

Huebner
MEDICAL CENTER

MEDICAL OFFICE SPACE FOR LEASE

9150 HUEBNER RD | SAN ANTONIO, TX

JLL

Jones Lang LaSalle IP, Inc.

Huebner
MEDICAL CENTER

Huebner Medical Center is a 169,876 SF medical complex located at the main entrance to the South Texas Medical Center offering best-in-class second-generation medical office availability. The central atrium along with multiple patient entrances provides a convenient patient and staff experience with covered drop-offs and highly visible wayfinding signage. The property is central to numerous restaurant and retail amenities with a major thoroughfare connecting to Interstate 10 for convenient ingress and egress. Built in 1991, the common areas have been recently remodeled with on-site property management, security guard, day porter, and retail vendors located in the main lobby. The building boasts abundant free parking and 24/7 access for tenant convenience.



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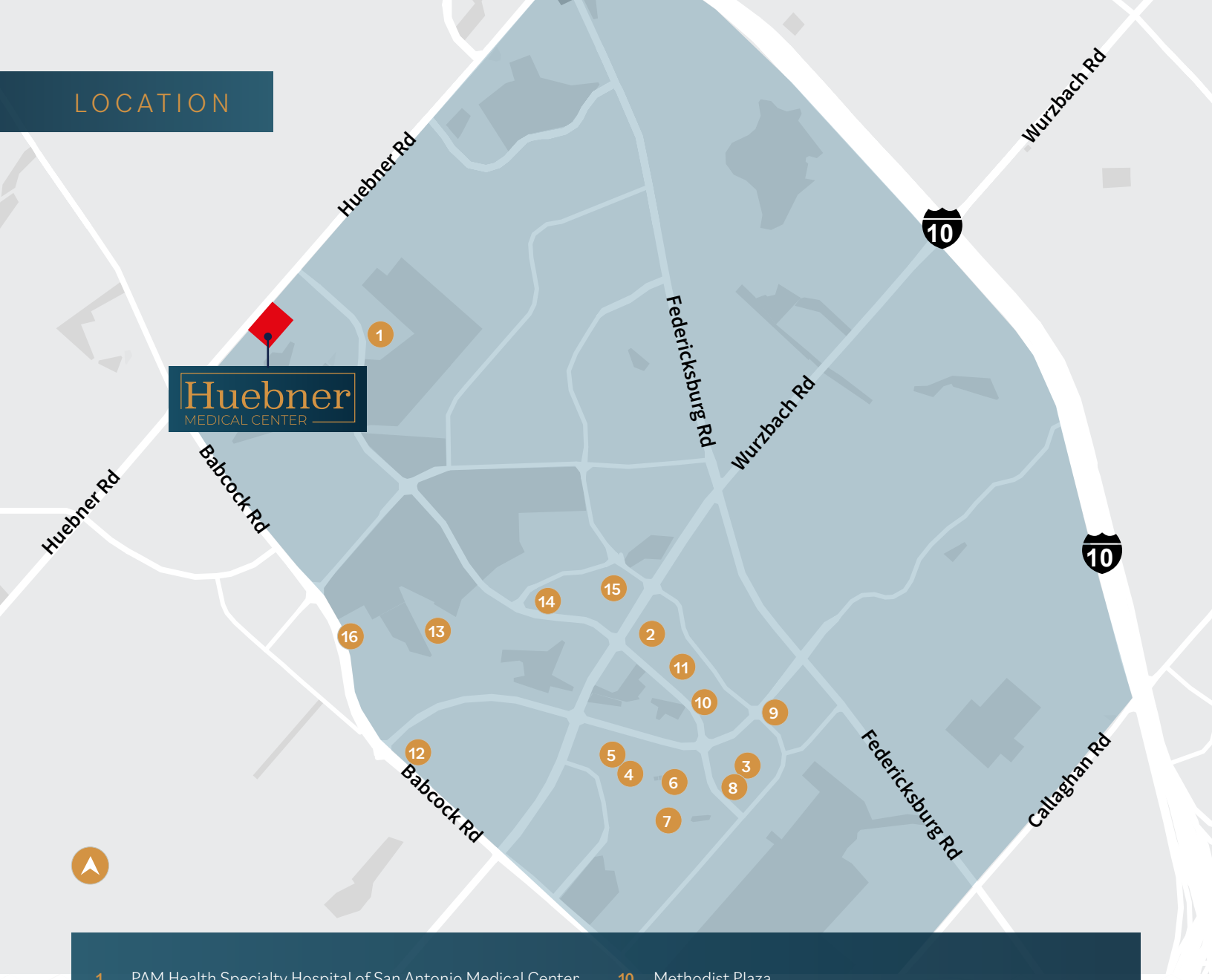



