



MISSION TRAIL MEDICAL PLAZA

3327 Research Plaza | San Antonio, Texas 78235

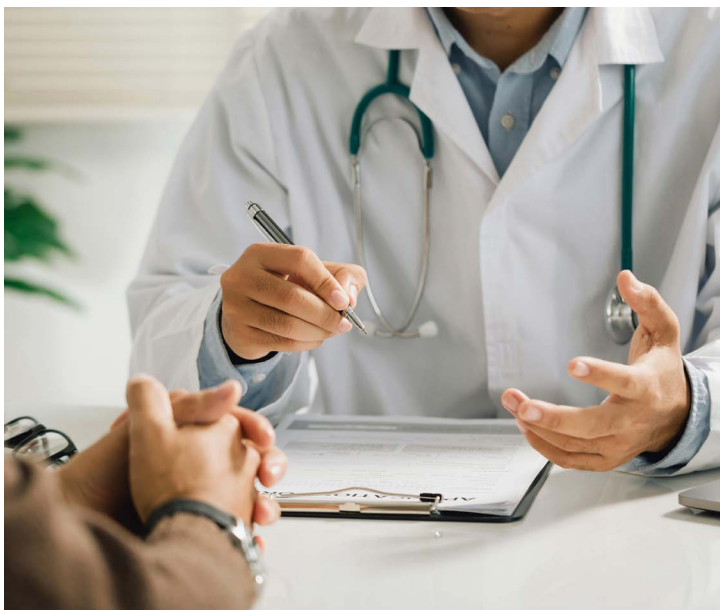
**BUILDING OWNED & MANAGED BY
HEALTHCARE REALTY**



Medical Office Space for Lease

Mission Trail Medical Plaza is an 80,000 square foot, Class A medical office building built in 2011 on the Mission Trail Baptist Hospital campus. Located on the rapidly growing Brooks City Base community in southern San Antonio, this 4-story building offers multiple move-in ready, second generation suites. At the corner of Research Plaza and Inner Circle Rd., Mission Trail Medical Plaza is strategically located on the 1,038-acre mixed use community of Brooks City Base Campus, offering convenient ingress and egress to SE Military, IH-35, and IH-37.

Mission Trail Medical Plaza is connected to Mission Trail Baptist Hospital through a climate controlled walkway with access to hospital and emergency services. The location offers a growing number of conveniently located amenities for entertainment, dining, and hospitality. Patients also have access to ample free surface parking, with a safe drive through porte cochere for patient drop-off and pick-up.



Property Highlights

- Located on the Mission Trail Baptist Hospital Campus
- Porte Cochere for patient drop-off and pick-up
- Class A finishes with ample free patient parking
- Attached to hospital through climate controlled walkway
- Convenient ingress/egress to SE Military, IH-35, and IH-37



