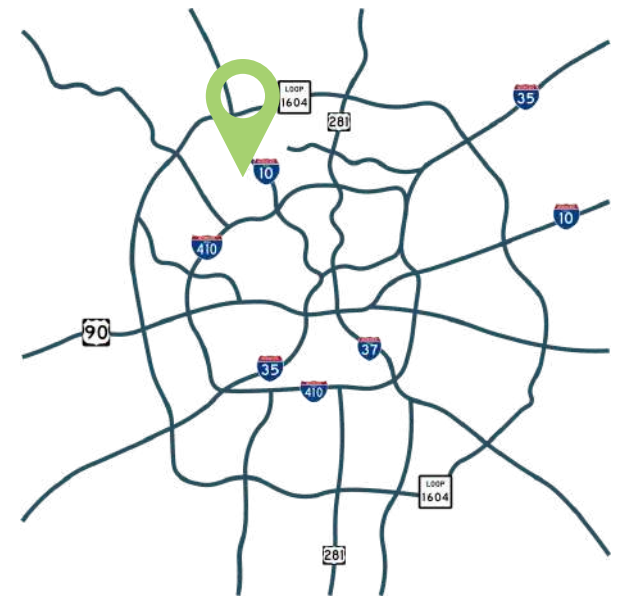


SPACE AVAILABLE

MED CENTER MARKETPLACE

10222 HUEBNER ROAD | SAN ANTONIO, TEXAS | 78240

Situated at the entrance to the South Texas Medical Center, Med Center Marketplace offers excellent access and visibility on Huebner Road, a major thoroughfare in the submarket.



FOR LEASE 210.816.2734



FORESITE
COMMERCIAL REAL ESTATE

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WHAT I LOVE
ABOUT THIS
PROPERTY:

“

With over \$12 billion in revenue, the South Texas Medical Center drives a significant portion of the region's economic activity.

M. RIHN-HENRY

”

MED CENTER MARKETPLACE

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,410	139,840	324,847
Household Income	\$85,983	\$95,006	\$100,944
Households	7,780	64,231	139,759
Median Age	32.8	34.1	34.8

DESIRED USES

- Primary Care Offices
- Restaurant
- Therapy Clinic
- Dental Office

PROPERTY HIGHLIGHTS

- 1** Located in the South Texas Medical Center, and surrounded by 12 major hospitals, this property provides easy access for patients and families looking for essential services.
- 2** Positioned at the lighted intersection of Huebner Road and Research Drive, Med Center Marketplace has prominent visibility for visitors entering the medical center.
- 3** With a diverse tenant mix of both local and national tenants, this property promotes synergy amongst businesses within the project.



MED CENTER MARKETPLACE

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

Total Rentable Sq. Ft.	21,997 SF
Property Size:	2.922 AC
Year Built:	2019
Parking Spaces:	168
Zoning:	C-3



MED CENTER MARKETPLACE

SAN ANTONIO, TEXAS



MED CENTER MARKETPLACE

SAN ANTONIO, TEXAS



MED CENTER MARKETPLACE

SAN ANTONIO, TEXAS

HUEBNER ROAD

RESEARCH DRIVE

Available electrical power
to Vacant Space:

