

MEDICAL OFFICE FOR LEASE

# WESTOVER TOWN CENTER

10010 ROGERS CROSSING | SAN ANTONIO, TEXAS 78251



SPACE AVAILABLE

## FOR INFORMATION, CONTACT:

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Building owned and managed by  
**HEALTHCARE REALTY**

Leased by

  
**STREAM**

FOR LEASE

# WESTOVER TOWN CENTER

10010 ROGERS CROSSING | SAN ANTONIO, TEXAS 78251



## PROJECT

**Westover Town Center** is a 45,000 square-foot, three-story Medical Office Building (MOB) in the quickly growing Westover Hills market in San Antonio. The building is near CHRISTUS Santa Rosa Westover Hills Hospital, VA Healthcare, and Baptist Emergency Hospital, as well as other hospitals under construction, including Baptist Health System (Tenet) and Methodist Healthcare (HCA). This MOB provides ample surface parking with convenient ingress and egress to Highway 151 and Westover Hills Blvd.



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# DETAILS

Building Size: 45,000 Square Feet

Built: 2014

Owner: Healthcare Realty

Parking: 4.73/1,000

Leasing Rate: Contact Broker

# HIGHLIGHTS

- Located in Westover Hills, the fastest growing submarket in San Antonio
- Easy access to TX-151
- Within 2 miles of CHRISTUS Santa Rosa Westover Hills Hospital, VA Multi-Specialty Clinic and Baptist Emergency Hospital
- 70,800+ vehicles pass on TX-151 each day

# AVAILABILITY

**SUITE 225:** 1,474 SF (Shell space)

**SUITE 230:** 3,825 SF

**SUITE 308:** 6,083 SF (Avail. 4/1/25)



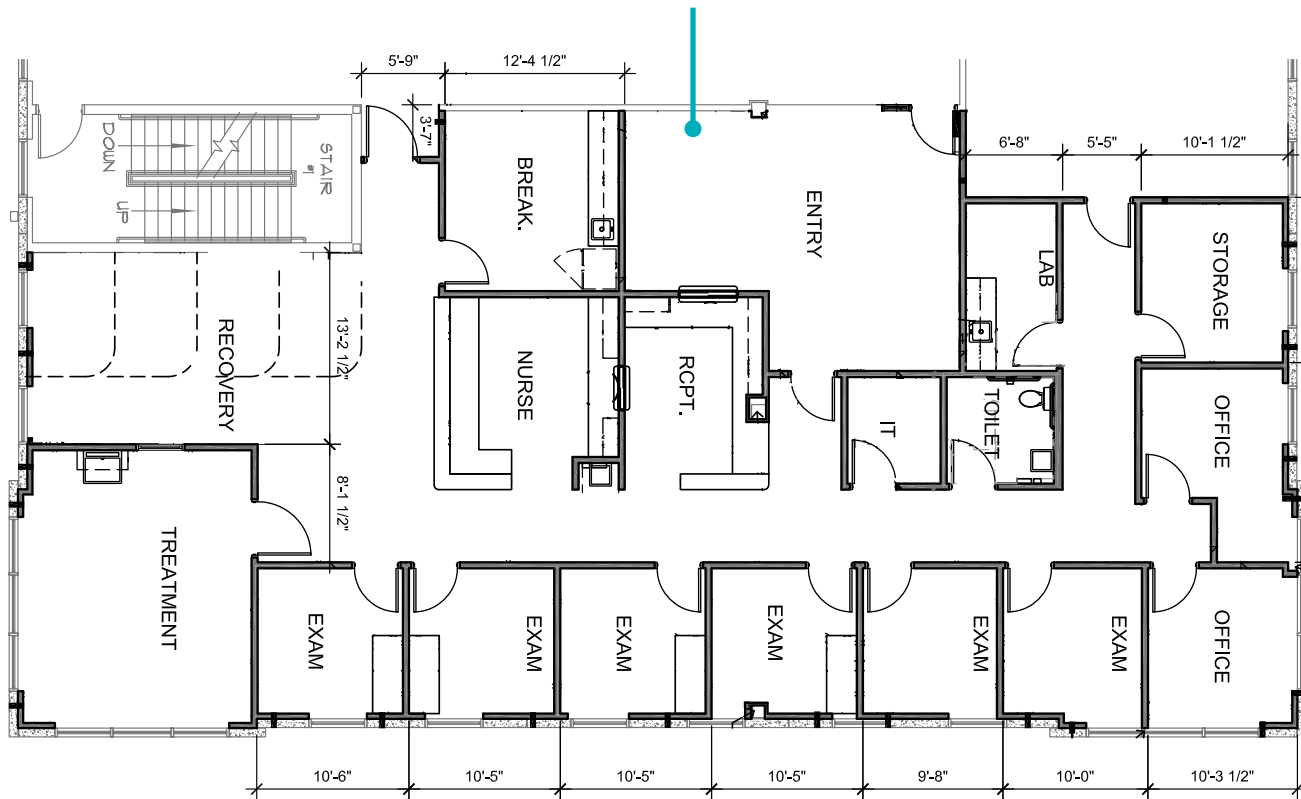
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# AVAILABLE FLOORPLAN LEVEL 2

