STONE OAK PHYSICIANS PLAZA I & II

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

For Lease | Medical Office Space



JLL

Owned By

Spring Creek HEATHCARE PROPERTIES

STONE OAK PHYSICIANS PLAZA



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 220	1,645 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

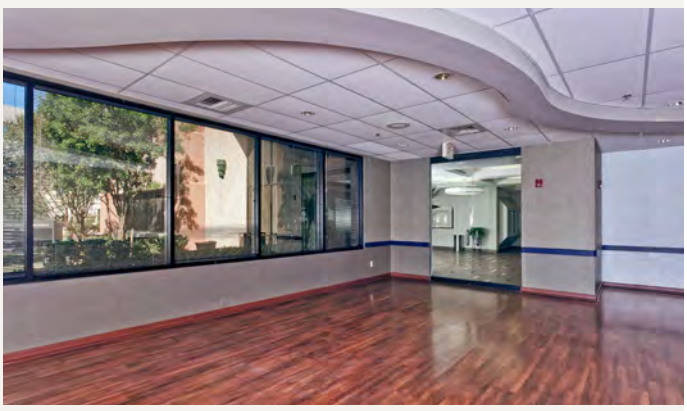
Property Highlights

- 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







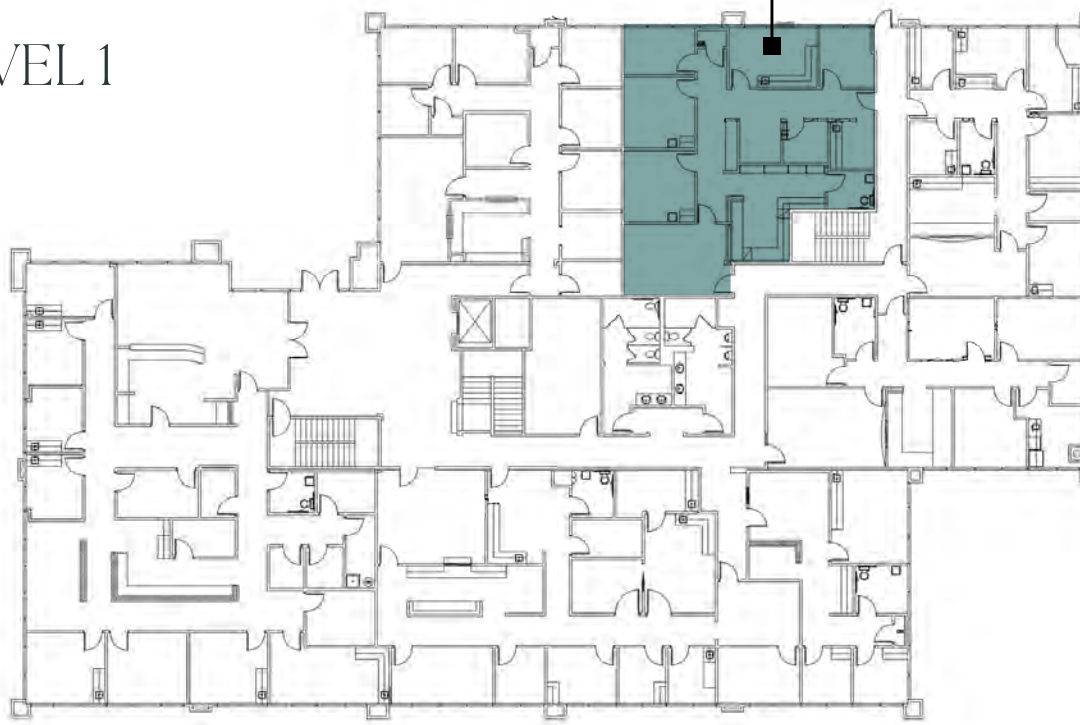


PLAZA I
19016 STONE OAK PARKWAY