METHODIST AMBULATORY
SURGERY HOSPITAL
N. Entrance
ELLENBURG MEDICAL CENTER




FIRE LANE NO PARKING
FIRE LANE NO PARKING
FIRE LANE

LOCATION



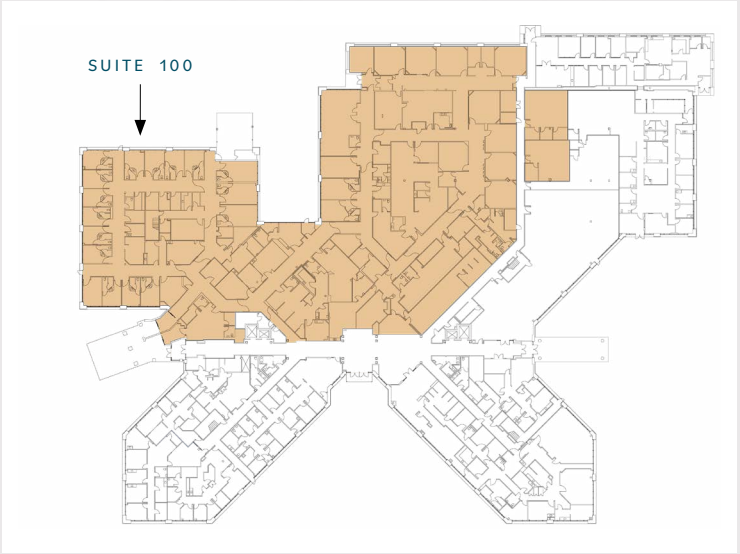
1. PAM Health Specialty Hospital of San Antonio Medical Center
2. Methodist Hospital Specialty and Transplant
3. Methodist Hospital
4. University Health University Hospital
5. University Health Women's & Children's Hospital
6. UT Health San Antonio
7. UT Health San Antonio School of Dentistry
8. Methodist Children's Hospital
9. South Texas Medical Center
10. Methodist Plaza
11. St. Luke's Baptist Hospital
12. Southwest Children's Center, P.A.
13. PAM Health Warm Springs Rehabilitation Hospital of San Antonio
14. UT Health San Antonio | Medical Arts & Research Center (MARC)
15. UT Health San Antonio | Multispecialty and Research Hospital
16. Ortho San Antonio - Medical Center.

HIGHLIGHTS

- South Texas Radiology and Imaging recently signed a 10-year renewal.
- South Texas Spinal Clinic secured a long-term lease for 14,665 SF.
- The tenant mix promotes surgical and general practice synergies.
- Traffic Count | 42,423 VPD
- Convenient | Between Babcock & IH-10
- The building hosts a wide range of practices (physical therapy, orthopedics, pediatrics, bariatrics, pain management, and wound healing)

