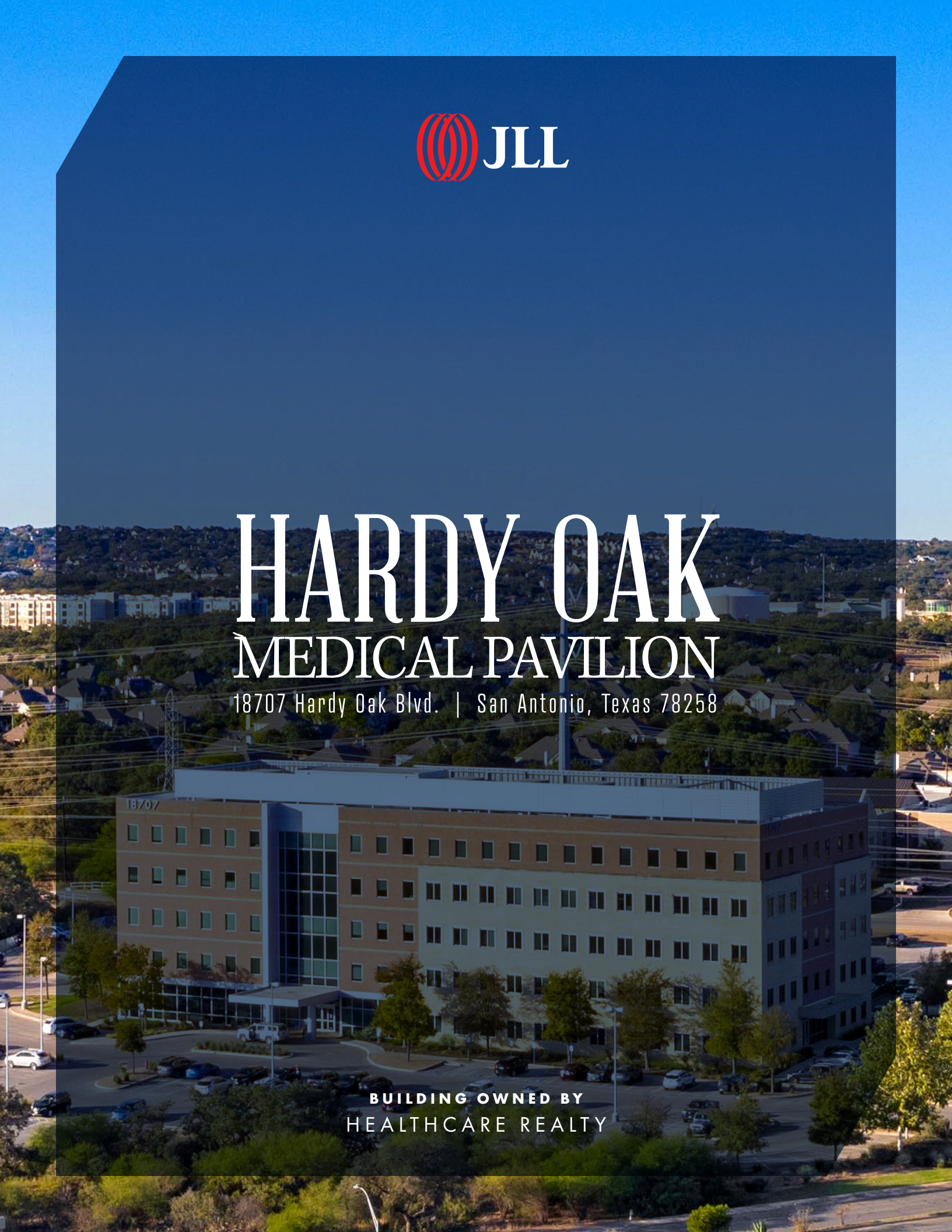
JLL

HARDY OAK
MEDICAL PAVILION

18707 Hardy Oak Blvd. | San Antonio, Texas 78258



BUILDING OWNED BY
HEALTHCARE REALTY

Class A Medical Office Space for Lease

Hardy Oak Medical Pavilion is a premier 5-story, 116,838 sq ft Class A medical office building in the heart of Stone Oak's healthcare market. Located at the corner of Sonterra Blvd. and Hardy Oak Blvd., it offers both move-in ready and customizable suites to accommodate various medical practices. The building provides easy access to US Hwy 281 and Loop 1604, while avoiding congestion. This well-maintained property features ample free parking, a safe patient drop-off area, and reserved covered parking for staff. Situated next to Methodist Hospital Stone Oak and across from South Texas Spine & Surgical Hospital, it offers excellent cross-referral opportunities. The area also boasts numerous amenities for dining, entertainment, and hospitality, making it an ideal location for medical professionals and patients alike.

