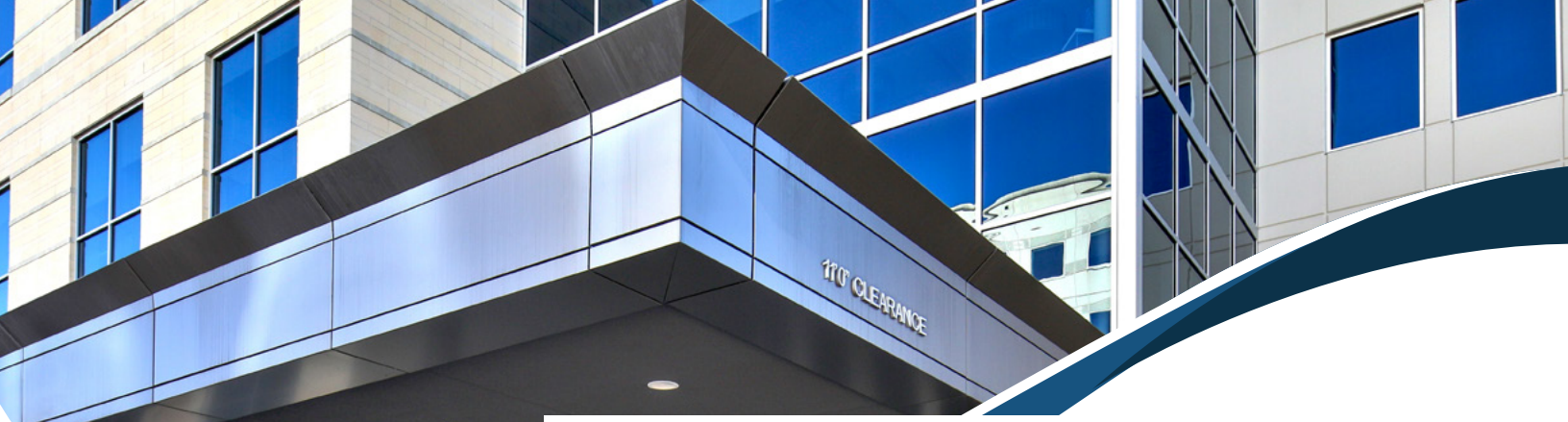
OAK HILLS

WOMEN'S CENTER



JLL



PROPERTY

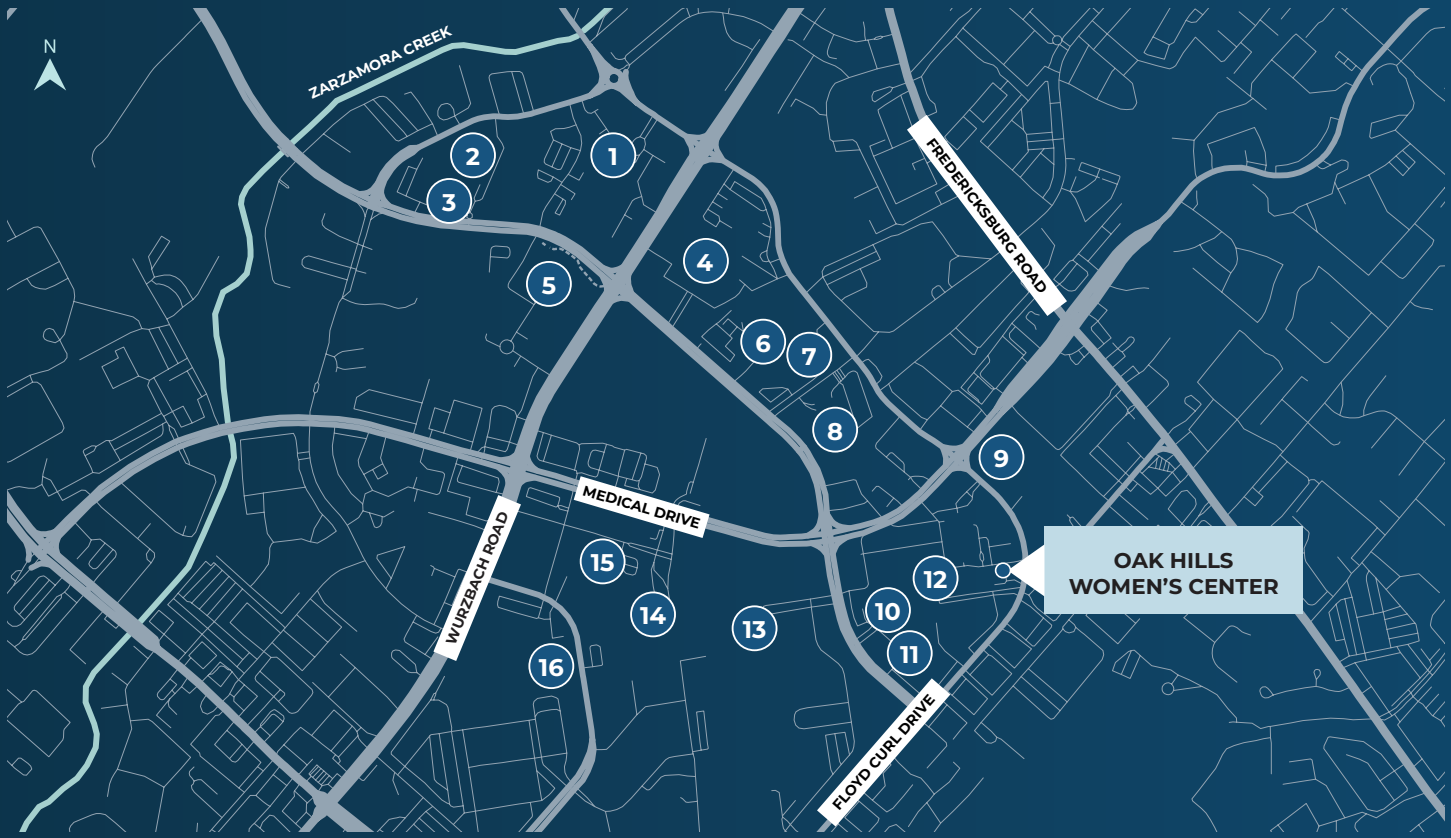
OVERVIEW

The Oak Hills Women's Pavilion is a premier four-story medical office building encompassing approximately 95,000 square feet at 7707 Ewing Halsell Drive in San Antonio, Texas. Strategically positioned in the heart of the South Texas Medical Center and directly adjacent to Methodist Hospital, this specialized facility offers unparalleled access to comprehensive women's healthcare services. The building features convenient surface parking along with connected access to Parking Garage 3, ensuring ease of access for patients and visitors. Home to distinguished medical practices including obstetrics/gynecological care, women's imaging services, and fertility services which provides a centralized hub for advanced women's health and wellness in one of San Antonio's most prestigious medical districts.



NEARBY

LOCATION MAP

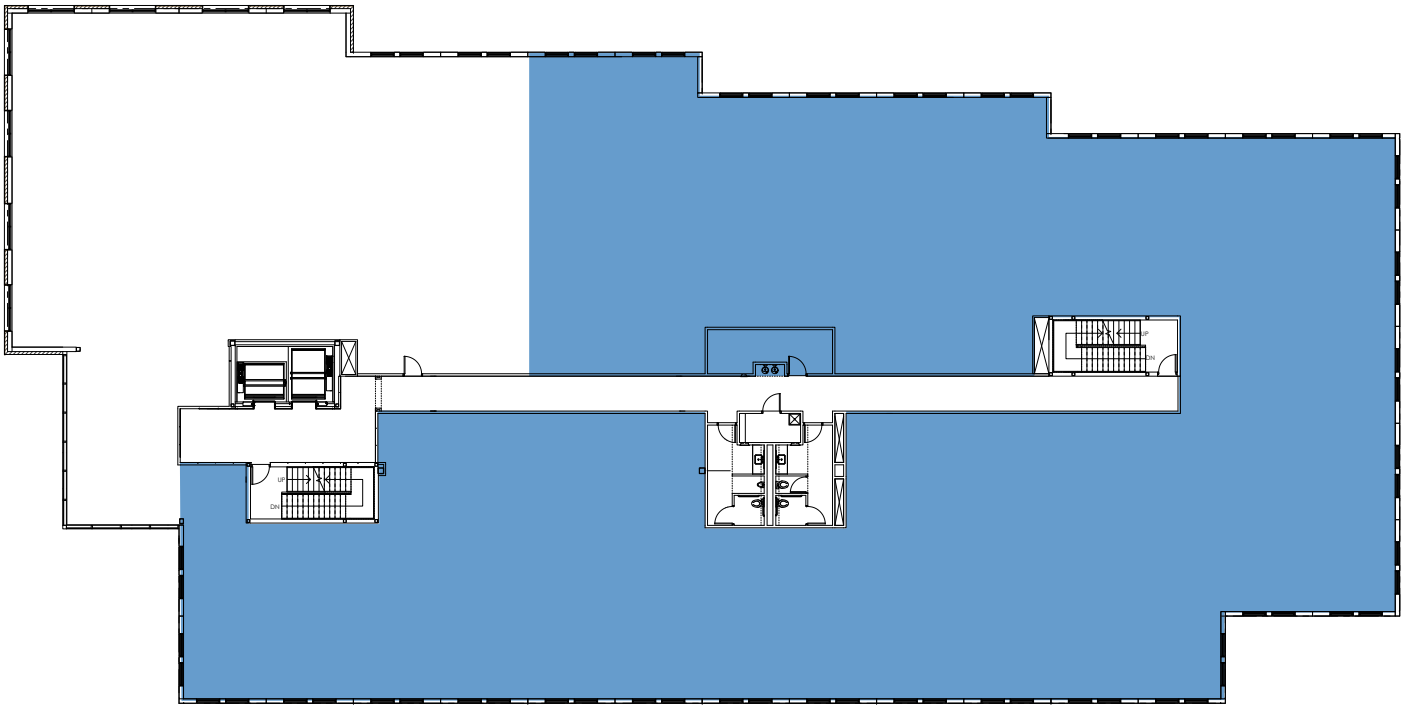


MEDICAL NEARBY TO POINT OUT

1. UT Health San Antonio Multispecialty and Research Hospital
2. UT Med Center Orthopedics
3. UT Health San Antonio | Medical Arts & Research Center (MARC)
4. Methodist Hospital Specialty And Transplant
5. UT Health San Antonio MD Anderson Cancer Center
6. St. Luke's Baptist Hospital
7. St. Luke's Baptist Hospital Emergency Room
8. Methodist Plaza
9. South Texas Medical Center
10. Methodist Hospital Emergency Room
11. Methodist Children's Hospital
12. Methodist Hospital
13. UT Health San Antonio Long (Main) Campus
14. University Health University Hospital
15. University Health Women's & Children's Hospital
16. Audie L. Murphy Memorial VA Hospital Emergency Room

FLOOR PLAN

3rd FLOOR - 13,000 SF AVAILABLE



N





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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.

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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Buyer/Tenant/Seller/Landlord Initials		Date