



MEDICAL CENTER TOWER I & II

7940 & 7950 Floyd Curl Dr. | San Antonio, Texas 78229



Class A Medical Office Space for Lease

The Medical Center Towers are strategically located in the heart of The South Texas Medical Center with easy access from IH-10 and Loop 410. These 10-story buildings on the St. Luke's Baptist Hospital Campus offer a convenient enclosed sky bridge to St. Luke's Hospital and a covered walkway to Methodist Specialty and Transplant Hospital. The attached parking garage and surface lot allow for ample parking for both patients and physicians. The Medical Center Towers are comprised of second-generation suites of varying sizes and several on-site amenities. The buildings offer on-site café, property management, radiology, lab, and pharmacy along with significant retail, restaurant, and hospitality amenities nearby. The buildings boast synergistic tenancy providing physician groups in all fields with strategic growth and referral opportunities.



Property Highlights

- Located directly on the St. Luke's Baptist Hospital Campus
- Enclosed sky bridge to St. Luke's Baptist Hospital and Women's Center
- Covered walkway to Methodist Specialty & Transplant Hospital
- Attached parking garage & surface parking
- On-site property management
- On-site cafe, radiology, lab and pharmacy



Year Built

Tower I (1979) / Tower II (1986)



Building Size

Tower I (98,731 SF) / Tower II (102,792 SF)



Parking Ratio

3.15/1000 SF



Lease Rate

Negotiable (MG) with generous TI



No. of Floors: 10 each Tower



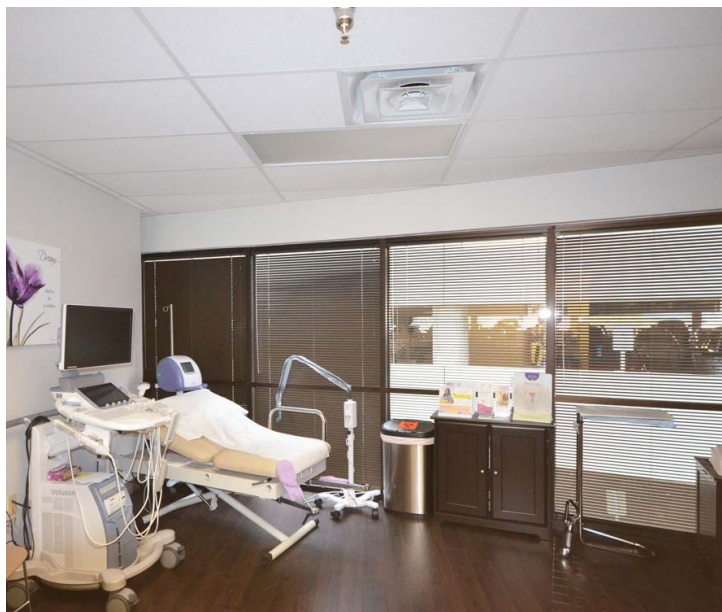
Move-in ready suites



Building Availabilities



Click or scan to View Plans



(1 Mile Radius)



Nearby Map & Amenities

RESTAURANTS

- Sonic
- Kohinoor
- Eropa Restaurant and Bar
- Tommy's Restaurant
- Golden Wok
- Starbucks
- 4th Quarter Sports Bar
- Hooters
- Dahlia Thai Cuisine
- Dry Dock Oyster Bar
- Torchy's Taco
- P. Terry's Burger Stand
- Taco Cabana
- India Palace
- KFC
- San Antonio Burger
- Lindo Jalisco Mexican
- Brickyard BBQ
- Sairta's Mexican Restaurant
- Cedar Mediterranean Grill
- Subway
- Fusion Food
- Tao's Thai Hot Restaurant
- Whataburger
- Raising Cane's Chicken Fingers
- Chipotle Mexican Grill
- French Corner Grill
- Moroccan Café
- Original Blanco Café
- Oak Hills Tavern
- Mencius' Gourmet Hunan Restaurant
- Dairy Queen
- Highlander Bar and Grill
- Ray's Pizzeria
- McDonald's
- Dunkin
- Suck It The Restaurant
- Merit Coffee
- Bakery Lorraine
- Sandwich De Paris
- Deco Pizzeria
- Losoya's Express
- Little Woodrow's Babcock
- Luciano Neighborhood Pizzeria

SHOPPING

- Frederick North Shopping Center
- UPS
- Dragon's Lair Comics & Fantasy
- Walgreens
- CVS
- Sunshine Uniforms

HOTELS

- Courtyard By Marriott
- Studio 6
- Motel 6
- Fairfield Inn & Suites

BANKS

- IBC Bank
- Amegy Bank
- Broadway Bank
- Wells Fargo Bank
- Frost Bank
- BB&T
- BBVA Bank
- Bank of America

GAS

- Valero
- Shell
- Exxon
- Shell

NEAR BY DISTANCE



SA Int'l Airport
15 Minutes



Shops at La Cantera
14 Minutes



Downtown S.A.
20 Minutes



The Rim Shopping Ctr
22 Minutes



Lee N. McKenna, MHA

+1 956-792-1227

lee.mckenna@jll.com

Allie Arthur

+1 210-293-6843

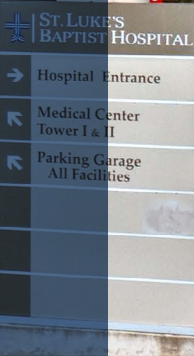
allie.arthur@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.

MEDICAL CENTER TOWER I & II

7940 & 7950 Floyd Curl Dr. | San Antonio, Texas 78229

↙ PARKING
GARAGE



Lee N. McKenna, MHA

+1 956-792-1227

lee.mckenna@jll.com

Allie Arthur

+1 210-293-6843

allie.arthur@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Lee McKenna	715532	lee.mckenna@jll.com	210-293-6842
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Allie Arthur	748527	allie.arthur@jll.com	210-293-6843
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date