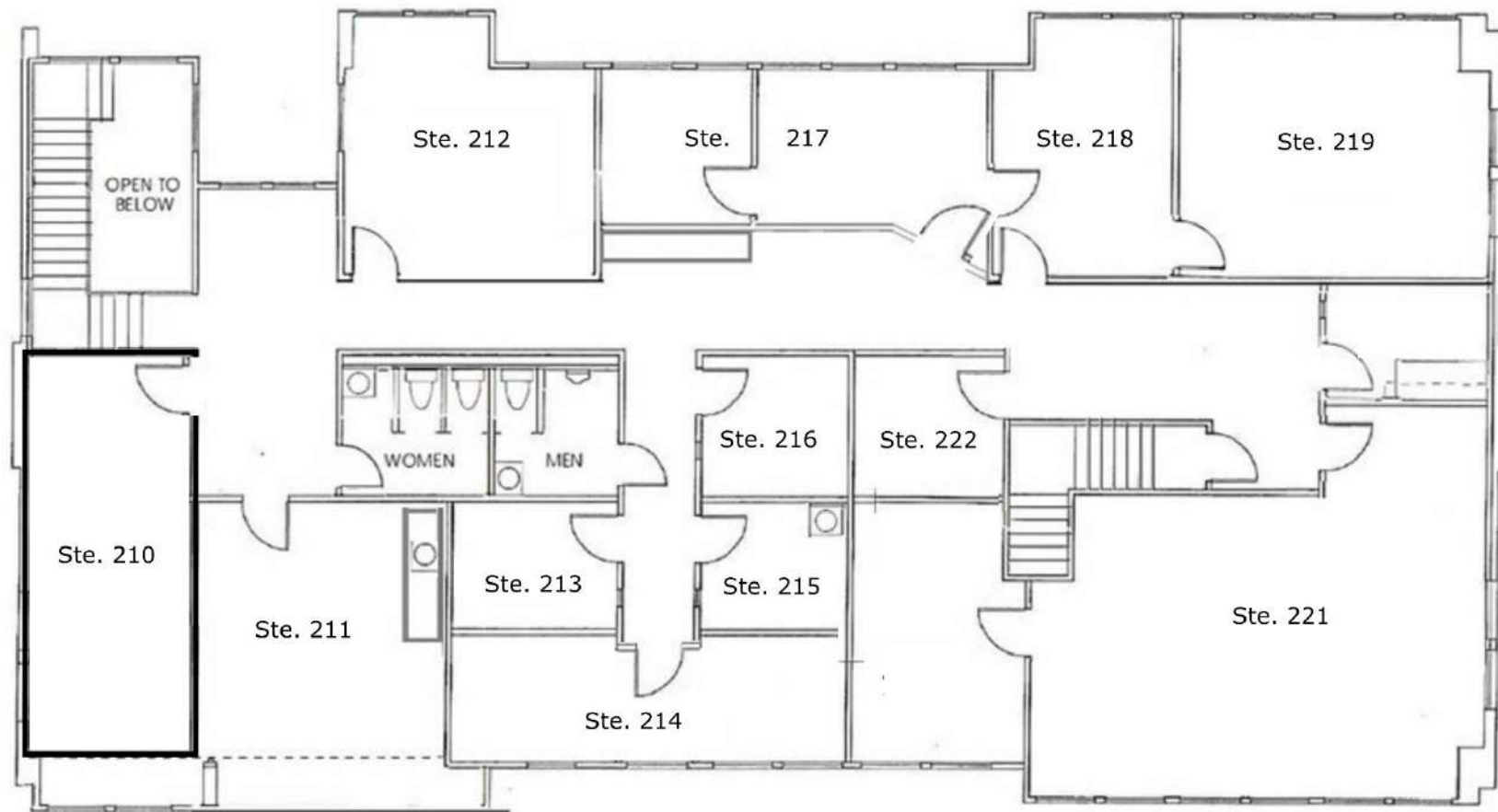
FLOOR PLAN – BLDG. 2 | STE. 200

EXCLUSIVE OFFERING MEMORANDUM



FLOOR PLAN – BLDG. 5 | FLOOR 2

EXCLUSIVE OFFERING MEMORANDUM



