

FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

Oldham  
Goodwin **OG**



**NEW OWNERSHIP, RENOVATIONS  
UNDERWAY AND TI'S AVAILABLE**



## LOCATION

ACROSS FROM UT  
HEALTH SCIENCE



## RENTAL RATE

\$21.00/SF + NNN



## AVAILABILITY

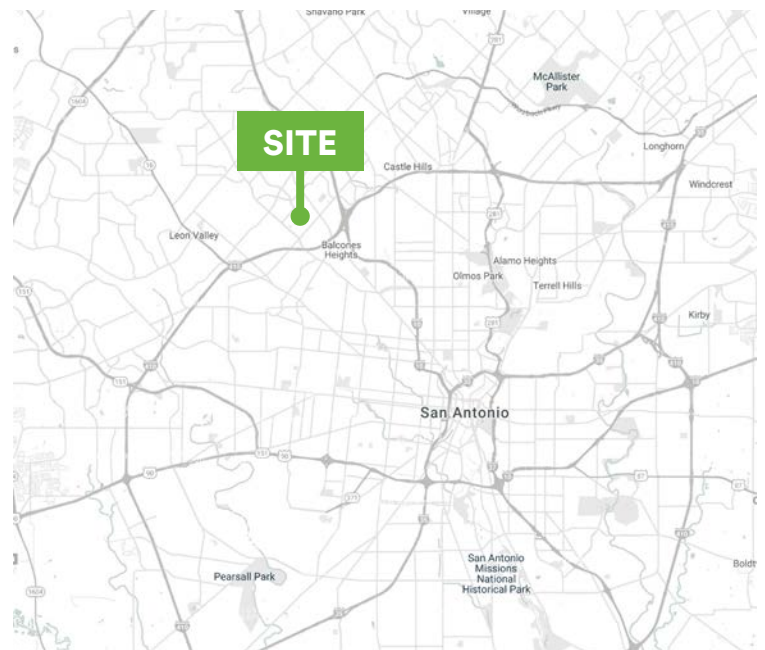
IMMEDIATE - SEVERAL  
SUITES: 469 SF - 10,000+ SF

## BUILDING FEATURES

- Superb location in South Texas Medical Center
- High end office finishes
- Pylon signage available for large tenants
- 3.22/1,000 SF surface parking
- Beautiful atrium lobby
- On-site management

## AVAILABILITY

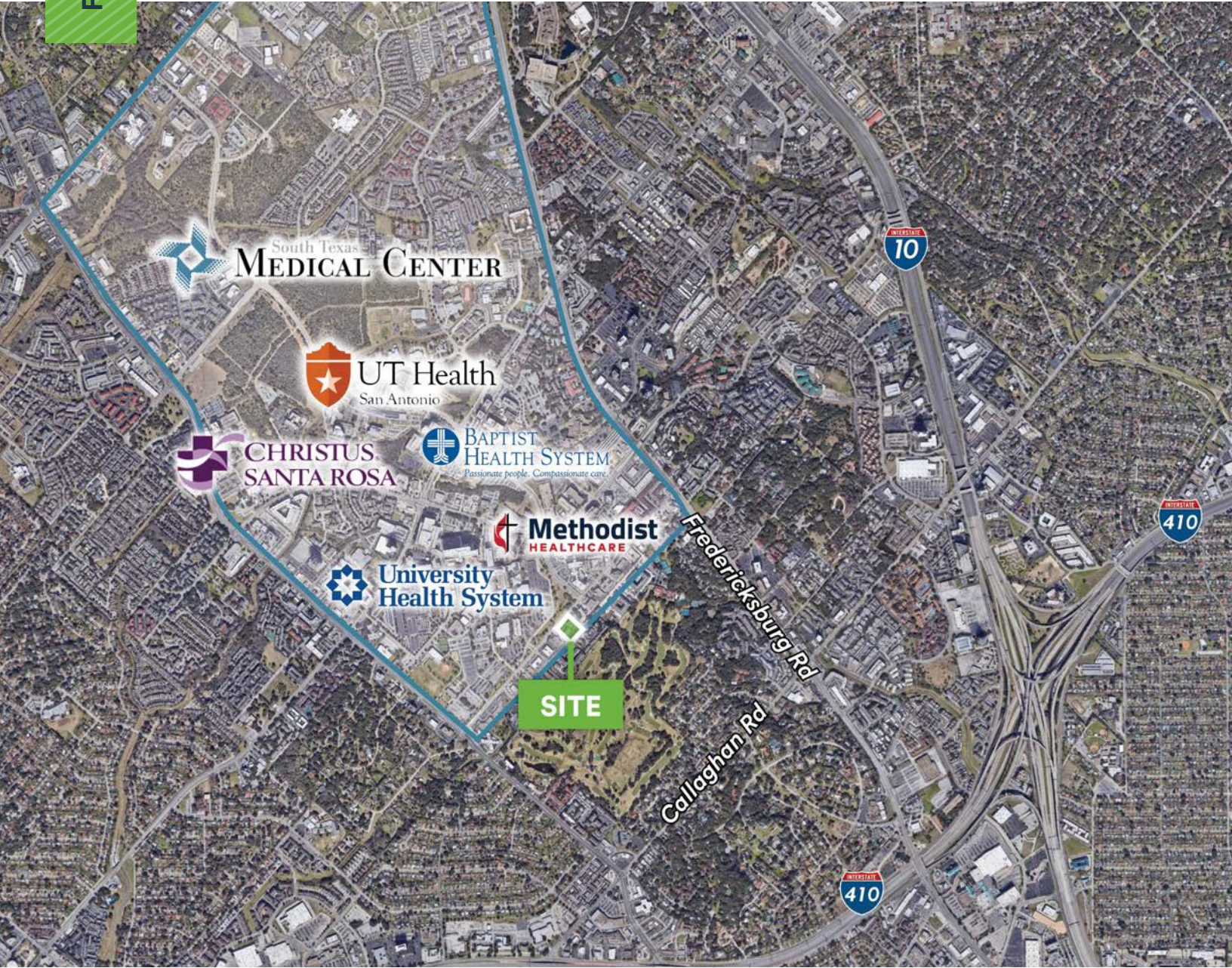
- 8,970 SF - Former Dialysis
- 1,986 SF - Former Dentist
- 1,421 SF - Former Optometrist



FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229



## DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2022 Total Population	16,861	159,563	413,569
2027 Total Population	18,331	172,489	444,796
2022-2027 Annual Growth Rate	8.72%	8.10%	7.55%
2022 Households	8,388	68,651	162,445
2027 Households	9,085	73,846	173,945
2022 Median Home Value	\$235,120	\$167,360	\$170,868
2022 Average Household Income	\$56,000	\$60,000	\$66,000
2022 Total Consumer Spending	\$172,395,000	\$1,596,395,000	\$4,145,020,000
2027 Total Consumer Spending	\$204,374,466	\$1,877,543,805	\$4,849,110,425



17,732 VPD  
Louis Pasteur Drive



46,648  
Employees

FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

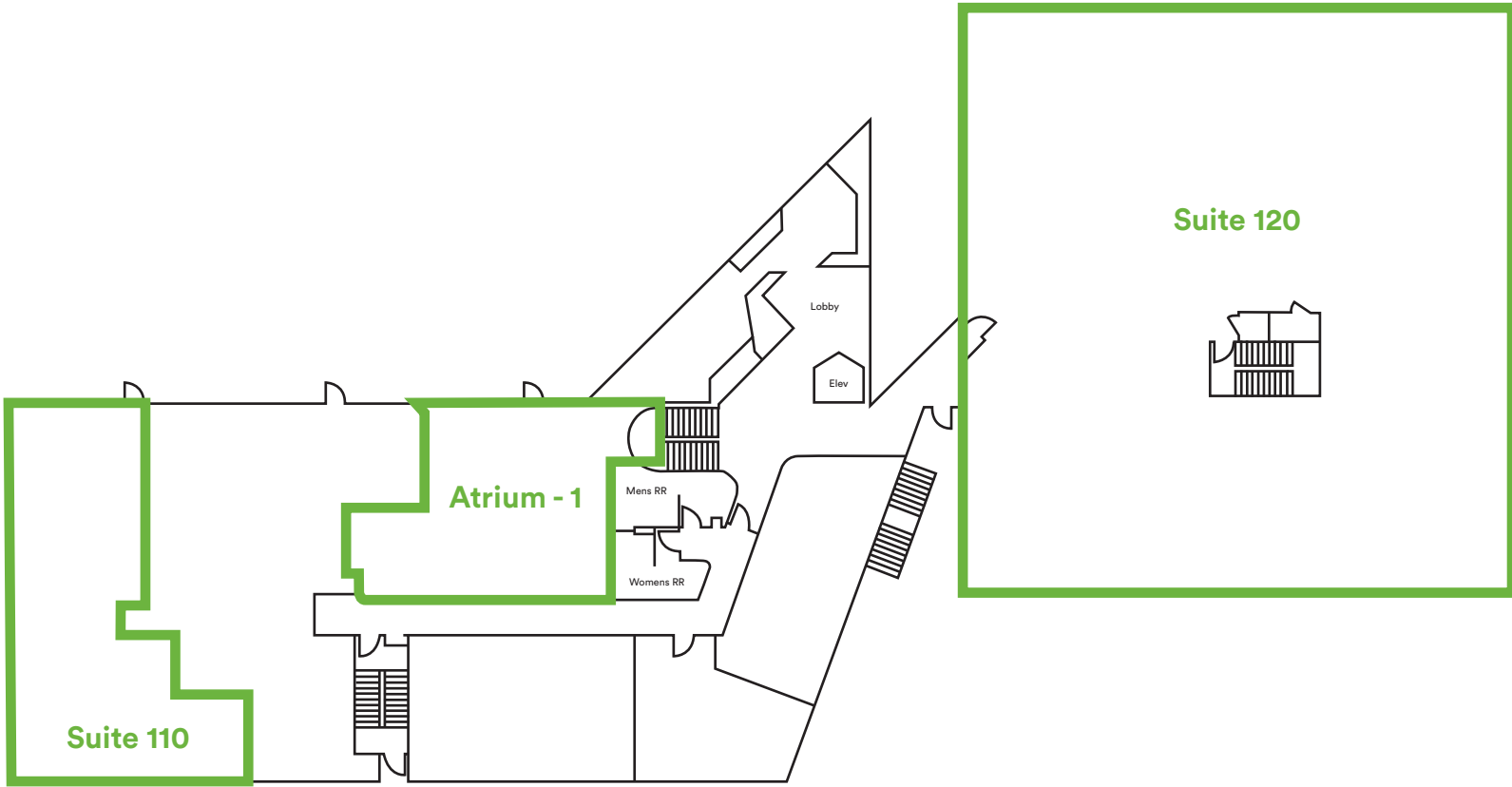


FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## Floor 1



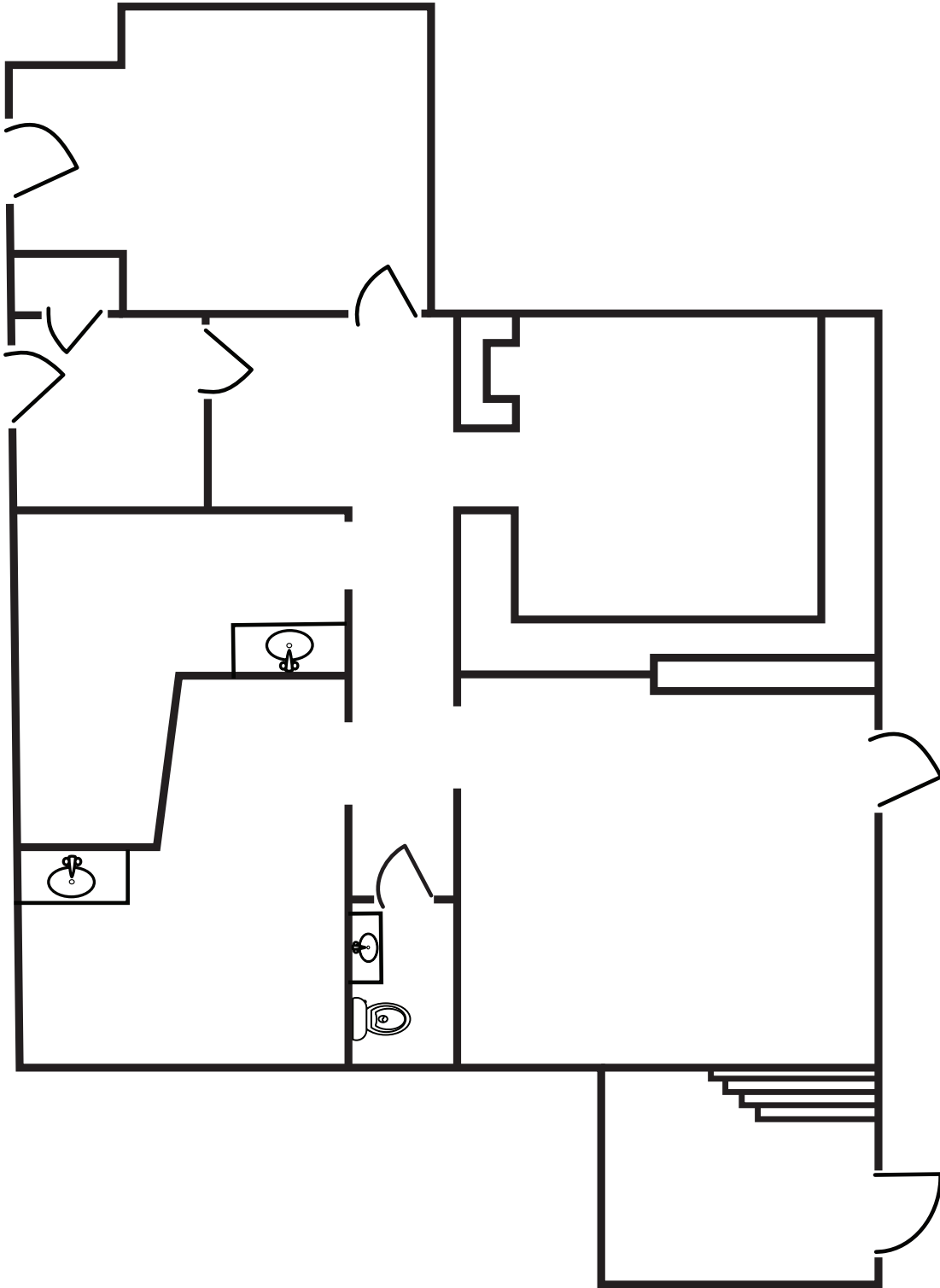
SUITE	SF	MONTHLY BASE RENT
Atrium 1	1,421	\$2,486.75 + NNN
110	1,665	\$2,913.75 + NNN
120	8,970	\$15,697.50 + NNN

FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## Atrium 1 - 1,421 SF

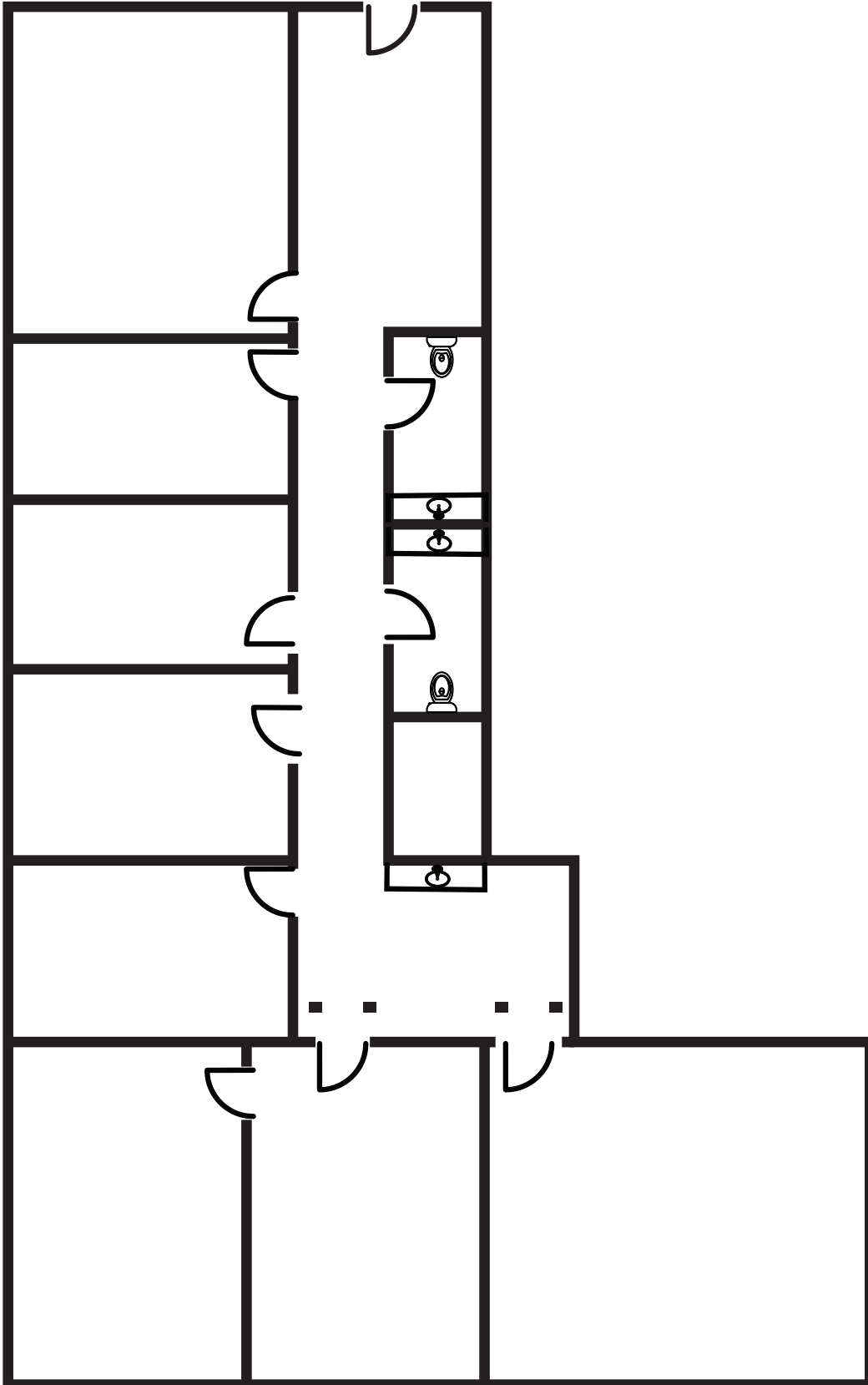


FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## Suite 110 - 1,665 SF

