

FOR LEASE

**New Mixed-Use Development in the Medical Center
Gateway Medical Center
Wurzbach Pkwy & Fredericksburg Rd**

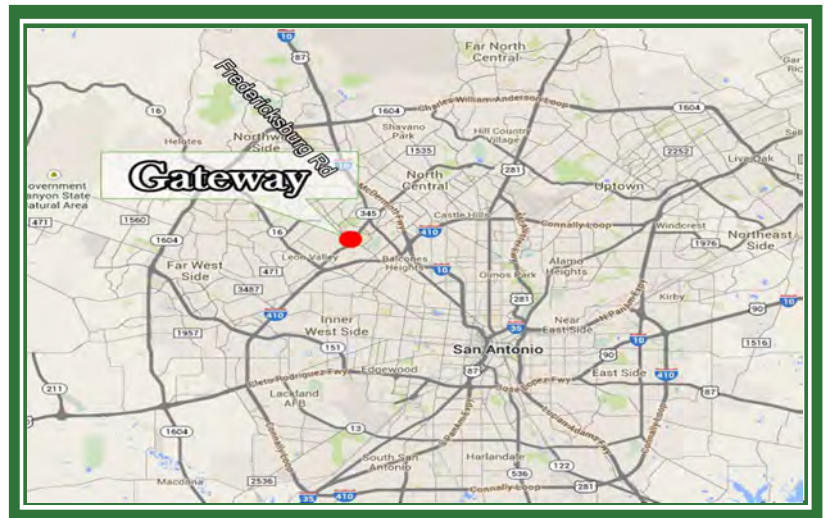


PROPERTY HIGHLIGHTS

GATEWAY IS AN INNOVATIVE, CUTTING EDGE, MIXED-USE DEVELOPMENT LOCATED ON 7 ACRES AT THE GATEWAY TO SAN ANTONIO'S MEDICAL CENTER. DUE TO GATEWAY MEDICAL CENTER'S IDEAL LOCATION, IT HAS THE CAPACITY TO BRING A WIDE RANGE OF AMENITIES AND SERVICES TO BOTH THE SOUTH TEXAS MEDICAL CENTER AND SURROUNDING COMMUNITY ALIKE.

BUILDING FUNDAMENTALS

- › 1,280-5,690 SF AVAILABLE
 - › LEVEL ONE : +/- 19,850 SF MEDICAL SERVICES
 - › LEVEL TWO: +/- 24,000 SF RESTAURANTS & RETAIL
 - › LEVEL THREE: +/- 19,240 SF MEDICAL OFFICES EASY
 - › ACCESS TO BOTH WURZBACH PKWY & FREDERICKSBURG RD
 - › QUALITY ARCHITECTURAL FINISHES
 - › ABUNDANT SURFACE PARKING FOR PATIENTS AND CUSTOMERS
- TRAFFIC COUNTS WURZBACH: 30,098
TRAFFIC COUNTS FREDERICKSBURG: 24,673



FOR LEASE
Gateway Medical Center Phase I
8435 Wurzbach Parkway
San Antonio, TX 78229



GATEWAY MEDICAL CENTER MIXED-USE DEVELOPMENT

SOUTH TEXAS MEDICAL CENTER KEY FIGURES

ANNUAL PATIENT VISITS:	5,750,000
TOTAL EMPLOYMENT:	30,000
MAJOR HOSPITALS:	12
MEDICALLY RELATED INSTITUTIONS:	75
CLINICS:	45
UT HEALTH SCIENCE CENTER:	STUDENTS/FACULTY-4,980 WORKFORCE- 7,130