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

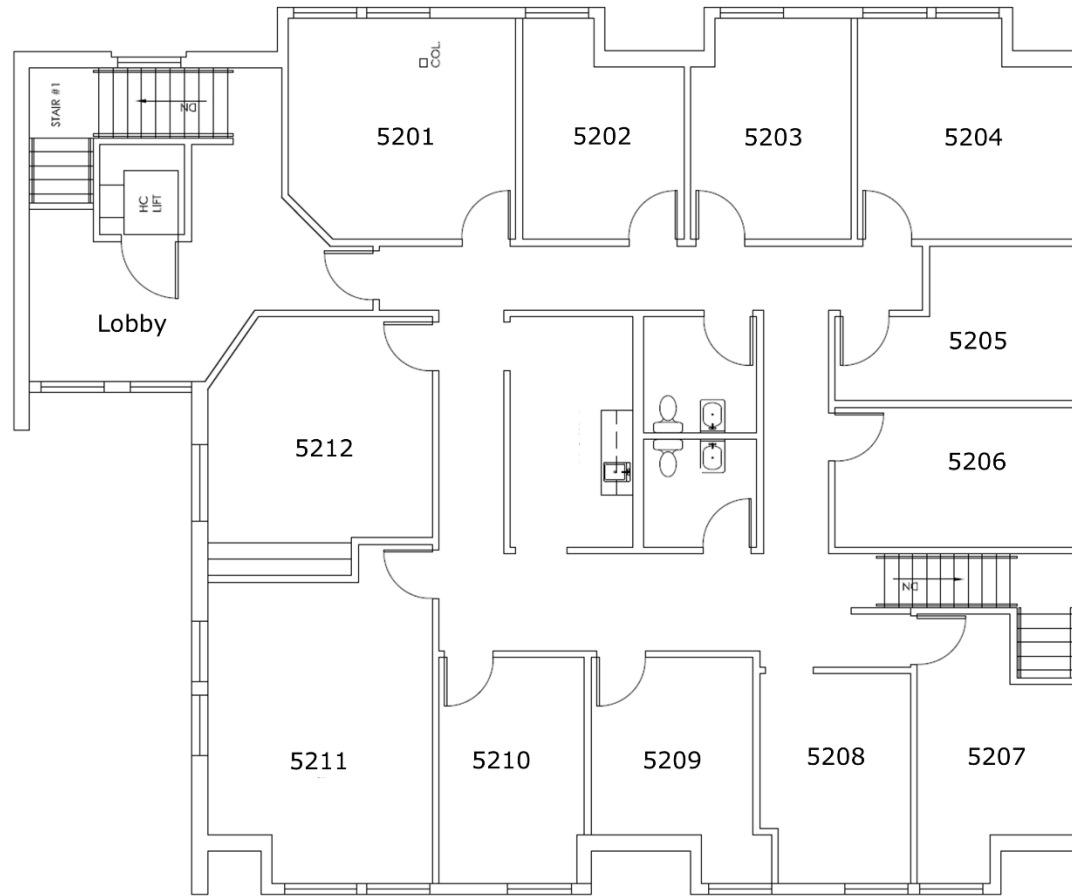
Suite	Sq. Ft.	Available
214	270	Avail.
215	100	Avail.
216	130	Avail.
217	410	Occupied

