

# REMINGTON OAKS OUTPATIENT MEDICAL

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



# REMINGTON OAKS OUTPATIENT MEDICAL

525 Oak Centre Dr., San Antonio, TX 78258

**TRANSWESTERN**  
REAL ESTATE  
SERVICES



## AVAILABILITY

- Suite 120: 1,030 SF
- Suite 140: 5,151 SF *(Available 3/1/26)*
- Suite 160: 1,902 SF *(Spec suite coming soon)*
- Suite 240: 1,674 SF
- Suite 300: 5,210 SF
- Suite 410: 3,878 SF
- Suite 415: 1,734 SF

*\*4th Floor: Up to 5,612 contiguous SF*

## SPECS

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

## BUILDING AMENITIES

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

FOR LEASING INFORMATION CONTACT:

■ LUCIA SALINAS ■ 210.253.2931 ■ [lucia.salinas@transwestern.com](mailto:lucia.salinas@transwestern.com)

■ YESENIA M. SMITH ■ 210.563.7070 ■ [yesenia.smith@transwestern.com](mailto:yesenia.smith@transwestern.com)

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## 1ST FLOOR

### Suite 120: 1,030 SF

- Currently set up for back office
- Secondary Exit

### Suite 140: 5,151 SF

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

### Suite 160: 1,902 SF

- Spec suite coming soon

### Suite 140:

5,151 SF



### Suite 160:

1,902 SF

### Suite 120:

1,030 SF

# REMINGTON OAKS OUTPATIENT MEDICAL

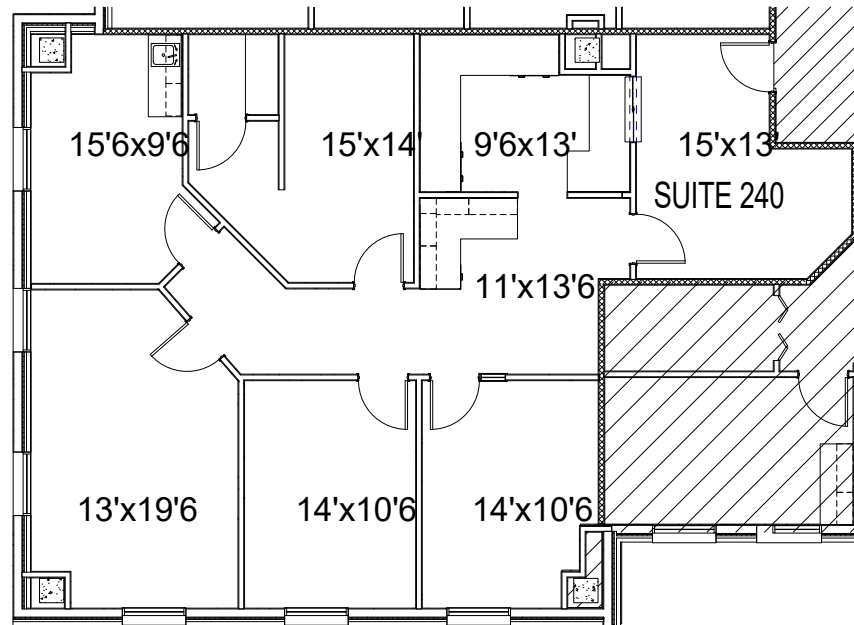
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## SUITE 240: 1,674 SF

- **Second Generation Space**
- Move-In Ready
- Waiting Area
- Reception Area
- Break Room
- Copy Room
- Private Offices
- Perfect for Administrative Office



