

# STONE OAK PHYSICIANS PLAZA I & II

19016 Stone Oak Parkway | 540 Oak Centre Drive, San Antonio, Texas 78258

---

For Lease | Medical Office Space



STONE OAK PHYSICIANS PLAZA



Owned By

Spring  Creek™  
HEALTHCARE PROPERTIES



# Property Summary

Stone Oak Physicians Plaza I & II are two-story, medical office buildings totaling 65,652 rentable square feet. The property is centrally located in San Antonio's booming Stone Oak market and immediately adjacent to North Central Baptist Hospital.

The buildings were built in 1999 and renovated in 2015. They are conveniently located on the corner of Stone Oak Parkway and Oak Centre Drive.

## PLAZA I BUILDING SIZE: 32,416 RSF

### AVAILABILITIES

|           |           |
|-----------|-----------|
| Suite 120 | 1,961 RSF |
|-----------|-----------|

|           |           |
|-----------|-----------|
| Suite 190 | 1,911 RSF |
|-----------|-----------|

## PLAZA II BUILDING SIZE: 33,236 RSF

### AVAILABILITIES

|           |           |
|-----------|-----------|
| Suite 210 | 1,418 RSF |
|-----------|-----------|

|           |           |
|-----------|-----------|
| Suite 220 | 1,248 RSF |
|-----------|-----------|



**PLAZA I**  
19016 STONE OAK PARKWAY



**PLAZA II**  
540 OAK CENTRE DRIVE

# Property Highlights



Great value in the heart of the Stone Oak market with renovated lobbies and common areas