**SUITE 230:** 3,825 SF



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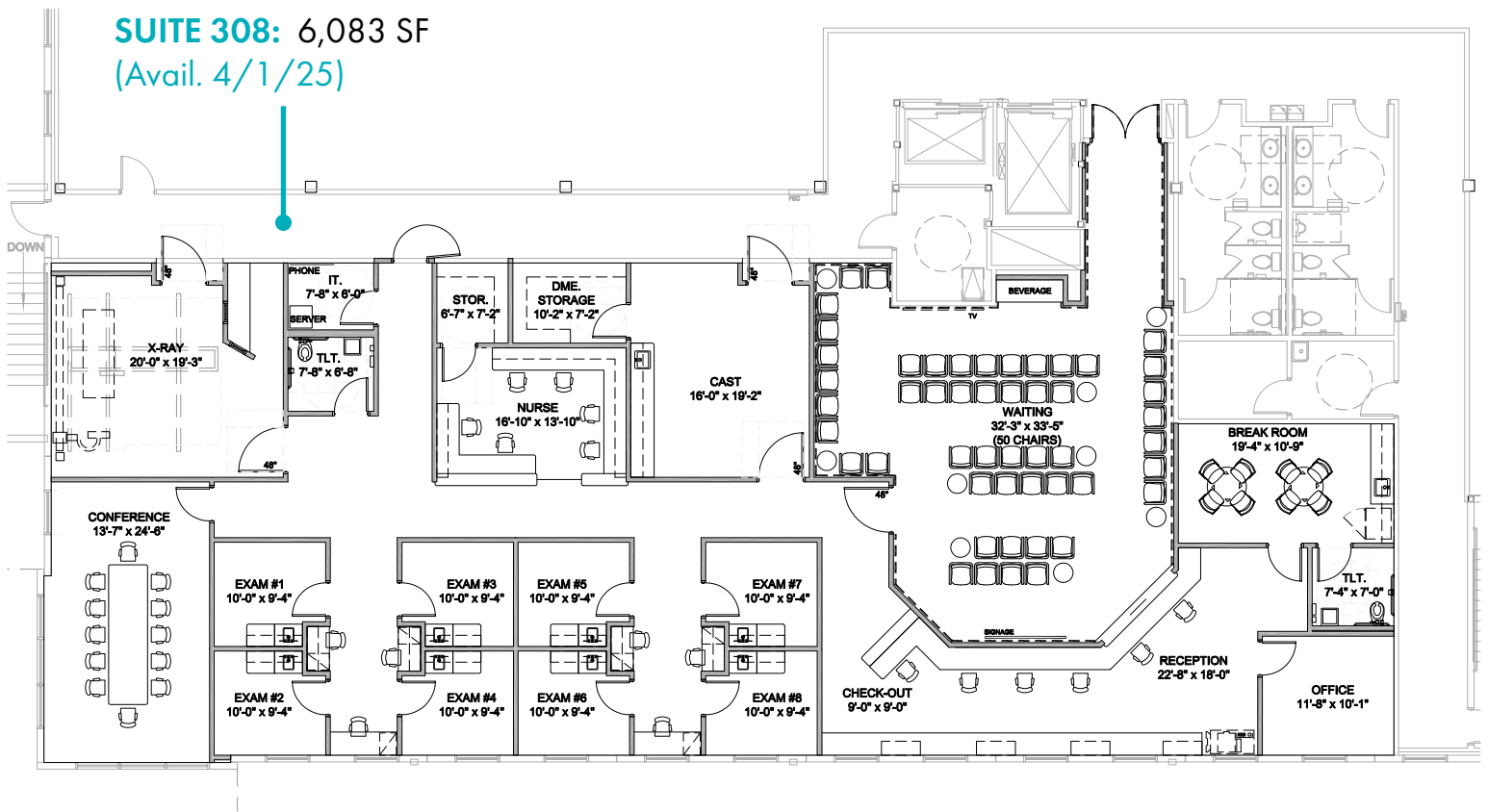
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# AVAILABLE FLOORPLAN

