

THE **rock**

MEDICAL & RESEARCH
* PAVILION *

6111 Via Mercado
San Antonio, TX 78256



Under Construction
Expected Completion Q4 2026

Leased by



Developed by

Lincoln



The Rock Medical & Research Pavilion is a one-of-a-kind medical development that offers an unmatched live, work, play & wellness environment. The 60,000 SF medical office and research building will be anchored by UT Health, which will lease 20,000 SF for outpatient care and an elite research center. This development is part of the joint effort by the Spurs and UT Health San Antonio to pursue innovations in human performance and improve health of the greater San Antonio Community.



Aligned with the
Spurs, SwRI, & UT Health



Prime Location
with growing patient base



Attached
Parking Garage



State-of-the-Art
Design and Construction

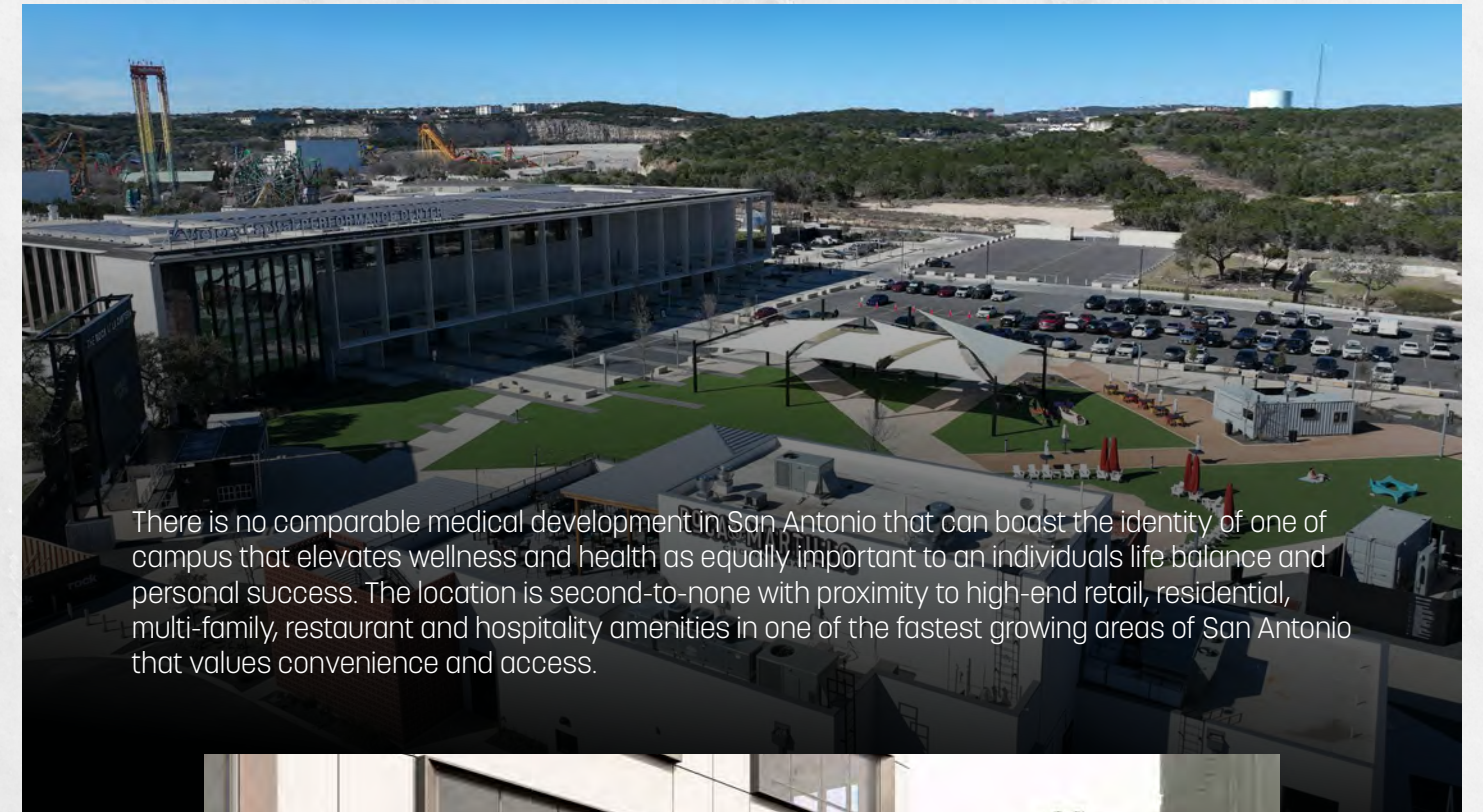


Off-campus medical office building with
No Ground Lease Restrictions

Total Size:
60,000 SF

Floor Plates:
20,000 SF

Tenant Size:
2,000-40,000 SF



There is no comparable medical development in San Antonio that can boast the identity of one of campus that elevates wellness and health as equally important to an individuals life balance and personal success. The location is second-to-none with proximity to high-end retail, residential, multi-family, restaurant and hospitality amenities in one of the fastest growing areas of San Antonio that values convenience and access.



