

# WESTGATE MEDICAL CENTER

5282 MEDICAL DR. | SAN ANTONIO, TEXAS 78229



## PROPERTY

Westgate Medical Center is a 136,875 square foot, 6-story medical office building strategically located in the vibrant Medical Center on the Northwest side of San Antonio.

The property was extensively renovated in 2015 and is located at the intersection of Babcock Road and Medical Drive.

Owned & Managed By  
**welltower**

  
**STREAM**

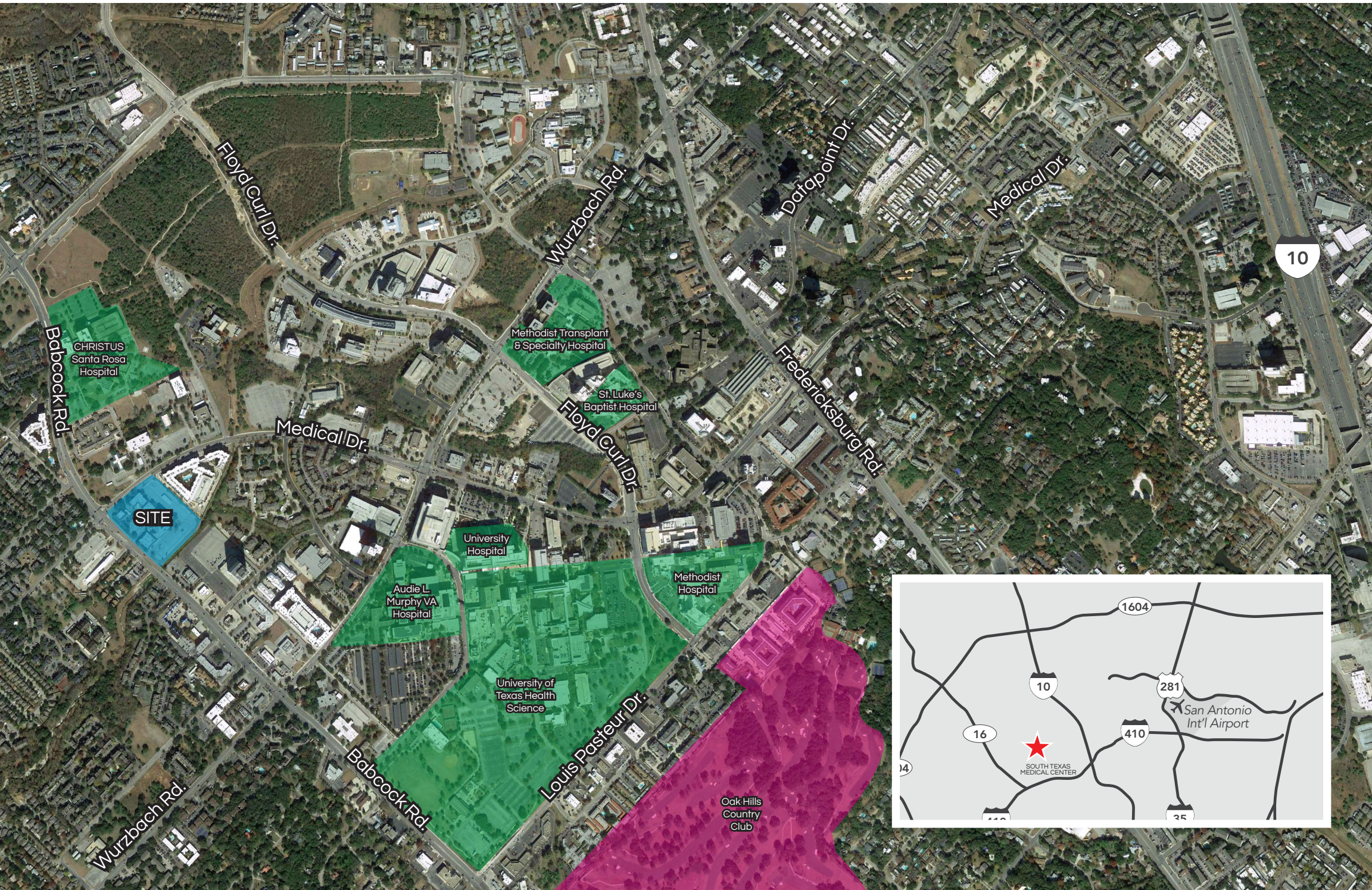
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**210.930.3700**



