



REMINGTON OAKS MEDICAL OFFICE BUILDING

CLASS A MEDICAL SPACE | 525 OAK CENTRE, SAN ANTONIO, TEXAS

REMINGTON OAKS MEDICAL OFFICE

525 Oak Centre. San Antonio, TX 78258



AVAILABILITY

- Suite 100: 2,893 SF*
- Suite 105: 1,104 SF* (2nd gen lab space)
- Suite 120: 1,030 SF
- Suite 320: 3,852 SF
- Suite 400: Up to 7,199 SF

* 3,997 SF Contiguous (100 & 105)

SPECS

- 4-Story Class A Medical Office
- 77,257 Square Feet
- Ample Surface Parking
- Generous TI Allowance

BUILDING AMENITIES

- Skywalk Access to North Central Baptist Hospital
- Located Along Stone Oak Parkway Near Loop 1604
- Nearby Retail and Restaurants
- Janitorial Services & Day Porter
- 24-Hour Card Key Access
- On-Site Property Management

FOR LEASING INFORMATION CONTACT:

LICIA SALINAS ■ 210.253.2931 ■ licia.shreves@transwestern.com

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TRANSWESTERN

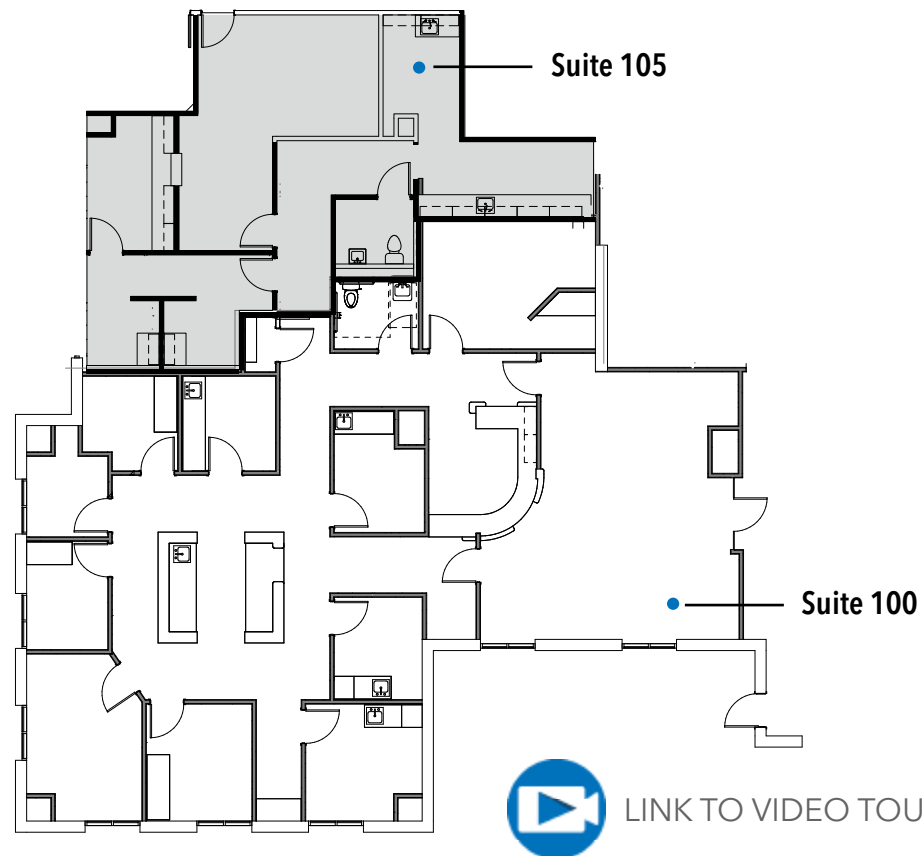
SUITE 100: 2,893 SF

- Move-In Ready
- First Floor Lobby Exposure
- Large Waiting Area
- Reception Area
- Several Exam Rooms
- X-Ray Room
- Private Doctor's Office

SUITE 105: 1,104 SF

- **Second Generation Lab Space**
- Move-In Ready
- Large Waiting Area
- Reception Area
- Interior Restroom
- 2 Draw Stations
- Lab Station
- Break Area