Adjacent to North Central Baptist Hospital



Move-In Ready suites available



Covered parking available



LEASE RATE: Contact Broker for pricing

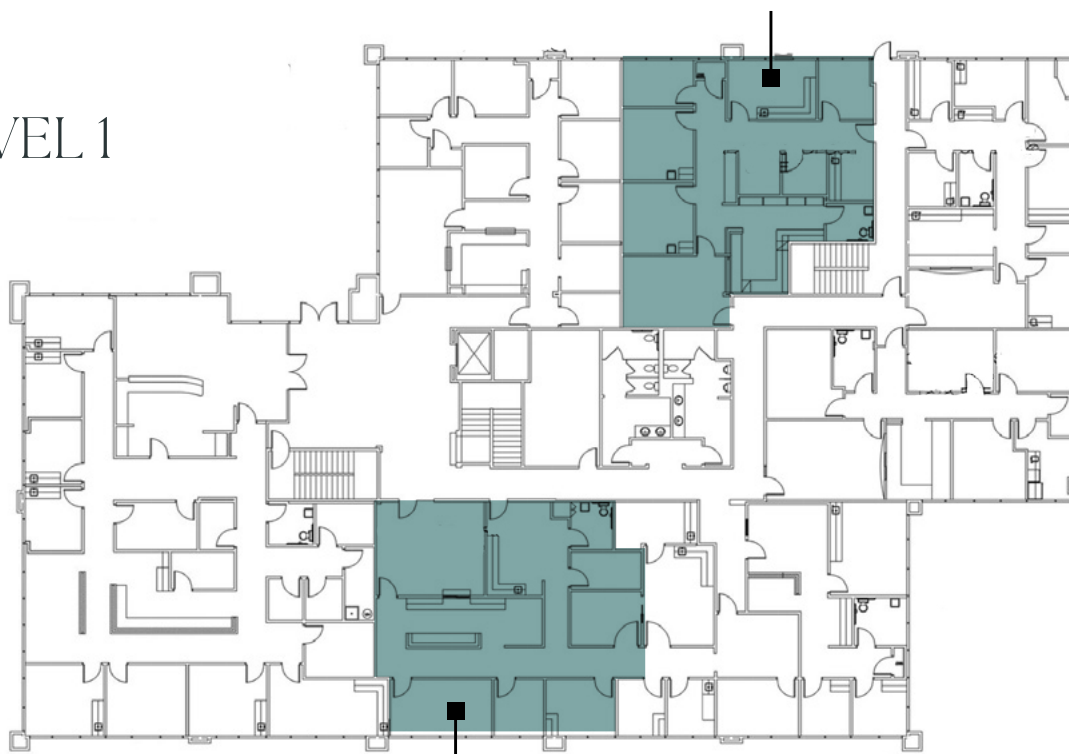


PARKING: Ample surface parking 4.00/1,000 RSF



## LEVEL 1

Suite 120  
1,961 RSF



Suite 190  
1,911 RSF

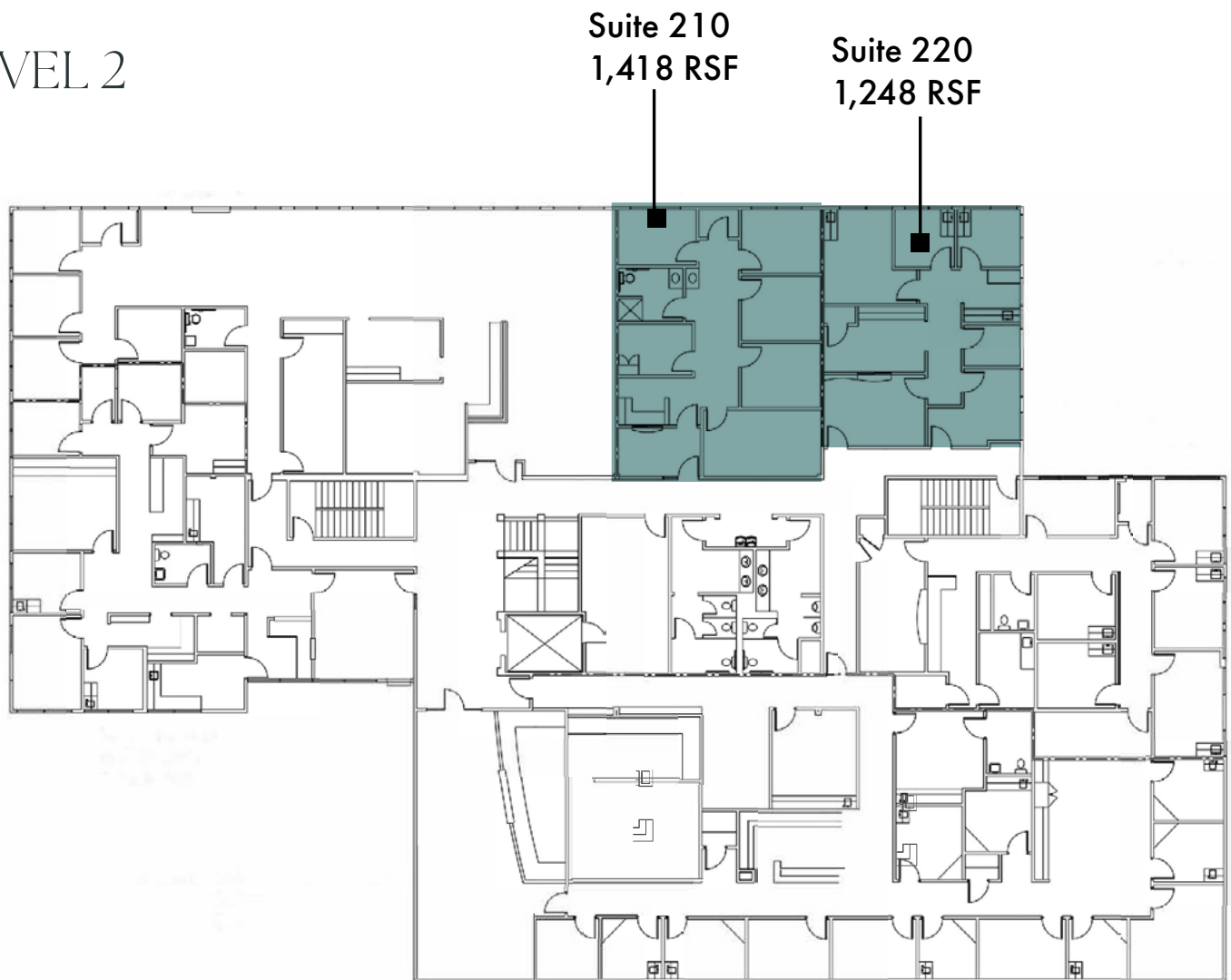
## Potential spec suite plan

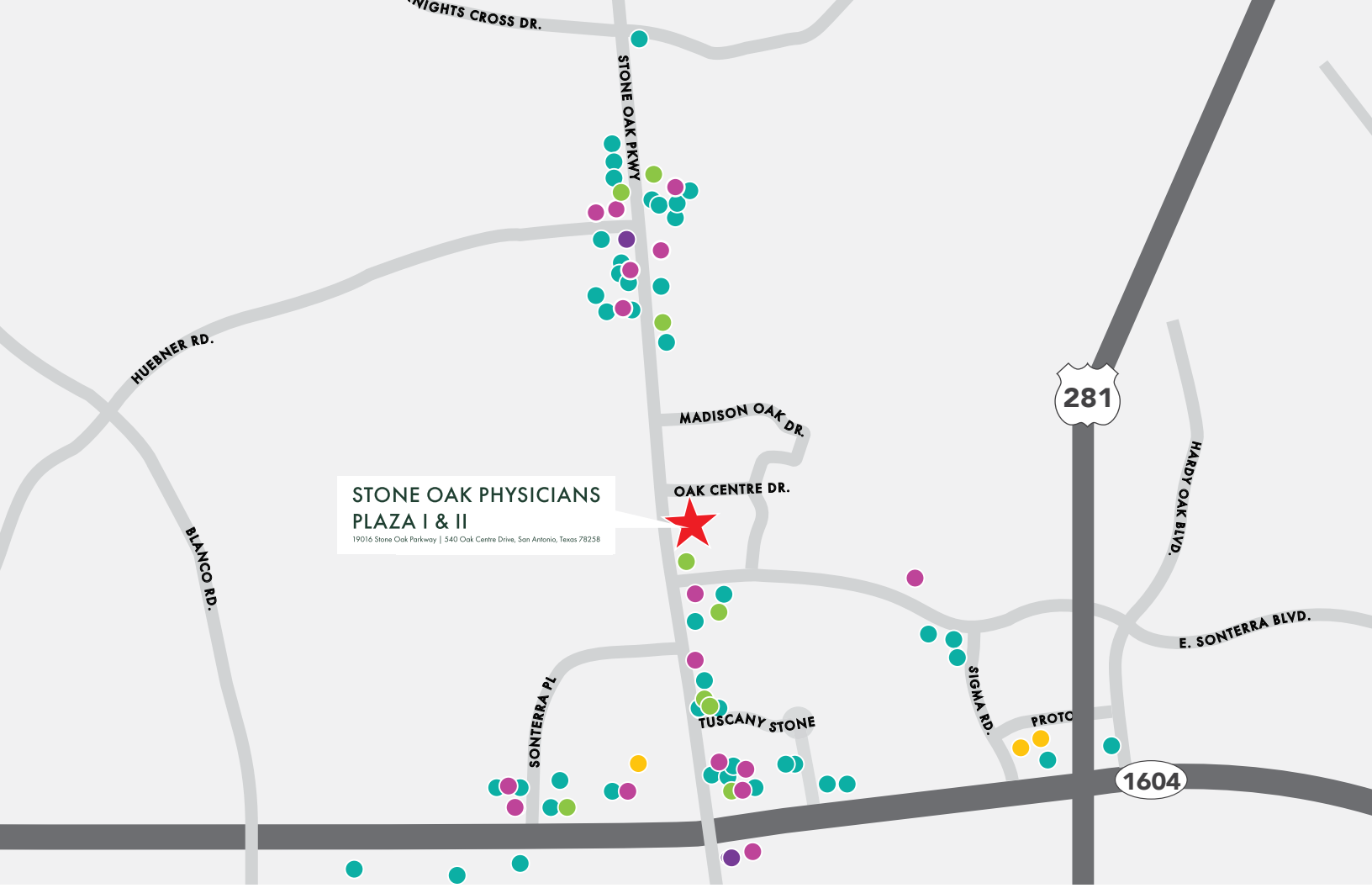


# PLAZA II

540 OAK CENTRE DRIVE

## LEVEL 2





### STONE OAK PHYSICIANS PLAZA I & II

19016 Stone Oak Parkway | 540 Oak Centre Drive, San Antonio, Texas 78258

## RESTAURANTS

Pan & Coffee  
Milano Italian Grill  
IHOP  
Taco Cabana  
India Taj Palace  
Jersey Mike's Subs  
Le Peep  
Y Bubble  
Don Adolfo's Bar & Grill  
Sushi Seven  
Vida Mia  
Wendy's  
Sonic Drive-In  
Raising Cane's Chicken  
Finger's  
Toroko Sushi  
Luciano Ristorante Italiano  
Taipei  
Project Pollo  
Starbucks  
First Watch  
Salata  
Smashin Crab  
Toro Kitchen + Bar

Cuishe Cocina  
Mexicana  
Kirby Steakhouse  
Frida Mexican  
Restaurant  
& Bar  
Stout House Stone  
Oak  
Tiff's Treats  
Mellow Mushroom  
Gorditas Doña Tota  
Embers Wood Fire  
Kitchen  
& Tap  
Full Belly Café + Bar  
Chuma Gaucha  
Brazilian  
Steakhouse  
Jerusalem Grill  
El Mirasol  
Costa Pacifica  
Eggspectation

