



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



Natasha Sattler
512.769.5594
nsattler@dhrp.us

1ST FLOOR OPEN MEDICAL OFFICE SPACE 12,856 SF

7540 Louis Pasteur Dr | San Antonio, TX 78229

IN THE HEART OF THE MEDICAL CENTER

Across the street from Methodist Children's Hospital

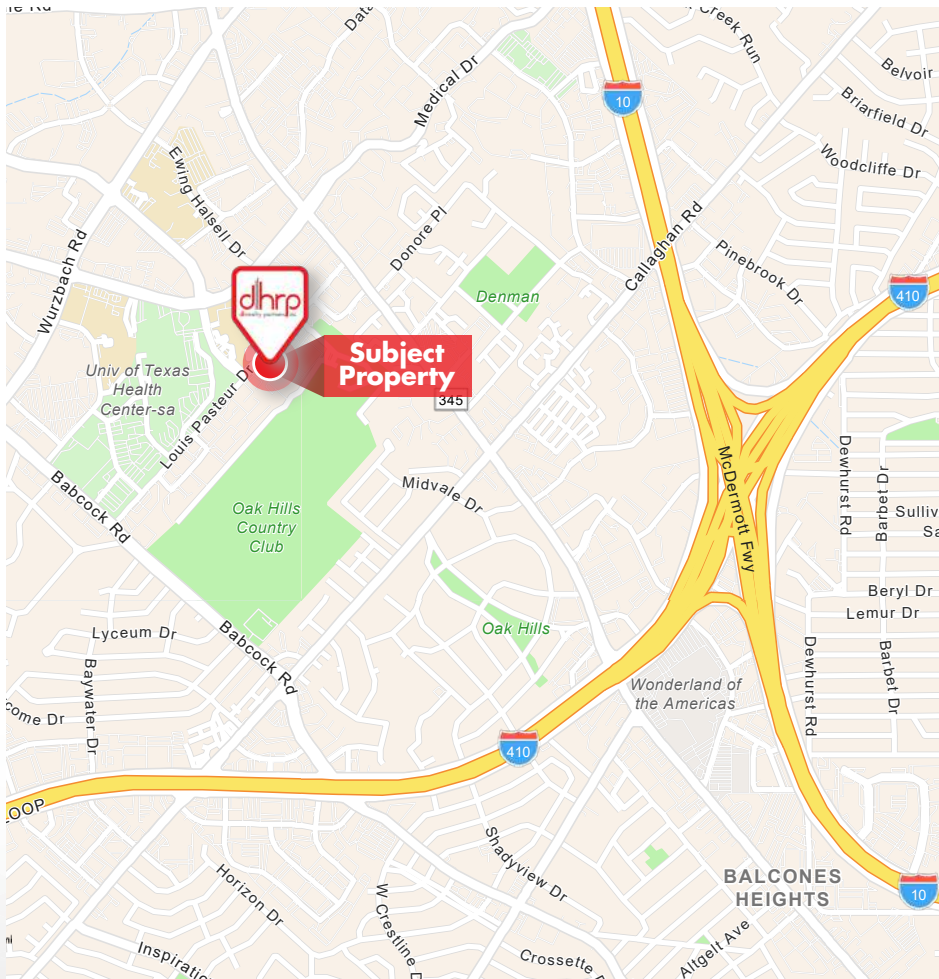


View from 7540 Louis Pasteur Roof

FOR LEASE

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LOCATION

Louis Pasteur and Ewing Halsell Directly Across from Methodist Main and Methodist Children's Hospital in the Heart of the South Texas Medical Center.

DESCRIPTION

Former dialysis clinic, 12,856 RSF, with large treatment floor and over 10 exams or office, waiting, reception, water treatment room, multiple patient rest rooms. 3 per 1000 parking; covered parking available. Within blocks of UT Health, Baptist Hospital, University Health and less than 2 miles from Christus Santa Rosa. Large open space on the first floor. Can be divided.

HIGHLIGHTS

- First floor space
- 12,856 RSF contiguous space
- Across from Methodist Main and The Children's Hospital
- Located in the heart of the Medical Center

ZONING

C-2

AVAILABLE SPACE

±12,856 RSF (First Floor)

LEASE TERM

3 - 7 Years

LEASE RATE

Contact Broker

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AERIAL MAP



POINTS OF INTEREST

- Methodist Hospital Main
- Methodist Children's Hospital
- **NEW METHODIST BUILDING!** Oak Hills Women's Pavilion with Seven Oaks Women's Center as Anchor Tenant
- UT Health San Antonio School of Nursing
- UT Health San Antonio MD Anderson Cancer Center
- University of Texas Health Science Center
- University Hospital - University Health
- **NEW!** University Health Women's & Children's Hospital
- South Texas VA Hospital
- CHRISTUS Santa Rosa Hospital
- Methodist Hospital Specialty and Transplant
- **NEW!** UT Health Multispecialty and Research Hospital
- St. Luke's Baptist Hospital
- Galen College of Nursing

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METHODIST HEALTHCARE

Methodist Healthcare is recognized as the most respected and preferred healthcare provider in the South Texas community because of their outstanding team of nurses, medical professionals and physicians. More people turn to their San Antonio doctors than any other hospital or system when they need healthcare.