Demographics
Within 4 Miles

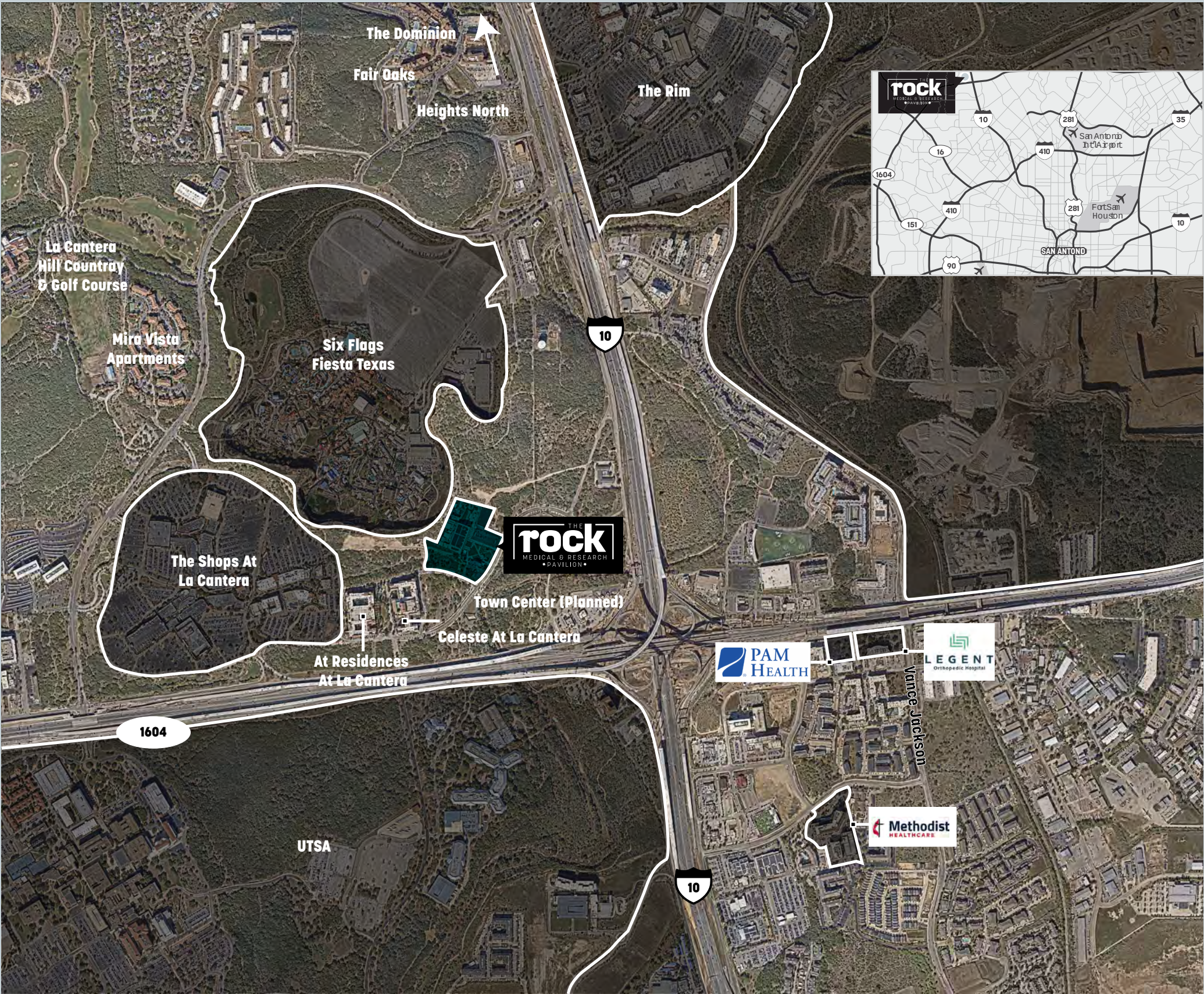
32.8
Median Age

47,919
Households

114,759
Total Population

\$ 114,641
Average Household Income

Healthcare Infrastructure



Area Amenities

The Shops at La Cantera

- Alo
- Altar'd State
- H&M
- Louis Vuitton
- Marc Jacobs
- Tiffany & Co.
- Zara
- Bar Louie
- Grimaldi's
- Mariposa
- Lucciano
- Perry's Steakhouse
- Toro

The Rim

- JC Penney
- Lane Bryant
- Nordstrom Rack
- Torrid
- Bakudan Ramen
- Postino
- Russo's
- Southerleigh Haute South
- The Rustic

Attractions

- Andretti Indoor Karting
- Eilan Hotel & Spa
- iFly Indoor Skydiving
- La Cantera Hill Country Resort & Golf
- Six Flags Fiesta Texas
- Top Golf

