

FOR SUBLEASE

PINNACLE CLINICAL RESEARCH

5109 MEDICAL DRIVE
SAN ANTONIO, TEXAS 78229

Oldham
Goodwin 



AVAILABILITY
5,000 SF



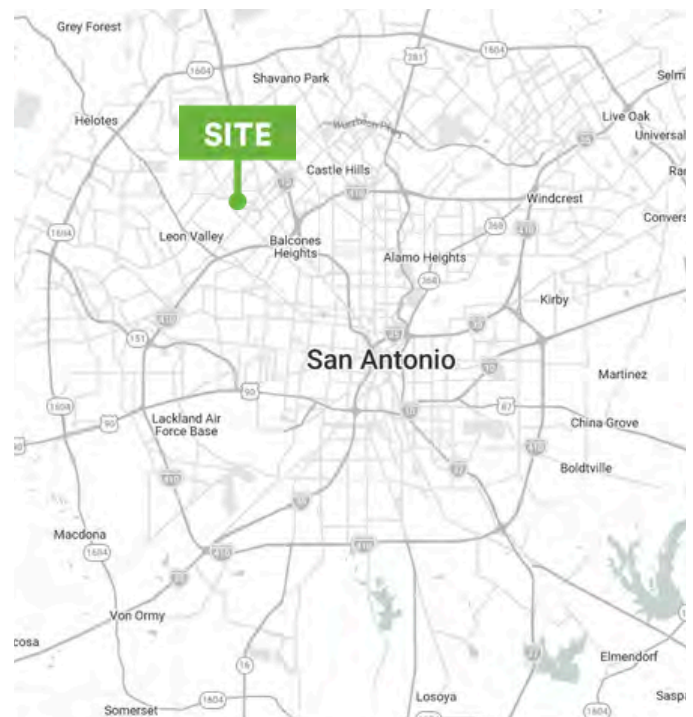
YEAR BUILT
2008



RENTAL RATE
\$15/SF - NNN

PROPERTY HIGHLIGHTS

- Class A Medical Office Building
- 7 years remaining term of master lease
- Ideal for administrative/back office/support uses or for medical service providers with modifications
- Plentiful parking
- 3rd floor space with nice finishes, plentiful natural light and outstanding views
- Suite includes its own large conference room, gym and restrooms
- Centrally located in the middle of the largest concentration of medical service providers in the entire San Antonio/South Texas area