## SHOPPING

Walgreens  
Swiftwater Car Wash  
Sherwin-Williams Paint Store  
Slater White Cleaners  
CVS  
Shahi IndoPak Groceries  
Moses Jewelers  
MD Uniforms  
DanzGear Dance & Fitness  
Indoor & Outdoor Lighting Shop  
Billiard Factory  
Trader Joe's  
Amazing Lash Studio  
uBreakiFix  
Bella Bride Boutique  
Stone Oak Jewelers  
Take 5 Oil Change

## BANKS

Falcon International Bank  
Wells Fargo Bank  
Amegy Bank  
Jefferson Bank Stone Oak  
Plains Capital Bank  
The Bank of San Antonio  
Frost Bank  
IBC Bank  
Broadway Bank  
Lone Star National Bank

## GAS

Chevron  
Valero  
Circle K

## HOTELS

Homewood Suites  
Drury Inn & Suites  
Drury Plaza Hotel

For More Information, Contact:

**Lee N. McKenna, MHA**

210-293-6842 | [lee.mckenna@jll.com](mailto:lee.mckenna@jll.com)

**Allie Arthur**

210-293-6843 | [allie.arthur@jll.com](mailto:allie.arthur@jll.com)

JLL disclaimer (universal): Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.





## 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



### YPES 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.

### 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.

### LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**S 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.**

**S 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.**

**S 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.

**S 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.                                    | <u>591725</u> | <u>renda.hampton@jll.com</u> | <u>214-438-6100</u> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                        |                     |
| Daniel Glyn Bellow                                                    | <u>183794</u> | <u>dan.bellow@jll.com</u>    | <u>713-888-4001</u> |
| Designated Broker of Firm                                             | License No.   | Email                        | Phone               |
| Lee McKenna                                                           | <u>715532</u> | <u>lee.mckenna@jll.com</u>   | <u>210-308-9888</u> |
| Sales Agent/Associate's Name                                          | License No.   |                              |                     |
| Allie Arthur                                                          | <u>748527</u> | <u>allie.arthur@jll.com</u>  | <u>210-308-9888</u> |
| Sales Agent/Associate's Name                                          | License No.   | Email                        | Phone               |

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

\_\_\_\_\_  
Date