OFFICE / MEDICAL SPACE

7540 LOUIS PASTEUR DR, SAN ANTONIO, TX 78229

SOUTH TEXAS MEDICAL CENTER

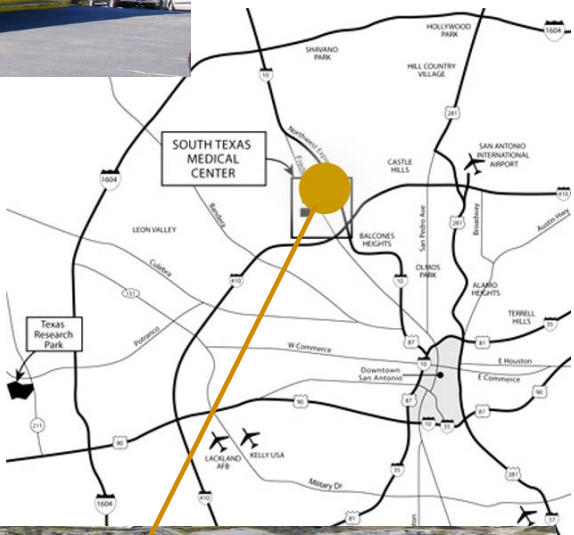
FOR **LEASE**

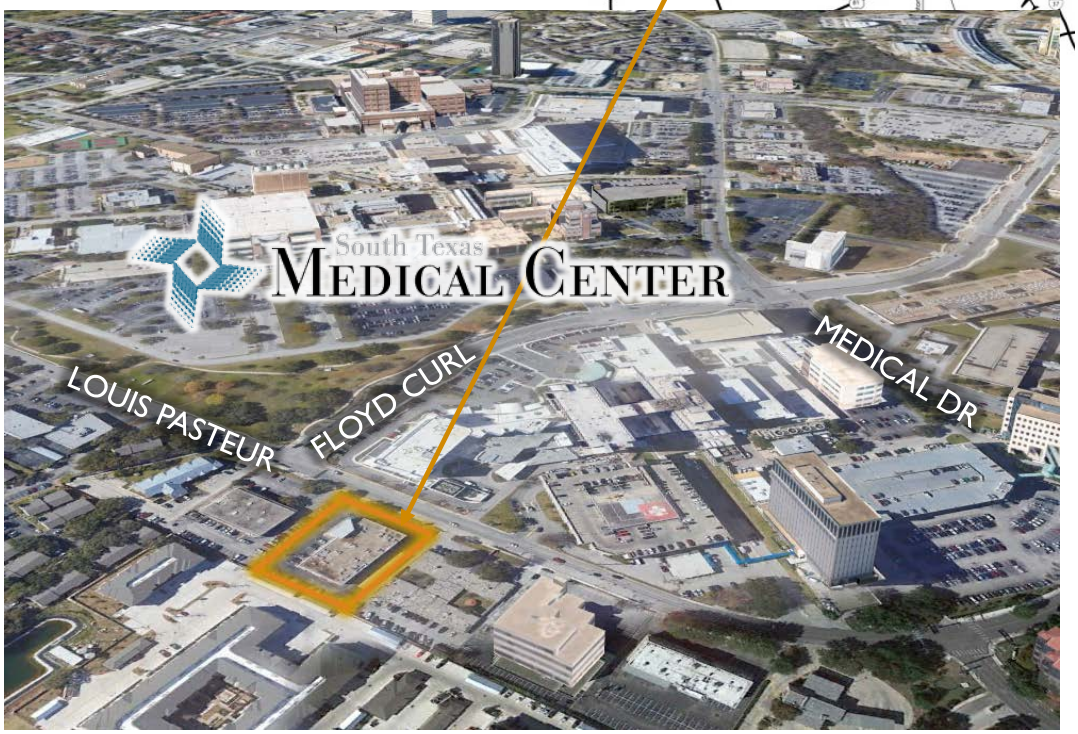
12,586 RSF AVAILABILE 1ST FLOOR

AVAILABILITY
LEVEL 1 : 12,586 RSF
CAN BE DIVIDED

RENTAL RATE
CONTACT BROKER

- PRIME LOCATION IN HEART OF MEDICAL CENTER
- 2ND GENERATION DIALYSIS CLINIC
- 10+ PRIVATE OFFICES & RECEPTION AREA
- SEVERAL PATIENT VISITATION ROOMS
- RECORD & ADMIN AREAS
- 3:1,000 PARKING – (COVERED AVAILABLE)
- SIGNAGE OPPORTUNITY AVAILABLE
- BUS LINE





Located across from the Methodist Hospital, within walking distance to the University of Texas Health Science Center and convenient to medical center hospitals. Easy access to Medical Dr., Fredericksburg Rd, Babcock, IH-10 & Loop 410.

