GATEWAY MEDICAL OFFICE DEVELOPMENT

NOW PRE-LEASING
THE FIRST MAJOR MIXED-USE DEVELOPMENT
IN THE SOUTH TEXAS MEDICAL CENTER

fulcrum
DEVELOPMENT

GATEWAY
MEDICAL OFFICE DEVELOPMENT

South Texas Medical Center
NW Corner of Wurzbach Road & Fredericksburg Road
San Antonio, TX 78229

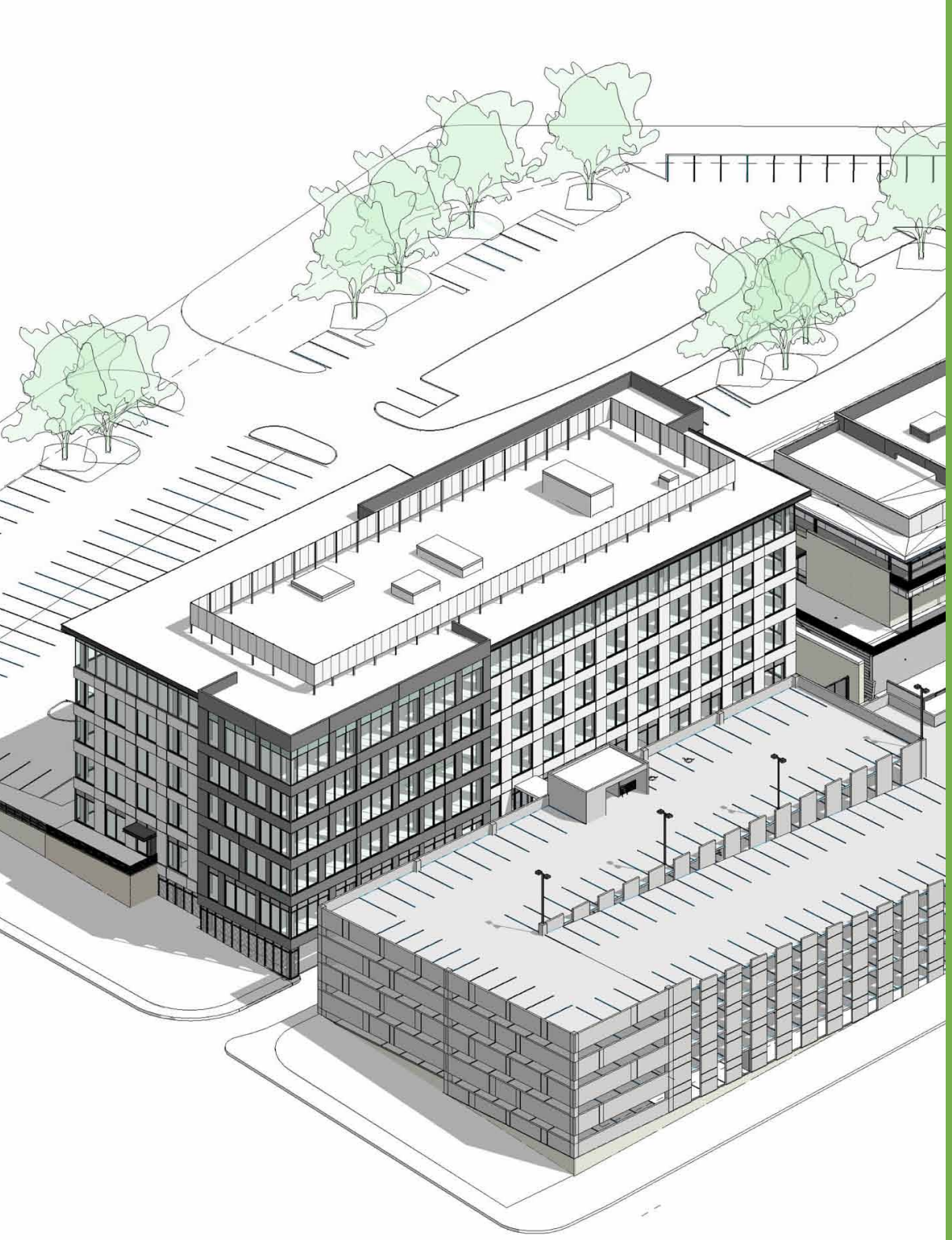
"This is a gateway piece of property for us. It's one of the prime entrances to the Medical Center."

DEVELOPMENT:

fulcrum DEVELOPMENT

PRE-LEASING:

fulcrum PROPERTY GROUP INC

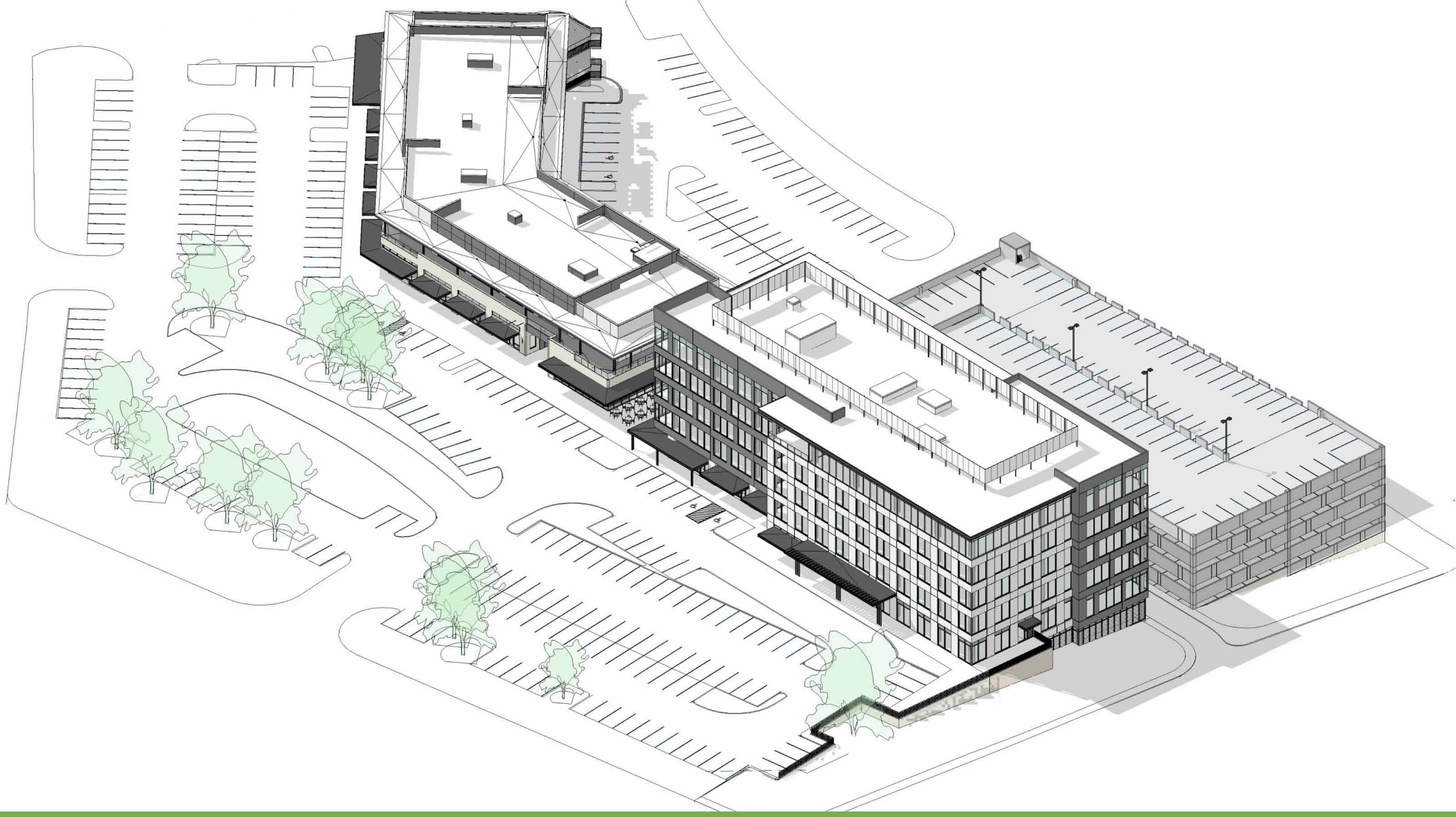


THE FIRST OF ITS KIND

PROJECT OVERVIEW

The Gateway Mixed-Use Development project will be located at the gateway entrance to the South Texas Medical Center at the northwest corner of Wurzbach Road and Fredericksburg Road. The property is approximately seven (7) acres and will consist of a five (5+/-) story Medical Office Building and adjacent three story retail/office space with ample surface and garage parking. At full build-out, the development will contain approximately 125,000 square feet of Class A medical office space and approximately 66,000 square feet of three-story retail/office space, creating a nice mix of uses that will complement each other. This mixed-use development will be the first of its kind, in the entire South Texas Medical Center, that mixes these types of uses and creates this complimentary setting.

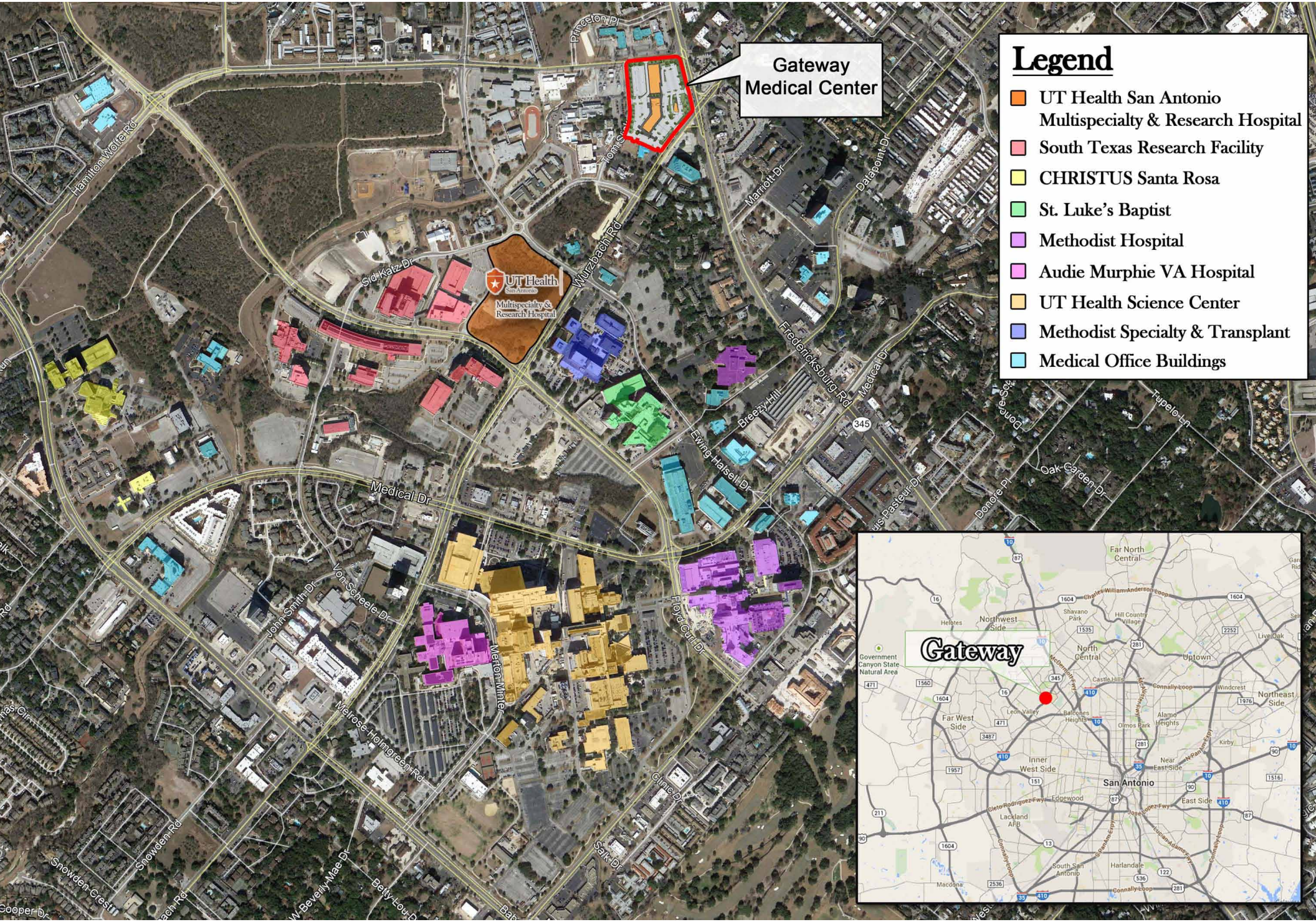
The South Texas Medical Center has 6,000,000 annual patient visits and employs over 35,000 people. It is home to over 75 medically related institutions, 45 clinics and 12 major hospitals.



