



MEDICAL OFFICE SPACE FOR LEASE

ATRIUM MEDICAL OFFICE BUILDING

502 MADISON OAK DR | SAN ANTONIO, TEXAS 78258

CONTACT

LICIA SHREVES

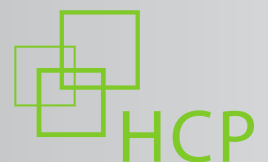
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CHAD GUNTER

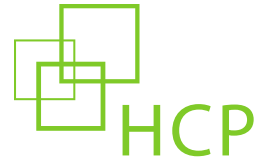
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ATRIUM MEDICAL OFFICE BLDG



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AMENITIES

- Directly Attached To North Central Baptist Hospital
- Located Along Stone Oak Parkway Near Loop 1604
- 24-Hour Card Key Access
- Janitorial Services & Day Porter
- On-Site Property Management

BUILDING SPECS

- 5-Story Class A Medical Office Building
- 132,148 Square Feet
- Garage & Surface Parking
- Generous TI Allowance

AVAILABILITIES

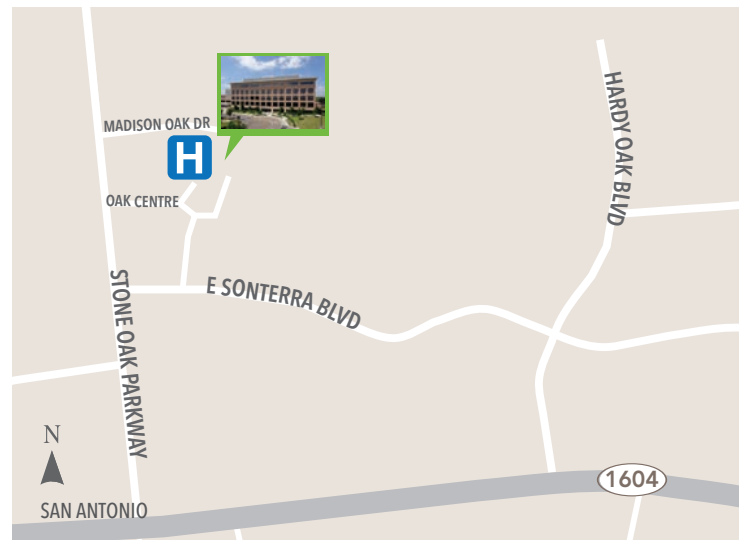
- **SECOND GENERATION & BUILD TO SUITS AVAILABLE!**
- Suite 140: 3,078 SF (Second Generation)
- Suite 343: 1,408 SF (Shell)
- Suite 410: 3,878 SF (Shell)
- Suite 430: 2,091 SF (Shell)