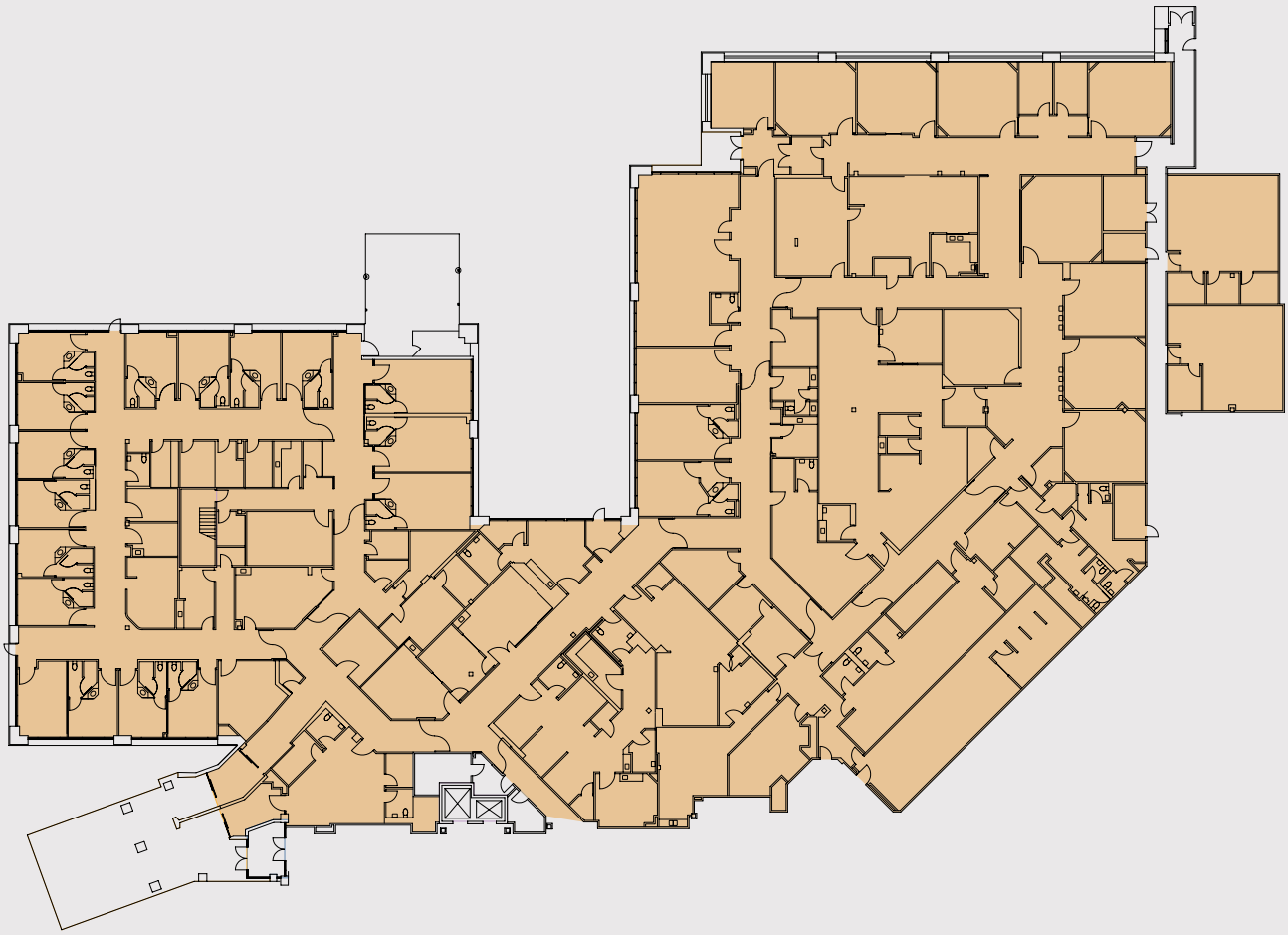
FLOOR PLAN

Suite 100 Feature



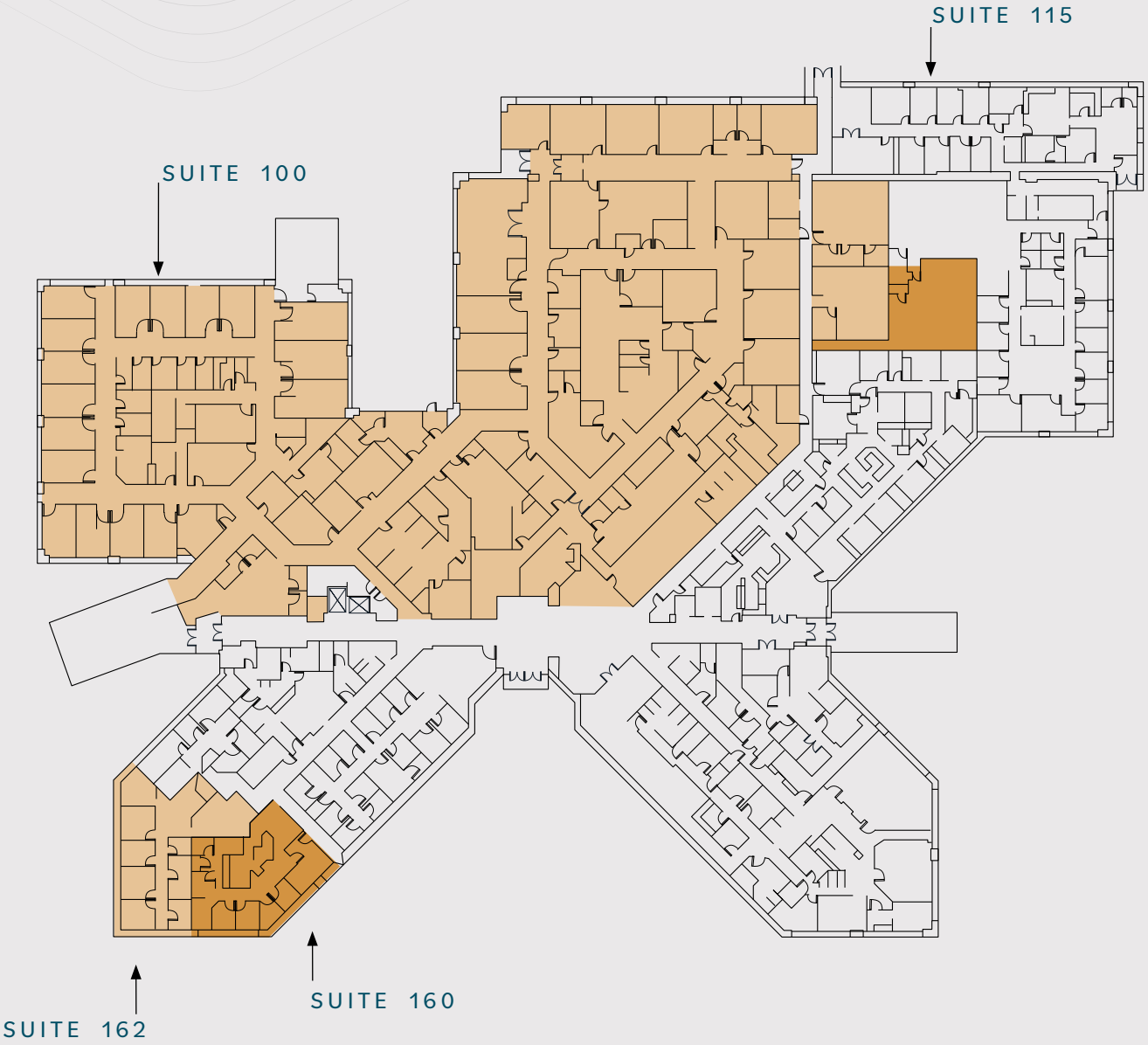
SUITE 100 - 49,570 RSF

VACANT SHORT STAY LICENSED HOSPITAL ON THE GROUND FLOOR (SUITE 100) WITH 9 ORS AND 28 BEDS. IF PREFERRED, ER AND ASC PORTIONS CAN BE SEPARATED.



