

**WESTOVER**  
TOWN CENTER

# MEDICAL OFFICE FOR LEASE

SPACE AVAILABLE

10010 Rogers Crossing,  
San Antonio, Texas 78251



**BUILDING OWNED & MANAGED BY**  
HEALTHCARE REALTY







BUILT: 2014



BUILDING SIZE:  
45,000 SQUARE  
FEET



OWNER:  
HEALTHCARE  
REALTY



PARKING:  
4.73/1,000



LEASING RATE:  
CONTACT  
BROKER

## AVAILABILITY

SUITE 225: 1,474 SF  
(Shell space)

SUITE 308: 6,083 SF



## BUILDING DETAILS:

Westover Town Centers a 45,000 square-foot, three-story Medical Office Building (MOB) in the quickly growing Westover Hills market in San Antonio. The building is near CHRISTUS Santa Rosa Westover Hills Hospital, VA Healthcare, and Baptist Emergency Hospital, as well as other hospitals recently opened, including Baptist Health System (Tenet) and Methodist Healthcare (HCA). This MOB provides ample surface parking with convenient ingress and egress to Highway 151 and Westover Hills Blvd.



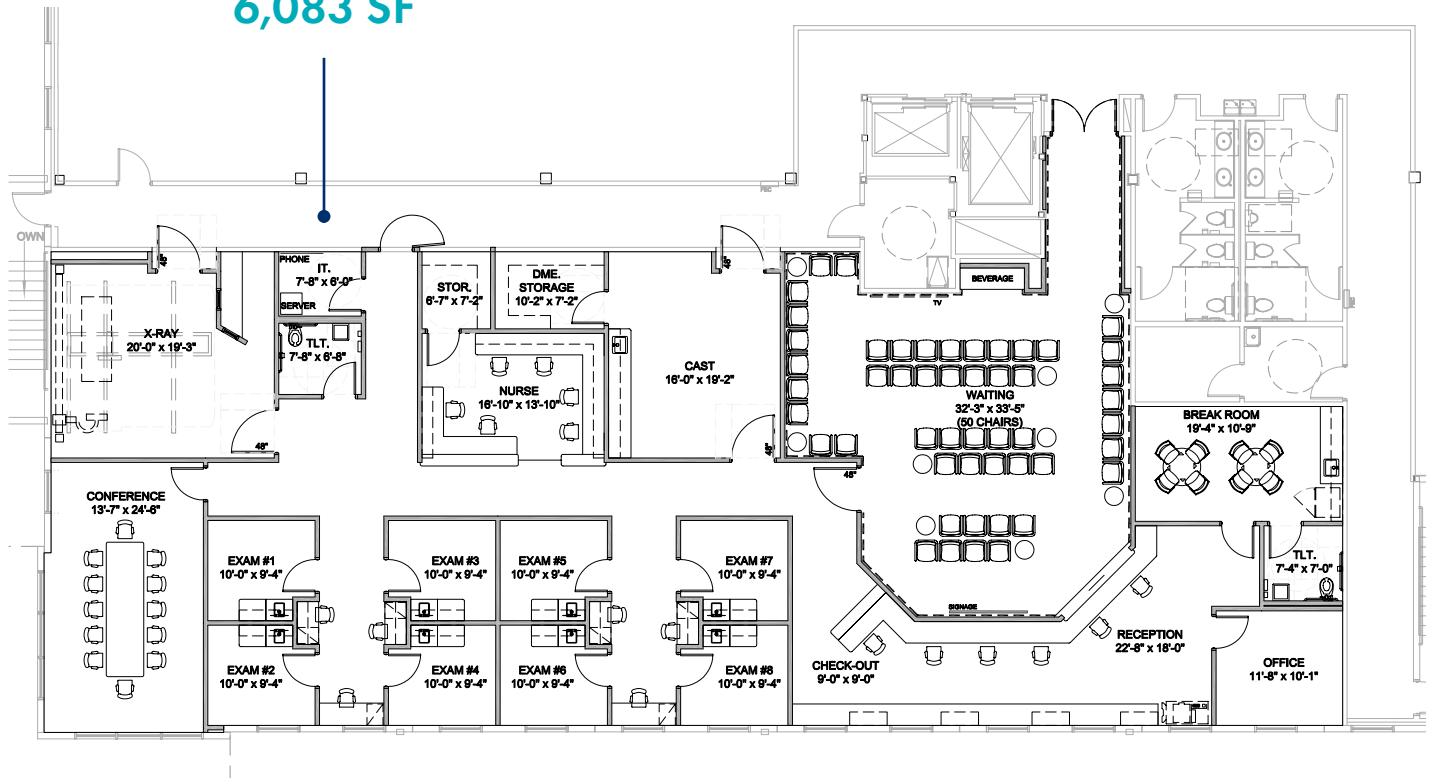


## LOCATION HIGHLIGHTS

- Located in Westover Hills, the fastest growing submarket in San Antonio
- Easy access to TX-151
- Within 2 miles of CHRISTUS Santa Rosa Westover Hills Hospital, VA Multi-Specialty Clinic , Baptist Emergency Hospital, Methodist Hospital Westover Hills and Westover Hills Baptist Hospital
- 70,800+ vehicles pass on TX-151 each day

# AVAILABLE FLOORPLAN

## SUITE 308 6,083 SF



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# HEALTHCARE INFRASTRUCTURE



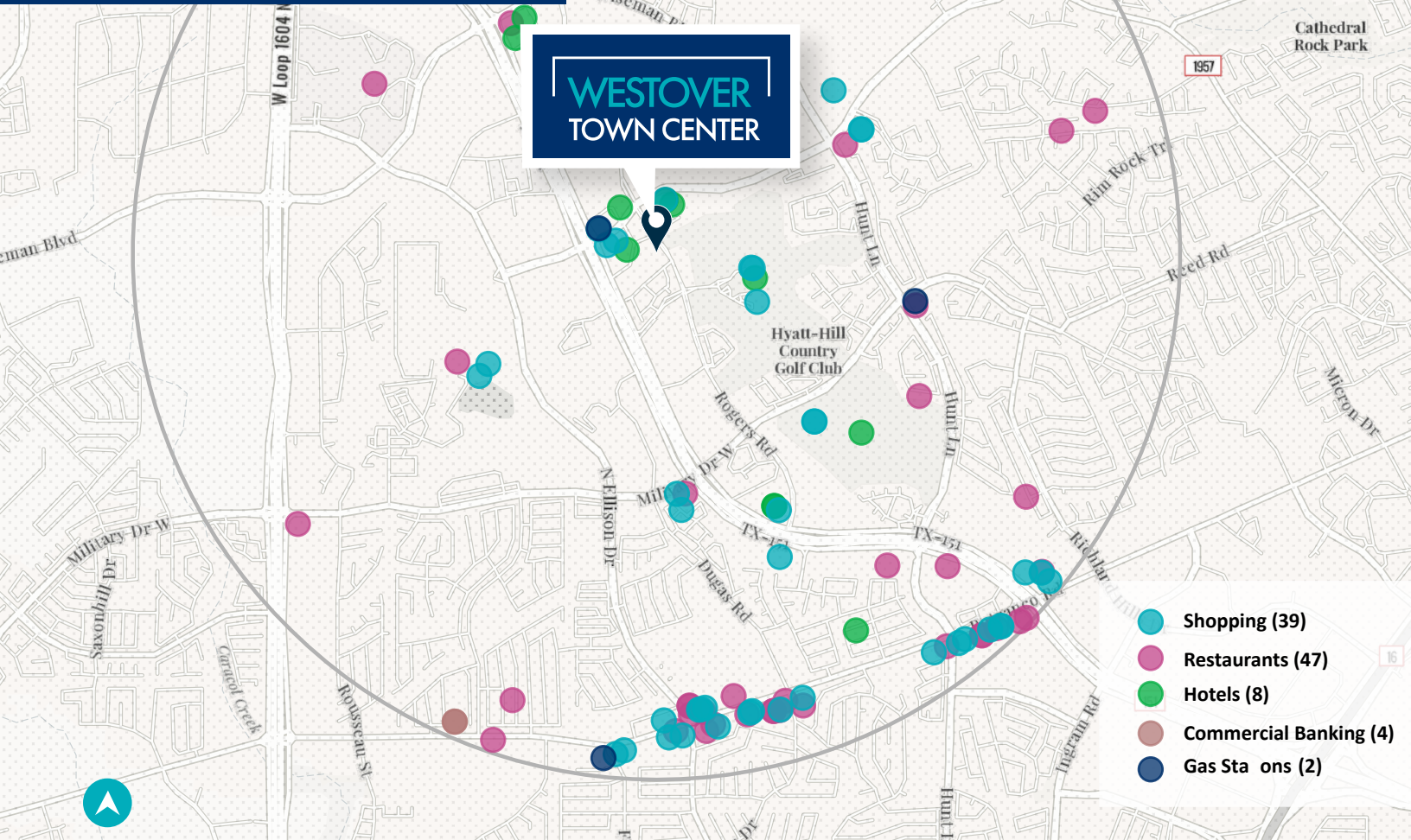
## DRIVE TIME FROM SONTERRA MEDICAL PARK