CLICK OR SCAN TO VIEW VIDEO TOUR

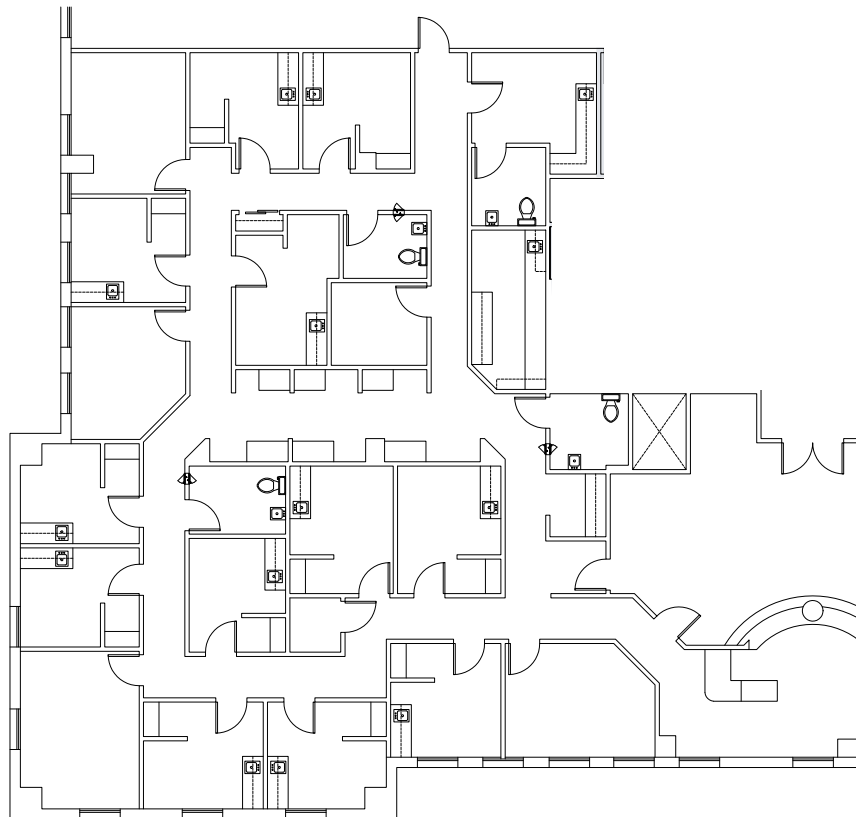


# REMINGTON OAKS OUTPATIENT MEDICAL

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## SUITE 300: 5,210 SF