FLOOR PLAN

LEVEL - 1



SUITE 100 - 49,570 RSF*
SUITE 162 - 2,506 RSF*

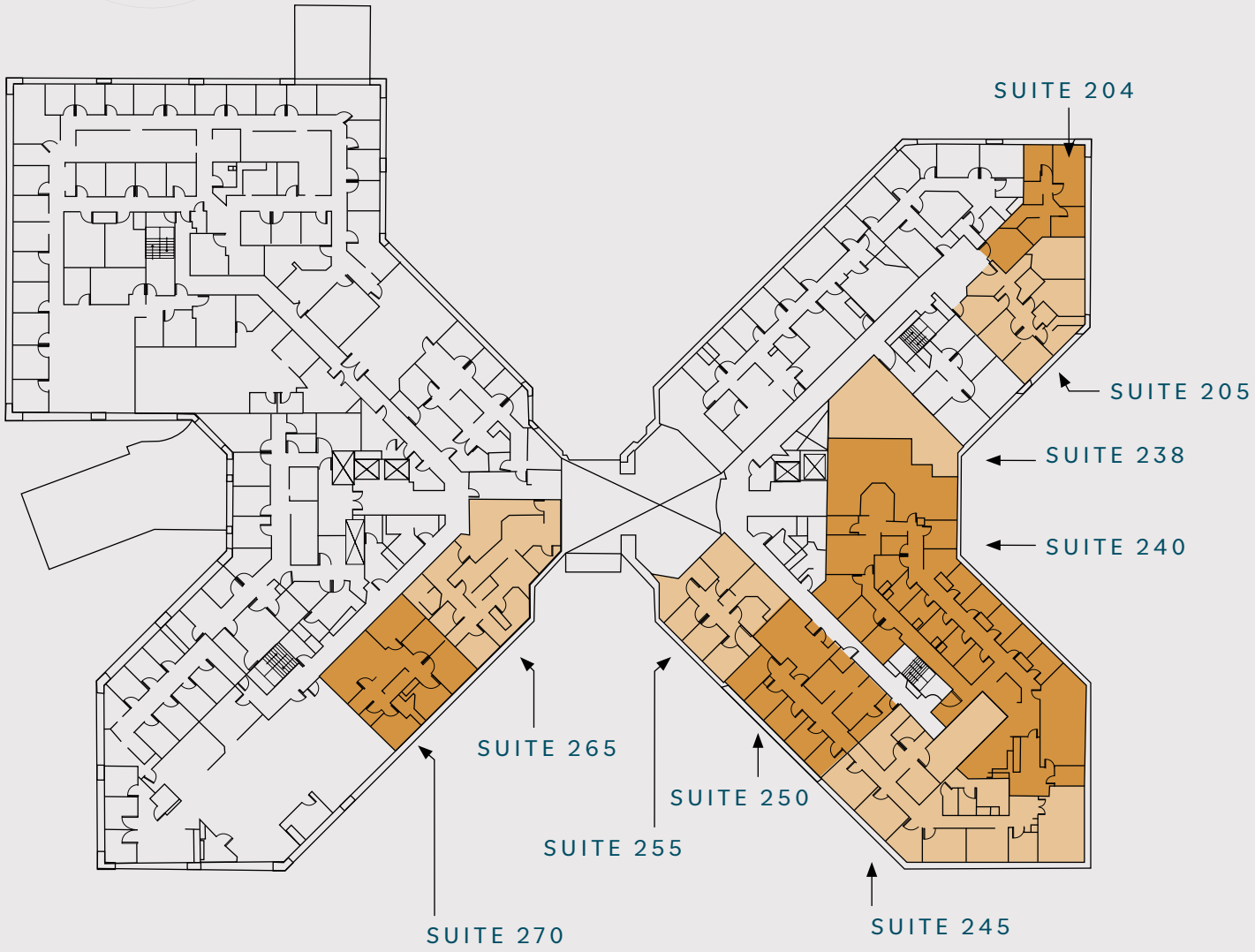
SUITE 115 - 1,927 RSF

SUITE 160 - 2,187 RSF

FLOOR PLAN

LEVEL - 2

CLICK OR
SCAN TO
VIEW SUITES



SUITE 204 - 1,031 RSF
SUITE 205 - 1,637 RSF
SUITE 238 - 943 RSF
SUITE 240 - 5,830 RSF

SUITE 245 - 3,690 RSF
SUITE 250 - 2,004 RSF
SUITE 255 - 1,311 RSF
SUITE 265 - 1,915 RSF

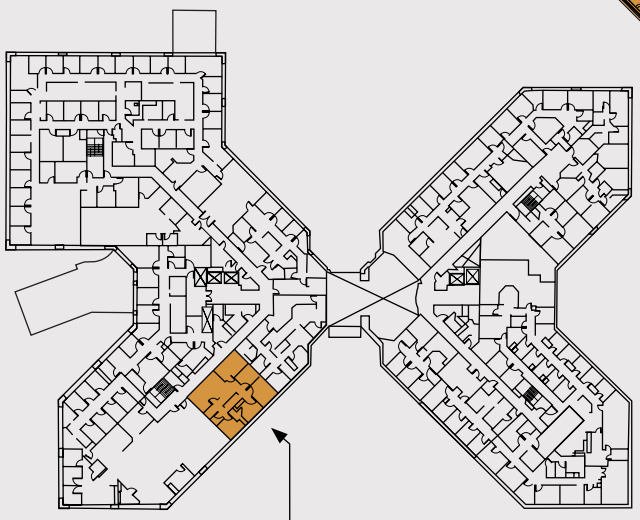
SUITE 270 - 1,528 RSF

Spec Suite

SUITE - 270

SUITE 270 - 1,528 RSF



