

For Sale or Lease

61,358± RSF available



1975 Babcock Road | San Antonio, TX

The former Nix Behavioral Health Center is available for immediate occupancy and can accommodate specialty medical groups seeking a full building opportunity in the South Texas Medical Center. In 2018, Nix Health invested approximately \$5 million for capital improvements which includes roof, parking, elevators and HVAC upgrades throughout the facility.



BUILDING SPECIFICATIONS

1975 BABCOCK RD

Building size:	61,358± SF / Two-stories
Year built:	1972
Year renovated:	2014 & 2018
Site size:	2.243± AC
Legal description:	Lot 40, Block 1, New City Block 12811 Oakhills Park
Zoning designation:	C-2 S with specific use for a hospital
Parking:	116 spaces including 4 handicapped spaces
Foundation:	Slab on grade, pier supported
Exterior materials:	Brick veneer with stucco inlay at window locations. Aluminum windows and storefront
Interior finishes:	Painted gyp board walls with tile accents. Acoustical and gyp board ceilings. Tile and sheet vinyl floors
HVAC:	Central air provided by new roof top units. In room air provided by new wall mounted PTAC units
Roof:	Built up roof with aggregated surfacing
Electrical:	Pad mounted transformers with a 130KW standby generator
Plumbing:	Four 100 gallon capacity gas-fired water heaters
Elevators/stairs:	Two new hydraulic passenger elevators. Stairs are concrete filled steel pan system.
Fire and life safety:	Full protection provided by a Life Safety System and fire panel with automatic sprinkler system



LOCATION

1975 BABCOCK RD

The property is located within the South Texas Medical Center, a 900 acre district made up of seventy-five medically related institutions, more than forty-five clinics, twelve major hospitals, one higher education institution, and countless small practices and offices.

These institutions are responsible for groundbreaking research, helping advance medical technology everywhere. They provide state-of-the-art healthcare services to patients from all over South Texas, the US, and the world.



12



47,000±



1,000+



FIRST FLOOR

30,679± RSF



For more information, please contact:

Brian Kates

O: 210 308 9888

M: 210 296 1732

brian.kates@am.jll.com



FIRST FLOOR

AS-BUILT CONDITIONS



Group therapy room



Single patient room



Double patient room

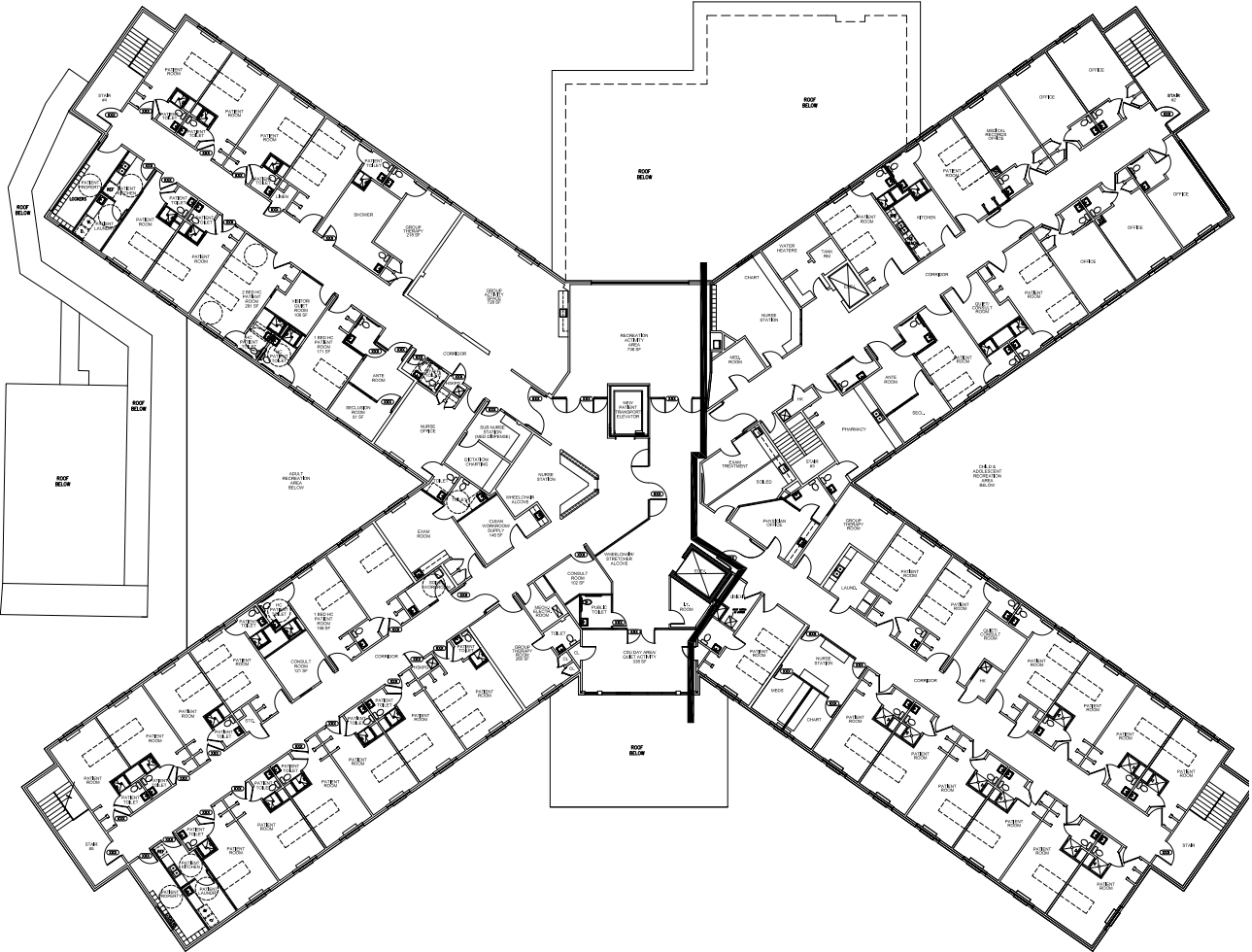


Nurses station

EXISTING FURNISHINGS AVAILABLE

SECOND FLOOR

30,679± RSF



For more information, please contact:

Brian Kates
O: 210 308 9888
M: 210 296 1732
brian.kates@am.jll.com



BUILDING FEATURES

PHARMACY, KITCHEN & OUTDOOR AREAS



For Further Information and to Schedule a Tour,
please contact:

Brian Kates

Senior Vice President

+1 210 308 9888 office

+1 210 269 1732 mobile

brian.kates@am.jll.com