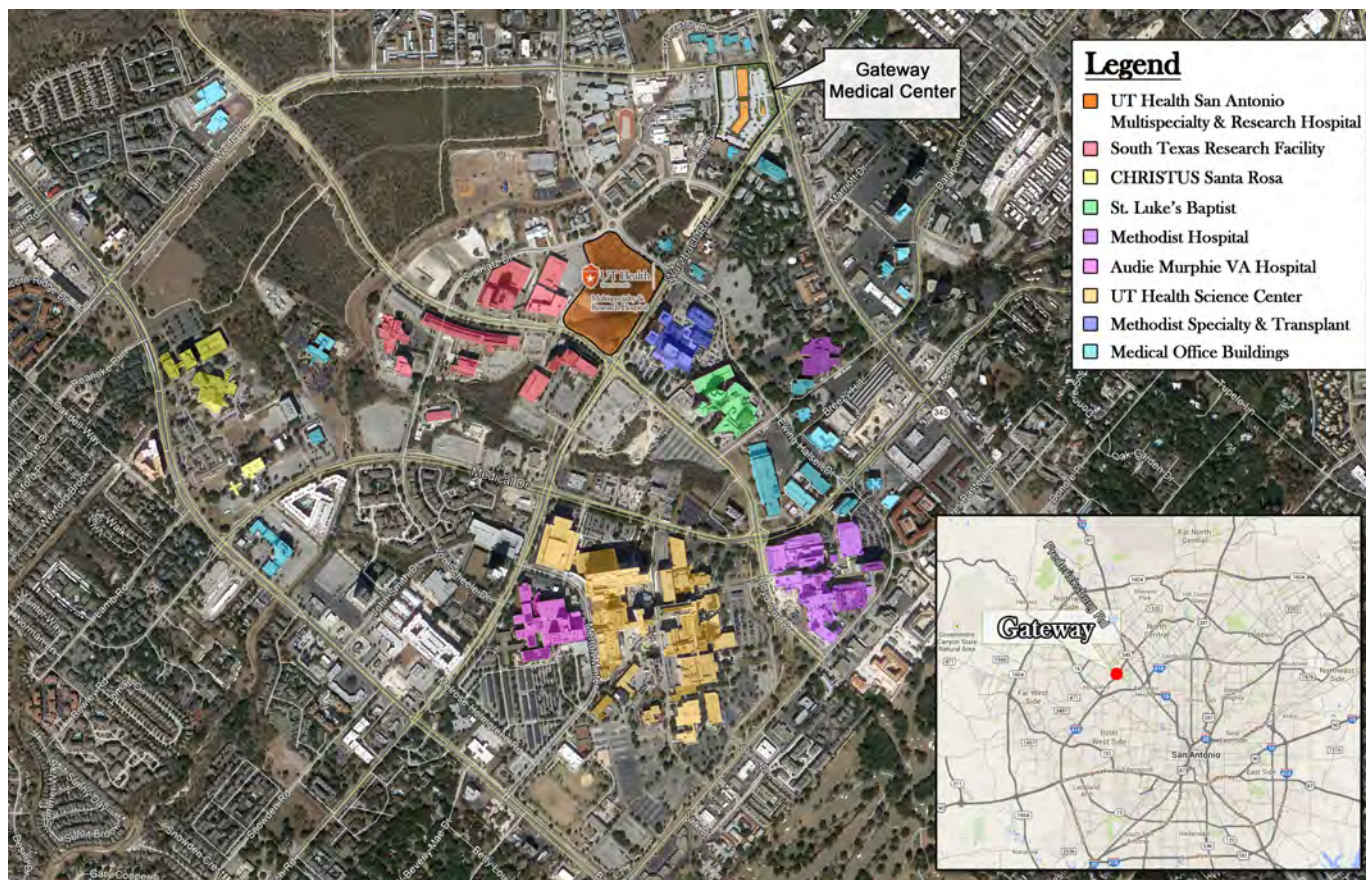


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Gateway at Medical Center Phase I

