

# 2040 Babcock Building

2040 BABCOCK RD. SAN ANTONIO, TX 78229  
Medical Office Property

For Lease



## COMMENTS

- \* Attractive office building, perfect for various medical uses including laboratory, dental, and physical therapy
- \* Highly configured lab space available
- \* Situated on the edge of South Texas Medical Center
- \* Easily accessible from IH-10 and Loop 410
- \* On-site backup generator connectivity available
- \* Covered parking offered

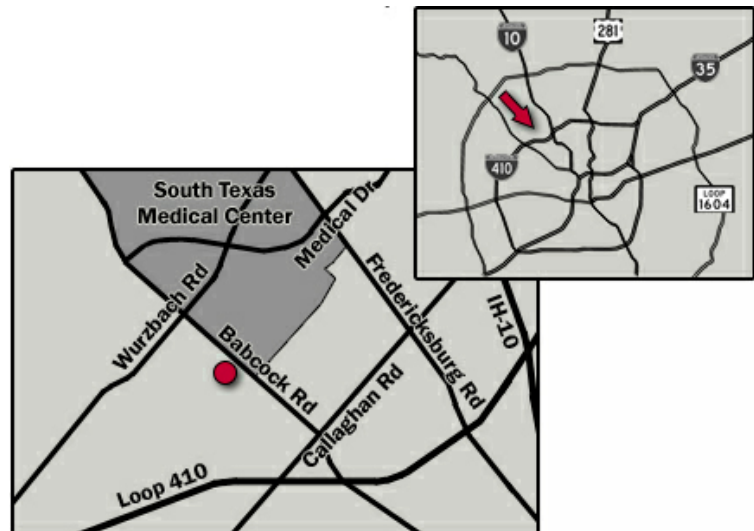
## PROPERTY DESCRIPTION

This attractive four-story medical office building is located in the thriving area of the South Texas Medical Center. The building is easily one of the better medical office structures in the market. An energy management system has been implemented, and the building is wired for a back-up generator. A highly configured lab space is available for companies looking for a research facility without costly improvement expenditures.

## LOCATION

Babcock Rd. & Louis Pasteur Dr.

Typical Floor:	7,911 SF	Floors:	4
Parking Ratio:	1 : 250	Year Built:	1985
Building Size:	31,645 SF	Elevators:	2



James T. Foreman  
Vice President

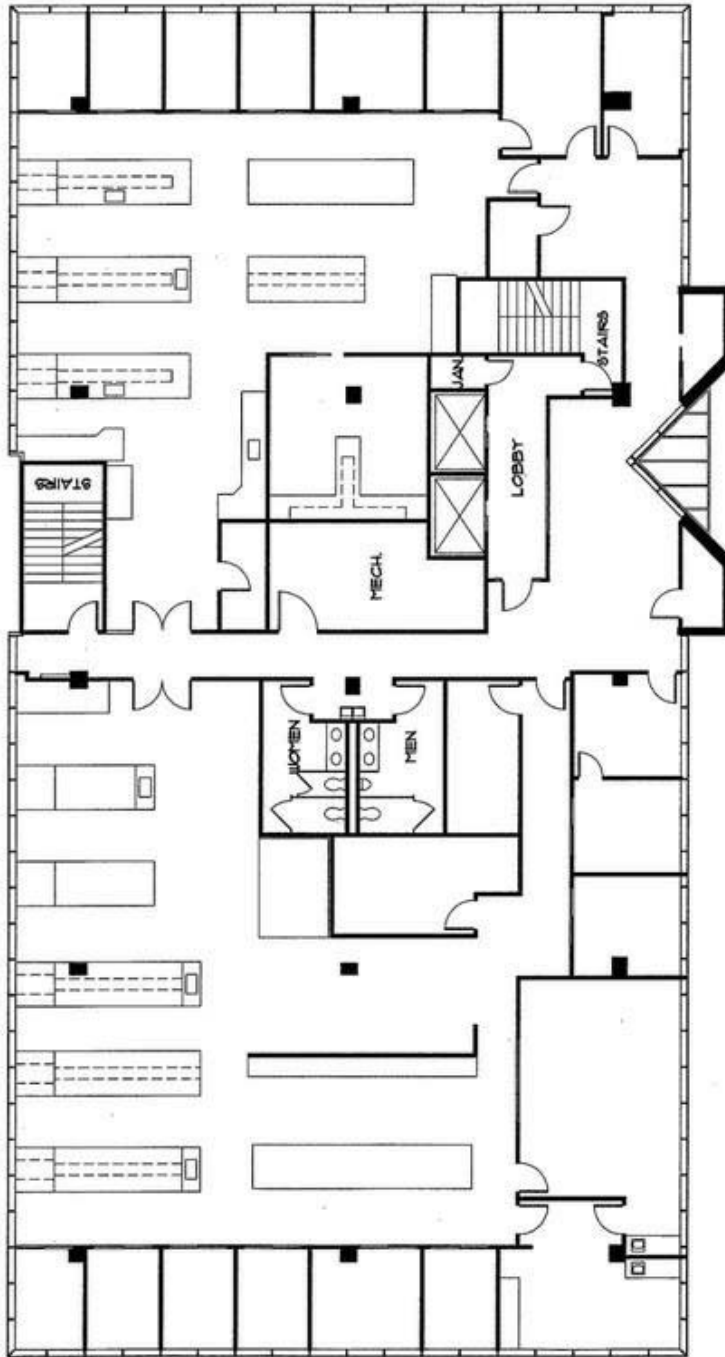
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