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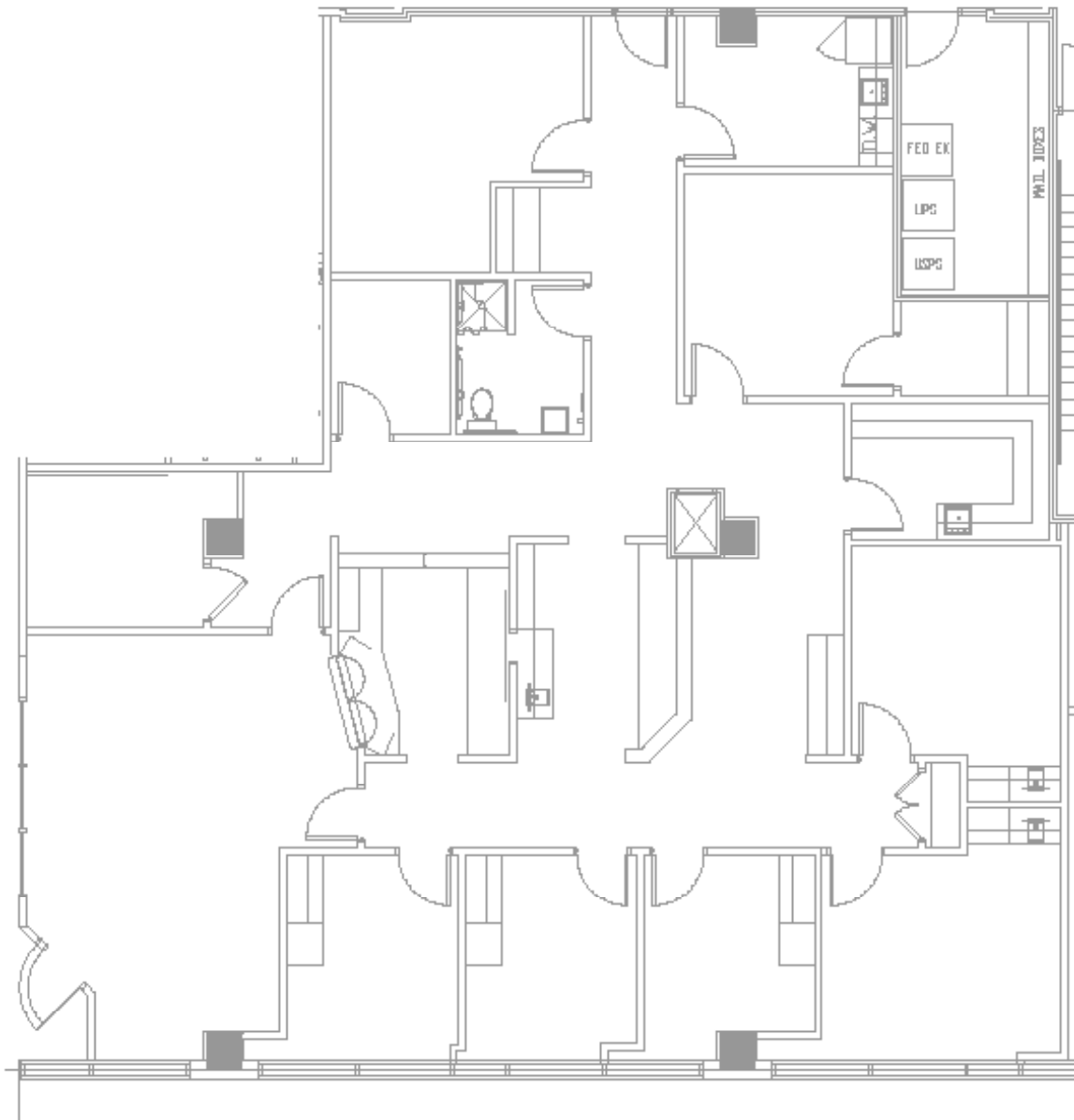
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Suite 140 | 3,078 RSF

Suite 140 consists of 3,078 RSF complete with large waiting area, 3 exam rooms and 2 treatment rooms, nurses station, private doctors office, interior restroom, and break area. Great second generation space.



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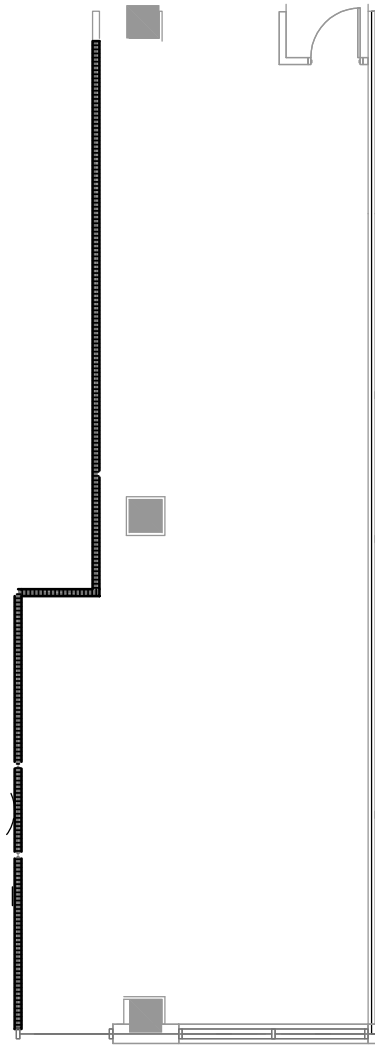
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Suite 343 | 1,408 RSF

Suite 343 consists of 1,408 RSF of office space. Generous TI available to build to suit the needs of any practice requirement.