Up to 3,997 SF Contiguous



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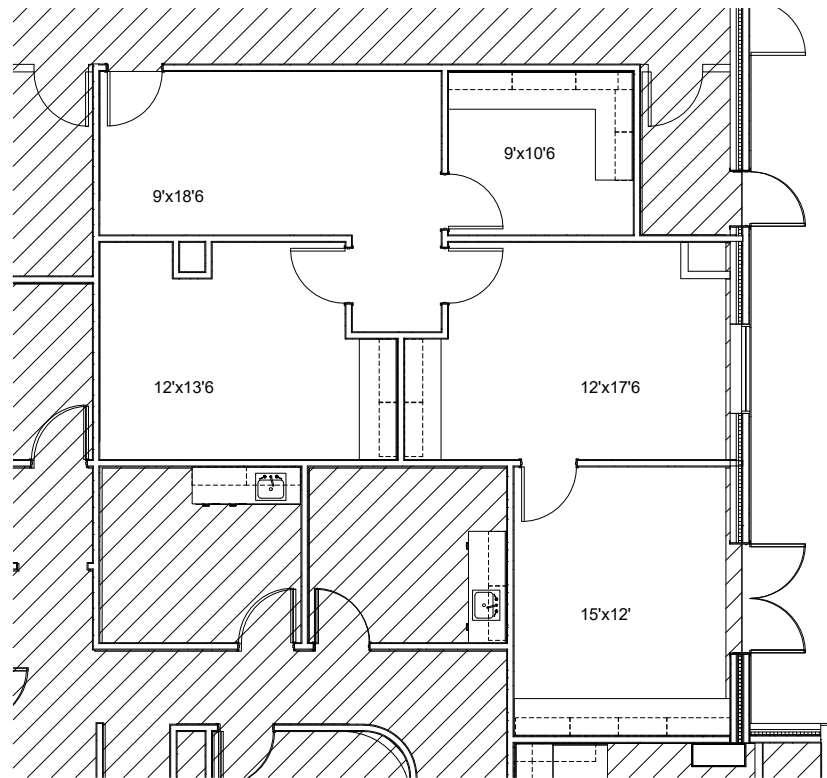
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SUITE 120: 1,030 SF

- Currently set up for back office
- Secondary Exit

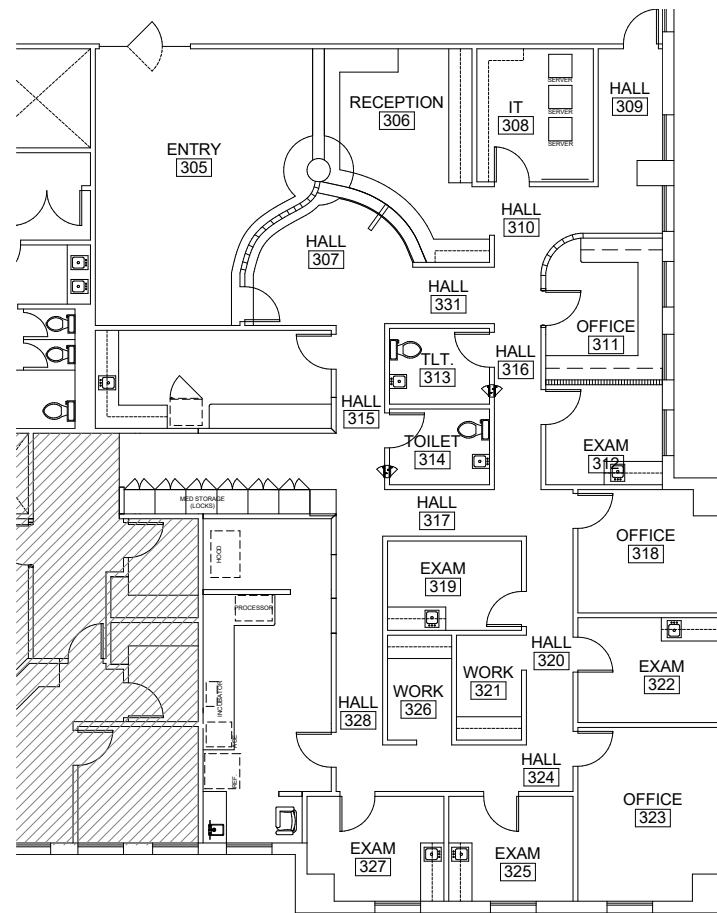


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SUITE 320: 3,852 SF

- Second Generation Space
- Move-In Ready
- Large Waiting Area
- Reception Area
- Interior Restrooms
- 5 Exam Rooms
- Private Offices
- IT Room
- Secondary Exit



