



SOUTHWEST GENERAL MEDICAL OFFICE BUILDING

7390 Barlite Blvd. | San Antonio, Texas 78224

7390

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trans
for us and for

EMERGENCY
ROOM
←
CUARTO DE
EMERGENCIAS

FIRE LANE

BUILDING OWNED & MANAGED BY
HEALTHCARE REALTY



Medical Office Space For Lease

Southwest General Medical Office Building is a 28,649 SF building located in the growing South submarket. This 3-story building offers multiple second-generation suites and generous tenant improvement allowances for customized design. Located on Barlite Boulevard. The building boasts easy ingress and egress to IH-35. The building offers free, convenient surface parking and is professionally managed with on-site maintenance and 24-hour key card access.



Property Highlights

- Move in ready second-generation space available
- 24/7 card access control system
- Free physician and patient parking



Exterior renovations
completed in 2007



Building size

Building size: 28,649 SF



Parking ratio

3.27/1000 SF



Lease rate

Full Service Gross and generous TI



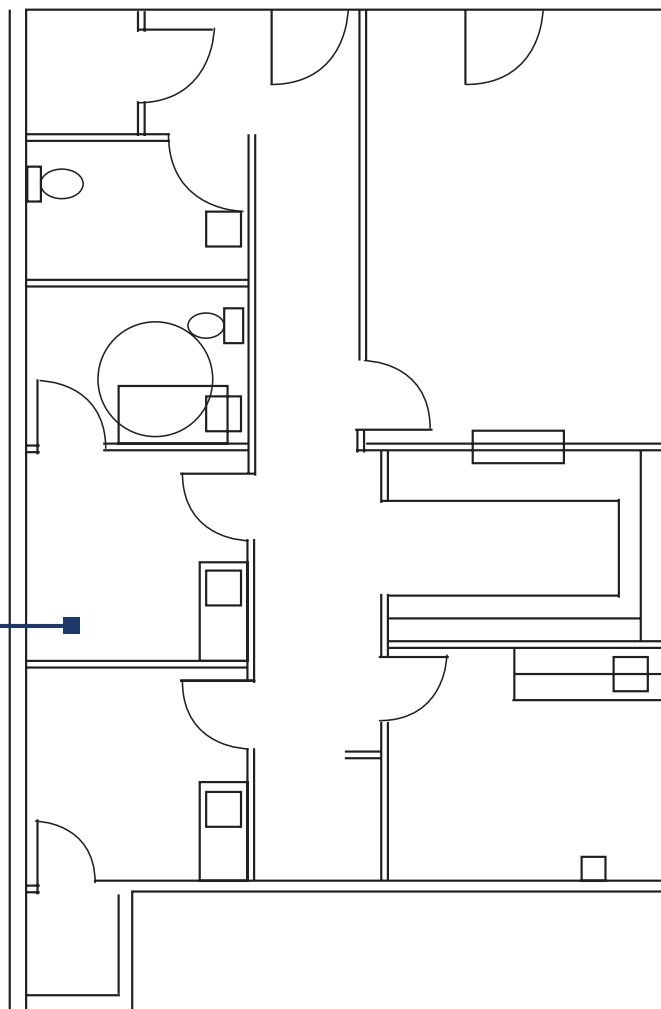
No. of floors: 3

Available Floorplans

Level 1

Available

Suite 135 | 1,257 RSF



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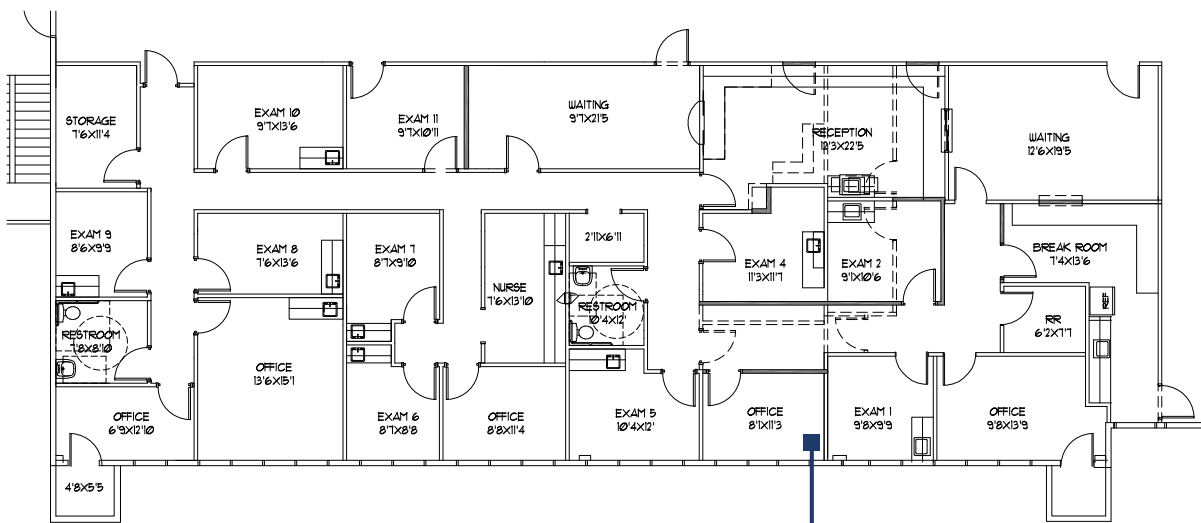
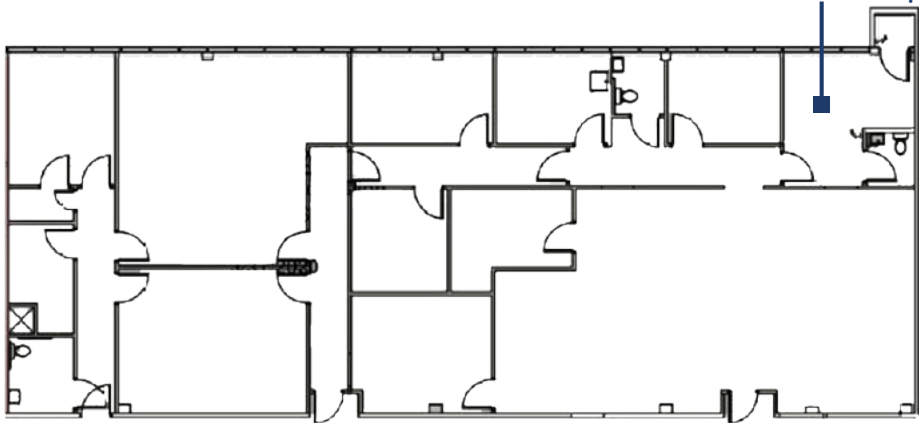
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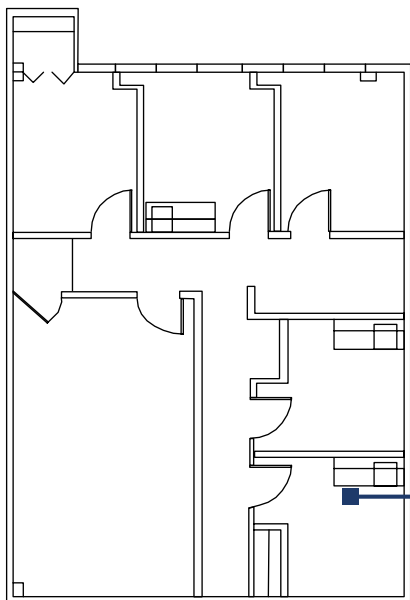
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Level 2