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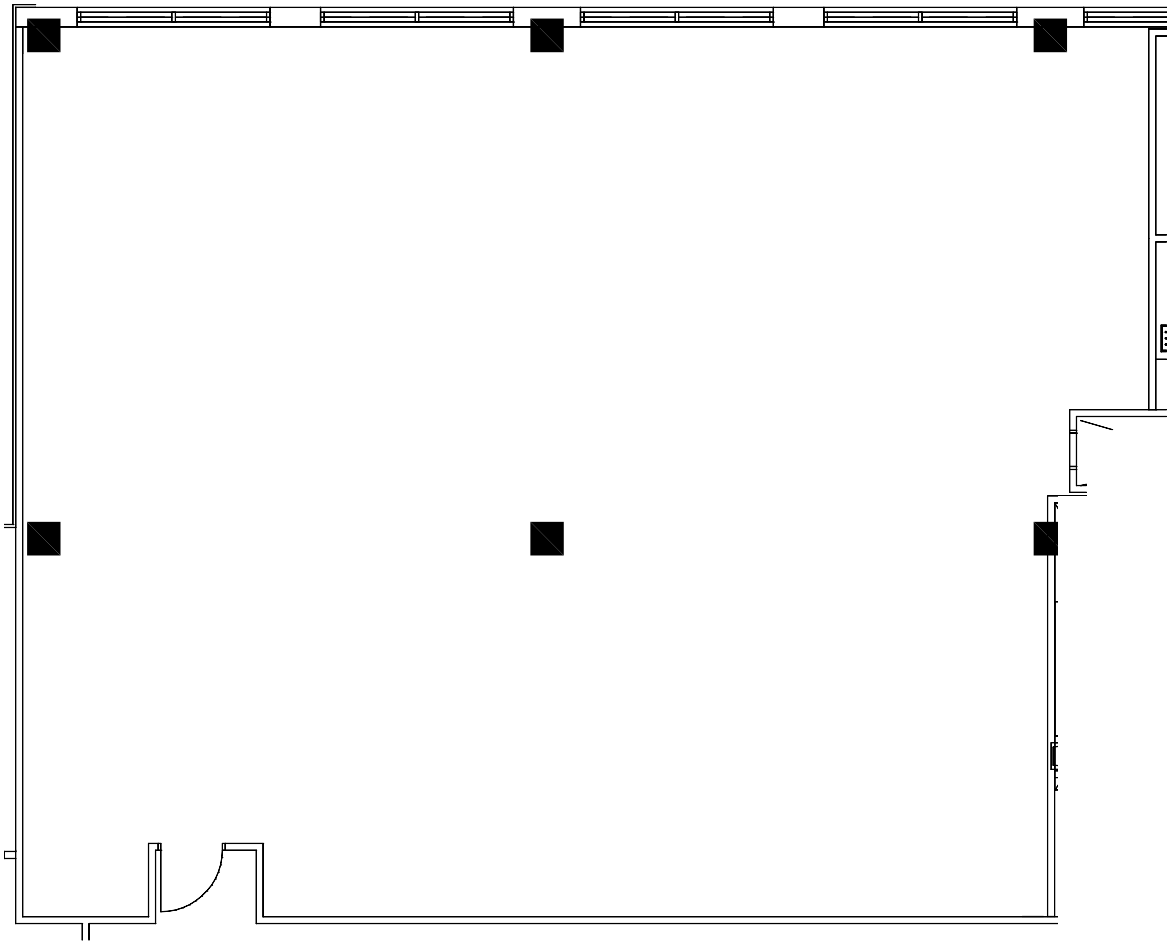
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Suite 410 | 3,878 RSF

Suite 410 consists of 3,878 RSF of shell space. Generous TI available to build to suit the needs of any practice requirement.