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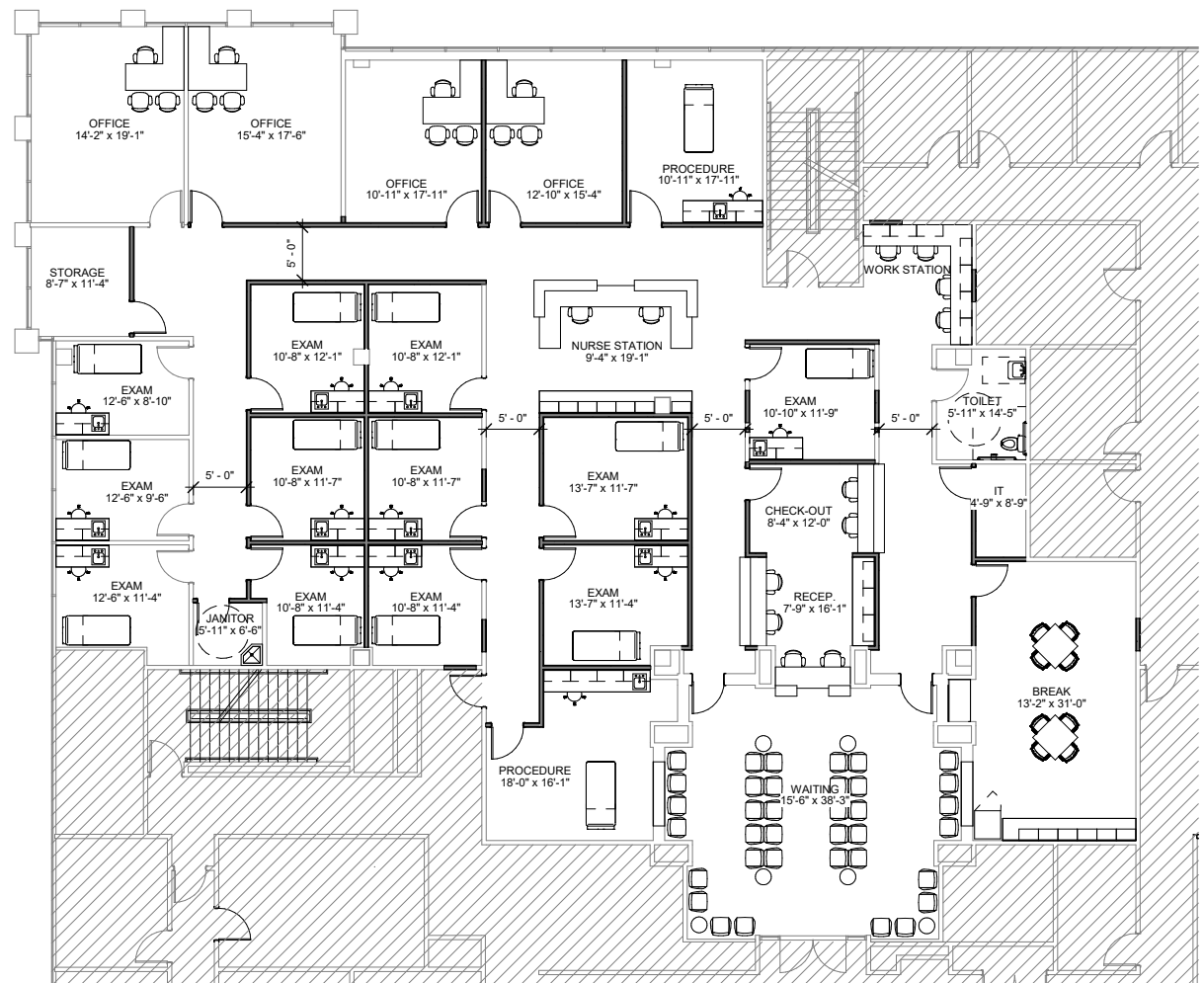
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SUITE 400: UP TO 7,199 SF - SINGLE TENANT CONCEPTUAL PLAN

- Elevator Exposure
- Large Waiting Area
- Reception Area
- Interior Restroom
- Several Exam Rooms
- Treatment Rooms
- Private Doctor's Office
- Secondary Exit