*Methodist Healthcare earns its excellent reputation at the bedside of each patient. At each of their facilities, Methodist Healthcare offers an outstanding selection of **doctors, healthcare professionals, equipment and health services from wellness events to transplant services, pediatrics, dermatology, cardiology, oncology and a complete range of other medical services** in the South Texas region.*



*Their network of greater San Antonio hospitals includes **nine acute care facilities:** Methodist Hospital, Methodist Children's Hospital, Methodist Hospital Metropolitan, Methodist Hospital Northeast, Methodist Hospital Atascosa, Methodist Hospital Specialty and Transplant, Methodist Hospital Stone Oak and Methodist Hospital Texsan.*

*As San Antonio's **second largest private employer**, their facilities employ more than 11,000 individuals, including 2,700 physicians in all specialties.*

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METHODIST CHILDREN'S HOSPITAL

MCH opened in 1998 as the only hospital in San Antonio and South Texas designed and built especially for children.



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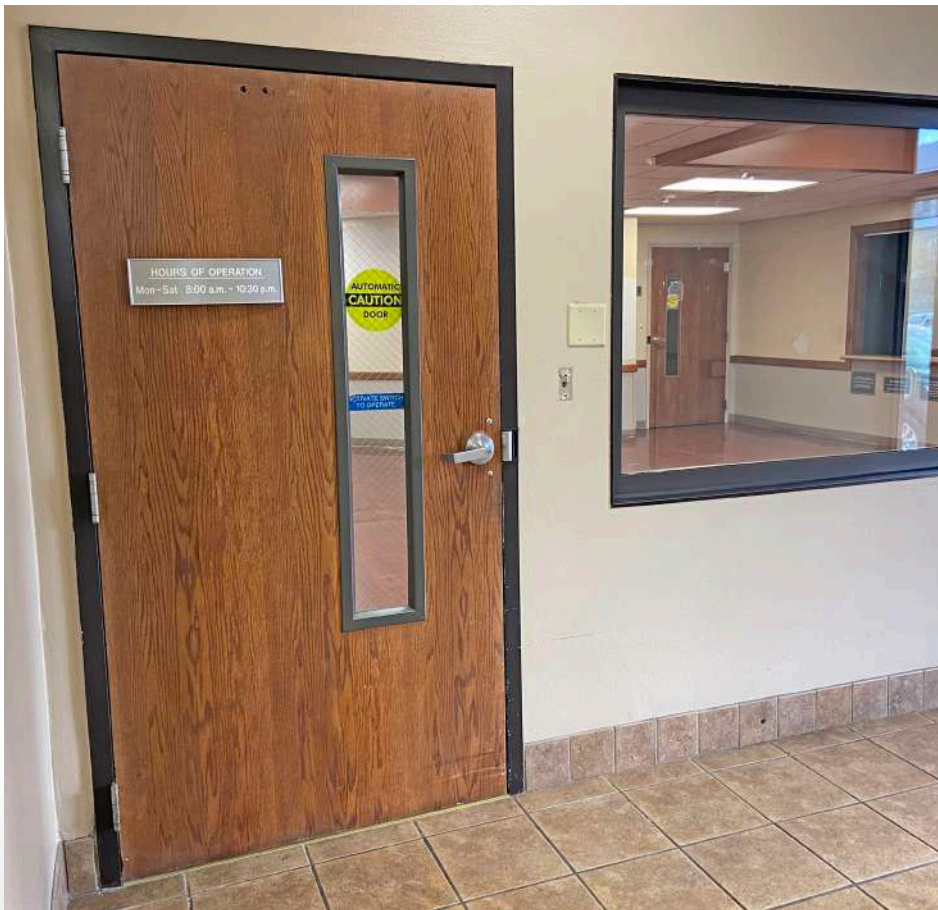
- The facility offers outstanding pediatric services in many specialty areas including **pediatric heart surgery, pulmonology, orthopedics, neurosurgery, newborn and pediatric intensive care, oncology and emergency services.**
- As one of few hospitals in the nation, MCH uses **gaming and virtual technology** to ease the anxieties of young patients, as well as **nationally-recognized art therapy programs.**
- **202 Licensed** & Operational beds
- **7** Operating suites
- **91** percentile HCAHPS overall 2018
- **FIRST - Level IV NICU** in San Antonio & one of the - **LARGEST - in the region**
- **First-Ever** Certified **Facility Dog** in Central & South Texas
- **First Pediatric Aortic Heart Valve** procedure in Texas
- **Largest Pediatric BMT Program** in San Antonio
- **Largest Congenital Heart Program** in San Antonio for Pediatrics & Adults