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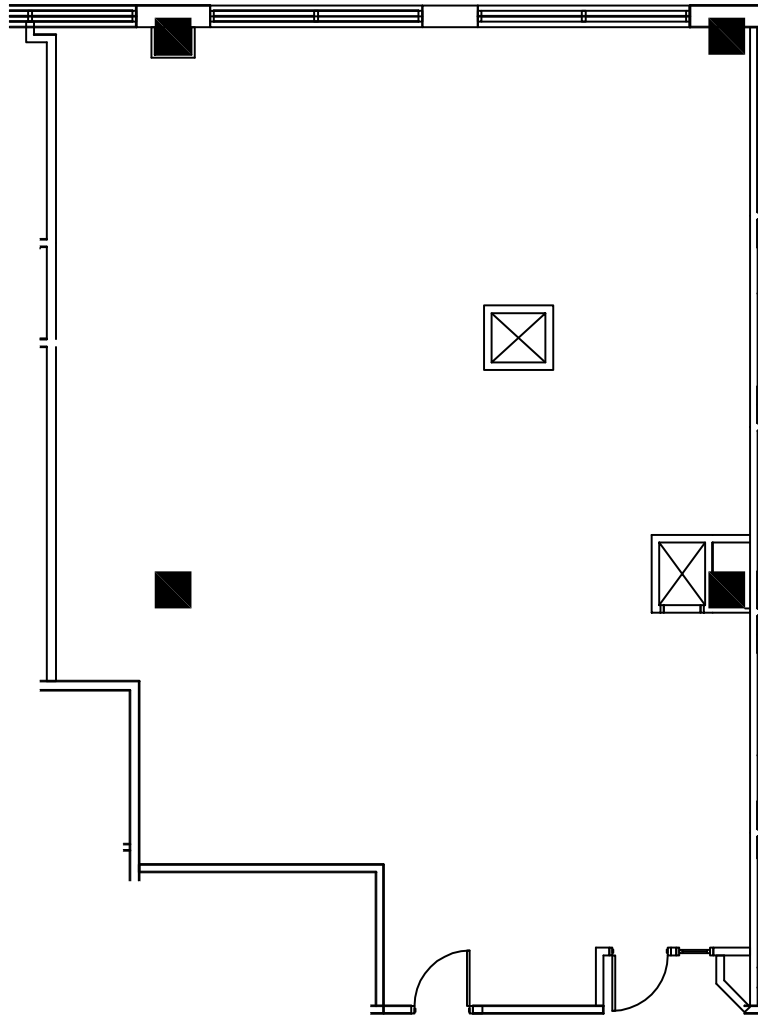
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Suite 430 | 2,091 RSF

Suite 430 consists of 2,091 RSF of shell space. Generous TI available to build to suit the needs of any practice requirement.



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ATRIUM MEDICAL OFFICE BLDG

502 MADISON OAK DR | SAN ANTONIO, TEXAS 78258

8200 IH-10 West
Suite 800
San Antonio, Texas 78230

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transwestern.com

AMENITIES MAP



CONTACT

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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.

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.

| | | | |
|---|-------------|---------------------------------|--------------|
| Transwestern Property Company SW GP LLC | 466196 | | 210-341-1344 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Steve Ash | 392519 | steve.ash@transwestern.com | 713-270-7700 |
| Designated Broker of Firm | License No. | Email | Phone |
| Leah Gallagher | 526657 | leah.gallagher@transwestern.com | 210-341-1344 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Licia Shreves | 579653 | licia.shreves@transwestern.com | 210-341-1344 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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| Designated Broker of Firm | License No. | Email | Phone |
| Leah Gallagher | 431325 | leah.gallagher@transwestern.com | 210-341-1344 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Chad Gunter | 411003 | chad.gunter@transwestern.com | 210-341-1344 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

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