

FOR SALE  
**PREMIER, CLASS A  
MEDICAL CENTER**  
SAN ANTONIO



# PROPERTY DESCRIPTION (January 2017)

**BUILDING:** The Former Forest Park Medical Center at San Antonio

**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
<b>TOTAL</b>	<b>154,282</b>	

## 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
<b>TOTAL</b>	<b>72,342</b>	<b>79,964</b>	<b>26,085</b>	<b>53,879</b>	

## PARKING

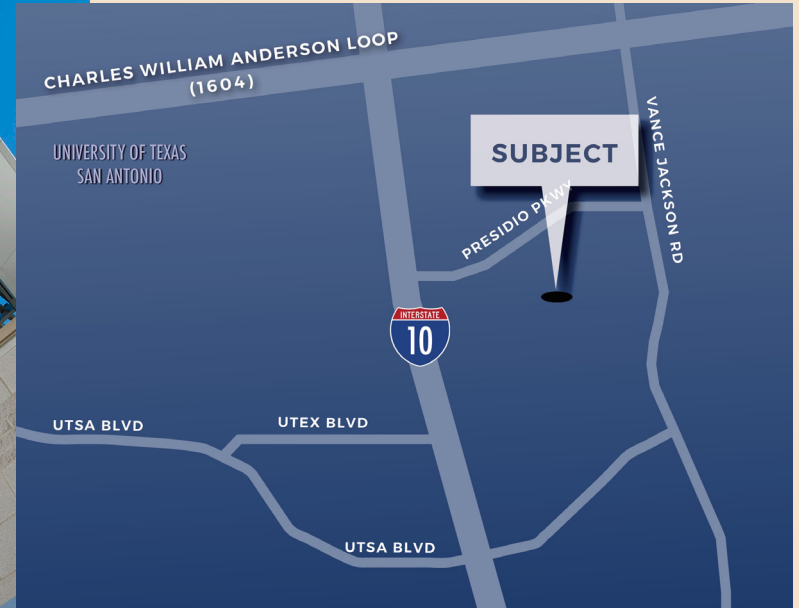
- Four-story parking garage containing 474 spaces in approximately 170,000 square feet
- 184 additional surface parking spaces are available for a total of 658 spaces





# LOCATION

5510 Presidio Parkway San Antonio, TX 78249



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