## LEVEL 3

**SUITE 308:** 6,083 SF  
(Avail. 4/1/25)



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# HEALTHCARE INFRASTRUCTURE



## DRIVE TIMES FROM WESTOVER TOWN CENTER



1. BAPTIST HEALTH SYSTEM	7 MINS	4. BAPTIST EMERGENCY HOSPITAL	4 MINS
2. METHODIST WESTOVER HILLS ER HOSPITAL	5 MINS	5. WARM SPRINGS REHABILITATION HOSPITAL	3 MINS
3. CHRISTUS SANTA ROSA HOSPITAL WESTOVER HILLS	3 MINS	6. VA MULTI-SPECIALTY CLINIC	5 MINS

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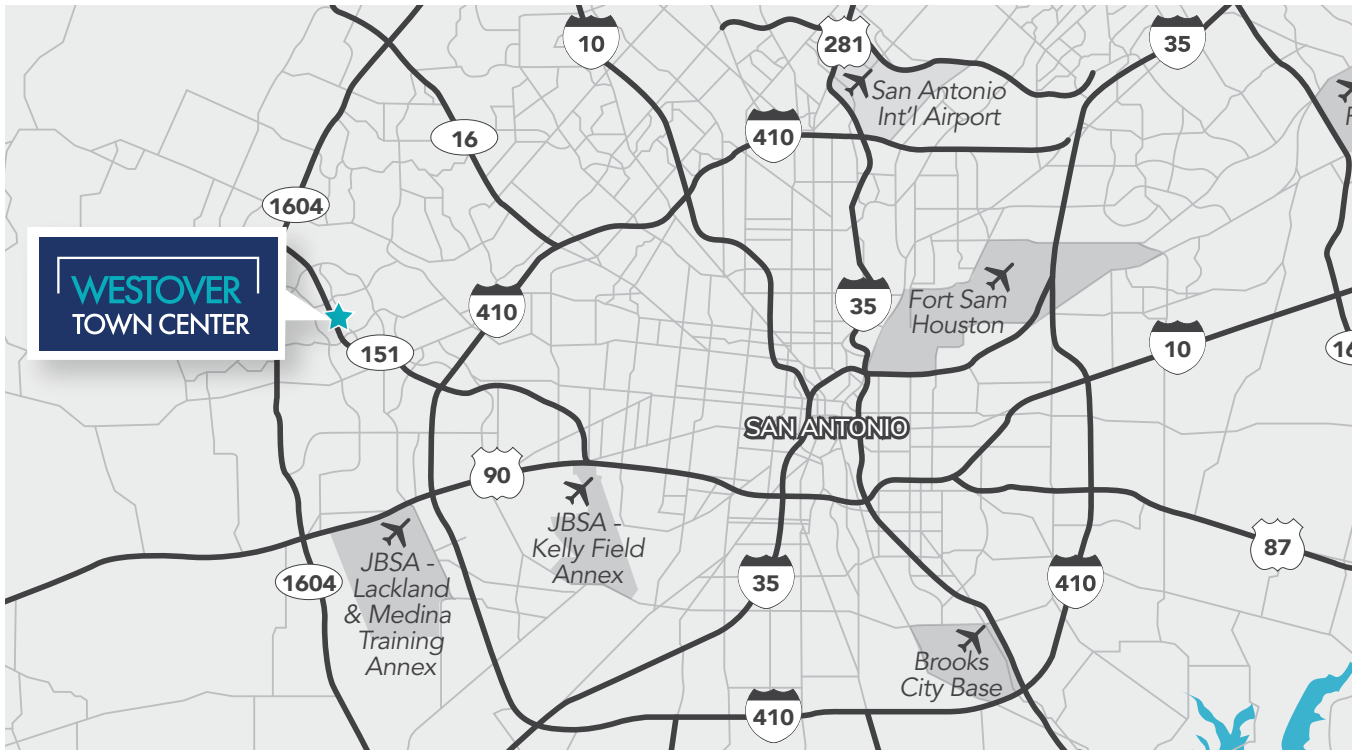
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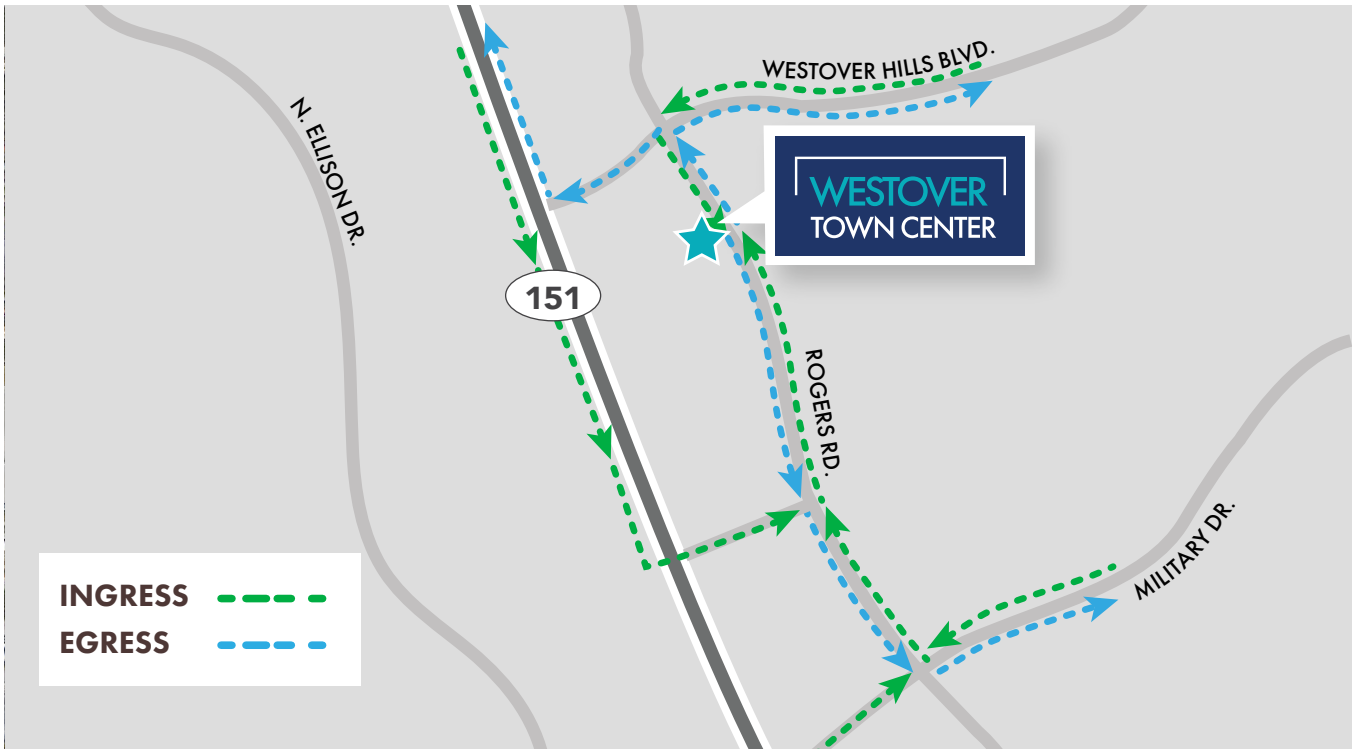
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# LOCATION MAP