The South Texas Medical Center has 5,000,000+ visitors per year with $3.9B directly contributed to the local economy.

SULLIVAN COMMERCIAL REALTY
200 CONCORD PLAZA DRIVE, STE 440 | SAN ANTONIO TX 78216

sullivansa.com
For information or to schedule a tour:

SAM SELIG
210 341 9292
ssellg@sullivansa.com

PETE TASSOS
210 341 9292 x303
ptassos@sullivansa.com

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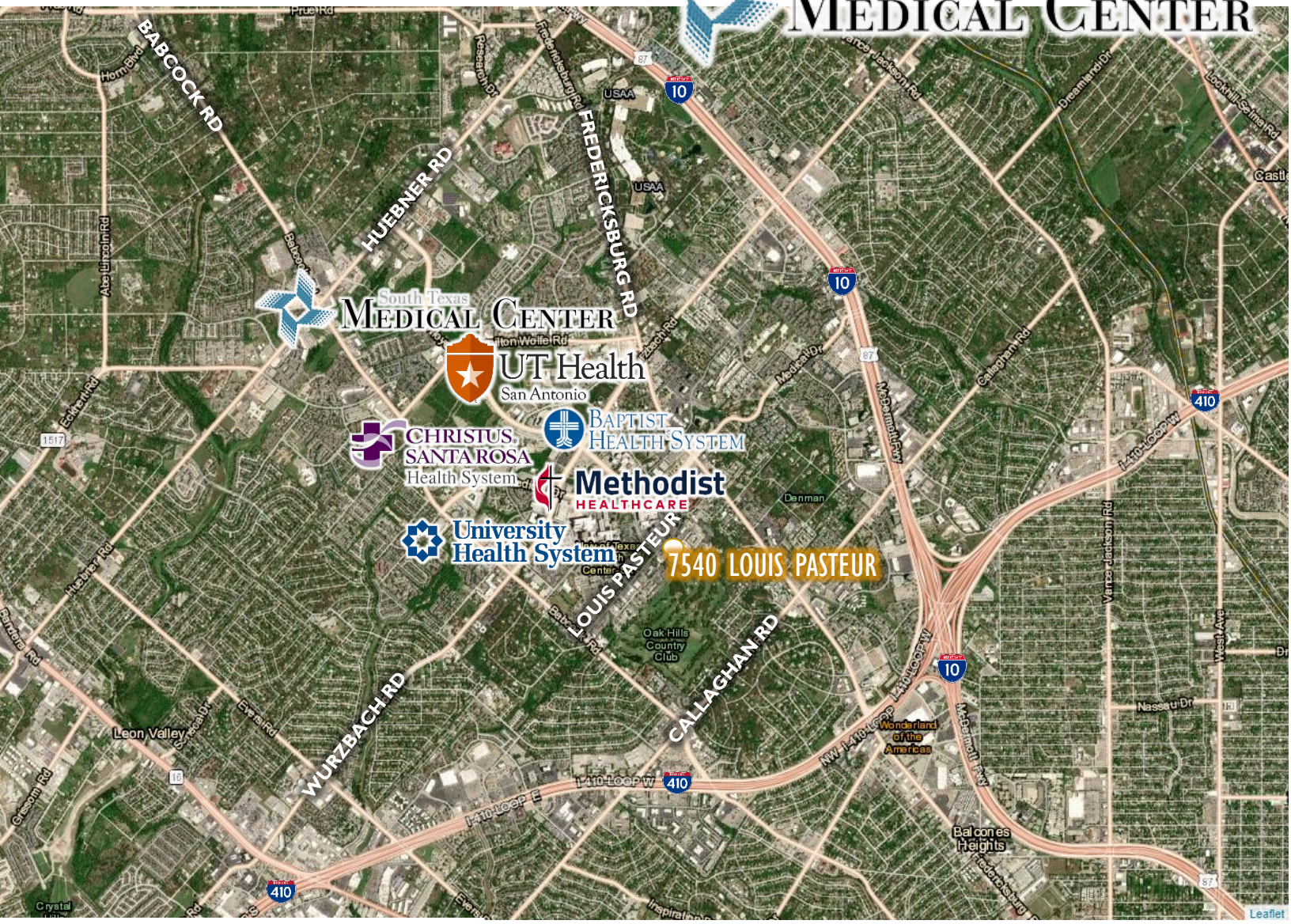
CLICK BELOW TO LEARN MORE:

South Texas MEDICAL CENTER



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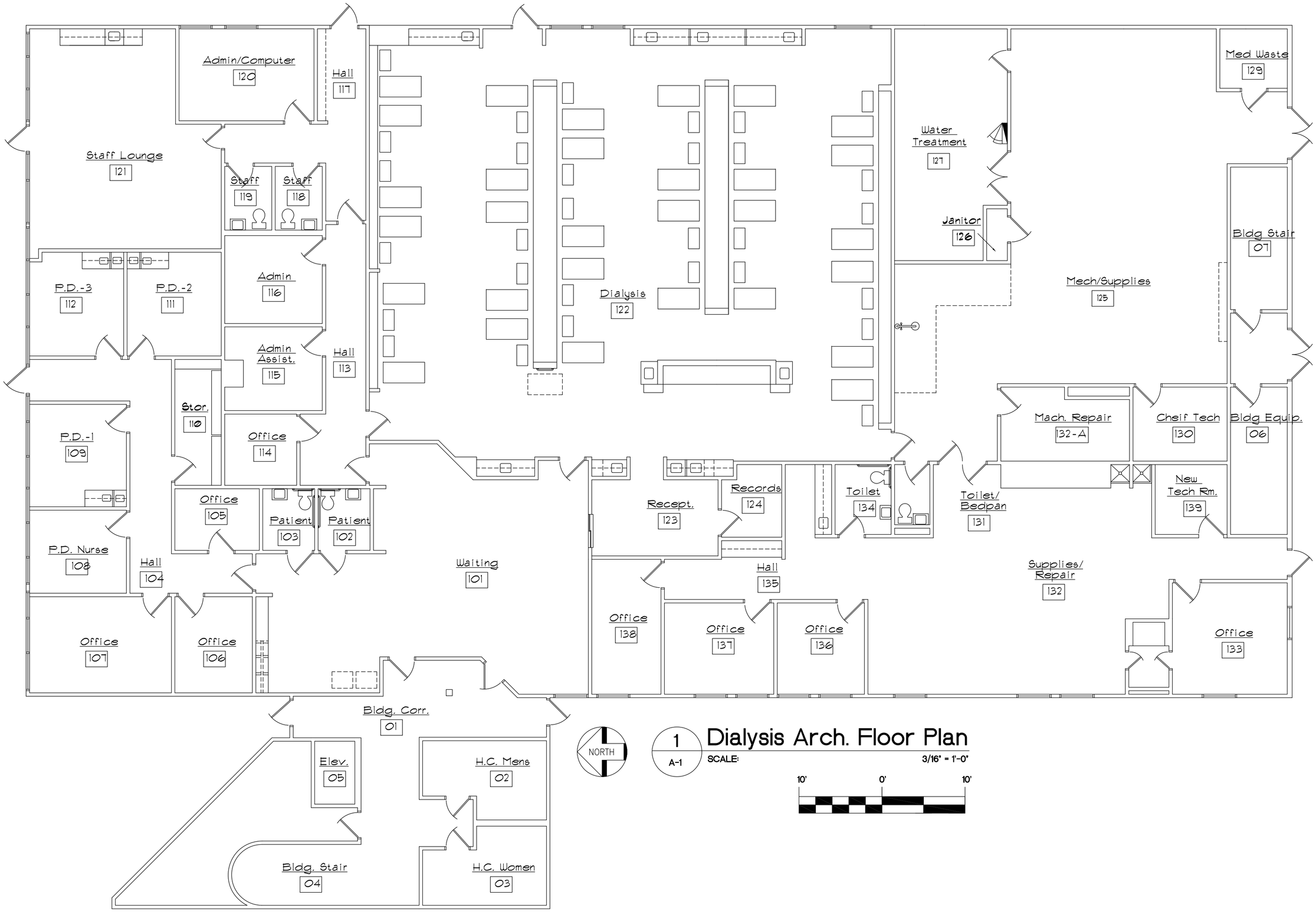

1 / A-1 **Dialysis Arch. Floor Plan**

SCALE: 3/16" = 1'-0"

10' 0' 10'

University Health System | Facilities Development

Suite cSL14
Tel. (210) 358-2207
Fax. (210) 358-4767

4502 Medical Drive
San Antonio, Texas
78229

REVISIONS:

N.W. Dialysis
University Health System San Antonio, Texas
7540 Louis Pasteur Drive

PROJ. NO.

DATE: April 29, 2010

DESIGNED BY: D. Jones

DRAWN BY: D. Jones

CHECKED BY: J. Gonzales

SHEET NO. A-1

OF 1 SHEETS

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.

11-2-2015

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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY	**LICENSE NO: 491694**	**Phone: 210-341-9292**
	200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216	
James E. Sullivan, Jr., Broker	**LICENSE NO: 347973**	**jsullivan@sullivansa.com**
Pete Tassos, Broker	**LICENSE NO: 488379**	**ptassos@sullivansa.com**
Zach Davis, Broker	**LICENSE NO: 555684**	**zdavis@sullivansa.com**
Sam Selig, Agent	**LICENSE NO: 701285**	**sselig@sullivansa.com**

Buyer/Tenant initials _____ Seller/Landlord Initials _____ Date _____

Source:
Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

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