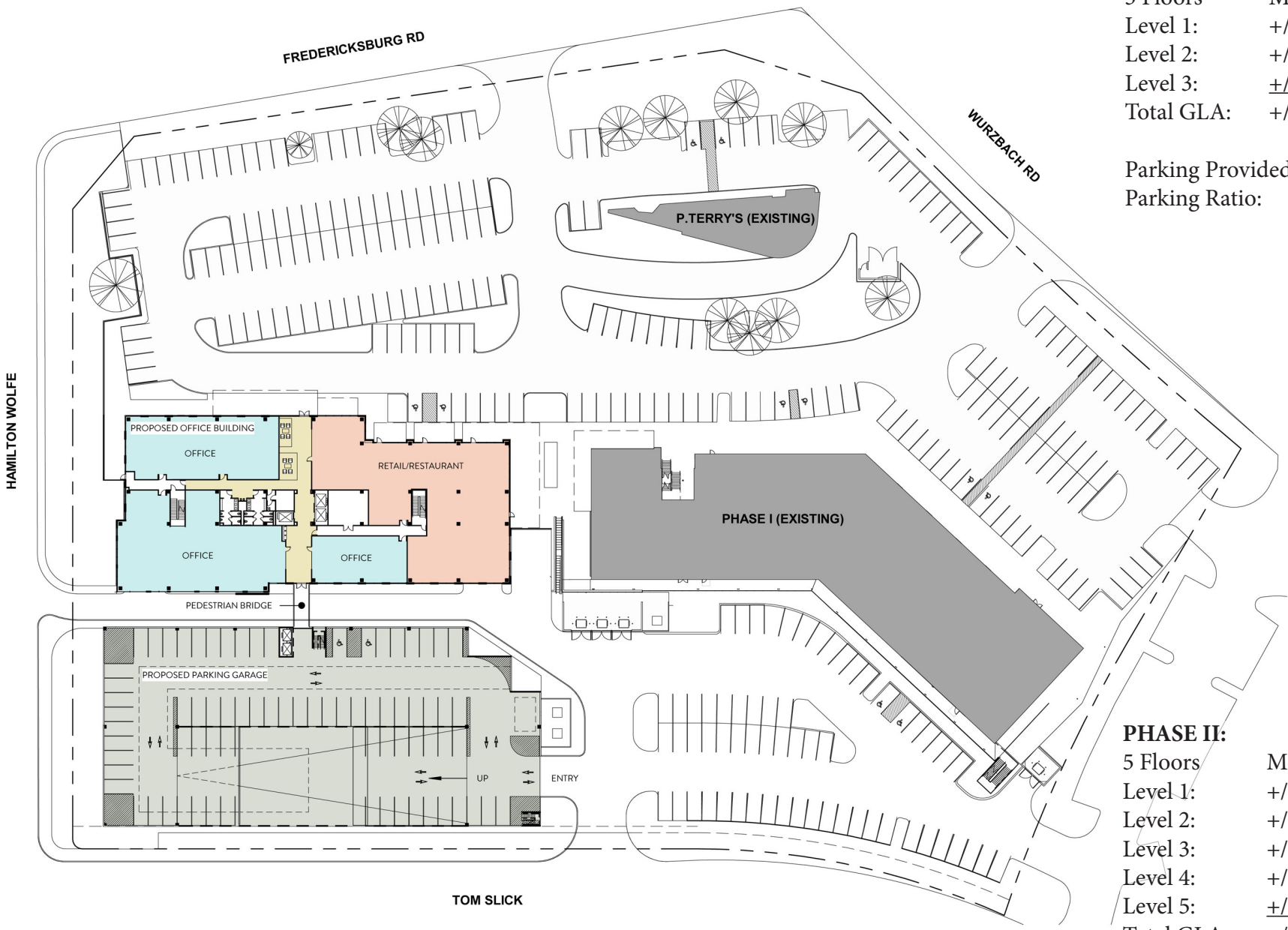
WALKABILITY & CONVENIENCE

The Gateway Development Project will be a walkable community with convenient access to approximately 66,000 square feet of three story retail/office space that will accommodate a nice mix of uses that will complement each other.

