



SAN ANTONIO, TX

Medical Towers I & II

Agency Leasing

Medical Towers I & II, owned by Ackerman & Co., MLL Capital, and Harrison Street, are Class A medical office buildings located within the South Texas Medical Center. Historically, leasing in this area has been consistent, with the medical center maintaining its status as the premier medical hub for the greater San Antonio metro area.

In the past 12 months, the Transwestern team, led by Chad Gunter, achieved outstanding results through a proactive leasing strategy and targeted marketing efforts, paired with a fast-moving, innovative ownership group. Approximately **40,000 square feet** of new leases were completed, making these buildings the highest-performing properties in the medical center.

Tenants were drawn to the buildings for several key reasons: the availability of free surface parking, the prime location within the Medical Center to avoid traffic congestion, modern building finishes, and the extensive capital improvements made by the ownership. Notable tenants include Christus Internal Medicine Group with 19,280 square feet, Icare with 4,500 square feet, and the Center for Healthcare Services with 9,000 square feet.

Gunter, who has been leasing these buildings for five years, leveraged his deep market knowledge and relationships with medical tenants to drive occupancy. The landlord's responsiveness and creative approach to negotiations played a critical role in completing these deals quickly, further establishing the buildings as premier medical office locations.

“The creative deal making by this owner along with Chad's relentless pursuit of tenant prospects has helped this building outperform the competition in this market.”

Leah Gallagher
San Antonio City Leader