# INGRESS/EGRESS



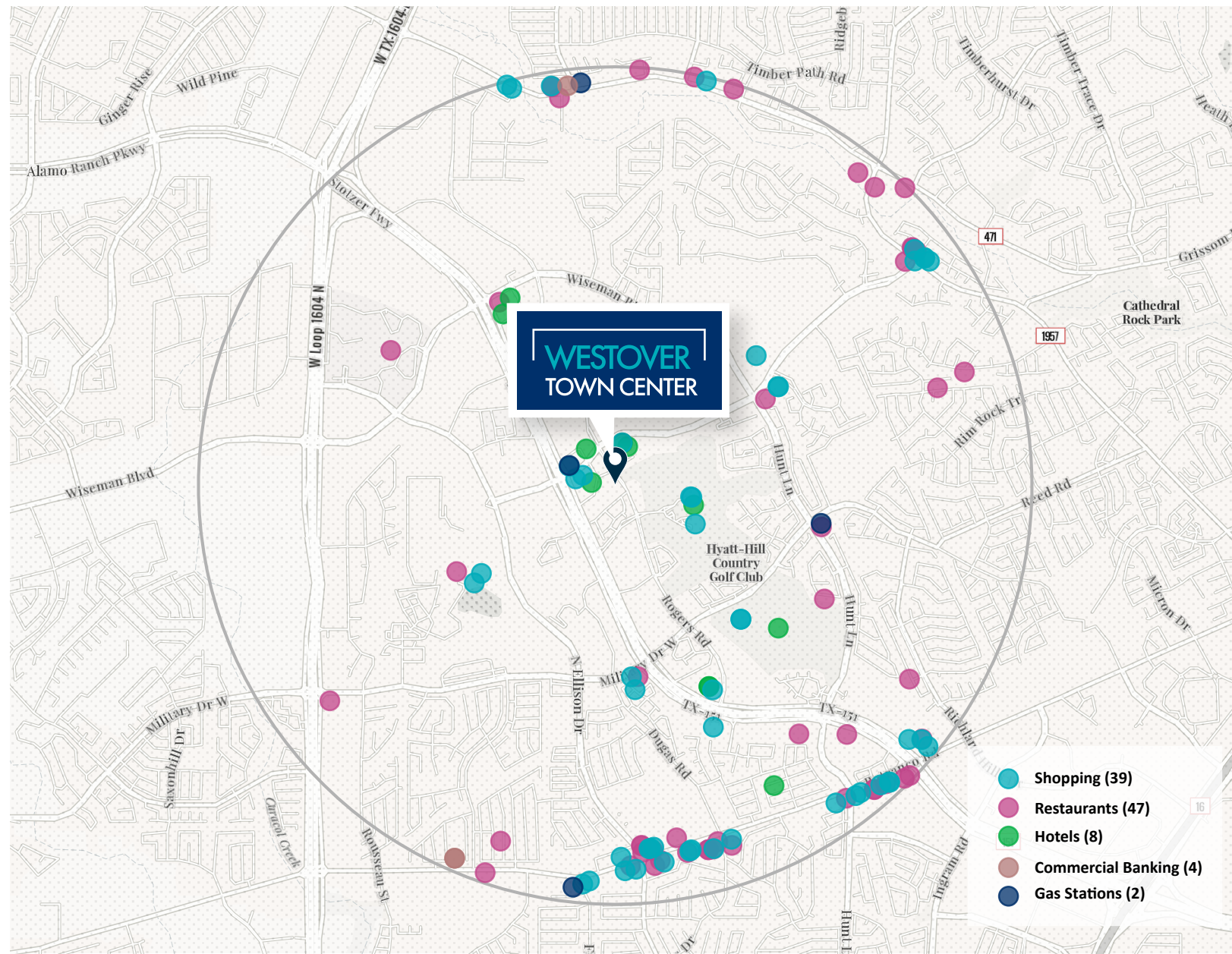
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# AMENITIES MAP