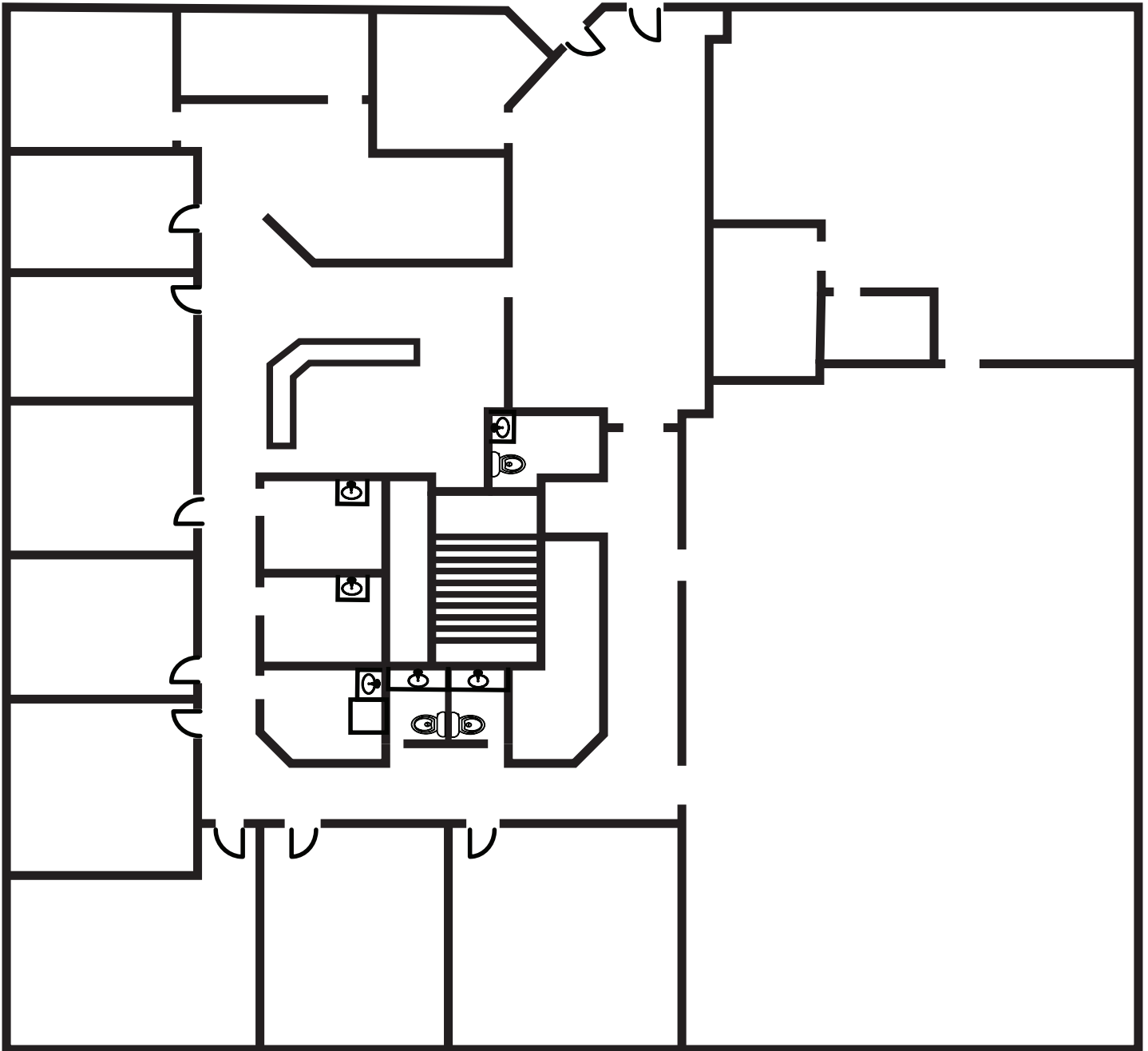


FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## Suite 120 - 8,970 SF

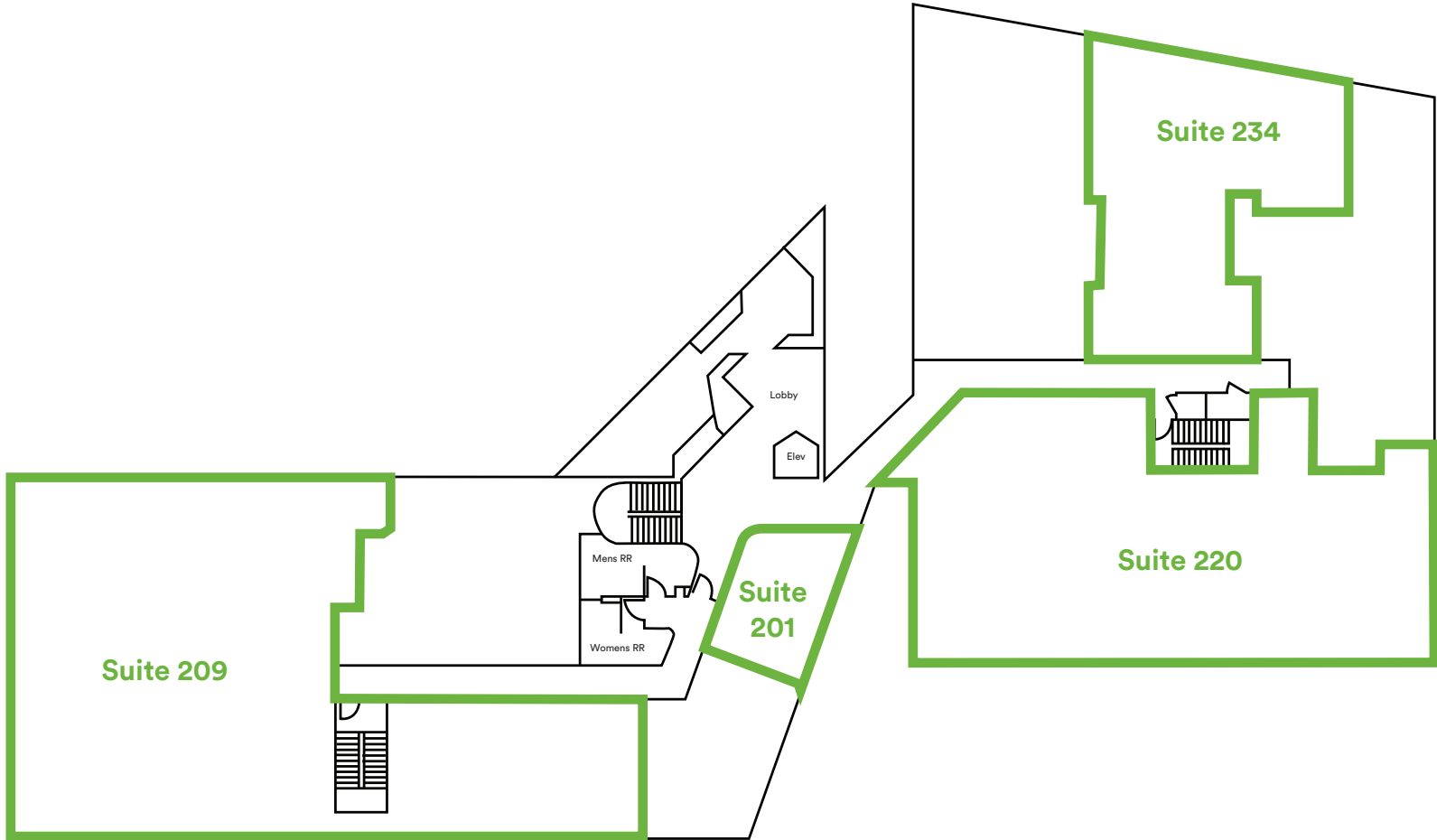


FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## Floor 2