# LOCATION MAP



CLASS A MEDICAL OFFICE BUILDING IN NORTHWEST SAN ANTONIO





## PROPERTY HIGHLIGHTS

- || Conveniently located in the South Texas Medical Center with renovated lobby and common area
- || Ample free parking with easy ingress and egress
- || Ideally suited for traditional physician practices and retail healthcare delivery
- || Multi-specialty tenants with cross-referral opportunities
- || On-site property manager
- || On-site laboratory
- || Parking ratio: 4/1,000 SF
- || Rate: Contact Broker For Pricing

## AVAILABILITIES

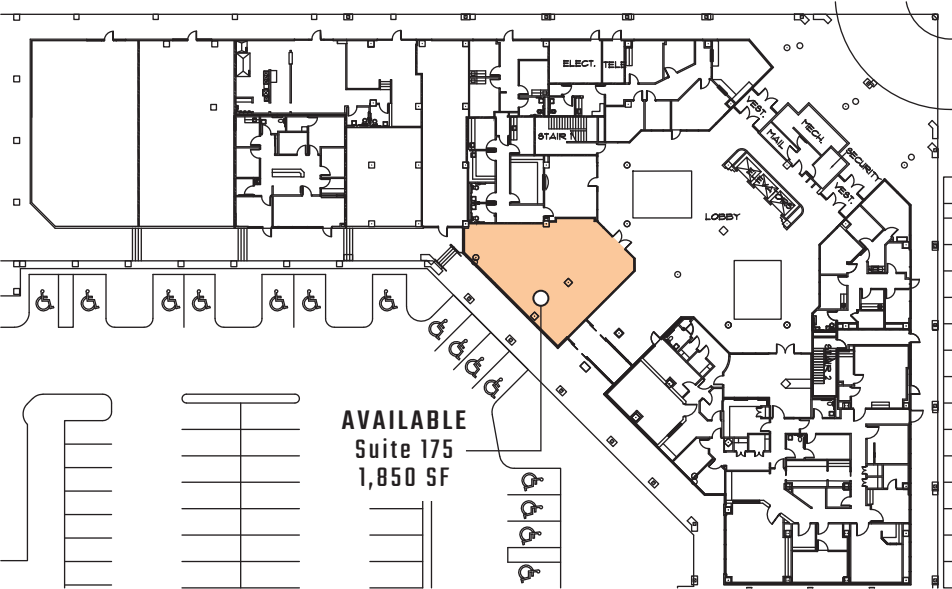
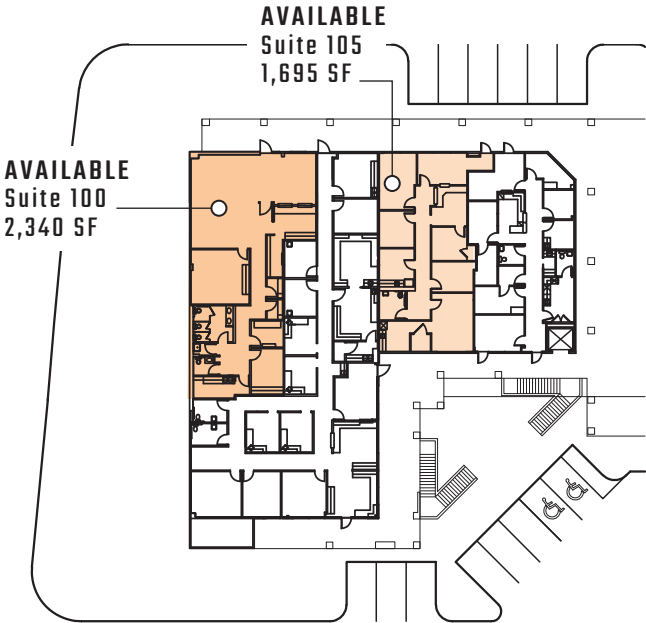
Suite 100 - 2,340 SF	Suite 105 - 1,695 SF
Suite 175 - 1,850 SF	Suite 205 - 3,146 SF*
Suite 206 - 2,145 SF*	Suite 270 - 1,735 SF (Shell)
Suite 522 - 1,254 SF	Suite 540 - 2,111 SF
Suite 605B - 1,303 SF	Suite 610 - 1,349 SF
Suite 614 - 5,875 SF (Avail. 1/21)	

