

**FOR LEASE**

**New Mixed-Use Development in the Medical Center**

**Gateway Medical Center**

**Wurzbach Pkwy & Fredericksburg Rd**



## PROPERTY HIGHLIGHTS

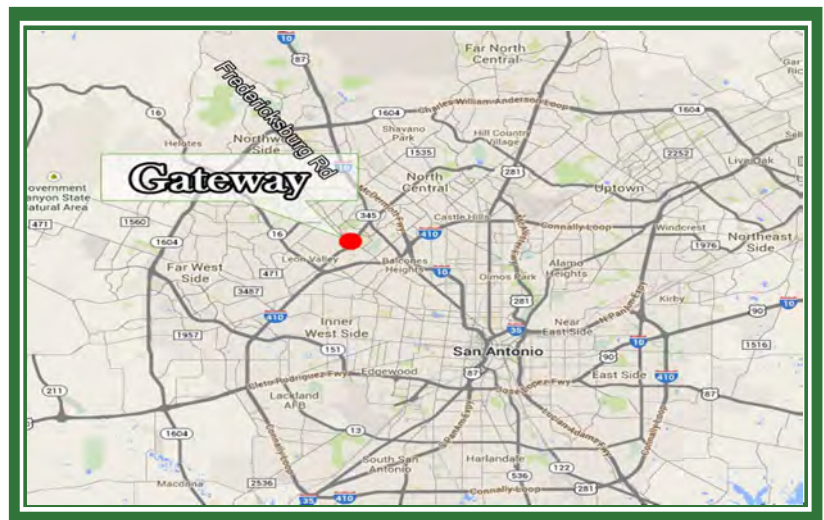
GATEWAY IS AN INNOVATIVE, CUTTING EDGE, MIXED-USE DEVELOPMENT LOCATED ON 7 ACRES AT THE GATEWAY TO SAN ANTONIO'S MEDICAL CENTER. DUE TO GATEWAY MEDICAL CENTER'S IDEAL LOCATION, IT HAS THE CAPACITY TO BRING A WIDE RANGE OF AMENITIES AND SERVICES TO BOTH THE SOUTH TEXAS MEDICAL CENTER AND SURROUNDING COMMUNITY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