LOCATION AERIAL



SITE PLAN



PHASE I:

3 Floors	Mixed Use
Level 1:	+/- 22,000 SF
Level 2:	+/- 22,000 SF
Level 3:	+/- 22,000 SF
Total GLA:	+/- 66,000 SF

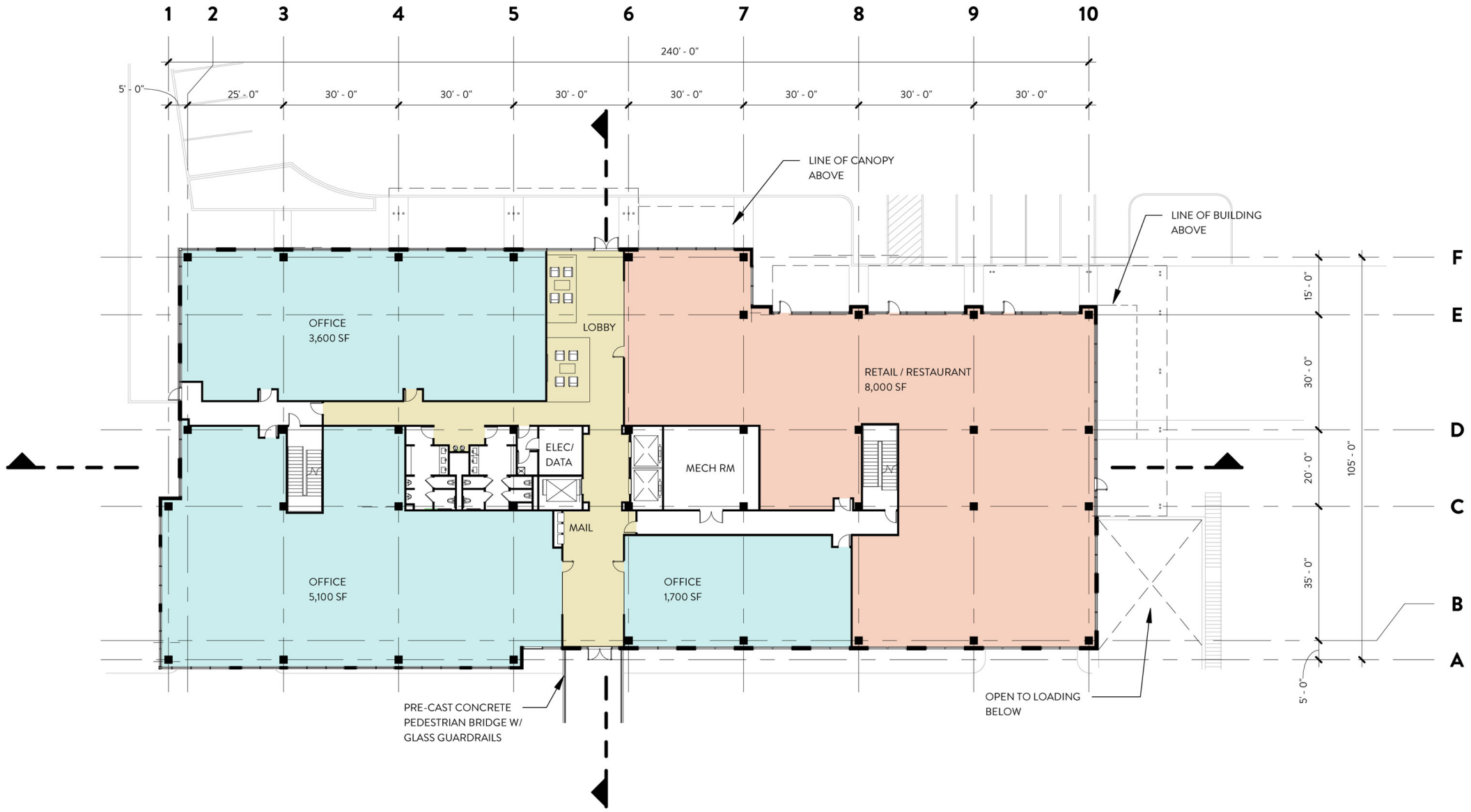
Parking Provided:	272
Parking Ratio:	+/- 4.4/1000

PHASE II:

5 Floors	Medical Office Building
Level 1:	+/- 25,000 SF
Level 2:	+/- 25,000 SF
Level 3:	+/- 25,000 SF
Level 4:	+/- 25,000 SF
Level 5:	+/- 25,000 SF
Total GLA:	+/- 125,000 SF