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



FLOOR PLAN – BLDG. 2 | FLOOR 2

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

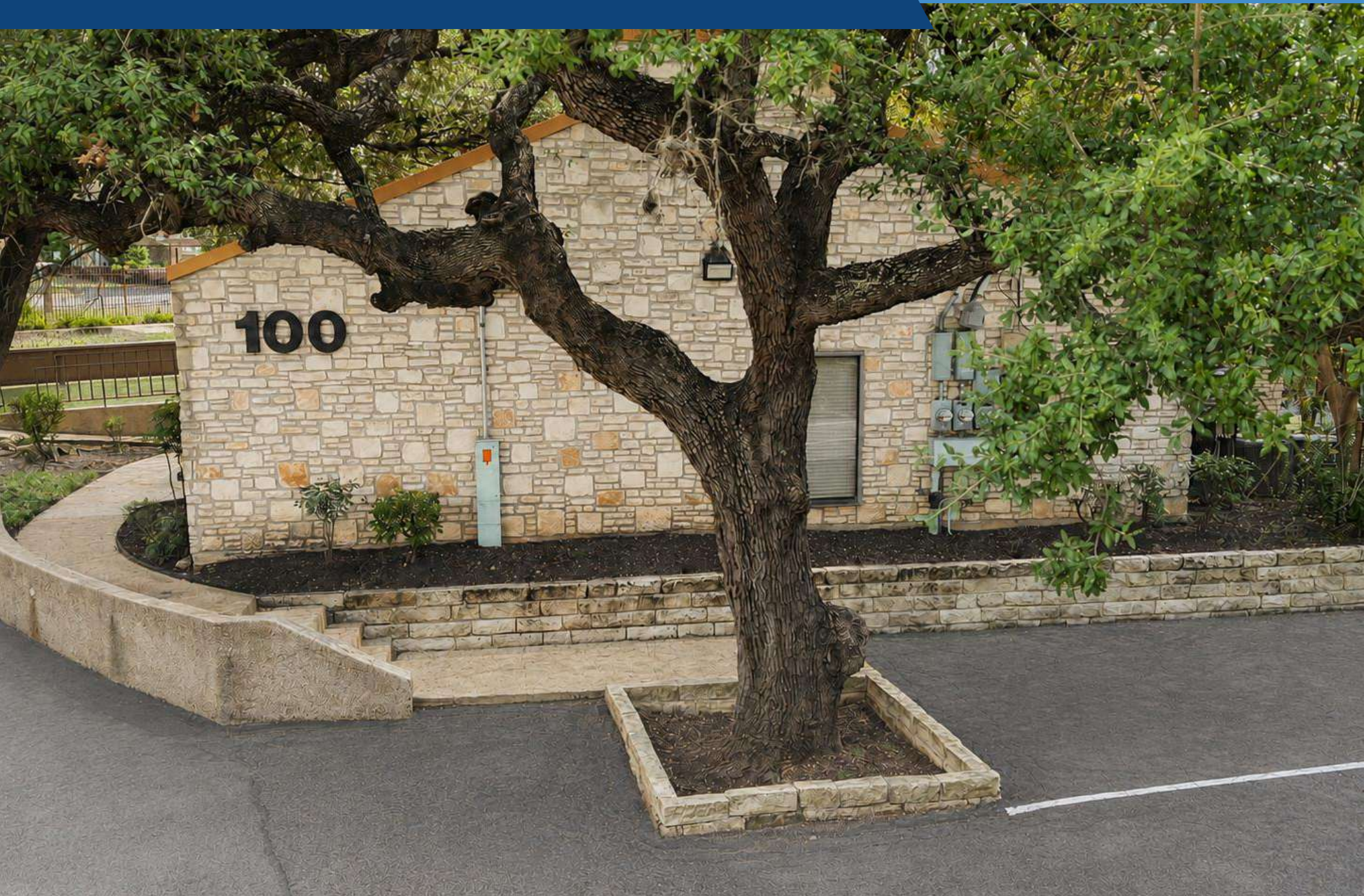
Suite	Sq. Ft.	Status
5205	243	Avail.
5206	228	Avail.
5207	160	Avail.
5208	159	Occupied