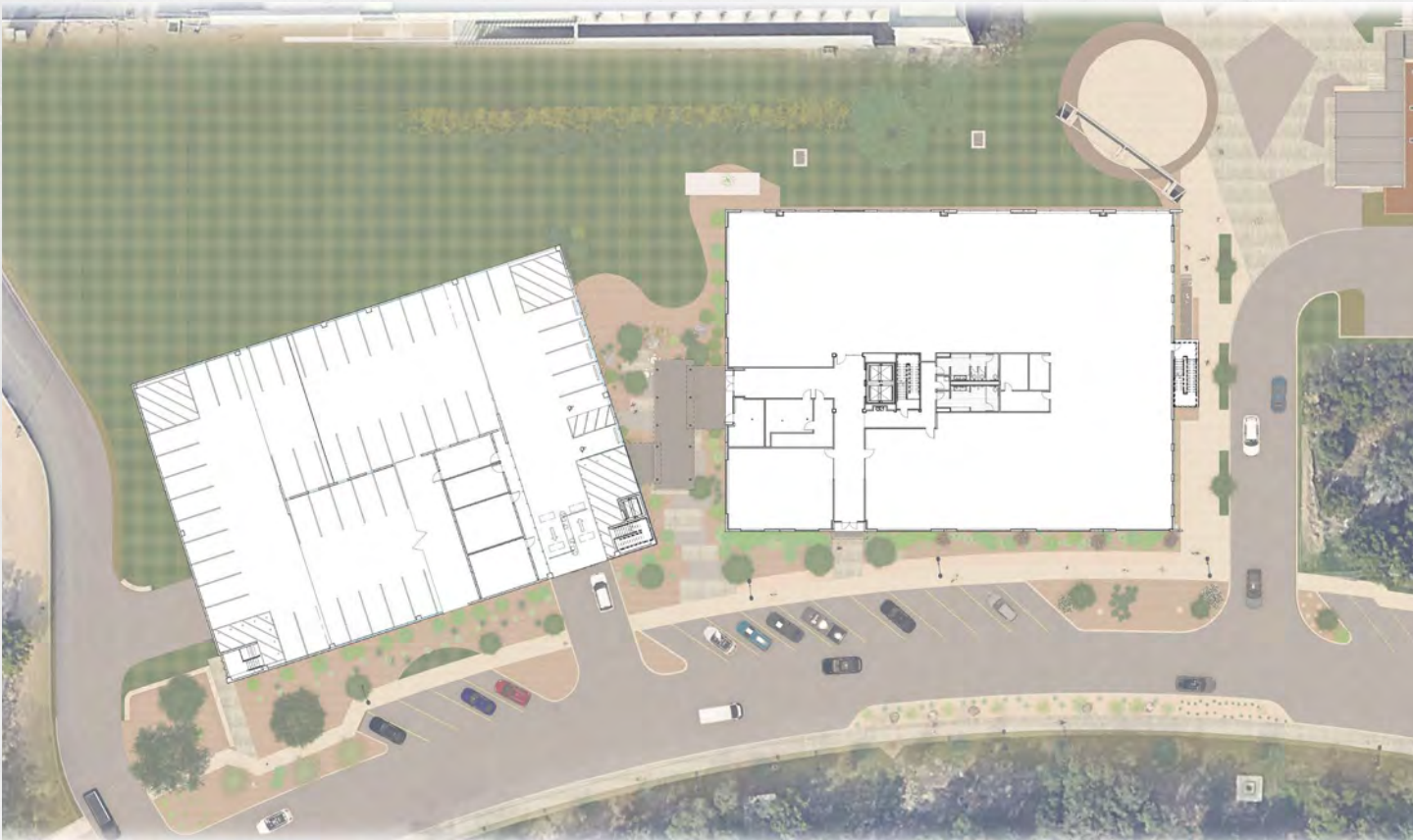
Hotels

- Courtyard by Marriott
- DoubleTree
- Drury Inn & Suites
- Embassy Suites by Hilton