Parking Provided:	495
Parking Ratio:	+/- 4/1000

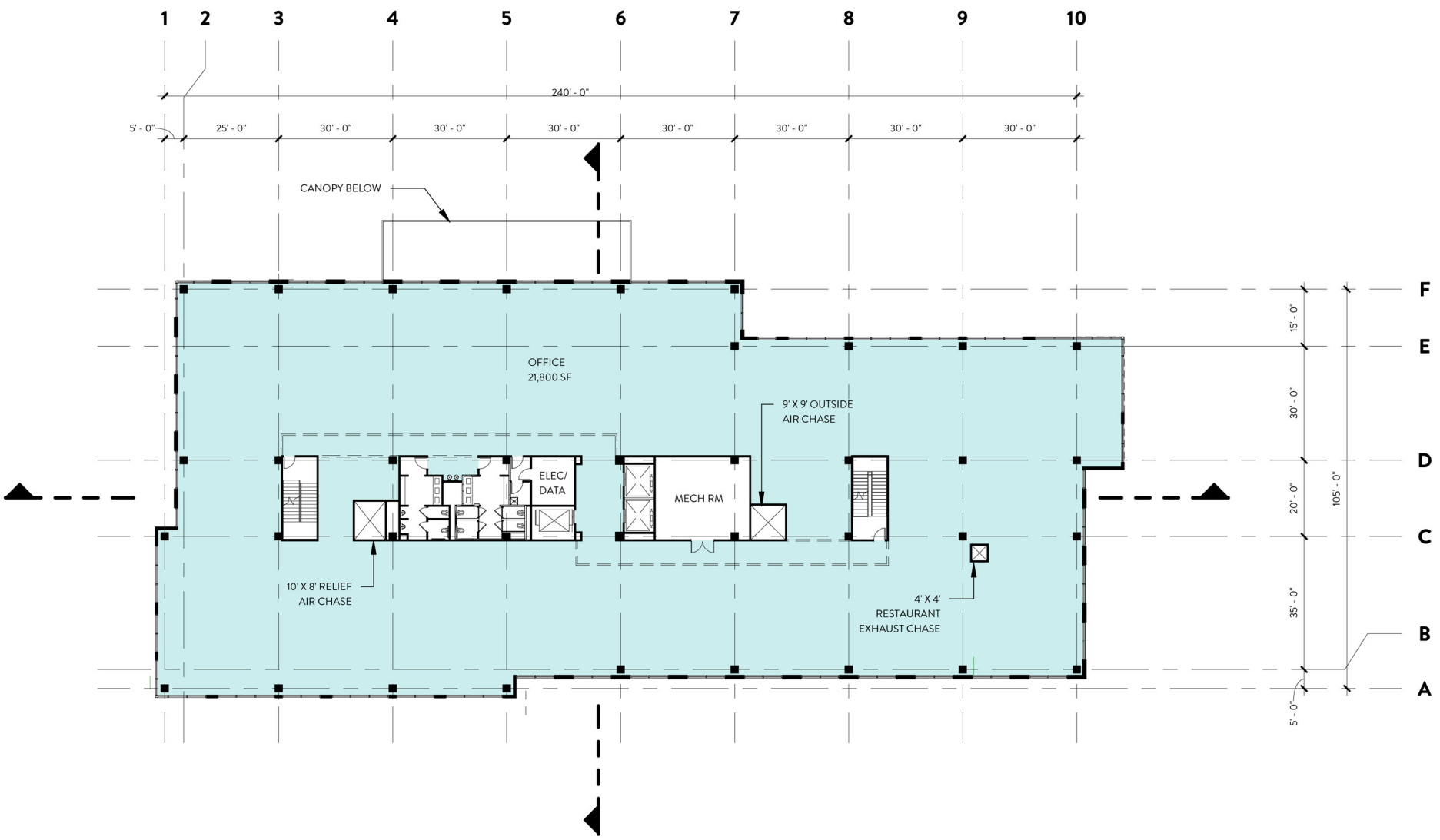
FLOOR 1



21,500 +/- RSF OFFICE SPACE

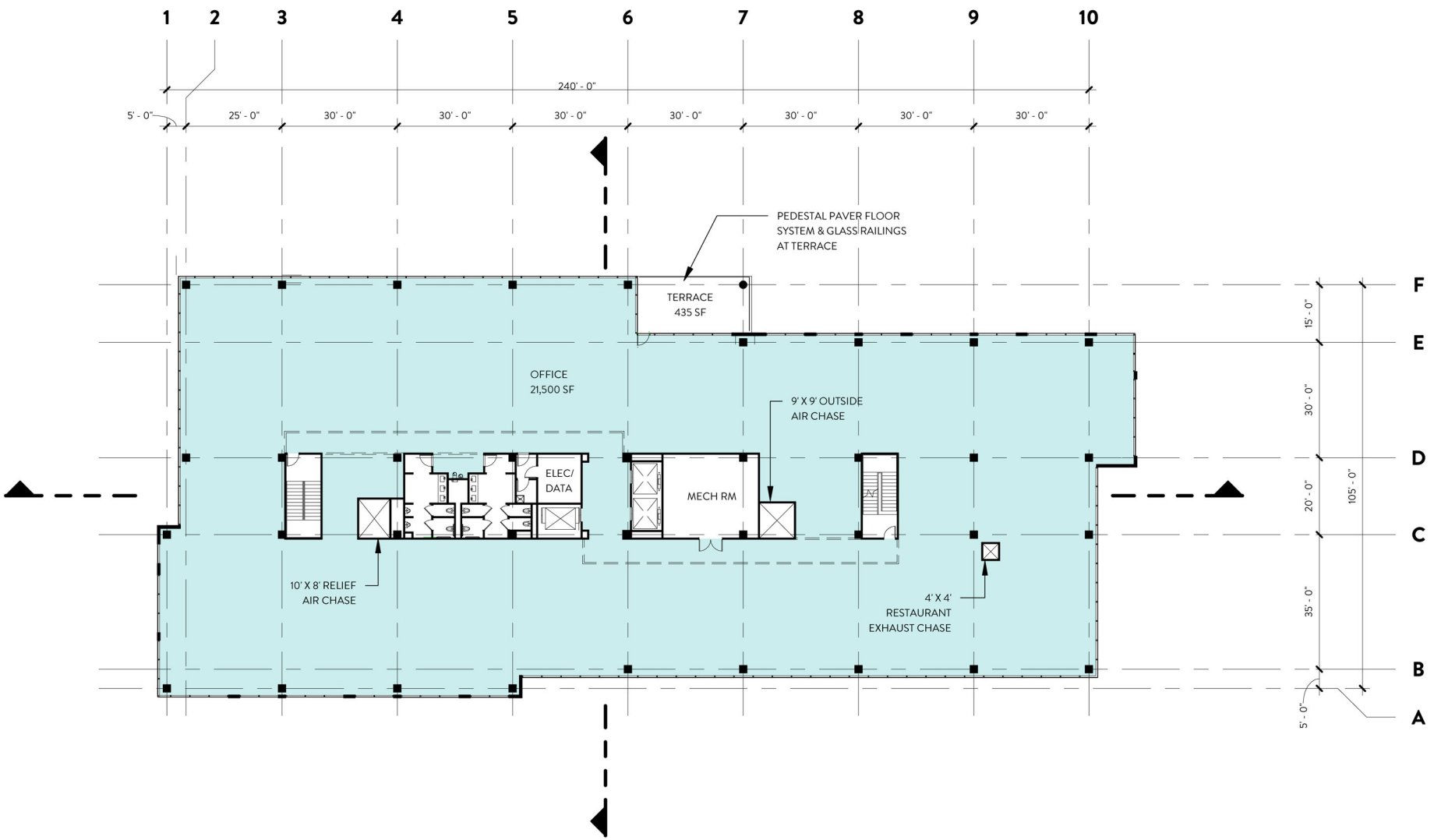
3,500 +/- RSF RESTAURANT SPACE

FLOORS 2, 3 & 4



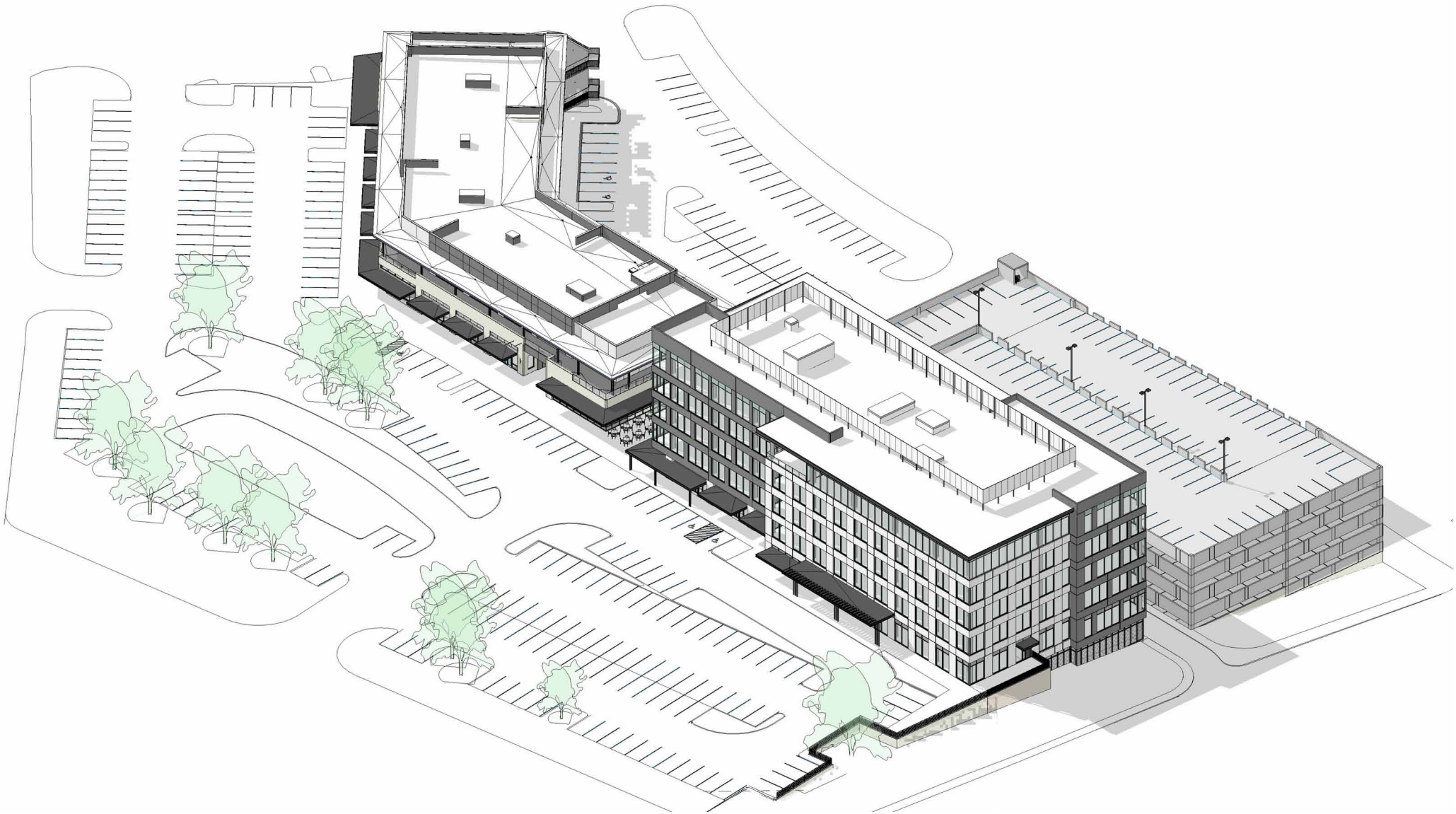
25,000 +/- RSF OFFICE SPACE

FLOOR 5



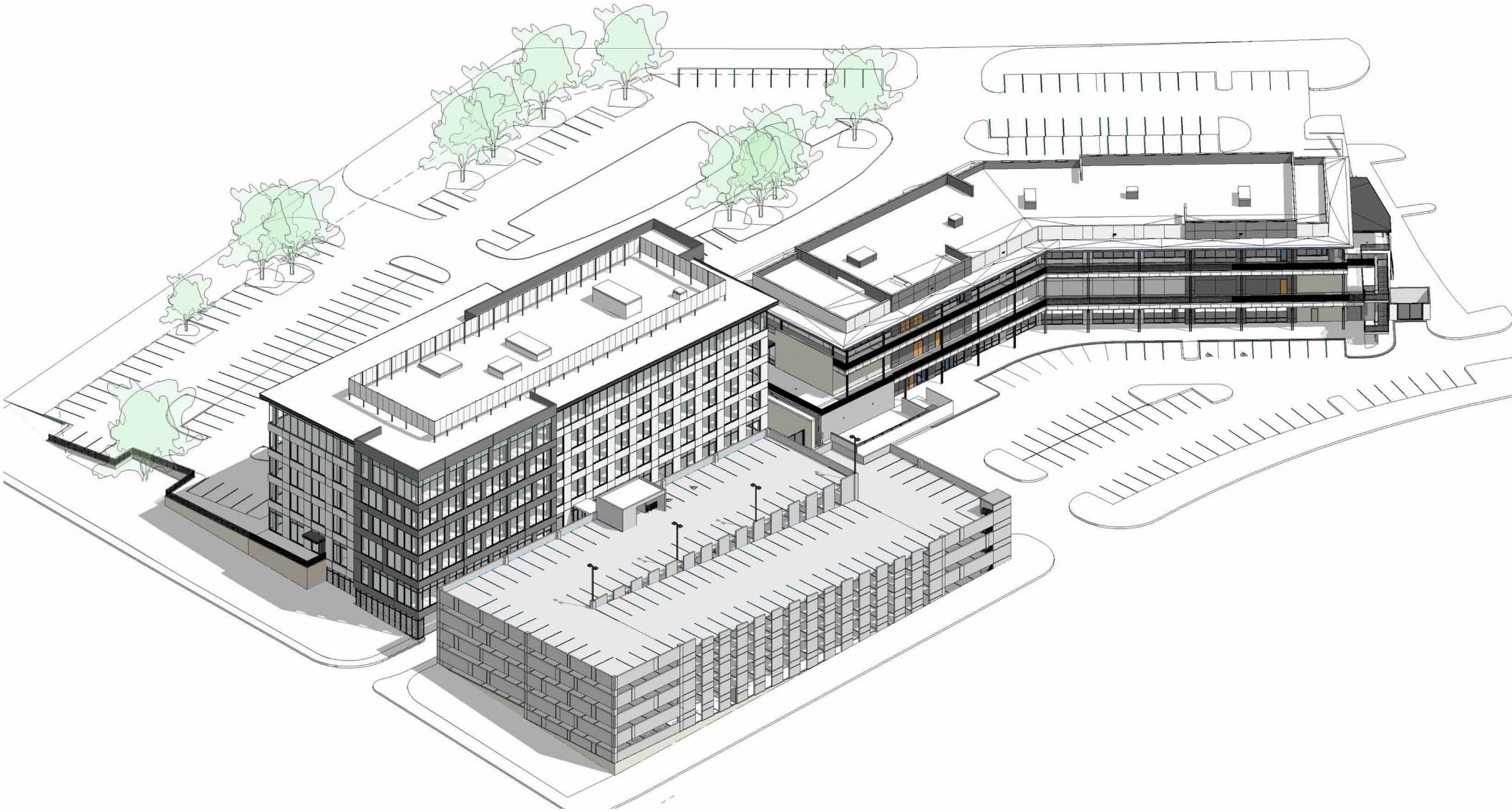
25,000 +/- RSF OFFICE SPACE

ISOMETRIC VIEW



From North East

ISOMETRIC VIEW



From North West

SOUTH ELEVATION

Office + Garage

EXTERIOR VIEW

From Fredericksburg Road

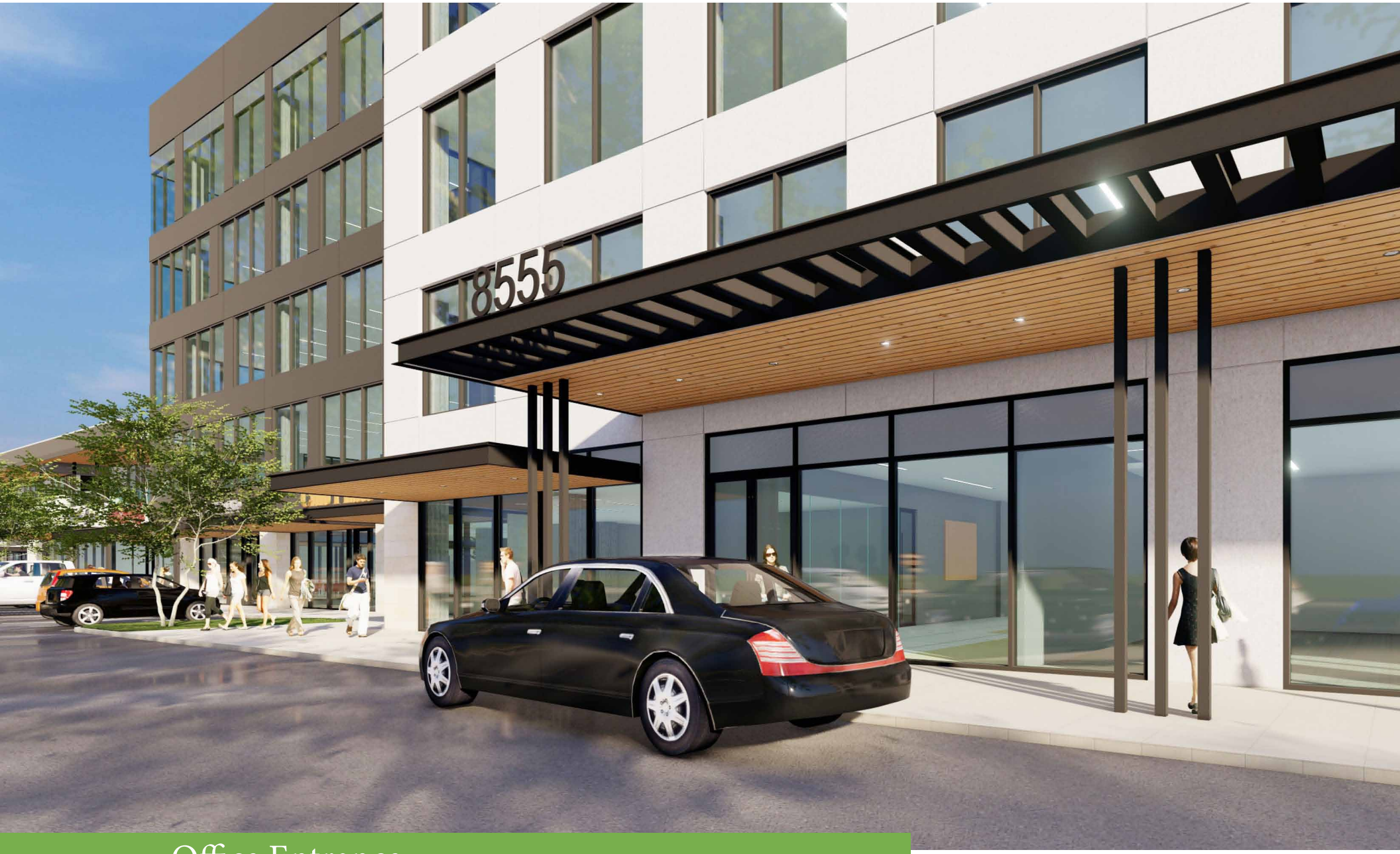
EXTERIOR VIEW

From Hamilton Wolfe

EXTERIOR VIEW

Retail

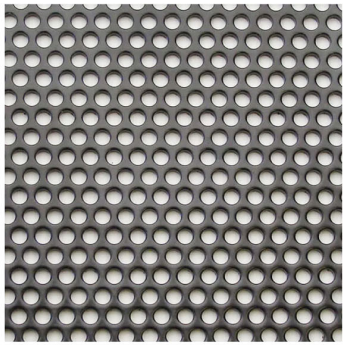
EXTERIOR VIEW



Office Entrance

FINISHES

CONC-1
Architectural Concrete



M-1
Perforated Metal Panel

S-1
Limestone

STC-1
Stucco

PC-1
Precast Concrete

M-2
Metal Soffit

P-1
Paint

WD-1
T & G Wood Panel