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



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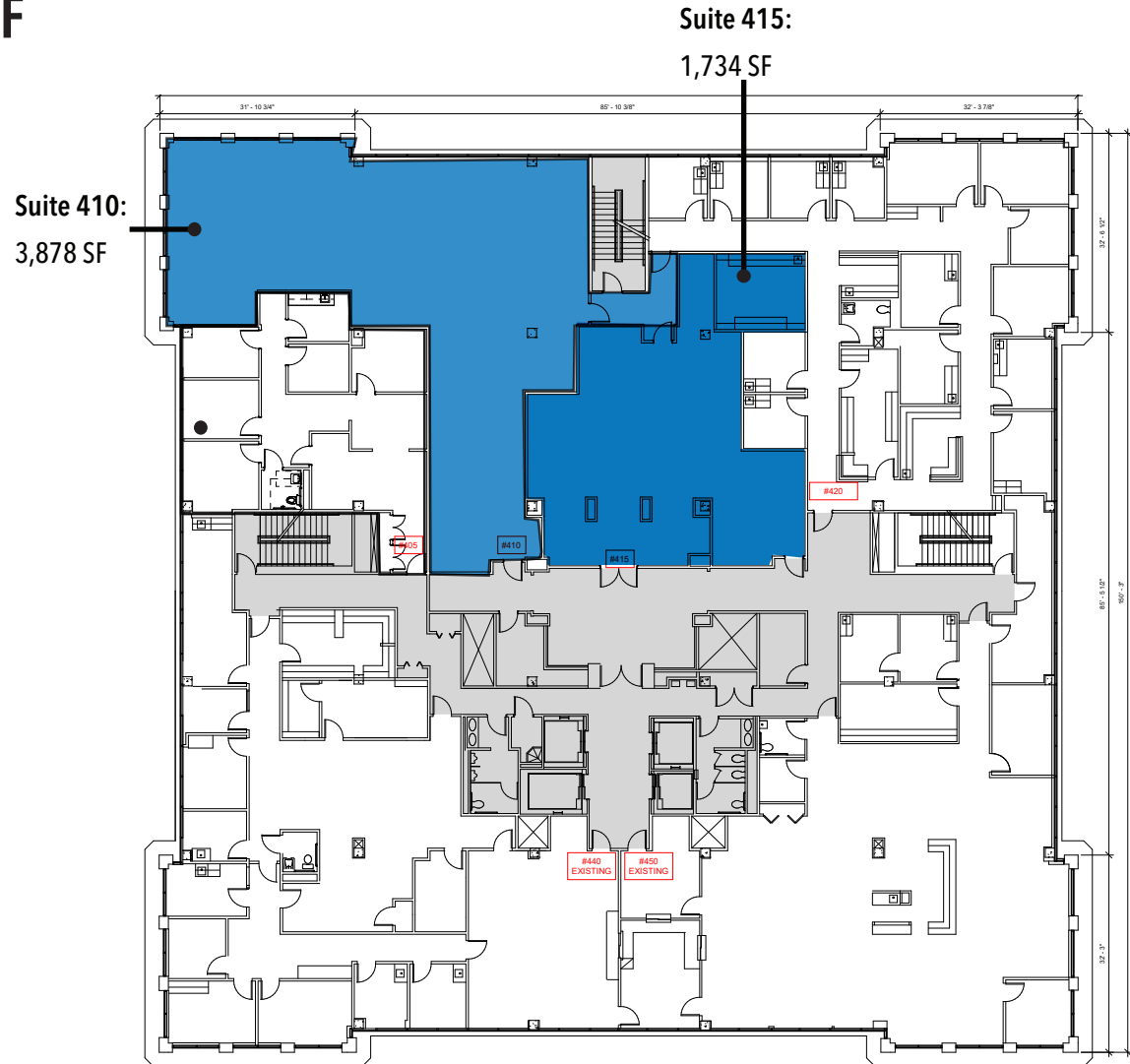
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## 4TH FLOOR: UP TO 5,612 SF

