

# STONE OAK PHYSICIANS PLAZA I & II

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

For Lease | Medical Office Space





# 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 240** 2,324 RSF

**Suite 250** 2,724 RSF

## PLAZA II

BUILDING SIZE: 33,236 RSF

### AVAILABILITIES

**Suite 220** 1,248 RSF (Avail. 2/1/26)

**Suite 260** 2,216 RSF (Avail. 2/1/26)



# 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



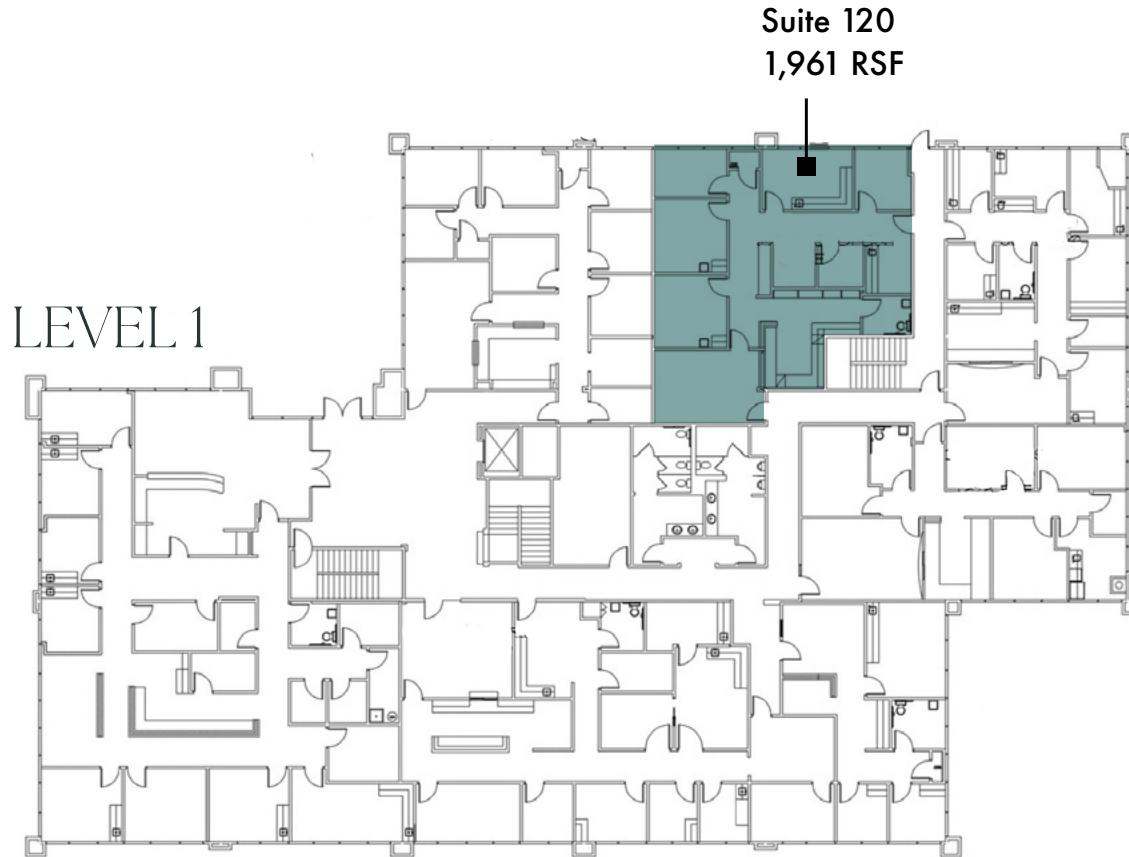
PARKING: Ample surface parking 4.00/1,000 RSF