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FLOOR PLAN



AVAILABILITY

RSF

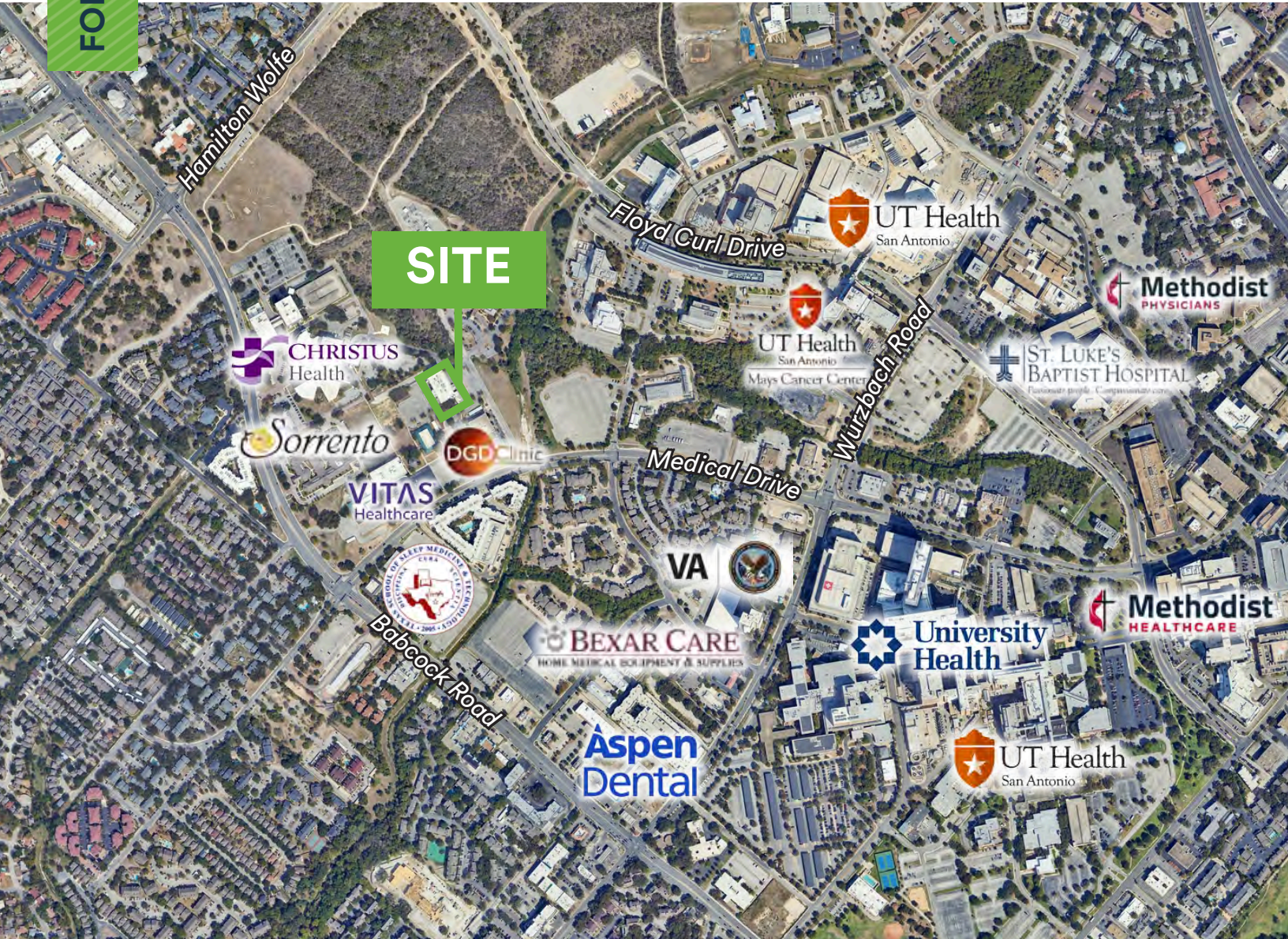
3rd Floor

5,000 SF

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	21,246	141,628	373,834
2029 Total Population	22,774	150,781	396,633
2024 - 2029 Growth Rate	7.19%	6.46%	6.10%
2024 Households	10,869	64,270	152,845
2029 Households	11,674	68,593	162,620
2024 Total Consumer Spending	\$223,102,340	\$1,474,674,465	\$3,957,859,900
2029 Total Consumer Spending	\$260,342,035	\$1,708,973,917	\$4,569,893,223



42,677 VPD
Medical Drive



38,867
Employees

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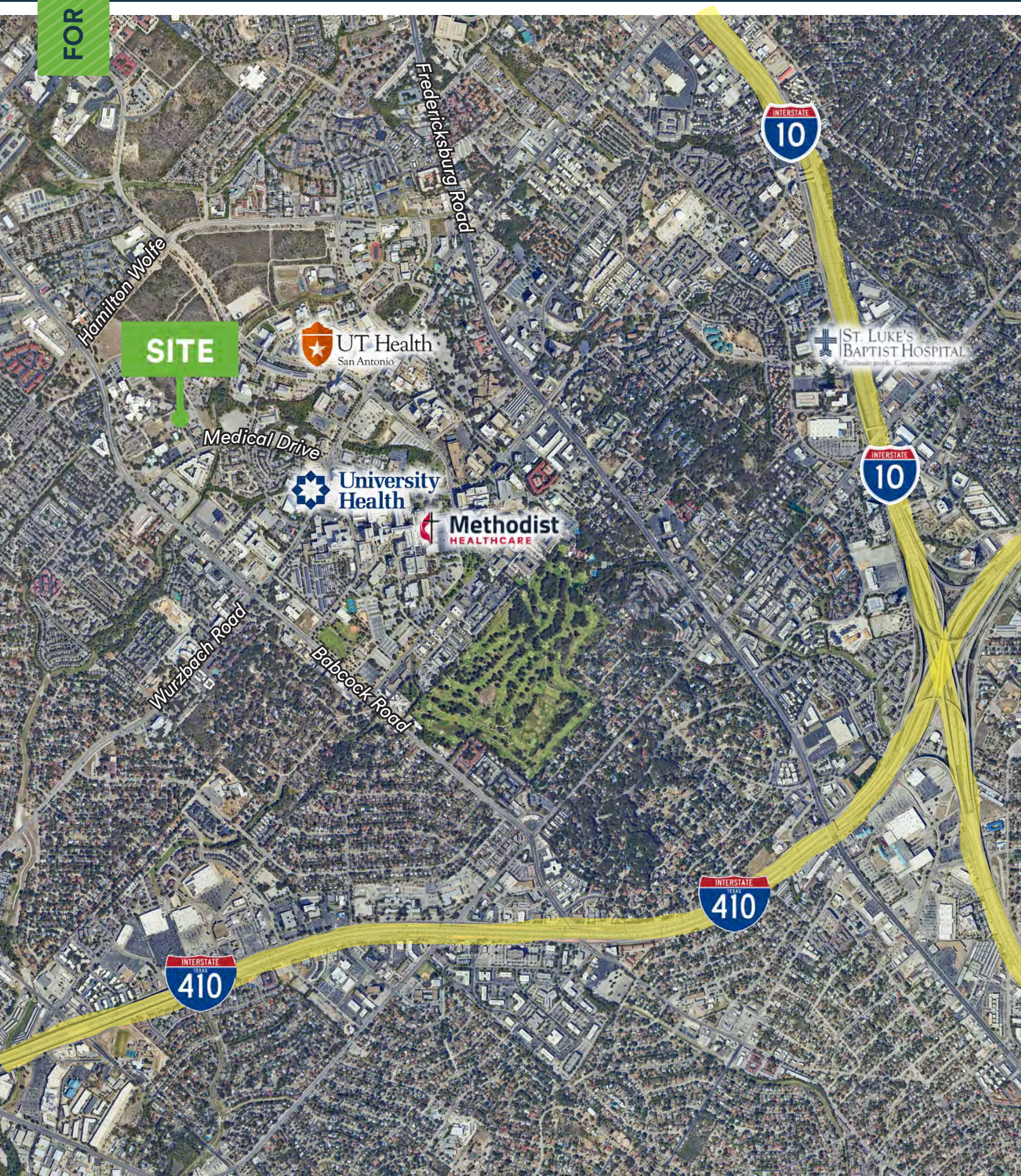
[View Matterport](#)