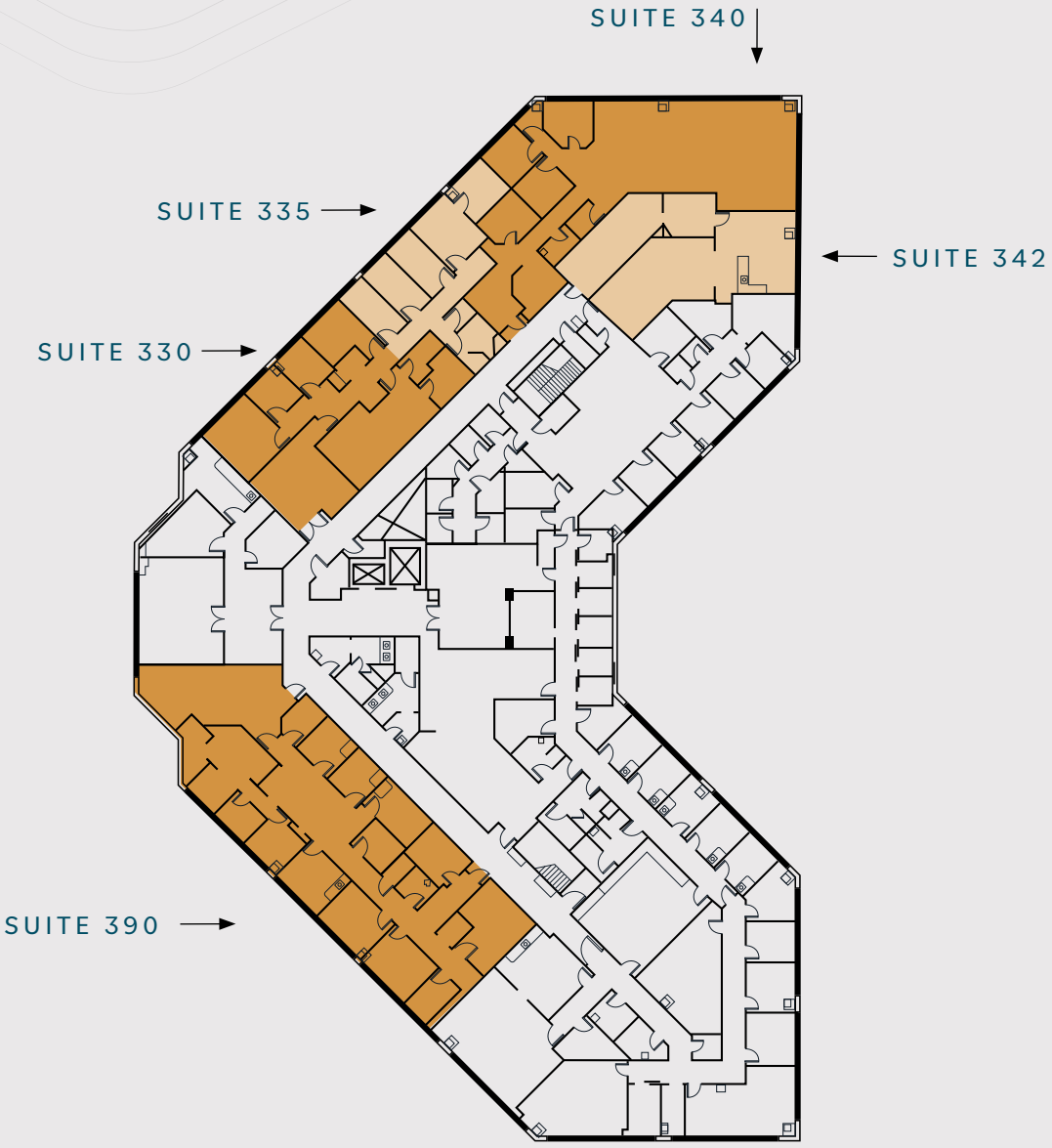


SUITE 270

FLOOR PLAN

LEVEL - 3

CLICK OR SCAN TO VIEW SUITES



SUITE 330 - 1,941 RSF
SUITE 335 - 1,130 RSF

SUITE 340 - 2,428 RSF
SUITE 342 - 1,335 RSF

SUITE 390 - 3,754 RSF



FOR MORE INFORMATION

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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.

EQUAL HOUSING OPPORTUNITY

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.

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Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____