Property Highlights

- On-site STRIC Imaging Center & Quest Laboratory
- Ample surface parking with safe patient loading area
- Reserved covered parking available
- Directly adjacent to Methodist Hospital Stone Oak & South Texas Spine & Surgical Hospital and one mile from North Central Baptist Hospital
- Ample amenities nearby to include entertainment, dining and hospitality

Building Size
116,838 SF built on 9 acres

Parking Ratio
4.5/1000 SF

Lease Rate
Negotiable (NNN) with generous TI

No. of Floors: 5

Move-in ready suites and shell spaces available

Available Floorplans

Available

Suite 101 - 3,200 RSF (Available 8/1/26)

Level 1

Lee N. McKenna
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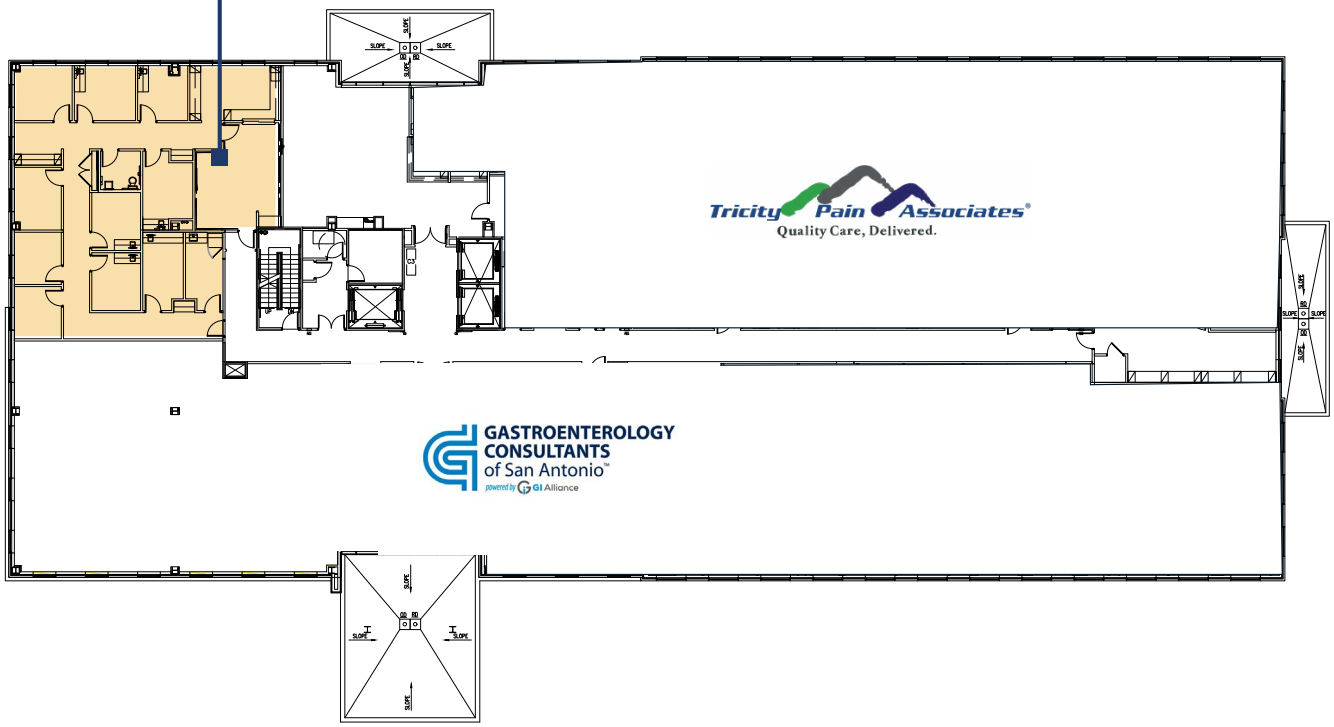
Available Floorplans

