





PROPERTY DESCRIPTION (January 2017)

BUILDING NAME: Forest Park Medical Center at San Antonio (former)

ADDRESS: 5510 Presidio Parkway San Antonio, TX 78249

OCCUPANCY: Hospital: 0% MOB: 6%

FF&E: Currently in place

BUILDING SIZE: Hospital: 154,282 MOB: 79,964

YEAR BUILT: 2014 LAND AREA (ACRES): 8.33

BEDS/ORS 54 Beds/12 ORs

ZONING: GC-1

PARKING: 658 total (474 in parking garage, plus 184 surface)

OWNERSHIP: Fee Simple Interest

FOUNDATION/STRUCTURE: Concrete slab on compacted fill foundation, metal deck with lightweight concrete cover on other floors

EXTERIOR WALLS/WINDOWS: Structural steel with combination of stucco, concrete and glass

INTERIOR FINISHES: 1-3/4 solid core prefinished doors, porcelain tile and carpet flooring, textured & painted sheetrock,

combination textured & painted sheet rock and suspended acoustical tile ceilings

HEATING & COOLING (HVAC): 2x Lochinvar Boilers/FBN3000. 5x Air Handling Unit's: AHU-1A/Johnson Controls/XTO-102-

QQLJ046A, AHU-1B/York/XTI-102X120-QAMA046A, AHU-2A/Temtrol/WF-RSA-RSH68-E, AHU-4A/Johnson Controls/XTO-114x120-QQLJ046A, AHU-4B/Johnson Controls/XTO-102x108-QQKH046A. 2x

York Chillers/YKCCCRQ3-EKGS.

ROOF: Carlisle/Lightweight, Concrete and Metal, 115-mil White TPO.

ELECTRICAL: 2x Pad mounted transformers/480Y/277V. **GENERATOR:** Kohler/2000REOZMD/2000KW diesel

PLUMBING: 2x Lochinvar Boilers/AWN1500 STAIRWELLS: Hospital - 4; MOB - 2; Garage - 1

ELEVATORS: Hospital 2 Electric Visitor Elevators/TKE/TAC 50-04/3500lbs with space to add a 3rd unit

2 Electric Staff Elevators/TKE/TAC 50-04/5000lbs

2 Hydraulic Elevators - Central Sterile (Clean/Dirty)TKE/TAC 32/2500lbs

MOB 2 Elevators

Parking Garage 2 Hydraulic TKE/TAC 32/3500lbs

FIRE/LIFE SAFETY/SPRINKLER: Building is fully automatic fire sprinkler system and stair located standpipe. Fire extinguishers are

provided throughout the medical office. A fire hydrant is located within 50' of building perimeter.









HOSPITAL

FLOOR	GBA	FEAT	FEATURES			
1	55,300	Emergency Room, Imaging, Pharmacy, Cafeteria, Administrative Offices, Mechanical Areas, Dock, Mezzanine				
2	52,955	12 Operating Rooms, 19 Post-Operative Rooms, 15 Pre-Operative Rooms, 6 ICU Rooms, Cardiac Cath Lab, Waiting Areas, Retail Coffee Bar (previously branded and operated by Starbucks), Balcony				
3	22,676	16 Private Patient Rooms, 8 VIP Patient Rooms with Nurse Stations, Balcony				
4	23,352	27 Private Patient Rooms with Nurse Stations				
TOTAL	154,282					
MOB						
FLOOR	USF	RSF	FINISHED OUT RSF	SHELL	NOTES	
1	16,267	18,021	7,090	10,931		
2	18,696	20,678	15,922	4,756	Exam Suite & Back Office Administration	
3	18,696	20,678	0	20,678		
4	18,696	20,678	3,073	17,514	3,073 is orthopedic practice	
TOTAL	72,342	79,964	26,085	53,879		

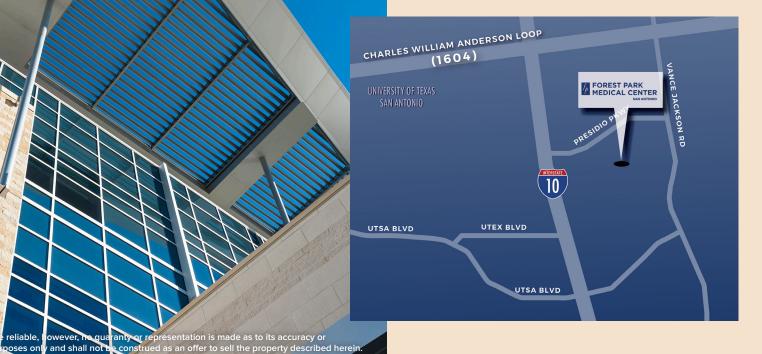
PARKING

- Four-story parking garage containing 474 spaces in approximately 170,000 square feet
- 184 additional surface parking spaces are available for a total of 658 spaces



LOCATION

5510 Presidio Parkway San Antonio, TX 78249



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For sale/lease information please contact:

WEBBER BEALL

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