\*Suites 205 & 206 contiguous for total of 5,291 SF

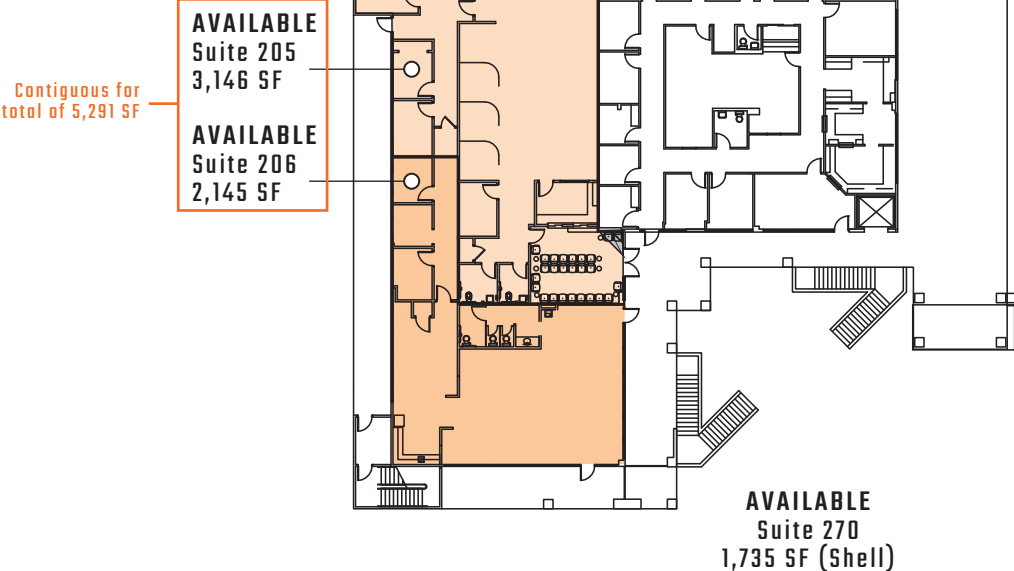


# AVAILABLE FLOOR PLANS

## LEVEL 1