RENOVATED LOBBIES & COMMON AREAS

Suite 120
1,961 RSF

LEVEL 1



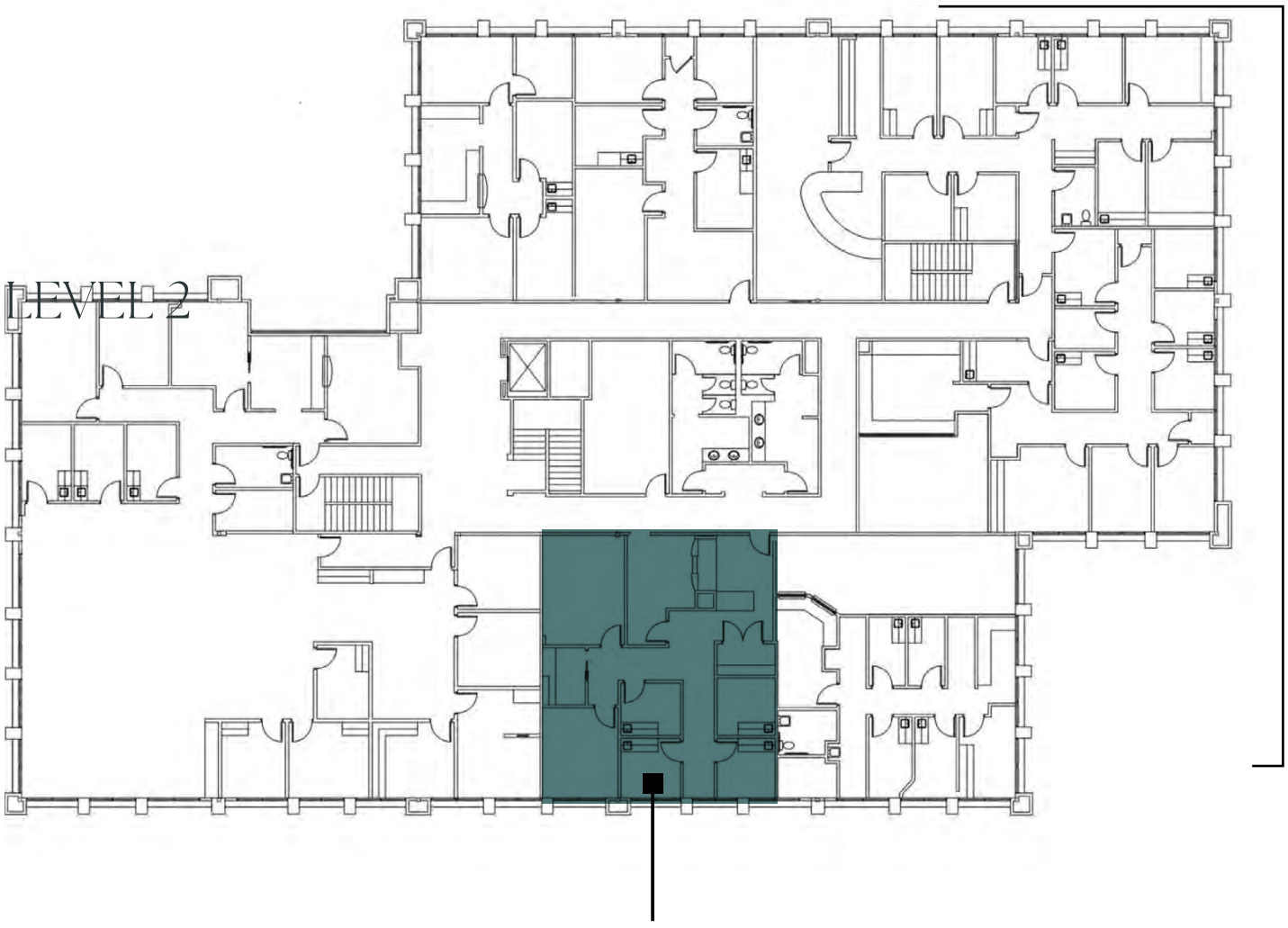
Potential
spec suite plan



PLAZA I

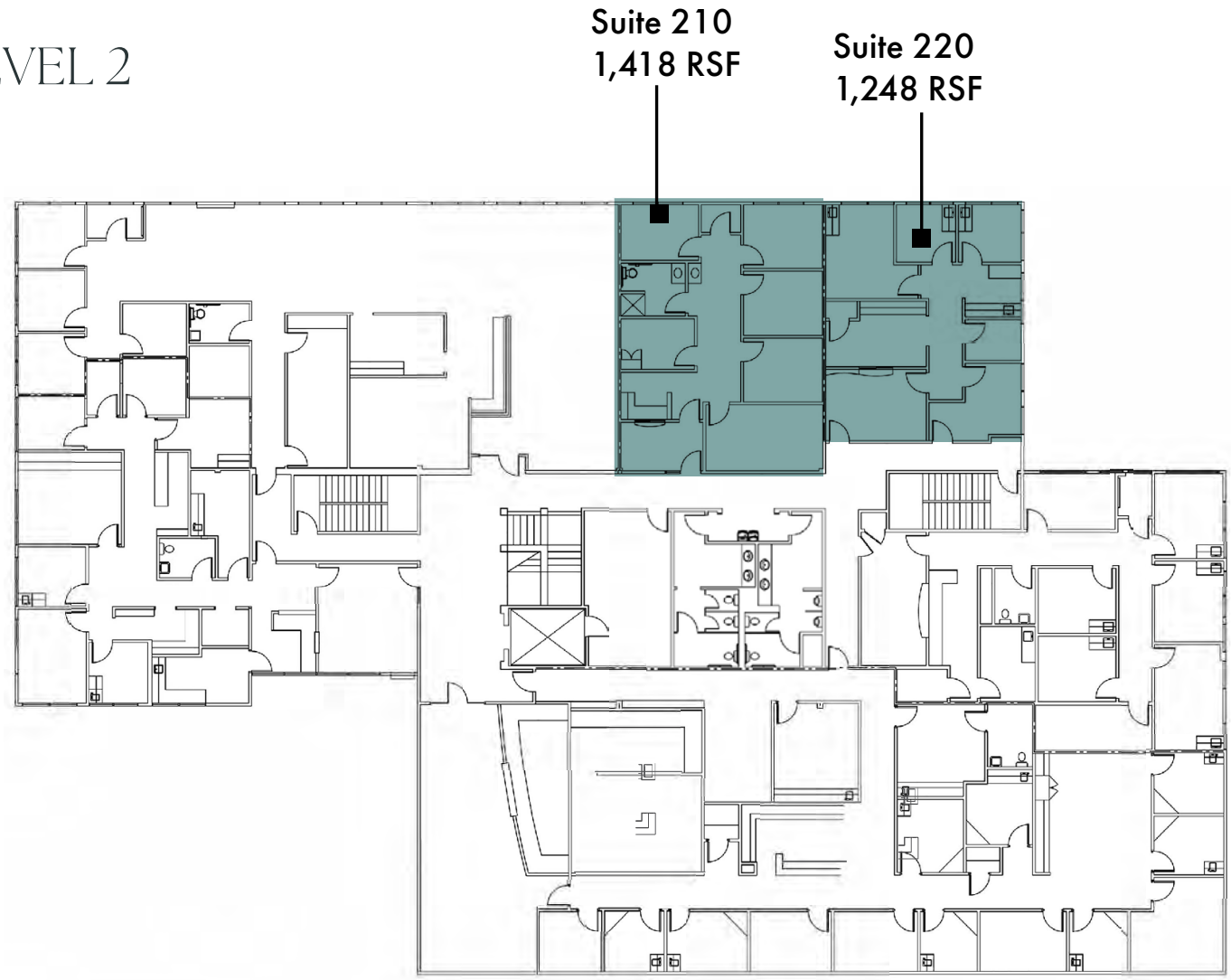
19016 STONE OAK PARKWAY

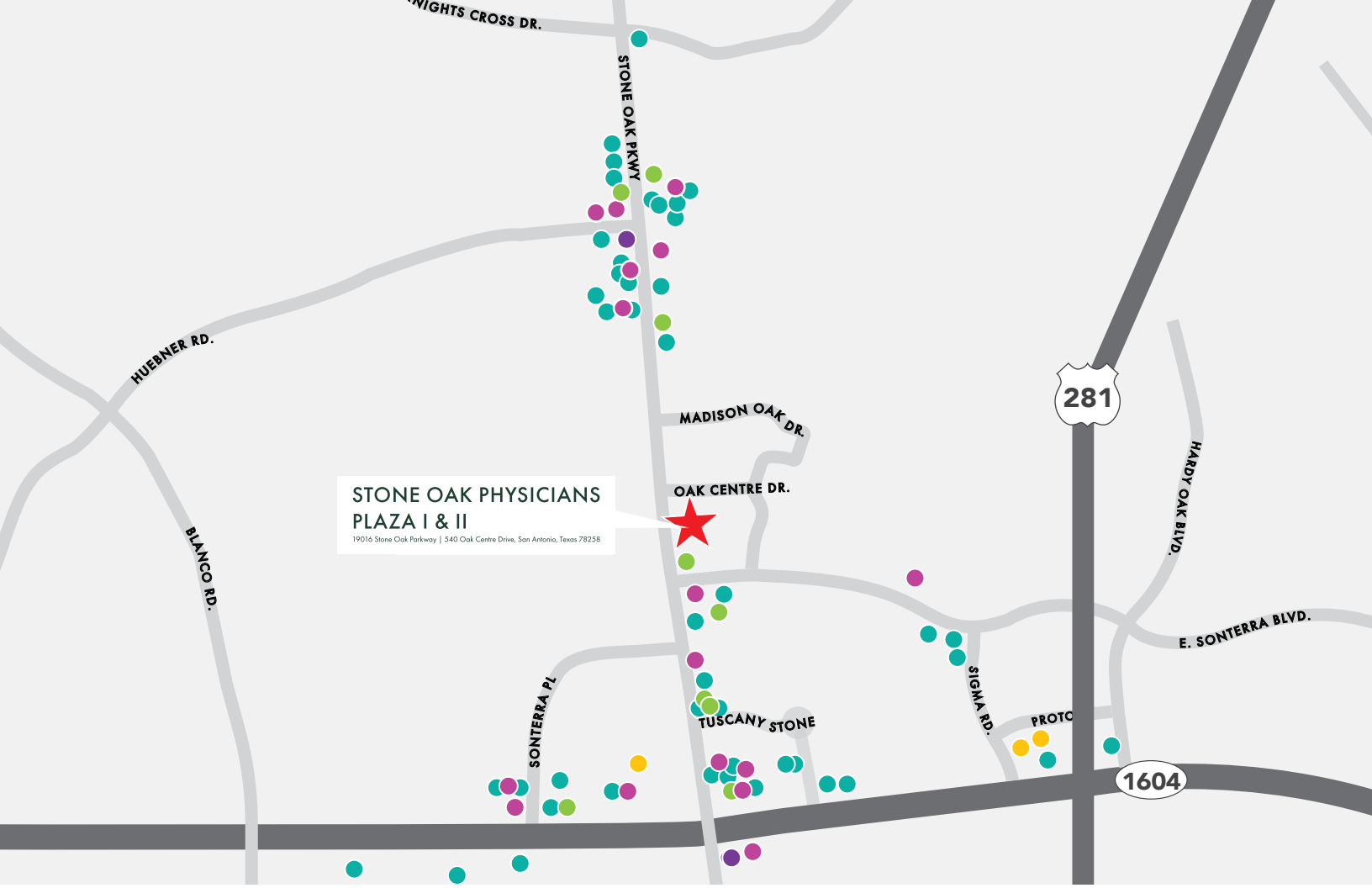
RENOVATED LOBBIES & COMMON AREAS



PLAZA II
540 OAK CENTRE DRIVE

LEVEL 2





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:

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Spring Creek HEATHCARE PROPERTIES

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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.

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, sually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties bove and must inform the owner of any material information about the property or transaction known by the agent, including nformation 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 egotiable.**

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 greement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or nderlined 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 uyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

O 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.

ICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for ou 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
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ales Agent/Associate's Name	License No.		
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ales Agent/Associate's Name	~~License No.~~	Email	Phone

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