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



EXTERIOR PHOTOS





EXTERIOR

EXCLUSIVE OFFERING MEMORANDUM

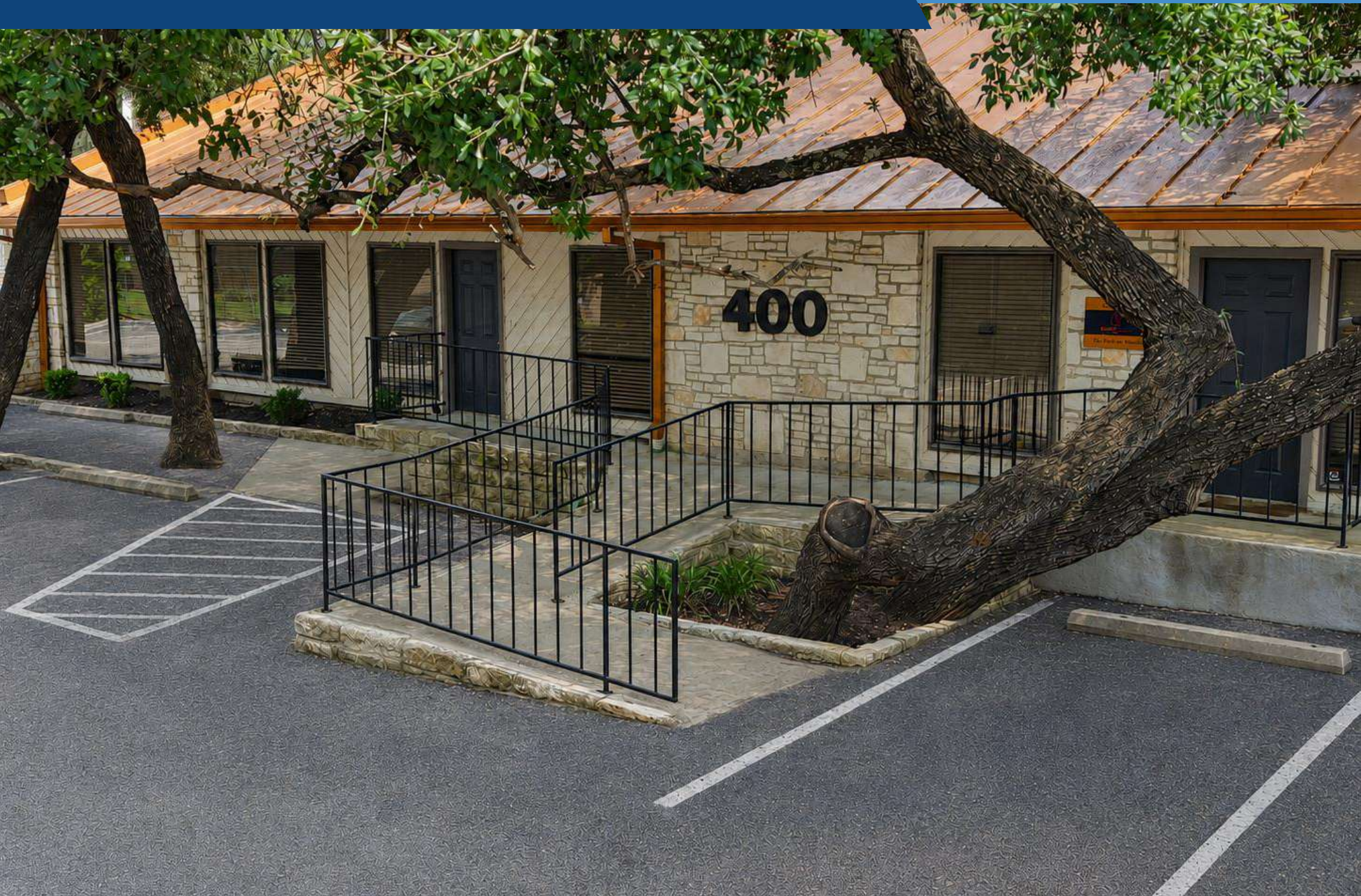


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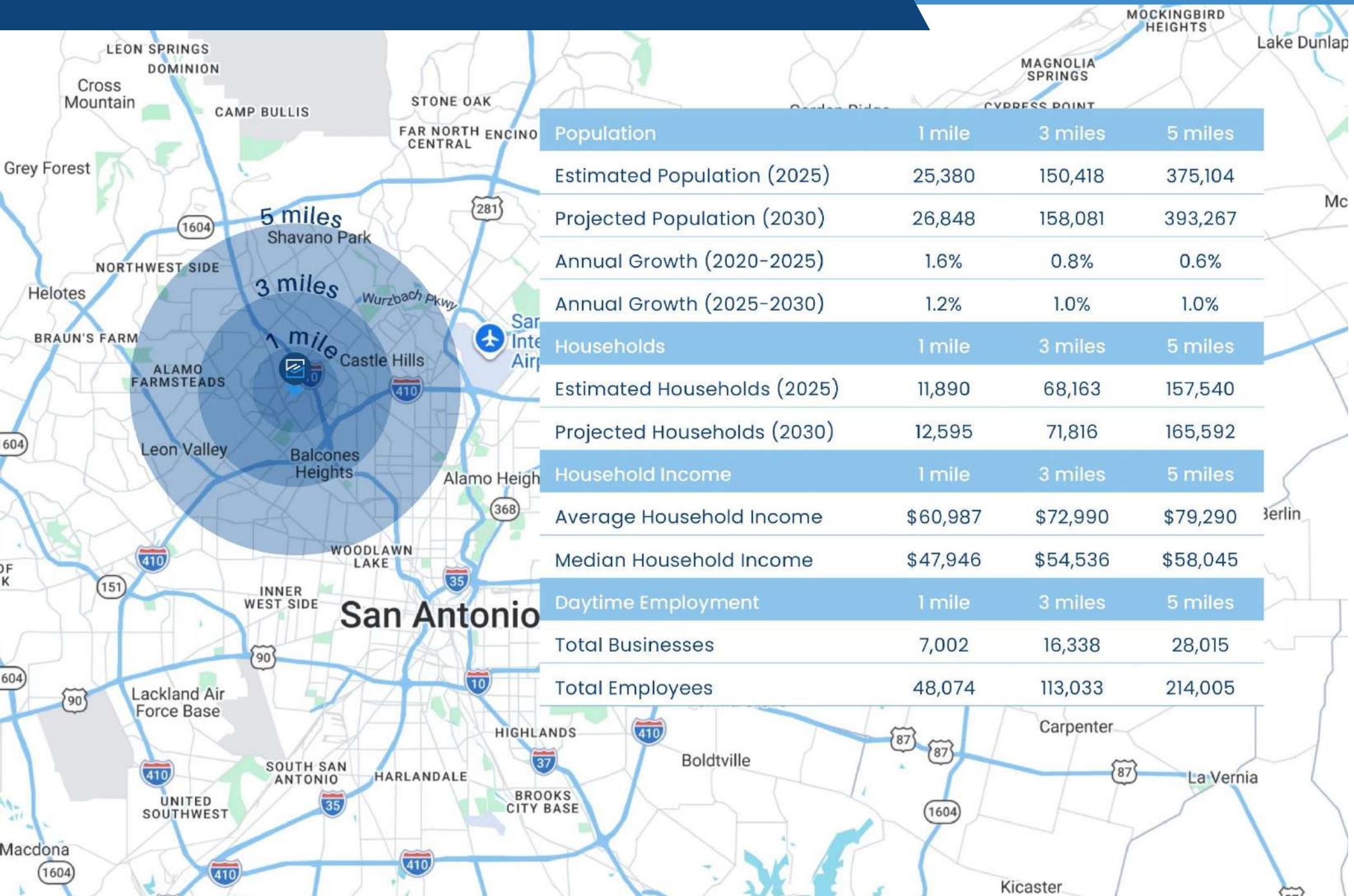
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DEMOGRAPHICS



DEMOGRAPHICS

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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.

<u>Keller Willis San Antonio, Inc</u>	<u>54794</u>	<u>legal@kwcityview.com</u>	<u>210 696-9996</u>
Licensed Broker /Broker Firm	License No.	E-Mail	Phone
Name or Primary Assumed Business Name			
<u>Joseph H. Sloan III</u>	<u>526284</u>	<u>legal@kwcityview.com</u>	<u>210.696.9996</u>
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