VIDEO TOUR OF ACTUAL SUITE

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SUITE 400: MULTI-TENANT CONCEPTUAL PLAN

1,307 SF

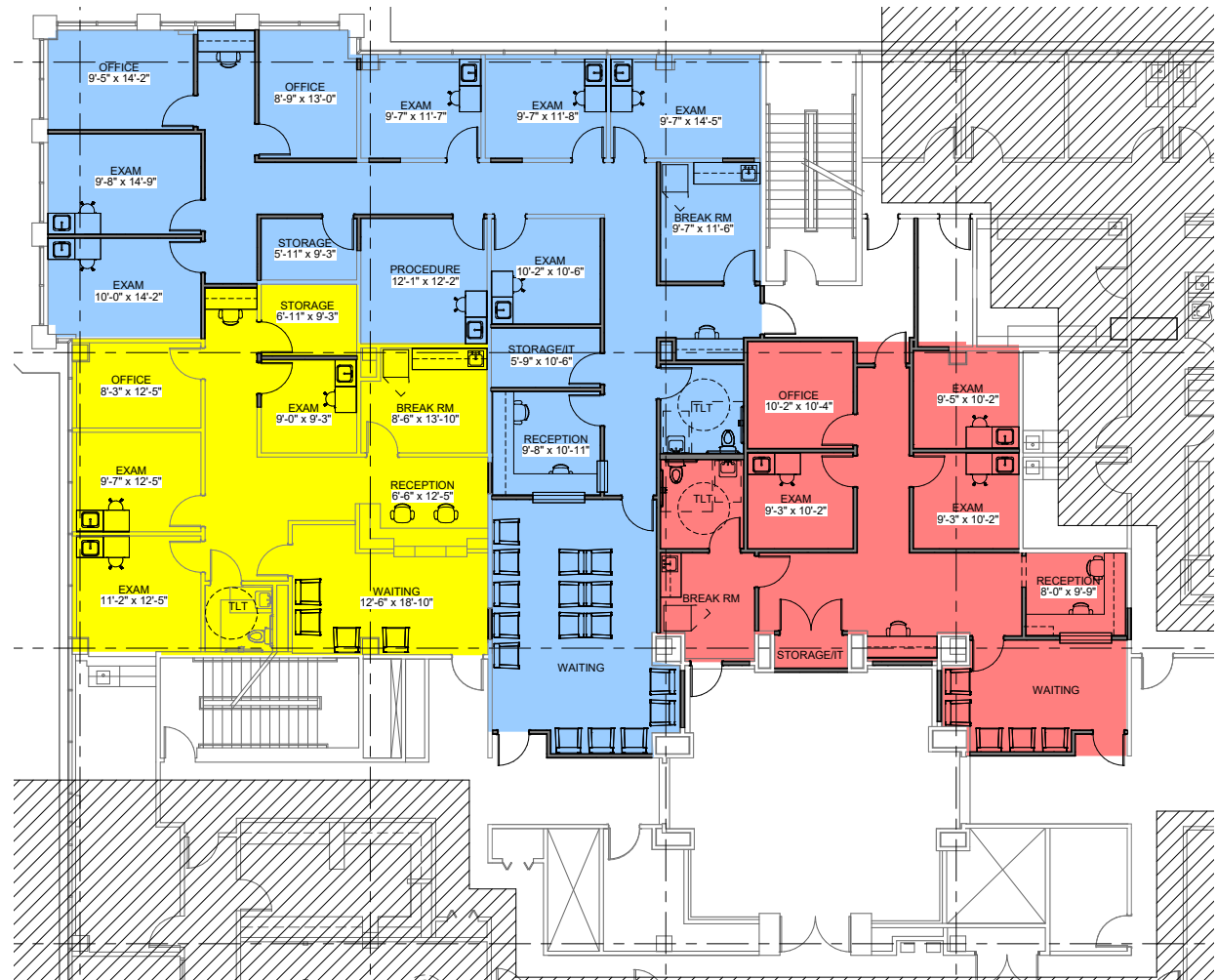
- Waiting Area / Reception Area
- 3 Exam Rooms
- Break Room
- Private Doctor's Office
- Storage Room
- Interior Restroom