### BUILDING FUNDAMENTALS

- › 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

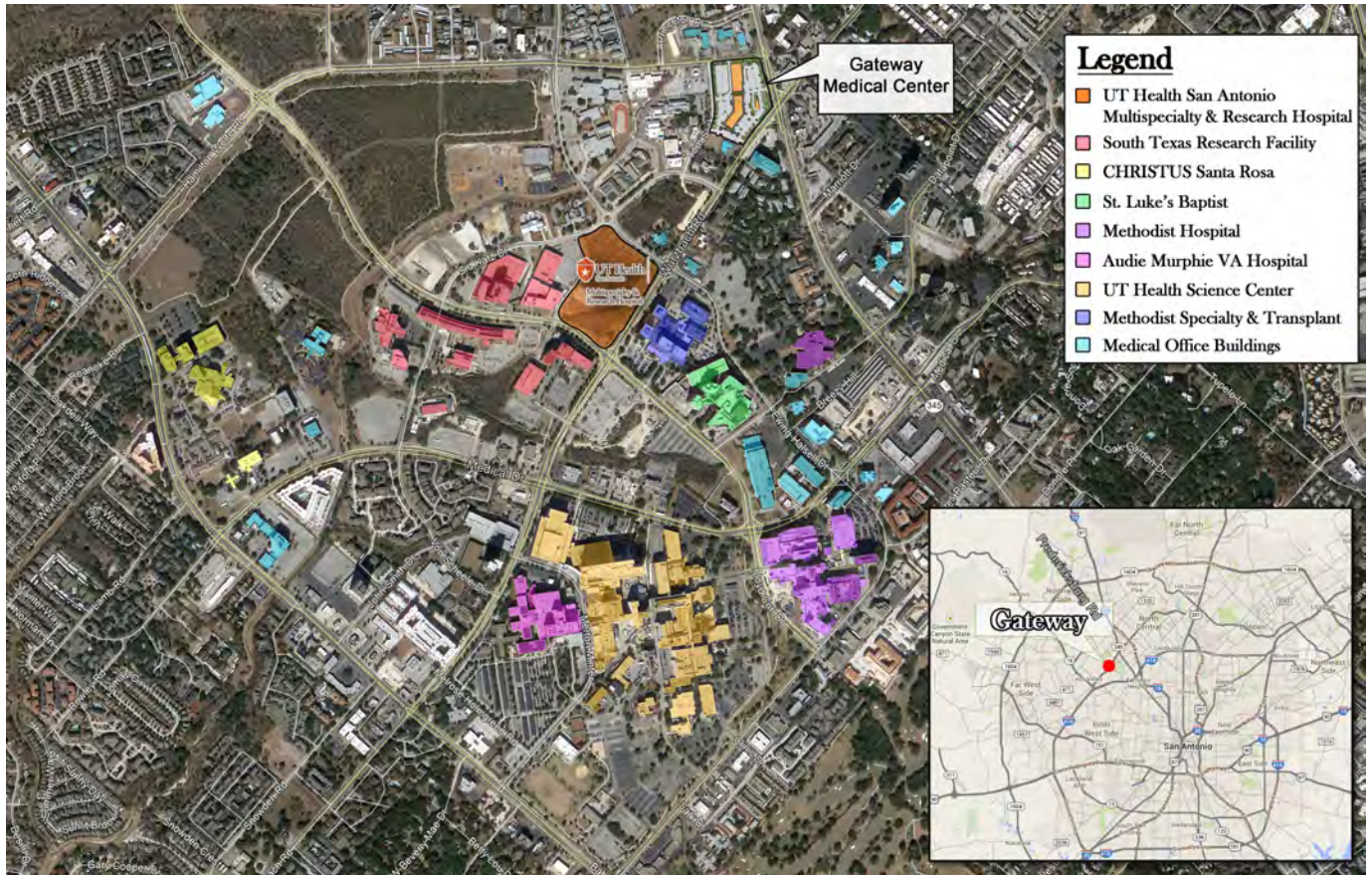


**FOR LEASE**

# Gateway at Medical Center Phase I

8435 Wurzbach Parkway

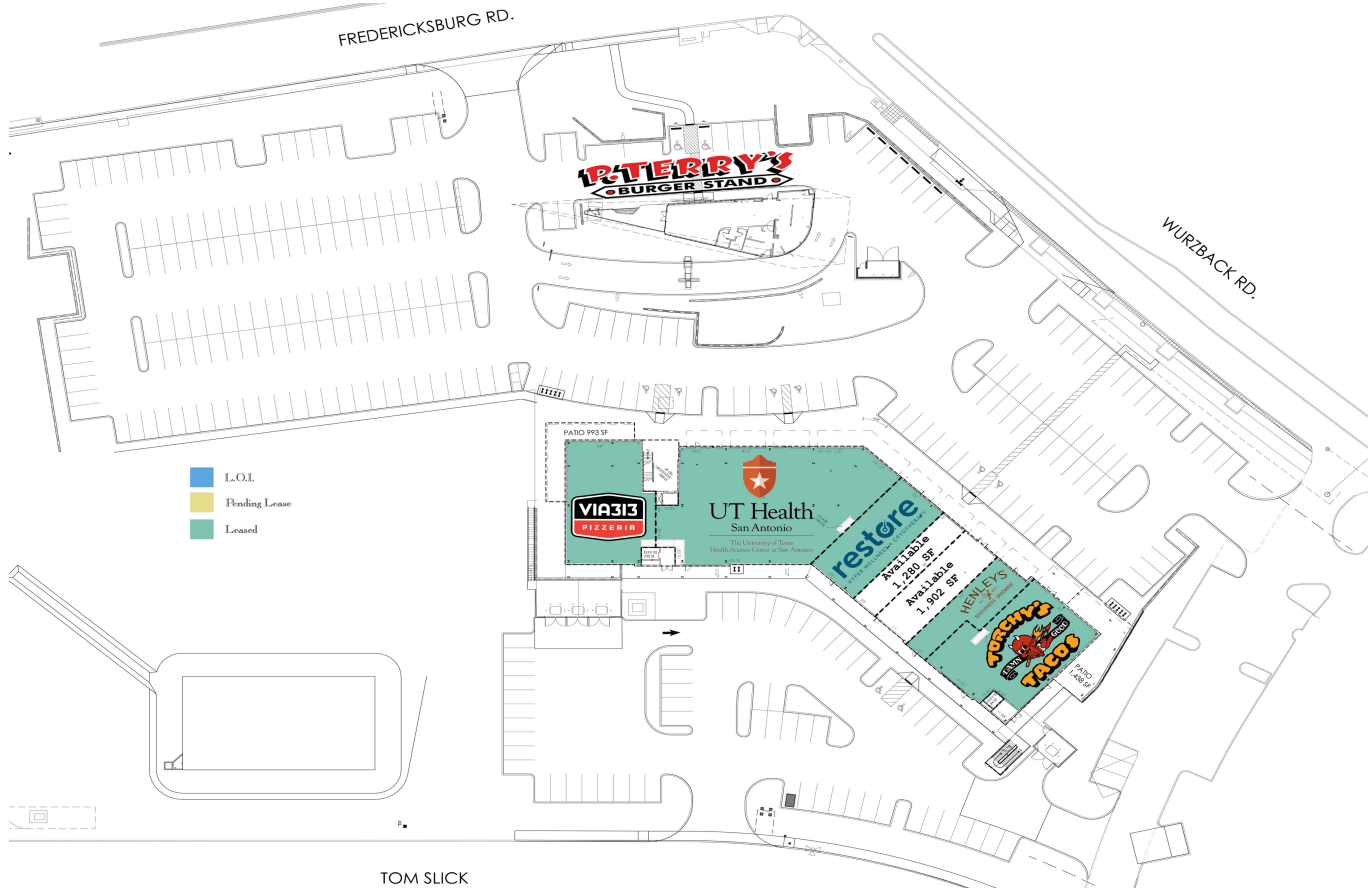
San Antonio, Texas 78229



AERIAL OF SOUTH TEXAS MEDICAL CENTER



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



LEVEL TWO LEASE PLAN



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

NEW UT HEALTH HOSPITAL



FOR MORE INFORMATION, PLEASE CONTACT:

**Ryan Bader**  
(210) 963-8152  
Ryan@fulcrumsa.com

10003 NW MILITARY  
HWY SUITE 2205  
SAN ANTONIO, TX  
78231

FULCRUMSA.COM