Available
Suite 210 - 2,878 RSF

Level 2



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Available Floorplans

Available
Suite 300 - 6,171 RSF

Level 3

Click for beyond view virtual tour

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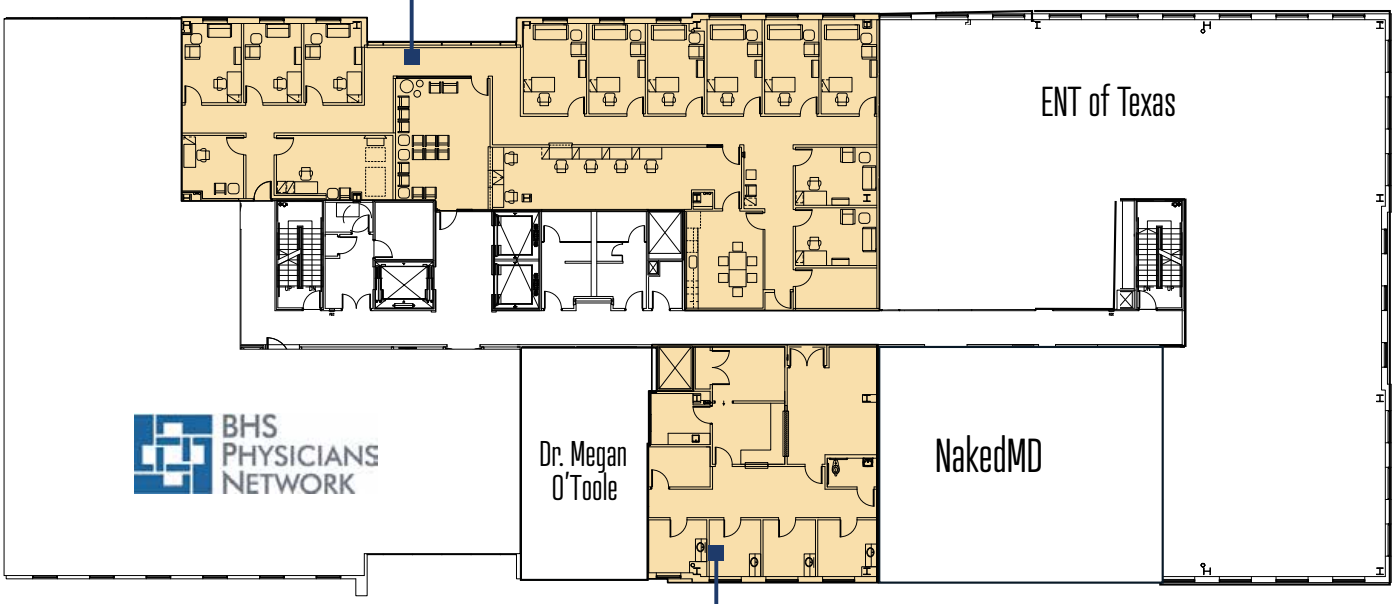
Available Floorplans

Level 4

Available
Suite 410 - 5,180 RSF



Available
Suite 445 - 1,827 RSF

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Available Floorplans

Level 5

Available
Suite 500 - 4,041 RSF

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(1 Mile Radius)

RESTAURANTS

- Merit Coffee
- First Watch
- Gorditas Dona Tota
- Brick House Tavern & Tap
- Krispy Kreme
- Honmachi Sushi
- Chuck E. Cheese
- Chick Fil-A
- McDonald's
- The Hoppy Monk
- Little Woodrow's
- Schlotsky's
- Bill Miller Bar BQ
- Laguna Madre Seafood
- Buffalo Wild Wings
- Café Art
- Starbucks
- Genghis Grill
- Red Robin
- HEB
- Zio's Italian Restaurant
- La Madeleine French Bakery
- Pei Wei
- Chuy's
- Red Lobster
- China Harbor
- Chili's Grill & Bar

SHOPPING

- North Pointe Shopping Center
- Legacy Shops
- Waterford at Stone Oak
- Stone Oak Plaza
- Sonterra Village
- Blanco Market
- Stonehue Center
- Stone Oak Crossing
- Walgreens Pharmacy
- Macy's
- Village at Stone Oak
- Encino Park Center
- The Shops at Fossil Creek
- The Commons at Wilderness
- Oaks
- Vineyard Shopping Center

BANKS

- Bank OZK
- The Bank of San Antonio
- Broadway Bank
- Plains Capital Bank
- Frost Bank (2)
- Jefferson Bank
- Falcon International Bank
- Wells Fargo Bank
- Chase Bank
- Bank Of America

FITNESS CENTER

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

GAS

- Shell (3)
- Chevron (2)
- Circle K

NEAR BY DISTANCE

SA Int'l Airport
15 Minutes

Shops at La Cantera
17 Minutes

Downtown S.A.
20 Minutes

The Rim Shoping Ctr
22 Minutes

South TX Medical Ctr
23 Minutes

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2-10-2025

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.

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 Arthur	748527	allie.arthur@jll.com	210-308-9888
Sales Agent/Associate's Name	~~License No.~~	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date