Baptist Health System	7 Mins
Methodist Westover Hills ER Hospital	5 Mins
Christus Santa Rosa Hospital Westover Hills	3 Mins
Baptist Emergency Hospital	4 Mins
Warm Springs Rehabilitation Hospital	3 Mins
VA Multi-Specialty Clinic	5 Mins



# AMENITIES MAP

1 - MILE RADIUS



## Restaurants

I Alamo Molino  
Antler's Lodge Restaurant  
Babe's Old Fashioned Food  
Bigz Burger Joint  
Bill Miller Bar-B-Q  
Bill Miller's Laguna Madre  
Seafood Company  
Burger Boy  
Cactus Oak Tavern  
Chazz Restaurant  
Chongs Korean Restaurant  
Mobile  
Crispy Zs I Alamo Molino  
Antler's Lodge Restaurant  
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Bill Miller's Laguna Madre

Seafood Company  
Burger Boy  
Cactus Oak Tavern  
Chazz Restaurant  
Chongs Korean Restaurant  
Mobile  
Crispy Zs  
Dog Haus  
El Rodeo de Jalisco  
El Rodeo Seafood and  
Taqueria  
Hill Country Cafe  
JB's Grille And Bar  
JB's Restaurant at Wild Oak  
Ranch  
Las Palapas  
Marco's Pizza  
Mariscos Del Puerto  
Myas Tex Mex Cafe

Noodle Hut  
Pho VN Bistro  
Plaza tapatia Mexican grill  
Pretzel Kitchen at Sea Star  
Market  
Raising Cane's  
Rome's Pizza  
Rosita's Cafe  
Rudy's Country Store and  
Bar B Q  
Sari Sari Supper Club  
Shenanygans  
Sporting News Grill San  
Antonio  
Springhouse Cafe  
Tacos and Chelas Mexican  
Kitchen  
Tacos El Patron  
Tapatio De Jalisco Mexican

Restaurant El  
Taqueria Ricardo's  
Taste of Thailand Restaurant  
Thai Hut  
Thai Wok  
The Corner Craft Beer and  
Growler Center  
Tia's Taco hut  
Urban Bricks Pizza Co.  
Ventanas Bistro  
Viola's Ventanas  
Wok Inn  
Yaya's Thai



## SHOPPING

7-Eleven  
Awesome Blossom Florist  
Baird's Mrs Bakery Outlet  
Big's 403  
Cellular Zone Sales &  
Repair  
Circle K  
Corner Store  
Designer Outlet  
Dollar Tree  
Elena's Flowers & Gifts  
Eugene Knives  
Family Dollar Stores  
Fine Wine Liquors  
Goodwill Store and  
Donation Station  
Guanajuato Bakery  
Hazel Sky Smoke Shop  
Headrush Vape And Smoke  
Heavenly Floral Designs  
Mamarazzi Photography

Mary Jane's CBD  
Dispensary  
Mattress Firm  
Med Call Emergency  
Response Systems  
Metro by T Mobile  
Authorized Dealer  
Michel's Jewelry  
Plazas At Potranco  
Potranco Plaza  
Resaca Village  
River City Ready Mix  
Russell Cellular  
Shamu Smokehouse  
Smokers Galaxy  
Sprouts Farmers Market  
Sunny Liquor  
Tetco Mobil  
Texas Connectivity  
The Brain Garden Piano  
Studio  
Twin Hammers Roofing &

Contracting  
Walmart Neighborhood  
Market  
Westover Hills Florist by  
HFD

## HOTELS

Courtyard by Marriott  
Fairfield Inn & Suites by Marriott  
Hilton International  
Holiday Inn Express  
Hyatt Regency Hill Country Resort & Spa  
Hyatt Residence Club San Antonio Wild  
Oak Ranch  
Staybridge Suites  
TownePlace Suites by Marriott

## BANKS

Broadway Bank  
Chase Bank  
Randolph-Brooks Federal Credit Union  
(RBFCU)  
Wells Fargo Bank

## GAS

Valero  
Exxon







## WESTOVER TOWN CENTER

### FOR INFORMATION, CONTACT

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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
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Lee McKenna	715532	lee.mckenna@jll.com	210-293-6842
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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