3 Breaker boxes:
400 AMP
400 AMP
225 AMP
1025 AMP's Total

Suite
110

LOT 8
1.551 AC

EMPLOYEE
PARKING

LOT 7
0.753 AC

AVAILABLE SPACE

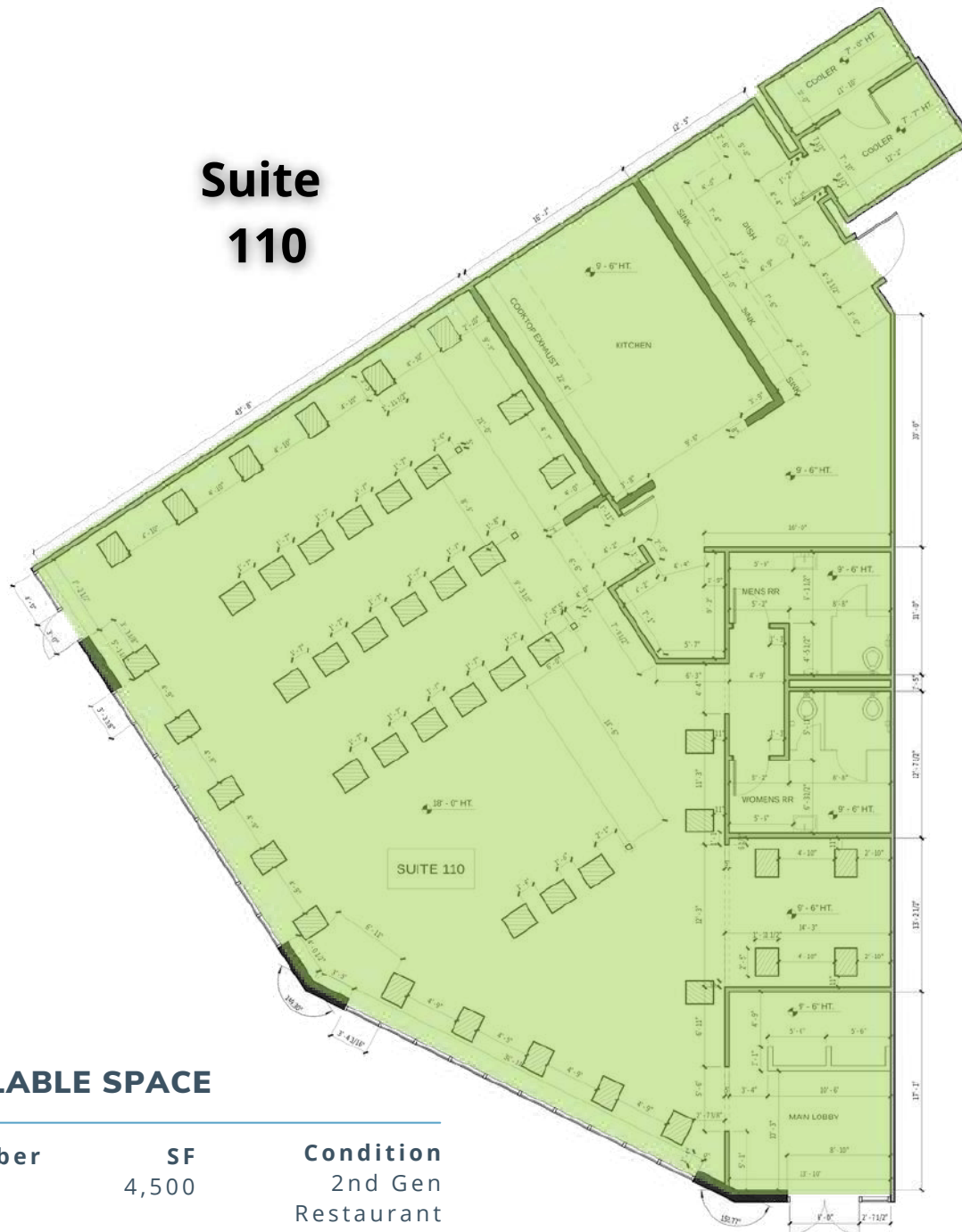
Suite Number	SF	Condition
Suite 110	4,500	2nd Gen Restaurant



MED CENTER MARKETPLACE

SAN ANTONIO, TEXAS

Suite 110



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400 AMP
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225 AMP
1025 AMP's Total

AVAILABLE SPACE

Suite Number	SF	Condition
Suite 110	4,500	2nd Gen Restaurant





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.

Foresite Real Estate, Inc.	9003568		(210) 816-2734
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
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Designated Broker of Firm		E-Mail	Phone
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Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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