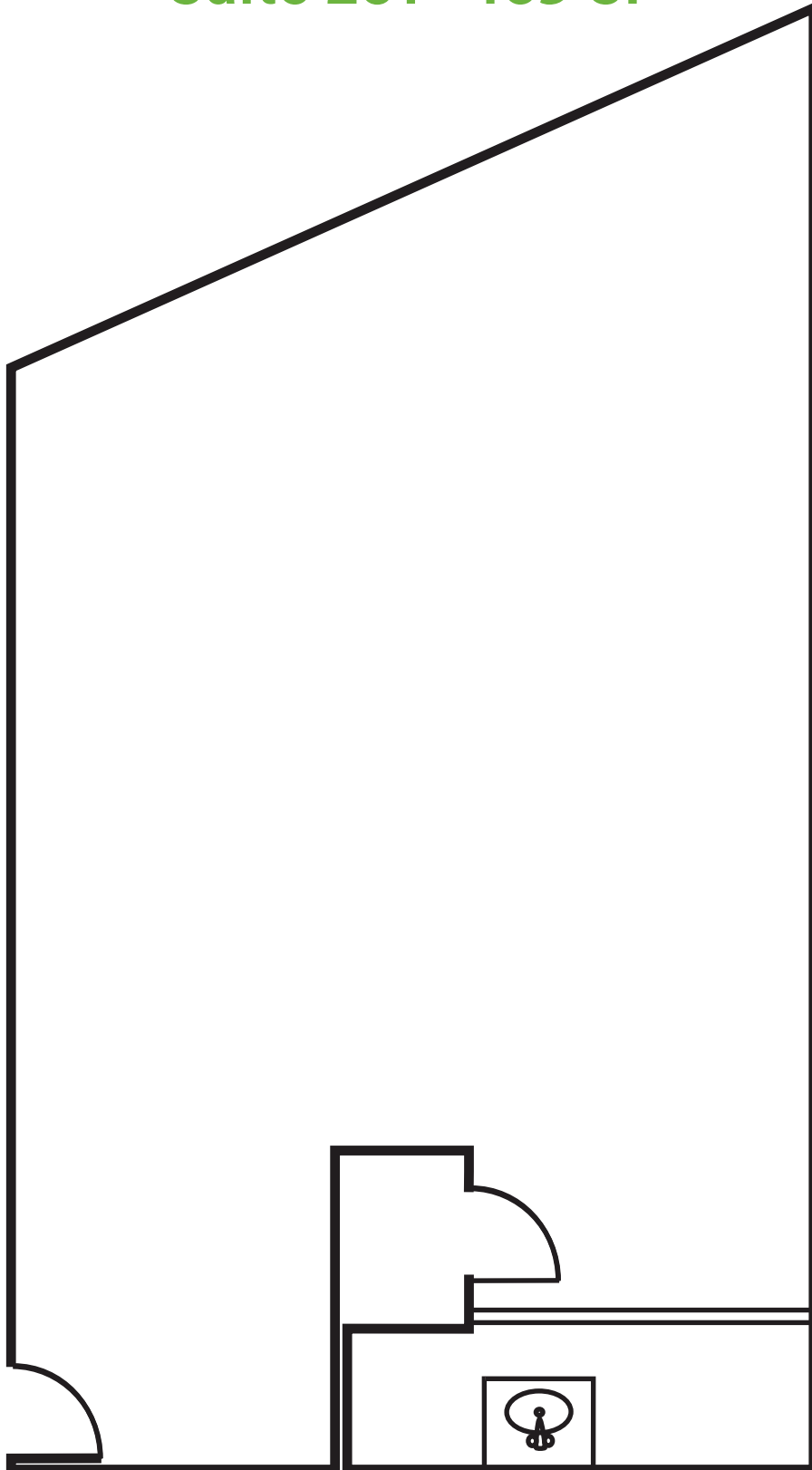
SUITE	SF	MONTHLY BASE RENT
201	469	\$820.75 + NNN
209	5,264	\$9,212.00 + NNN
220	3,932	\$6,881.00 + NNN
234	1,986	\$3,475.50 + NNN

FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## Suite 201 - 469 SF

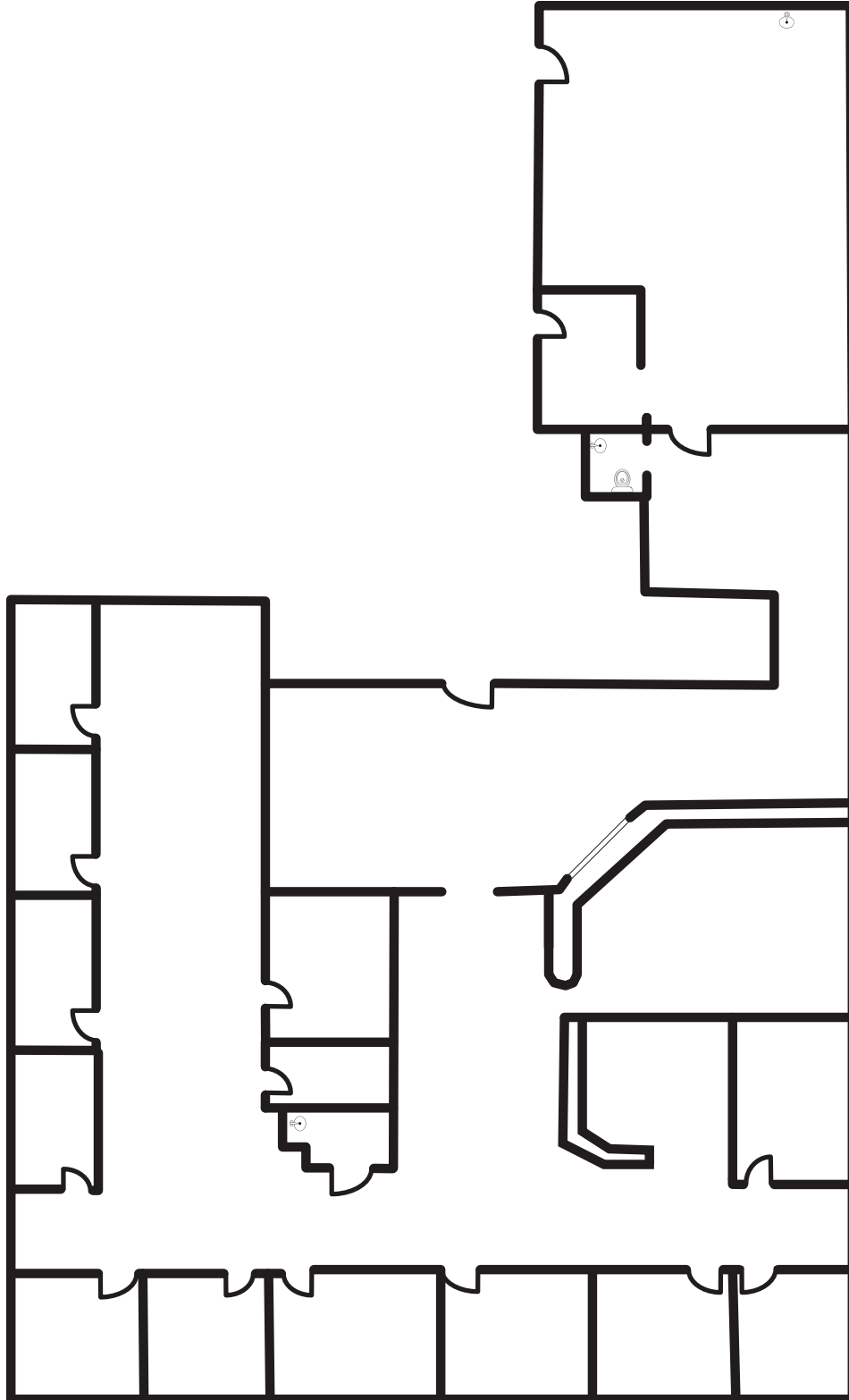


FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## Suite 209 - 5,264 SF

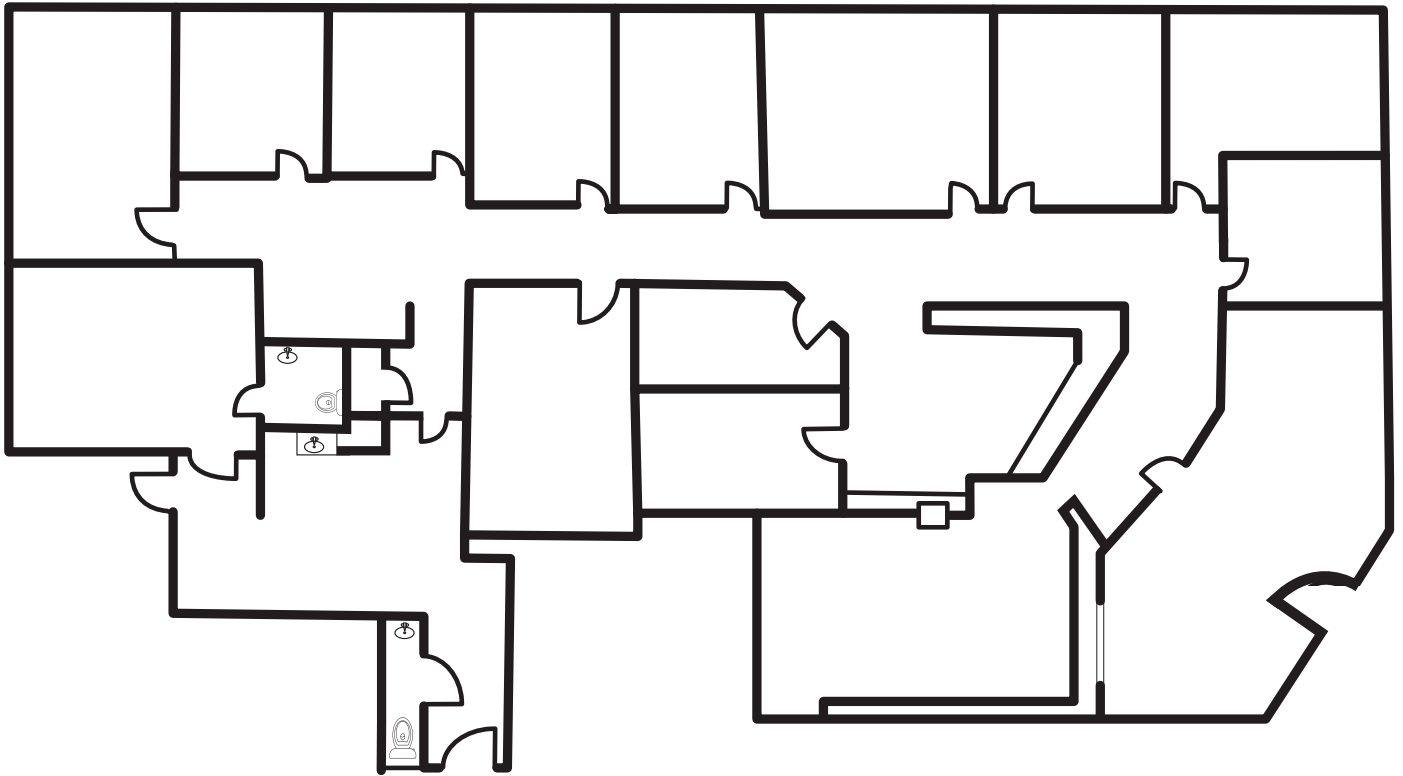


FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## Suite 220 3,932 SF

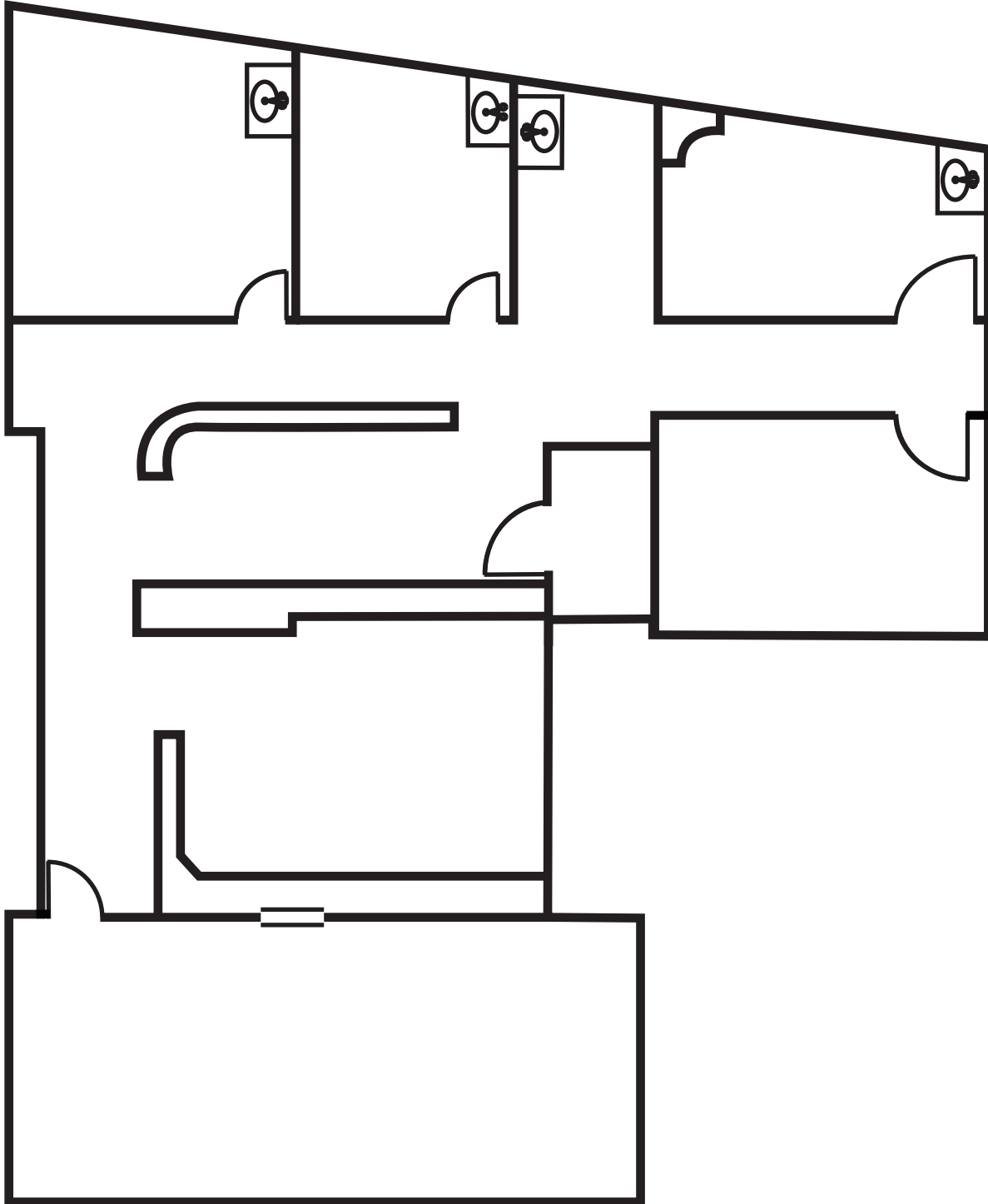


FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## Suite 234 - 1,986 SF

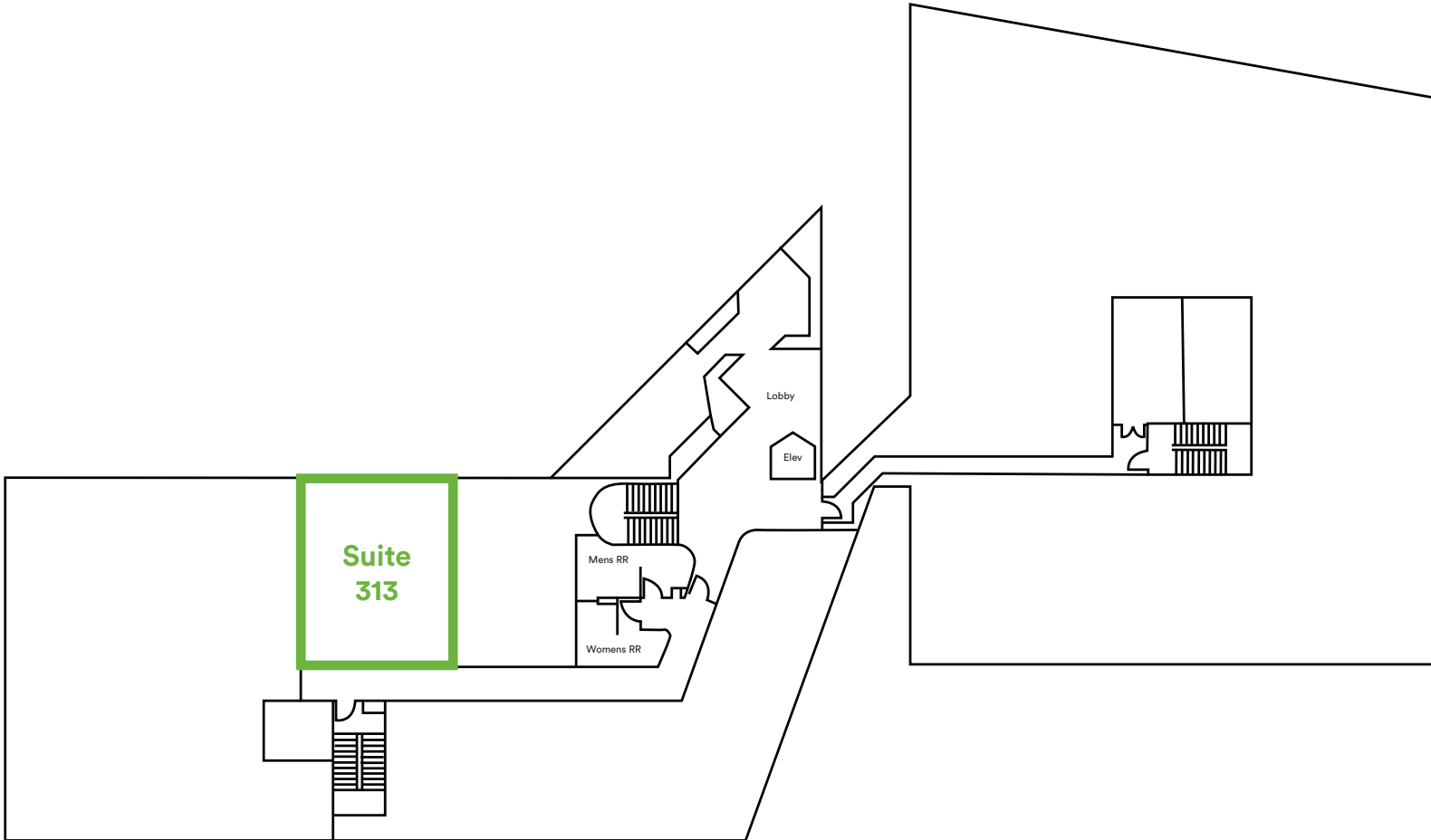


FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## Floor 3



**SUITE**

313

**SF**

956

**MONTHLY BASE RENT**

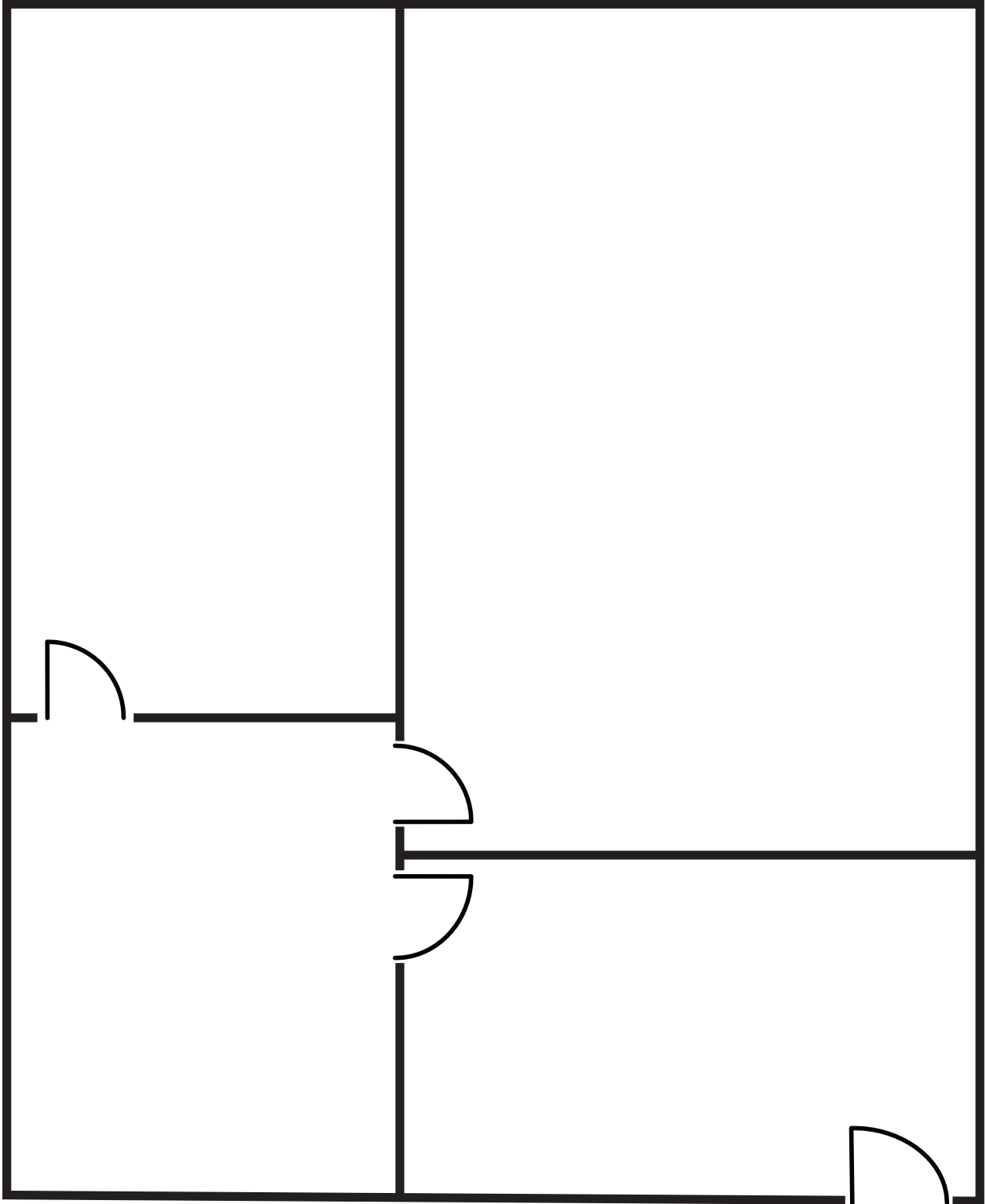