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SITE

 **UT Health**
San Antonio

 **ST. LUKE'S BAPTIST HOSPITAL**
Fiduciamus tibi. Compassionem.

 **University Health**

 **Methodist HEALTHCARE**

Medical Drive

Fredericksburg Road

Hamilton Wolfe

Wurzbach Road

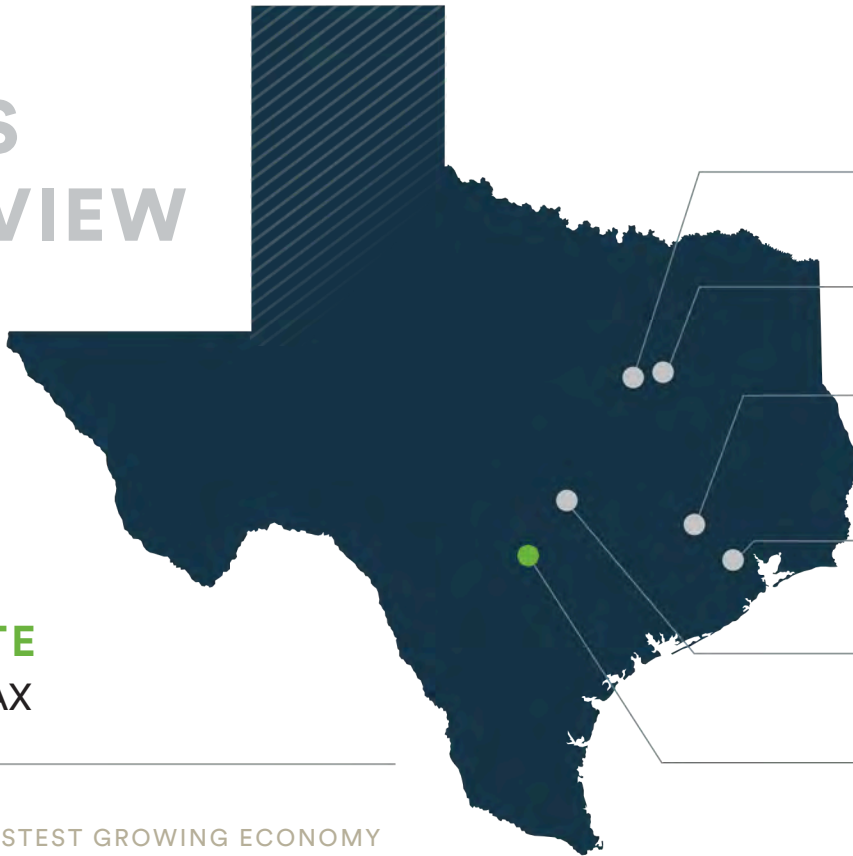
Babcock Road



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TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN
THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

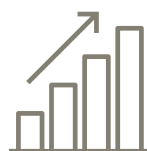
2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

PINNACLE CLINICAL RESEARCH

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SAN ANTONIO, TEXAS



METRO AREA POPULATION
2,600,000

7TH LARGEST CITY IN THE UNITED STATES
FASTEST GROWING CITY IN THE COUNTRY



HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY

4

FORTUNE 500
COMPANIES BASED
IN SAN ANTONIO



31 INSTITUTIONS OF HIGHER LEARNING

HOME TO OVER 120,000 COLLEGE STUDENTS
UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT
OVER 35,000 STUDENTS



MILITARY CITY, USA

JOINT BASE SAN ANTONIO
ENCOMPASSES FOUR
MILITARY INSTALLATIONS
ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION



HOME OF THE ALAMO

#1 MOST VISITED CITY IN TEXAS
37 MILLION VISITORS PER YEAR

HOME TO H-E-B

THE 6TH LARGEST
PRIVATE COMPANY IN
THE UNITED STATES



SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:
MORE THAN 10,363,000

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

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



Steve Monroe
Vice President | Investment Sales
D: 830.218.5171 **C:** 210.426.1800
Steve.Monroe@OldhamGoodwin.com

San Antonio

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BRYAN/COLLEGE STATION | HOUSTON | SAN ANTONIO | WACO/TEMPLE     OLDHAMGOODWIN.COM

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