Year Built

2011



Building Size

80,000 SF



Parking Ratio

5/1000 SF



Lease Rate

Negotiable (NNN) with generous TI Allowance



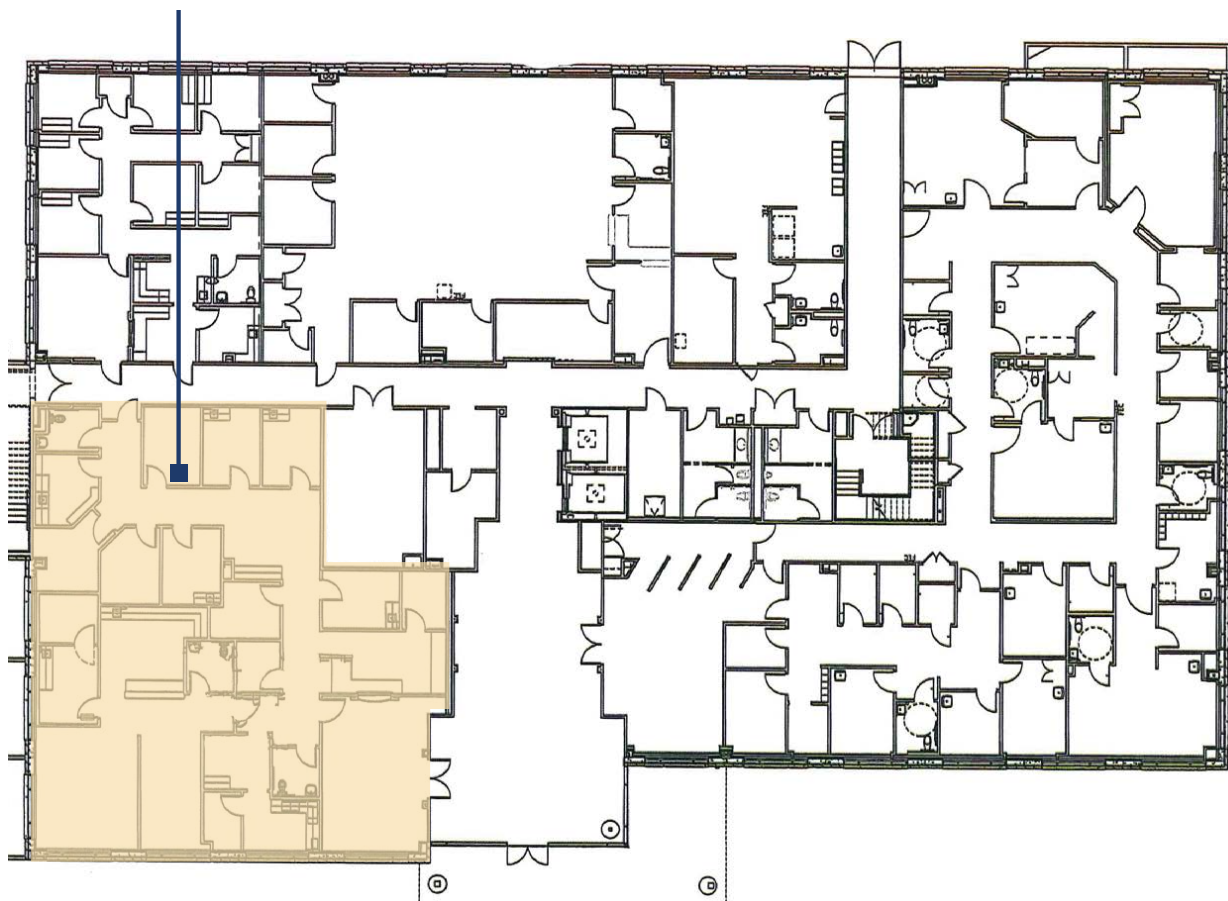
Move-in

ready suites

Available Floorplans

Available

Suite 102 - 4,300 RSF



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(1 Mile Radius)



RESTAURANTS

- 1917 Restaurant
- Las Palapas
- IHOP
- Peter Piper Pizza
- Olive Garden
- Panda Express
- Whataburger
- Cracker Barrel Old Country Store
- Brooks Pub
- Shangrila
- La Unica Birotes
- Buffet City
- Jack in the Box
- Burger King
- Sonic Drive – In
- A&W Restaurant
- Chili's Grill & Bar
- Chick-fil-A
- Little Caesars Pizza
- Subway
- Marble Slab Creamery
- Starbucks
- Buffalo Wild Wings
- Chaba Thai Restaurant
- The Longhorn Café
- McDonald's

SHOPPING

- The Home Depot
- Cricket Wireless
- FedEx Office Print & Ship Center
- Boot Barn
- Dollar Tree
- Petco
- Spectrum
- TGF Hair Salon
- Target
- Mattress Firm
- T-Mobile
- GameStop
- H-E-B
- Goodwill Store
- The Wash Tub
- Planet K
- I Heal Computers and More
- Northern Tool + Equipment
- Discount Tire
- Lowe's Home Improvement
- Sports Clips
- uBreakiFix
- Sam's Club
- Walmart Supercenter
- James Avery
- Cato Fashions
- LL Flooring
- Best Buy
- Sherwin-Williams Paint Store
- Calument Specialty

HOTELS

- La Quinta Inn
- Quality Suites
- Fairfield Inn & Suites
- Holiday Inn Express & Suites
- Hampton Inn & Suites

BANKS

- IBC Bank
- First Convenience Bank
- Broadway Bank
- Woodforest National Bank

GAS

- Circle K
- H-E-B Fuel
- Valero
- Sam's Club Fuel Center

NEAR BY DISTANCE



SA Int'l Airport
23 Minutes



Downtown S.A.
16 Minutes



South TX Medical Ctr
25 Minutes



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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.

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



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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

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