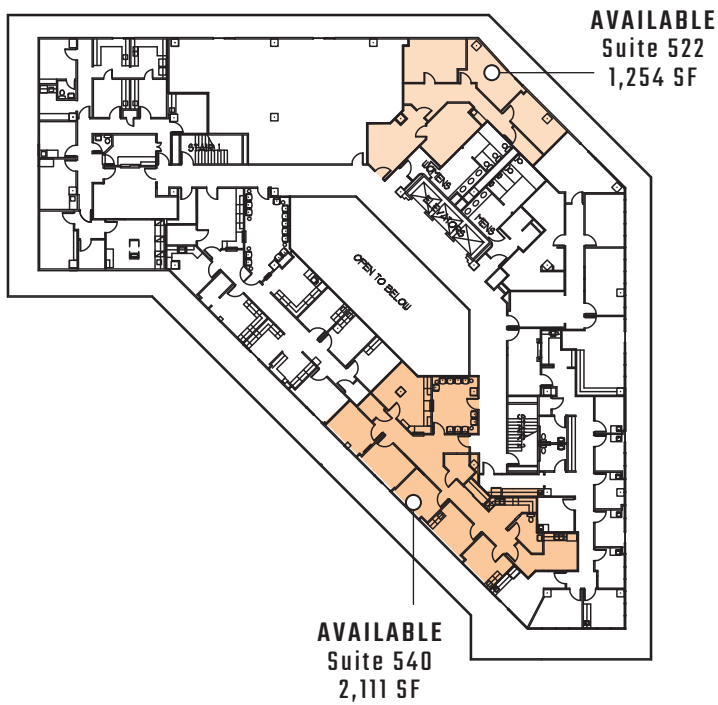


## LEVEL 2

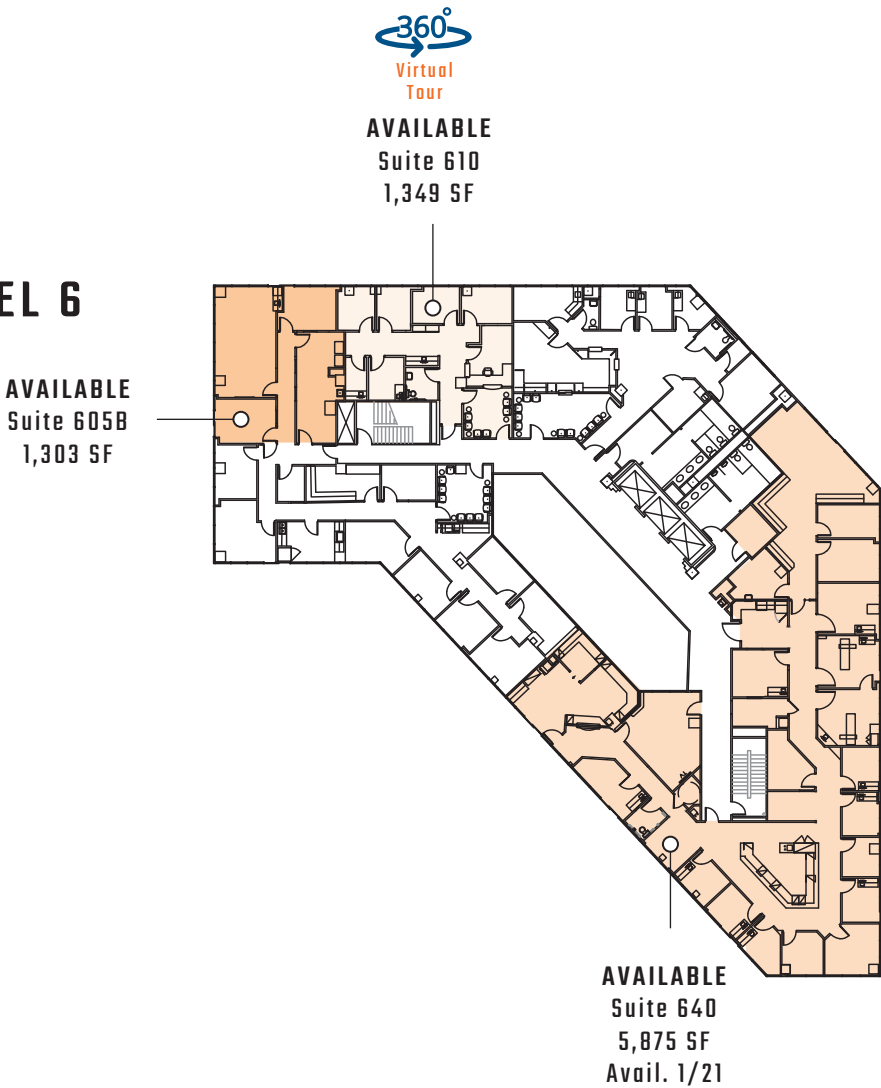


# AVAILABLE FLOOR PLANS

## LEVEL 5