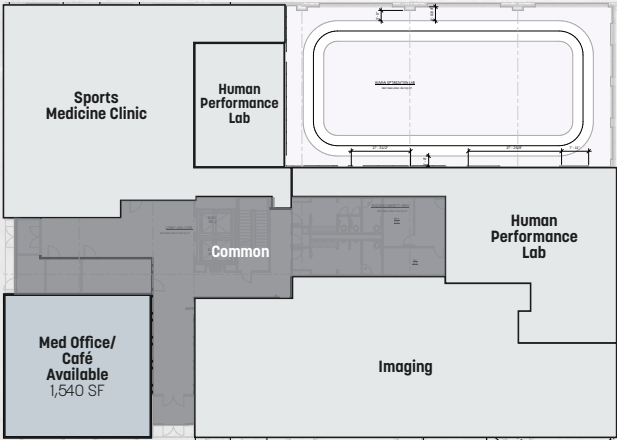


**A One-Of-A-Kind Medical Property That Offers A
Live, Work, & Play Environment
With A Champion's Mindset**

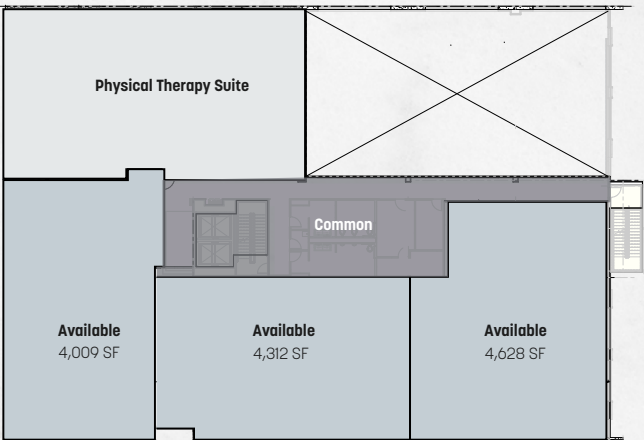
Site Plan



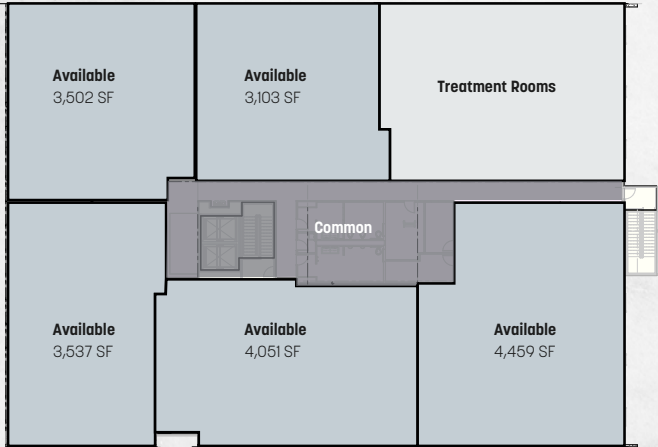
Building Floorplates | Up to 33,141 SF Available



Level 1 - 1,540 SF



Level 2 - 12,949 SF



Level 3 - 18,652 SF



Why San Antonio

San Antonio's economic robustness derives from its low cost of doing business and booming population. The city's economic strength is underpinned by a diversified array of industries, including military, tourism, logistics, healthcare, and technology, collectively contributing to upholding one of the nation's most resilient job markets.

Renowned for its economic stability, San Antonio stands out with impressively low unemployment rates, solidifying its status as a city with a vibrant, affordable living standard and a conducive business atmosphere boasting a population of over 2.5 million residents, San Antonio is the seventh-largest city in the country.

7th Largest
City In U.S.

0%
State And Local Tax.

Low Cost
Of Doing Business.

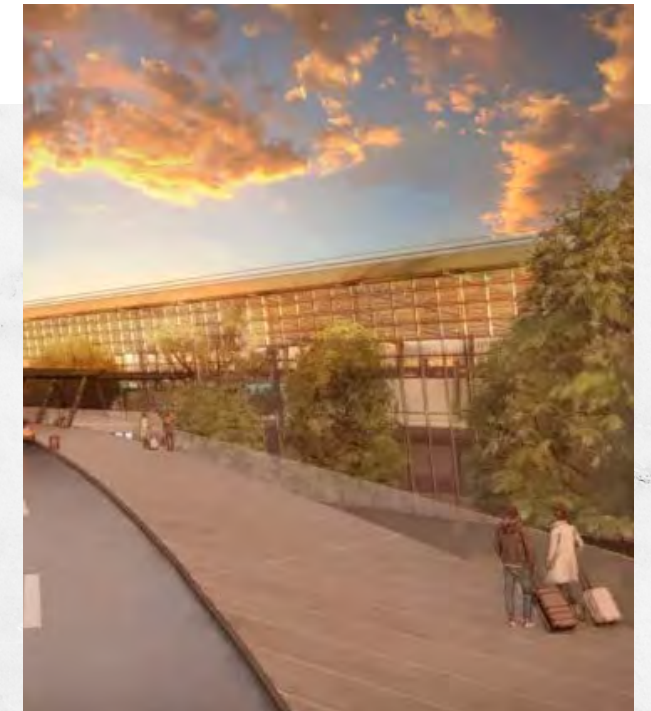
73.5%
Diversity Index

110
New Residents Daily

31,000
New Jobs in the
Last 5 Years

8.7%
Projected Population Growth
Rate in the Next 5 Years

#1 State
Business Climate
— Chief Executive Magazine



Airport Upgrade

San Antonio Airport's expansion, set for completion in 2028, will introduce 17 new gates, including six for international flights. The project adds 850,000 square feet of terminal space to enhance passenger flow and comfort and a 29,000-square-foot club lounge. This expansion positions San Antonio as a pivotal hub, fostering global connectivity, tourism, trade, and business opportunities. The endeavor showcases the city's commitment to progress, upgrading a significant part of the transportation network while positioning the city for increased travel experiences and a more substantial global presence.

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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.

2-10-2025



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. **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.

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Lee McKenna	715532	lee.mckenna@jll.com	210-308-9888
Sales Agent/Associate's Name	License No.		
Robert Oliver McDonough	738316	robert.mcdonough@jll.com	210-839-2037
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date