8435 Wurzbach Parkway

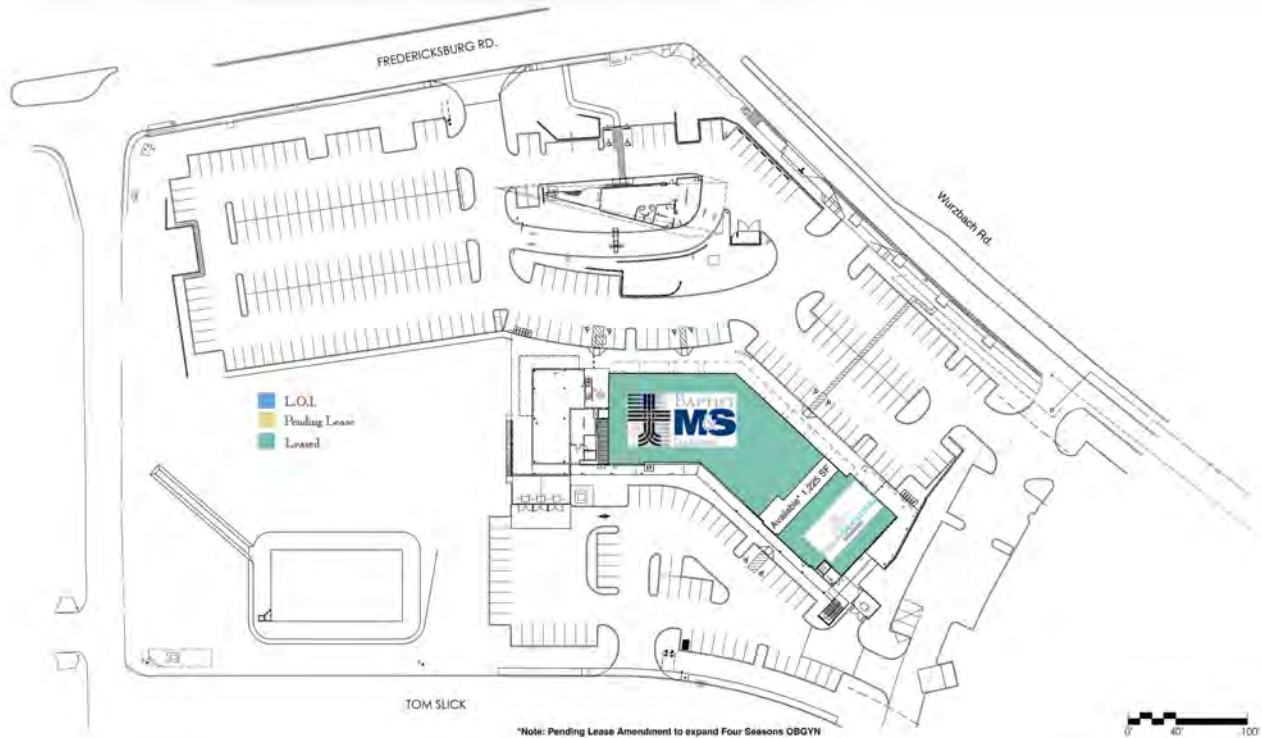
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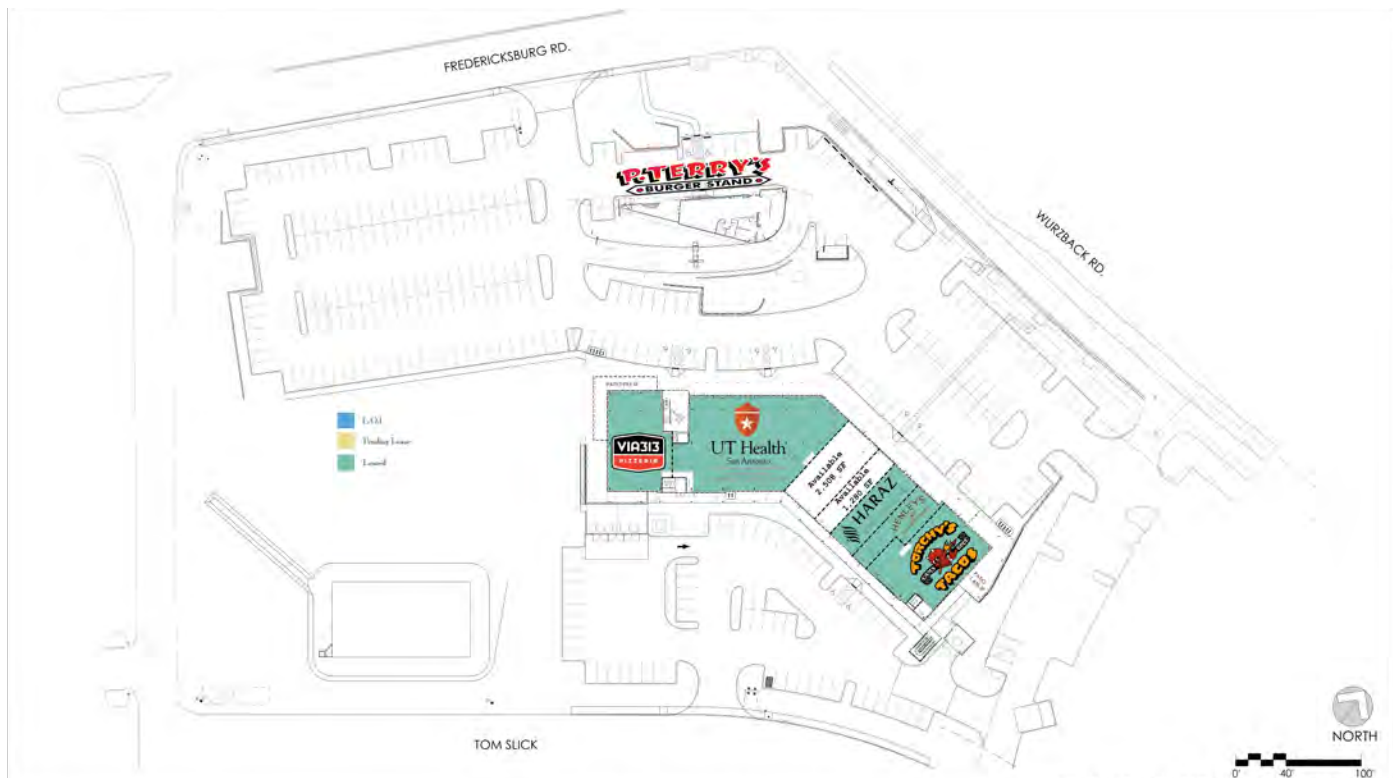
AERIAL OF SOUTH TEXAS MEDICAL CENTER



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LEVEL ONE LEASE PLAN



LEVEL TWO LEASE PLAN