

FOR SALE

**FOREST PARK
MEDICAL CENTER** (former)
SAN ANTONIO



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-QLLJ046A, AHU-1B/York/XTI-102X120-QAMA046A, AHU-2A/Temtrol/WF-RSA-RSH68-E, AHU-4A/Johnson Controls/XTO-114x120-QLLJ046A, 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	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



The information contained herein is from sources deemed to be reliable, however, no guaranty or representation is made as to its accuracy or completeness. Furthermore, the content is for informational purposes only and shall not be construed as an offer to sell the property described herein.



For sale/lease information please contact:

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