2,626 SF

- Waiting Area / Reception Area
- 6 Exam Rooms & Treatment Room
- Break Room
- Private Doctor's Office
- Storage Room
- Interior Restroom

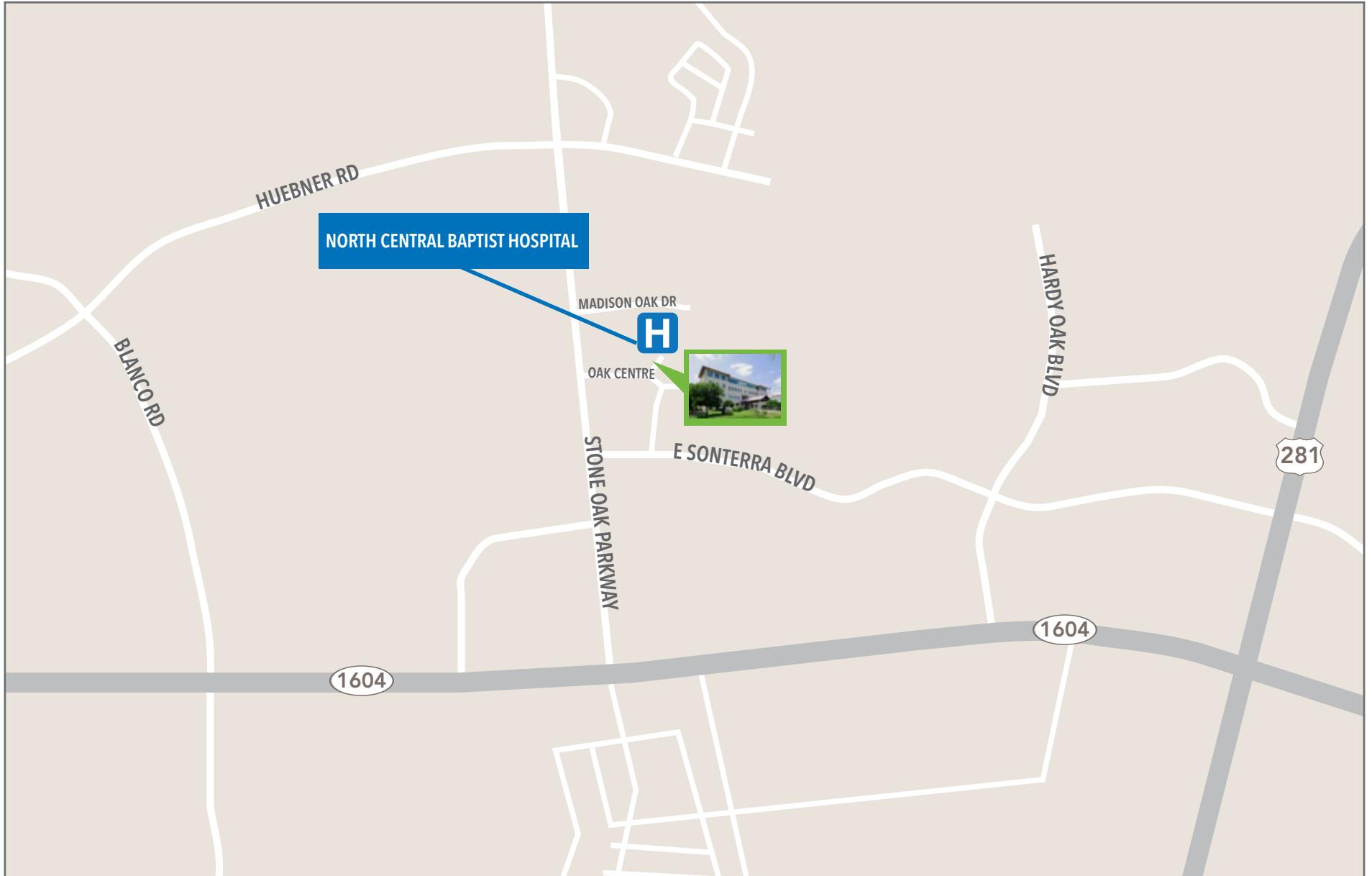
1,227 SF

- Waiting Area / Reception Area
- 3 Exam Rooms
- Break Room
- Private Doctor's Office
- Storage Room
- Interior Restroom



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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.

YPES 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.

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.

LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - 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.

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
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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