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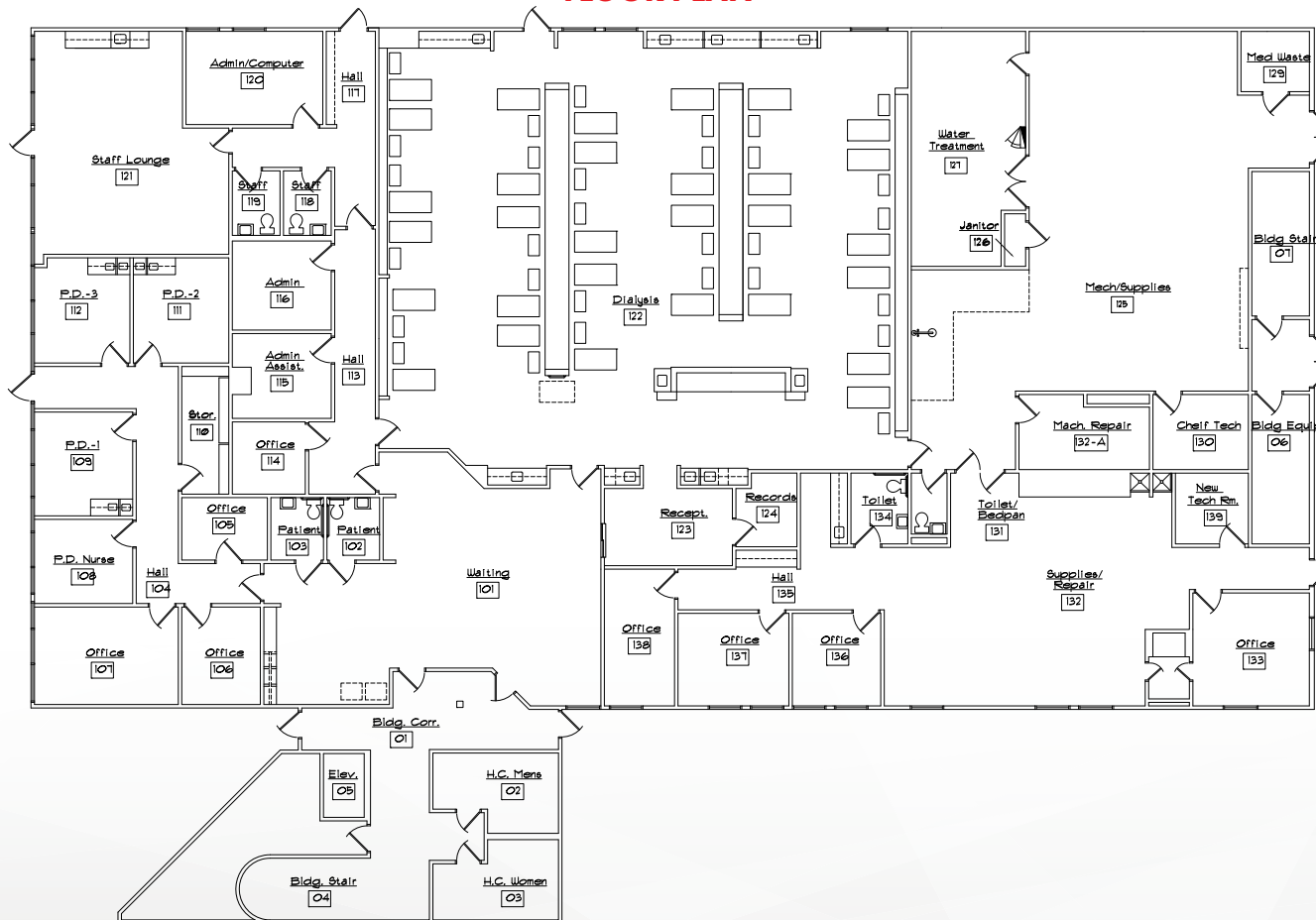


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FLOOR PLAN



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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	19,489	142,091	363,775
Median Age	32.1	34.7	35.4
Avg Household Size	1.9	2.2	2.4
Median Household Income	\$47,489	\$53,301	\$57,649
Avg Household Income	\$66,025	\$76,277	\$84,279

Source: ESRI, 2023



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SAN ANTONIO MARKET OVERVIEW

San Antonio has been named “Military City, USA” for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio’s healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio’s second largest employer.

With a thriving local economy, **a central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience** and **healthcare**, **aerospace**, **IT** and **cybersecurity**.



2.3M
TOTAL
POPULATION

7TH
LARGEST CITY
IN THE U.S.

3RD
FASTEST
GROWING
ECONOMY

28%
PROJECTED
POPULATION
GROWTH

12
ACCREDITED
UNIVERSITIES &
COLLEGES

120
NEW RESIDENTS
PER DAY

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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