\$1,673.00 + NNN

FOR LEASE

# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## Suite 313 - 956 SF



# PYRAMID PLAZA

7434 LOUIS PASTEUR DRIVE  
SAN ANTONIO, TEXAS 78229

## 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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

Casey Oldham  
Designated Broker of Firm

496524  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

Steve Monroe  
Licensed Supervisor of Sales Agent/Associate

561910  
Licensed No.

Steve.Monroe@OldhamGoodwin.com  
Email

(210) 404-4600  
Phone

Benjamin Berry  
Sales Agent/Associate's Name

651937  
Licensed No.

Ben.Berry@OldhamGoodwin.com  
Email

(210) 404-4600  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



### Steve Monroe

Market Manager | San Antonio  
Vice President | Investment Sales

**D:** 830.218.5171 **C:** 210.426.1800

[Steve.Monroe@OldhamGoodwin.com](mailto:Steve.Monroe@OldhamGoodwin.com)



### Ben Berry

Associate | Corporate Services

**D:** 830.218.5174 **C:** 210.414.4929

[Ben.Berry@OldhamGoodwin.com](mailto:Ben.Berry@OldhamGoodwin.com)

## San Antonio

1901 NW Military Highway, Suite 201 | San Antonio, Texas 78213

HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



[OLDHAMGOODWIN.COM](http://OLDHAMGOODWIN.COM)