Available
Suite 200 | 4,370 RSF



Available
Suite 205 | 4,512 RSF



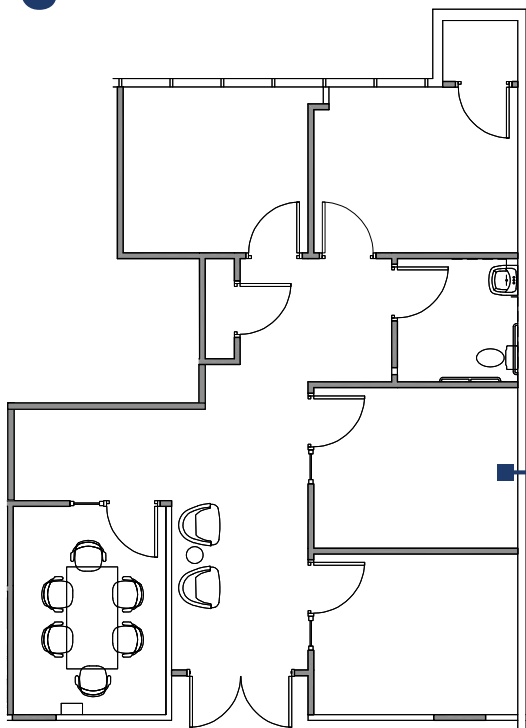
Available
Suite 230 | 1,265 RSF

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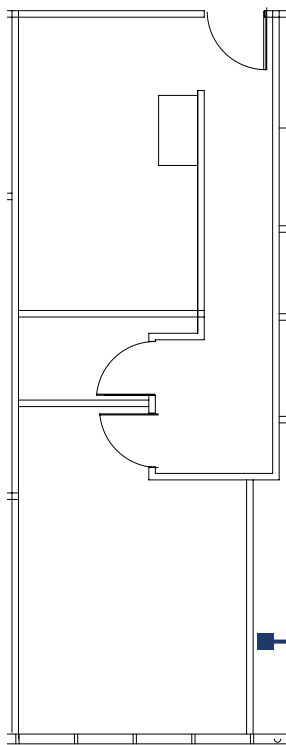
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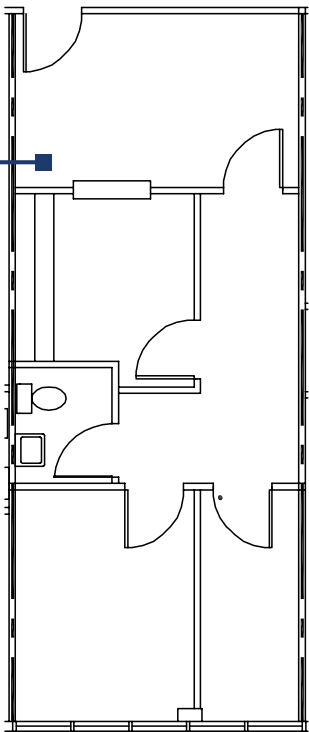
Level 3