1 - MILE RADIUS



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## RESTAURANTS

I Alamo Molino  
Antler's Lodge Restaurant  
Babe's Old Fashioned Food  
Bigz Burger Joint  
Bill Miller Bar-B-Q  
Bill Miller's Laguna Madre  
Seafood Company  
Burger Boy  
Cactus Oak Tavern  
Chazz Restaurant  
Chongs Korean Restaurant  
Mobile  
Crispy Zs

Dog Haus  
El Rodeo de Jalisco  
El Rodeo Seafood and  
Taqueria  
Hill Country Cafe  
JB's Grille And Bar  
JB's Restaurant at Wild Oak  
Ranch  
Las Palapas  
Marco's Pizza  
Mariscos Del Puerto  
Myas Tex Mex Cafe  
Noodle Hut  
Pho VN Bistro  
Plaza tapatia Mexican grill

Pretzel Kitchen at Sea Star  
Market  
Raising Cane's  
Rome's Pizza  
Rosita's Cafe  
Rudy's Country Store and  
Bar B Q  
Sari Sari Supper Club  
Shenanygans  
Sporting News Grill San  
Antonio  
Springhouse Cafe  
Tacos and Chelas Mexican  
Kitchen  
Tacos El Patron

Tapatio De Jalisco Mexican  
Restaurant El  
Taqueria Ricardo's  
Taste of Thailand Restaurant  
Thai Hut  
Thai Wok  
The Corner Craft Beer and  
Growler Center  
Tia's Taco hut  
Urban Bricks Pizza Co.  
Ventanas Bistro  
Viola's Ventanas  
Wok Inn  
Yaya's Thai

## SHOPPING

7-Eleven  
Awesome Blossom Florist  
Baird's Mrs Bakery Outlet  
Big's 403  
Cellular Zone Sales &  
Repair  
Circle K  
Corner Store  
Designer Outlet  
Dollar Tree  
Elena's Flowers & Gifts

Eugene Knives  
Family Dollar Stores  
Fine Wine Liquors  
Goodwill Store and  
Donation Station  
Guanajuato Bakery  
Hazel Sky Smoke Shop  
Headrush Vape And Smoke  
Heavenly Floral Designs  
Mamarazzi Photography  
Mary Jane's CBD  
Dispensary  
Mattress Firm

Med Call Emergency  
Response Systems  
Metro by T Mobile  
Authorized Dealer  
Michel's Jewelry  
Plazas At Potranco  
Potranco Plaza  
Resaca Village  
River City Ready Mix  
Russell Cellular  
Shamu Smokehouse  
Smokers Galaxy  
Sprouts Farmers Market

Sunny Liquor  
Tetco Mobil  
Texas Connectivity  
The Brain Garden Piano  
Studio  
Twin Hammers Roofing &  
Contracting  
Walmart Neighborhood  
Market  
Westover Hills Florist by  
HFD

## HOTELS

Courtyard by Marriott  
Fairfield Inn & Suites by Marriott  
Hilton International  
Holiday Inn Express  
Hyatt Regency Hill Country Resort & Spa  
Hyatt Residence Club San Antonio Wild  
Oak Ranch  
Staybridge Suites  
TownePlace Suites by Marriott

## BANKS

Broadway Bank  
Chase Bank  
Randolph-Brooks Federal Credit Union  
(RBFCU)  
Wells Fargo Bank

## GAS

Valero  
Exxon



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