- Suite 410: 3,878 SF\*
- Suite 415: 1,734 SF\*

\*Shell condition and can be built to specifications



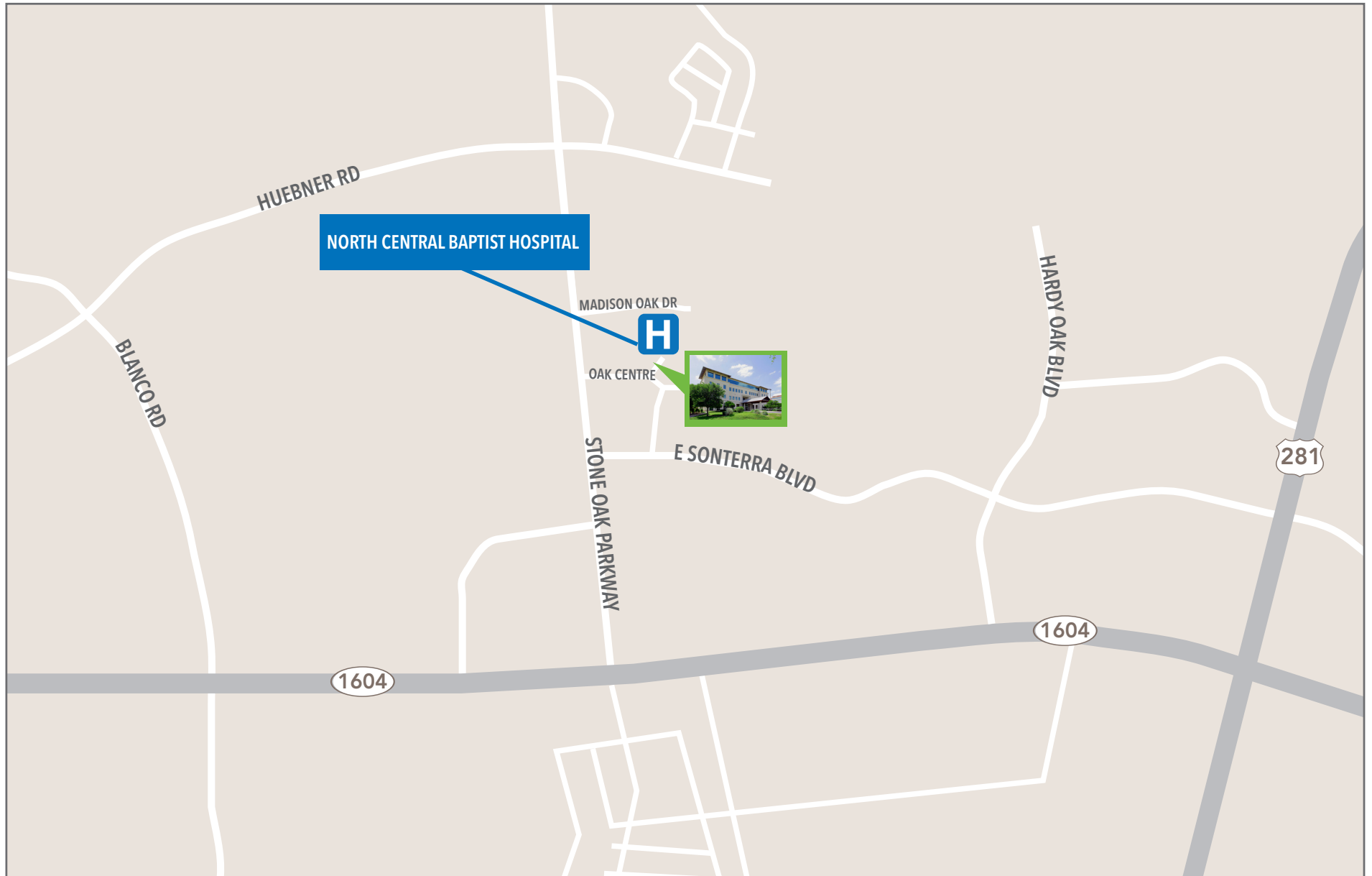
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TRANSWESTERN  
REAL ESTATE  
SERVICES

## About the Landlord

# Healthpeak®

DOC  
LISTED  
NYSE

*Healthpeak is one of the largest publicly-traded owners of healthcare real estate in the United States, with a portfolio of nearly 700 properties and an enterprise value of over \$23 billion.*

Healthpeak builds, owns, and manages spaces for healthcare delivery and discovery that fuel innovation, enhance communities, and drive shareholder value. With expertise in the ownership and management of Outpatient Medical and Lab properties, we deliver real estate solutions for professionals and patients where health and well-being thrive.

More than 30 million patients and visitors utilize our medical buildings annually, and the therapeutics and diagnostics discovered in our research labs improve lives worldwide. Our portfolio of nearly 700 high-quality assets is leased to leading biopharma and health system tenants. As a publicly traded S&P 500 company (NYSE:DOC), we are positioned to deliver sustained benefits to our investors, teammates, and communities we serve.

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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<br>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/<br>Associate                      | License No. | Email                           | Phone        |
| Licia Salinas   | 579653      | licia.salinas@transwestern.com  | 210-341-1344 |
| Sales Agent/Associate's Name  | License No. | Email                           | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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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/<br>Associate                      | License No. | Email  | Phone        |
| Yesenia Marili Smith  | 819516      | <a href="mailto:yesenia.smith@transwestern.com">yesenia.smith@transwestern.com</a> | 210-341-1344 |
| Sales Agent/Associate's Name  | License No. | Email  | Phone        |

Buyer/Tenant/Seller/Landlord Initials

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