Available
Suite 300 | 1,204 RSF



Available
Suite 325 | 595 RSF

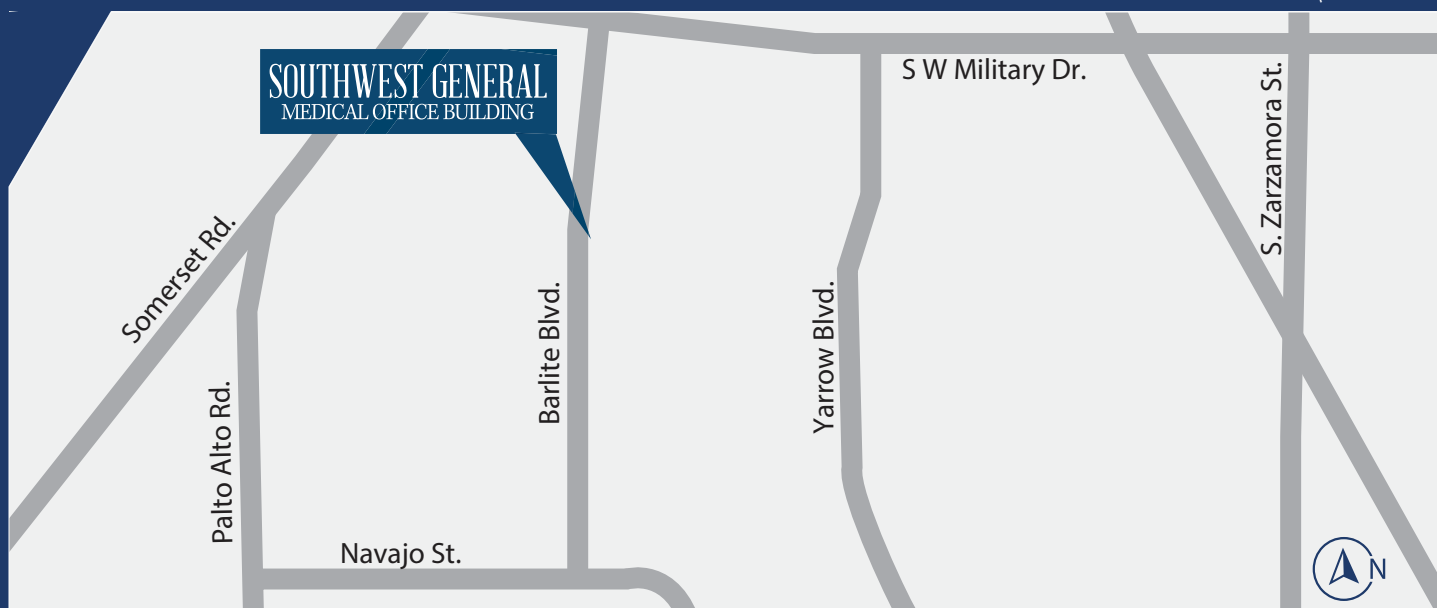


Available
Suite 335 | 584 RSF

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RESTAURANTS

- TJ Hamburgers
- Taqueria La Catrina Mexican
- Food DeeWillie's BBQ
- Chinese Mexican Grill
- La Esmeralda Bakery
- Caballito Del Mar Seafood
- McDonald's
- Subway
- Dairy Queen
- Bush's Chicken
- Church's Chicken
- Taco Bell
- Chick-Fil-A
- China Rose
- Pizza Hut
- KFC
- Wingstop
- Wendy's
- Raising Cane's Chicken Finger
- Jack in the Box
- Panda Express
- Sea Island Shrimp House
- Bill Miller Bar-B-Q
- Taqueria Mexico
- Mama Margie's Mexican
- Olive Garden
- Buffalo Wild Wings
- Freddy's Frozen Custard & Steakburger
- Longhorn Steakhouse
- Lin's International Buffet
- Janie's Café Tex—Mex
- San Antonio Bakery
- K & C Snow Cones

BANKS

- Generations Federal Credit
- Union Bank Of America ATM
- (Drive-Thru) Frost Bank

SHOPPING

- Nogalitos Gear Company
- Primary Auto Recycling
- Progressive Auto Parts
- United Foreign & Domestic Auto & Truck Parts
- Dollar General
- O'Reilly Auto Parts
- Byrider San Antonio
- Big O Tires
- Enterprise Rent-A-Car
- Sam's Club
- Party City
- Burlington
- Target
- Action Pawn Alison Corner
- Shopping Center Shoe Carnival
- The Home Depot
- Academy Sports + Outdoors
- Ashely Homestore
- La Michocana Meat Market
- Office Depot
- Mega Furniture
- H-E-B Plus
- Goodwill
- GNC
- MG Building
- Materials Walgreens
- South Park Mall
- Fernandez Honda
- Vara Chevrolet

FITNESS CENTER

- LifeTime Fitness
- Planet Fitness
- Orange Theory Fitness
- Iron Tribe Fitness
- Peak Fitness
- LA Fitness

GAS

- Exxon
- Sam's Club Gas Station Valero
- H-E-B Gas Station

NEAR BY DISTANCE



SA Int'l Airport
21 minutes



Shops at La Cantera
23 minutes



Downtown S.A.
14 minutes



The Rim Shopping Ctr
25 minutes



South TX Medical Ctr
20 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 |
| Lee McKenna | 715532 | lee.mckenna@jll.com | 210-308-9888 |
| Sales Agent/Associate's Name | License No. | | |
| Allie Sledge | 748527 | allie.sledge@jll.com | 210-308-9888 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date