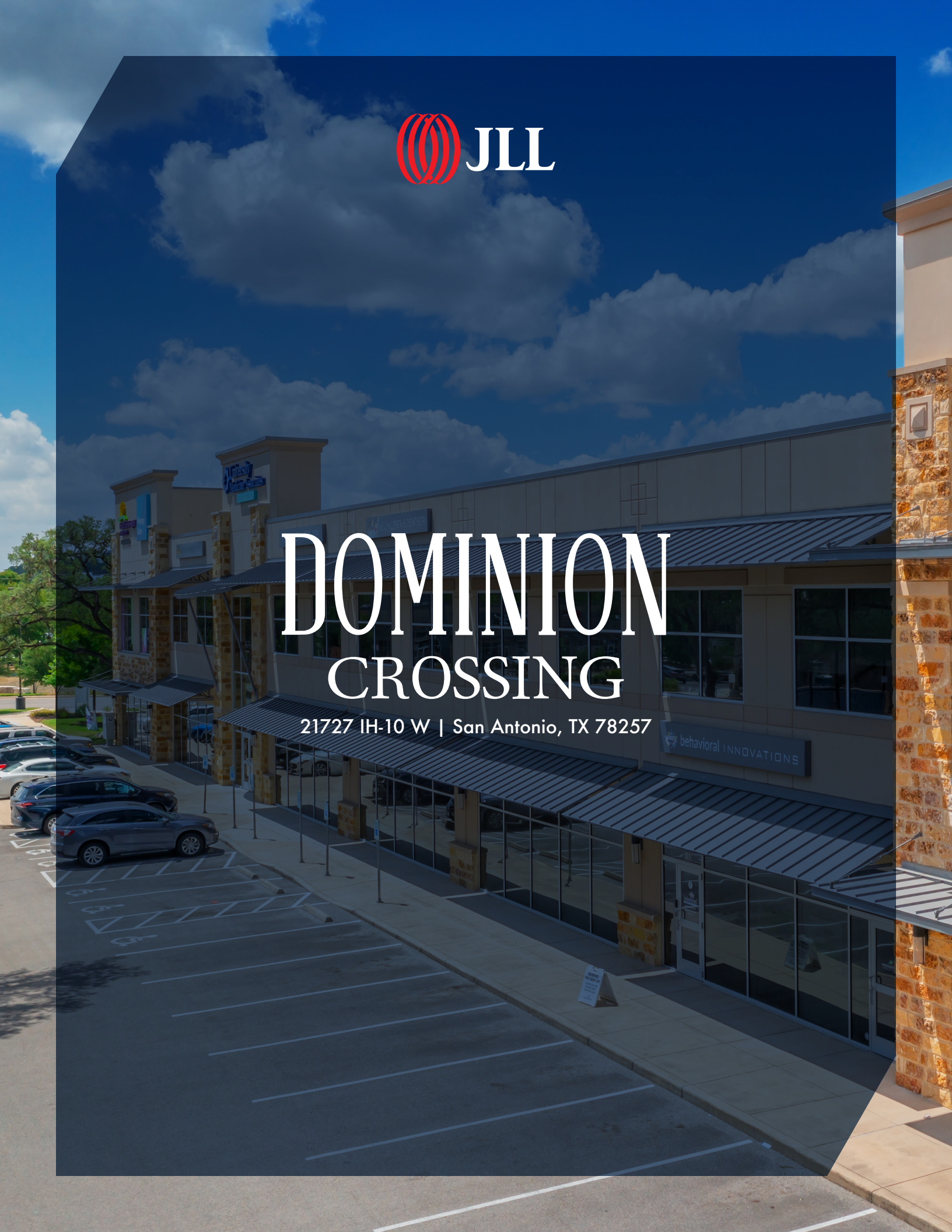




DOMINION CROSSING

21727 IH-10 W | San Antonio, TX 78257

behavioral INNOVATIONS





Class A Medical Office Space for Lease

Dominion Crossing is strategically located at the southwest corner of Stonewall Parkway and IH-10, near the affluent neighborhoods of The Dominion, Stonewall Ranch, and Fair Oaks. This Class A medical office building enjoys easy access and excellent visibility from IH-10. The 2-story building offers ample surface parking for both patients and physicians with a generous 4.68 parking spaces per 1,000 square feet.

Dominion Crossing is comprised of second-generation suites of varying sizes with synergistic tenancy, providing physician groups in all fields with strategic growth and referral opportunities.



Property Highlights

- Building Size: 31,613 SF
- Parking Ratio: 4.68/1,000 SF
- Number of Floors: 2
- Year Built: 2016



New Class A medical office building



Strategic location

near The Dominion, Stonewall Ranch, and Fair Oaks



Easy access

and visibility to IH-10



Directly across the highway from

San Antonio's most affluent neighborhood



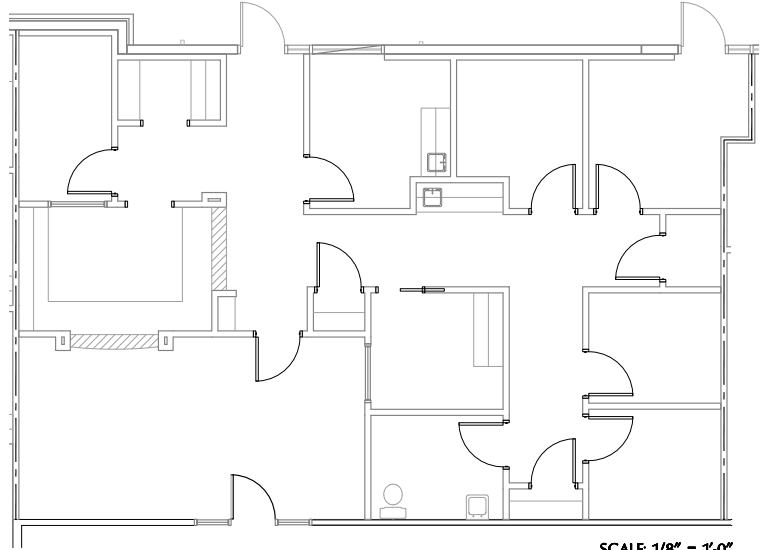
Ample surface parking

(148 spaces)



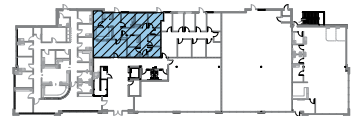
Available Space

Suite 140 | 1,750 RSF



SCALE: 1/8" = 1'-0"

LOCATION MAP



Space is available
December 2026





Nearby Map & Amenities

RESTAURANTS

- La Fogata Comida
- Yozora Japanese Kissa Restaurant
- Aldo's Ristorante Italiano
- Bourbon Street Seafood Kitchen IH-10
- Dunkin'
- Acu Bistro Bar
- First Course Salad Kitchen
- Kin Thai & Sushi
- SiplT

SHOPPING/RETAIL

- Dominion Ridge Shopping Center
- Dominion Crossing
- Pinecrest Pharmacy
- CVS Pharmacy
- Chase Bank
- The Lotus Touch Massage & Reflexology Clinic
- Dominion Dental Spa
- Thornwood Gallery

AREA ATTRACTIONS

- Dominion Country Club

NEAR BY DISTANCE



SA Int'l Airport
22 Minutes



Shops at La Cantera
8 Minutes



Downtown S.A.
25 Minutes



The Rim Shopping Ctr
9 Minutes



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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