FINISH MATERIAL SCHEDULE

Concrete - Division 3

CONC-1
Product: Architectural Concrete
Formwork: Overlaid Formwork/Class "A"
Color: White Cement - mix to be determined
Notes: Exposed Concrete Columns

PC-1
Product: Precast Concrete
Finish: Light Sandblast
Color: White with Grey Aggregates
Notes: Office Building

PC-2
Product: Precast Concrete
Finish: Varies - Light and Medium Sandblast
Color: White with Grey & Black Aggregates
Notes: Parking Garage

Stone - Division 4

S-1
Product: Limestone
Supplier: Materials Marketing
Color: White
Finish: Honed
Size: 3/4" x 11 3/4" x 33 1/8

Metal - Division 5

M-1
Product: Perforated Aluminum Panel
Manufacturer: Accurate Perforating
Type: Round Staggered
Location: Office Level B1
Color: Match P-1
Finish: Kynar

M-2
Product: Prefinished Aluminum Soffit Panels
Manufacturer: Longboard
Type: 4" Aluminum Batten
Color: Western Cedar

M-3
Product: Metal Panel
Manufacturer: Centria
Type: Profile CS-200
Color: 9921 Charcoal Gray
Location: Mechanical Screen

M-4
Product: Standing Seam Metal Roof
Manufacturer: Berridge
Type: Profile: Zee-Lock
Color: Black
Location: Canopies

Curtainwall, Window Wall and Storefront - Division 8

CW-1
Product: Aluminum Curtainwall System
Manufacturer: Oldcastle
System: Reliance - Captured
Dimension: 2 1/2" x 6"
Finish: Black Anodized

CW-2
Product: Aluminum Curtainwall System
Manufacturer: Oldcastle
System: Reliance - SSG Vertical
Dimension: 2 1/2" x 7 1/4"
Finish: Black Anodized

Glass and Glazing - Division 8

G-1
Product: Insulated Glazing
Manufacturer: Guardian
Type: Clear on Clear
Thickness: 1"
Location: Ground Floor Retail

G-2
Product: Insulated Glazing
Manufacturer: Guardian
Type: SNX 62/27 on Clear
Thickness: 1"
Location: Office, Vision Glass

G-3
Product: Insulated Glazing
Manufacturer: Guardian
Type: SNX 62/27 + ICD Color #3-4669 Clam Digging
Thickness: 1"
Location: Office, Spandrel Glass

G-4
Product: Clear Laminated Tempered Glass
Thickness: 1/2"
Location: Office Entrances & Glass Guardrails

Finishes- Division 9

P-1
Product: Paint
Manufacturer: Sherwin Williams
Color: 7068 Grizzle Gray
Finish: Satin

STC-1
Product: EIFS Stucco System
Manufacturer: Dryvit
Type: Outsulation + MD
Color: Match P-1
Finish: Fine
Location: Office Exterior Walls

WD-1
Product: T & G Wood Soffit
Manufacturer: U.S. Lumber Brokers
Species: Western Red Cedar
Size: 6" Wide x 3/4" Thick
Grade: A Clear

Exterior

INTERIOR VIEW

Lobby

INTERIOR VIEW

Lobby

INTERIOR VIEW

Restroom

EXTERIOR VIEW

From Fredericksburg Road

GATEWAY MEDICAL OFFICE DEVELOPMENT

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DEVELOPMENT