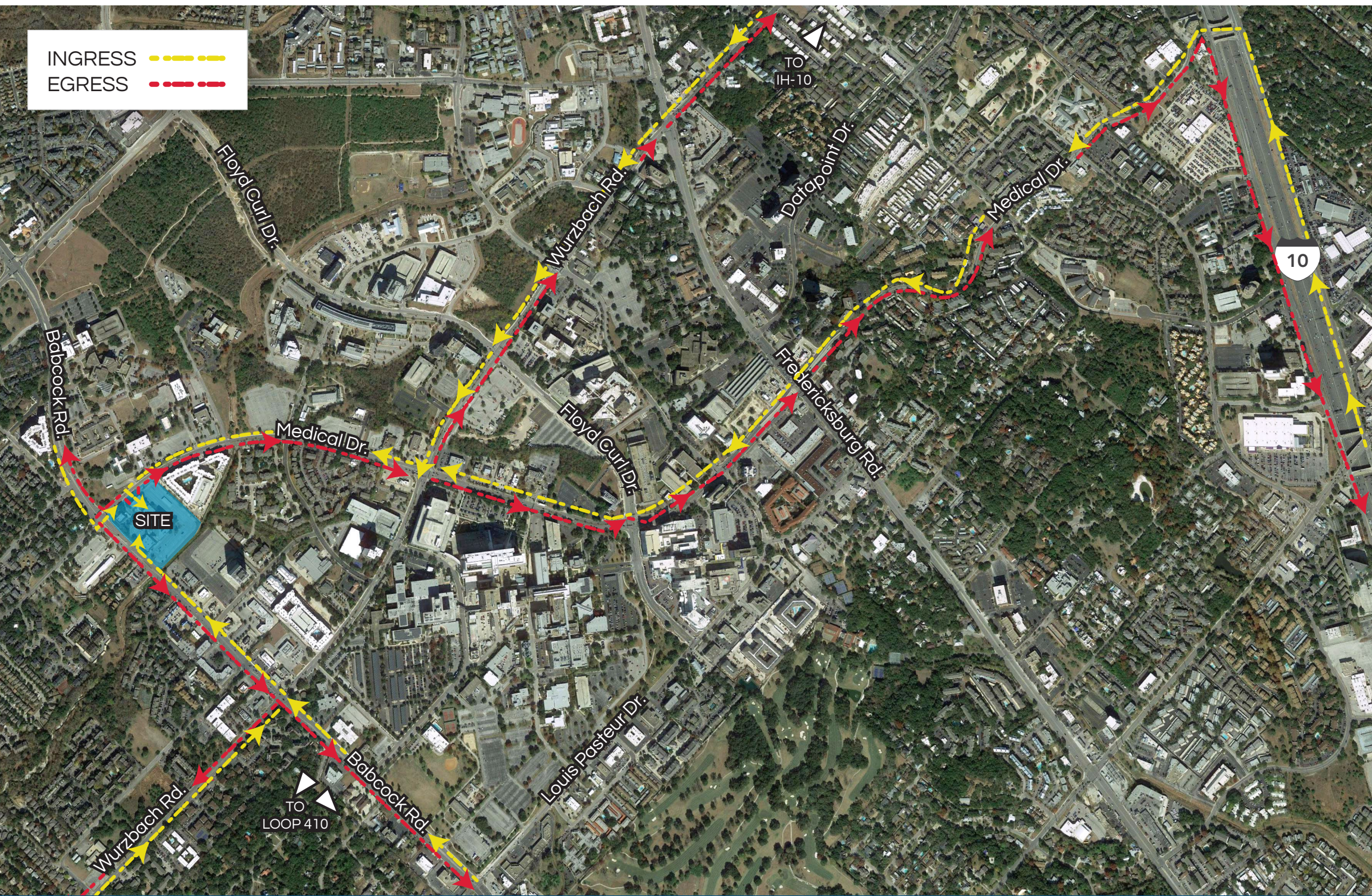


## LEVEL 6





# INGRESS / EGRESS MAP



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