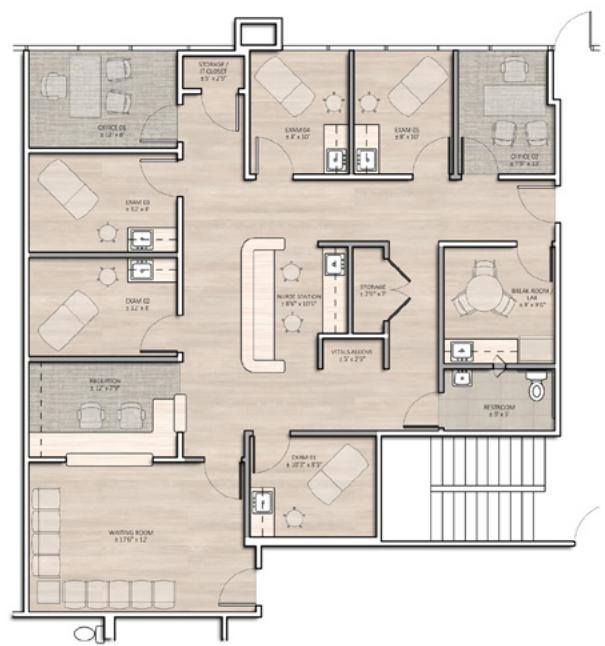
# PLAZA I

19016 STONE OAK PARKWAY

## RENOVATED LOBBIES & COMMON AREAS



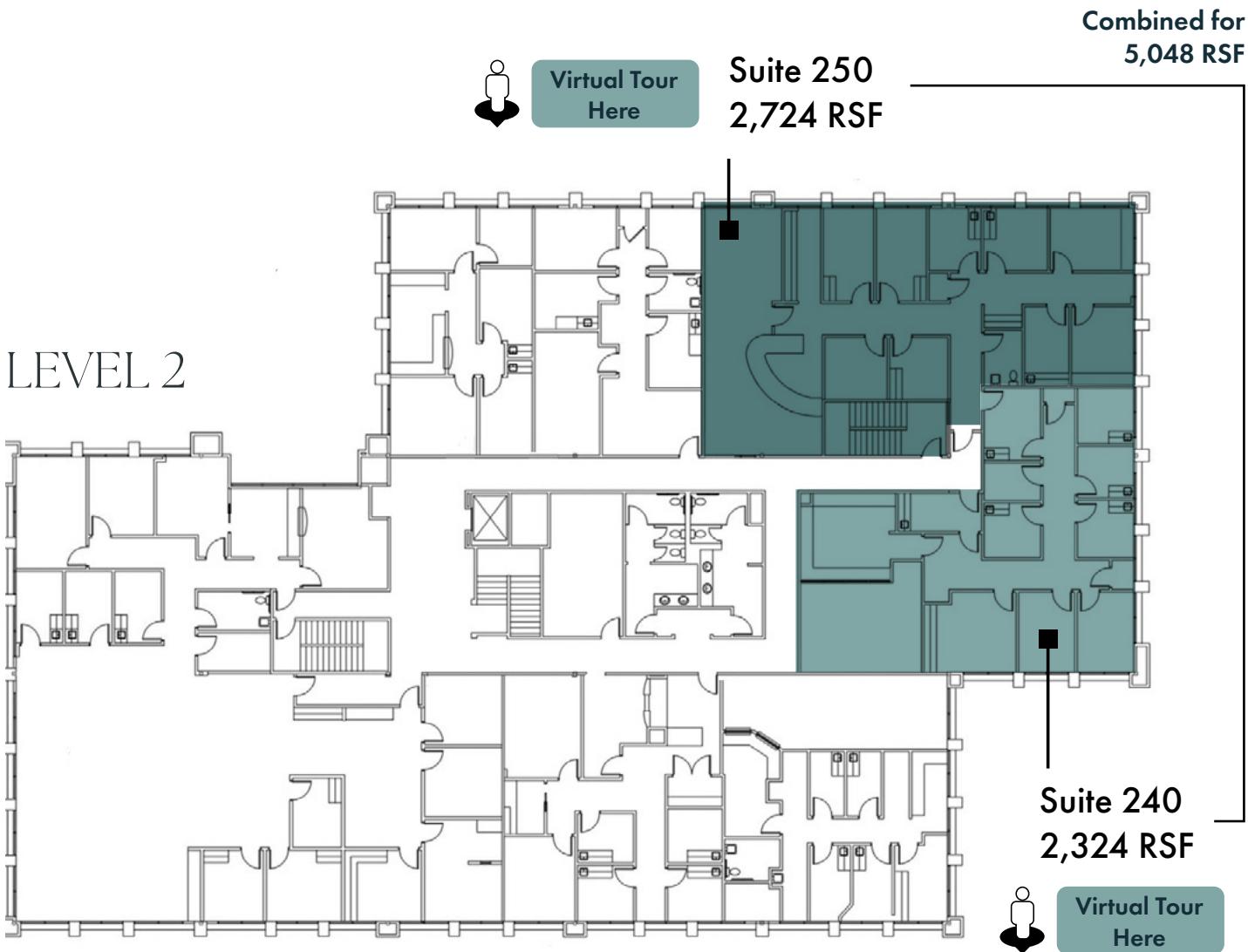
Potential  
spec suite plan



# PLAZA I

19016 STONE OAK PARKWAY

## RENOVATED LOBBIES & COMMON AREAS



# PLAZA II

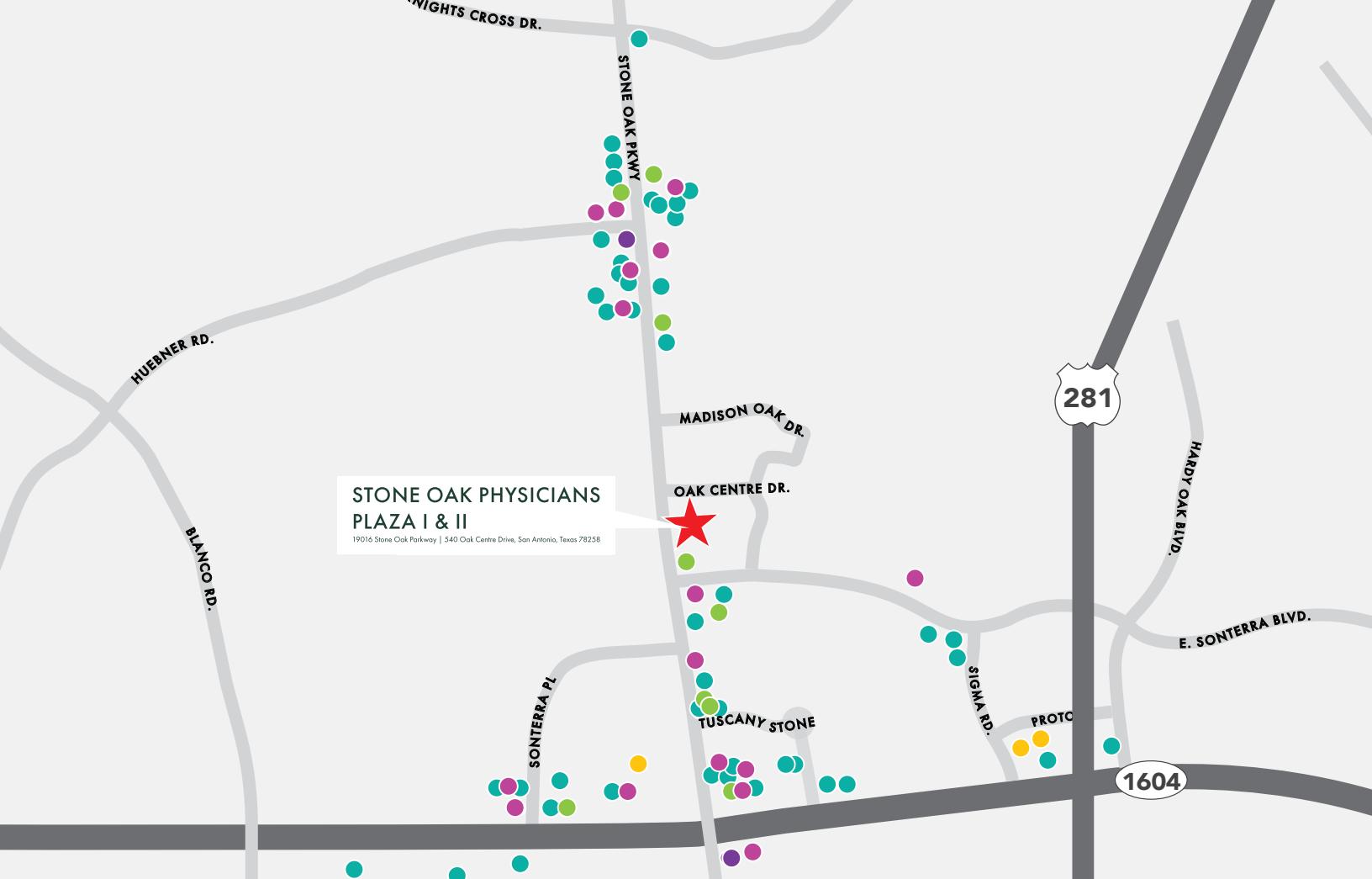
540 OAK CENTRE DRIVE

LEVEL 2

**Suite 220**  
**1,248 RSF**  
**(Avail. 2/1/26)**

**Suite 260**  
**2,216 RSF**  
**(Avail. 2/1/26)**





## 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

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## 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



### 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.

### 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.

### 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>
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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 Sledge	<u>748527</u>	<u>allie.sledge@jll.com</u>	<u>210-308-9888</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date