

AVAILABLE
FOR LEASE

OneFiftyOne

MEDICAL OFFICE

11071 State Highway 151 | San Antonio, Texas 78251

Medical Office
Development in
Westover Hills



A Development of

STREAM

Visit Us for More Details @
www.OneFiftyOneMOB.com

Class A Medical Office Development in Westover Hills

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OneFiftyOne
MEDICAL OFFICE



THE PROJECT

One Fifty One Medical Office is a Class A medical office building in the heart of the rapidly expanding Westover Hills in San Antonio, Texas. This 2-story, 60,000-square-foot building is very visible from Highway 151 and has ingress and egress from the service road and side streets. One Fifty One Medical Office provides flexible leasing opportunities for medical tenants with 1,500 - 13,724-square-foot and no ground lease restrictions from local hospital systems. The building has been designed for maximum efficiency and state-of-the-art engineering to accommodate specialty power and climate control needs.

The building sits on a 4.4-acre site at the intersection of Westernhill Drive and Highway 151 and is central to four hospital systems in the immediate area. The population within a 10-minute drive grew by more than 21% since 2010, outpacing San Antonio's 14.8% growth. Population growth in this area is expected to continue over the next five years by more than 7.8%.

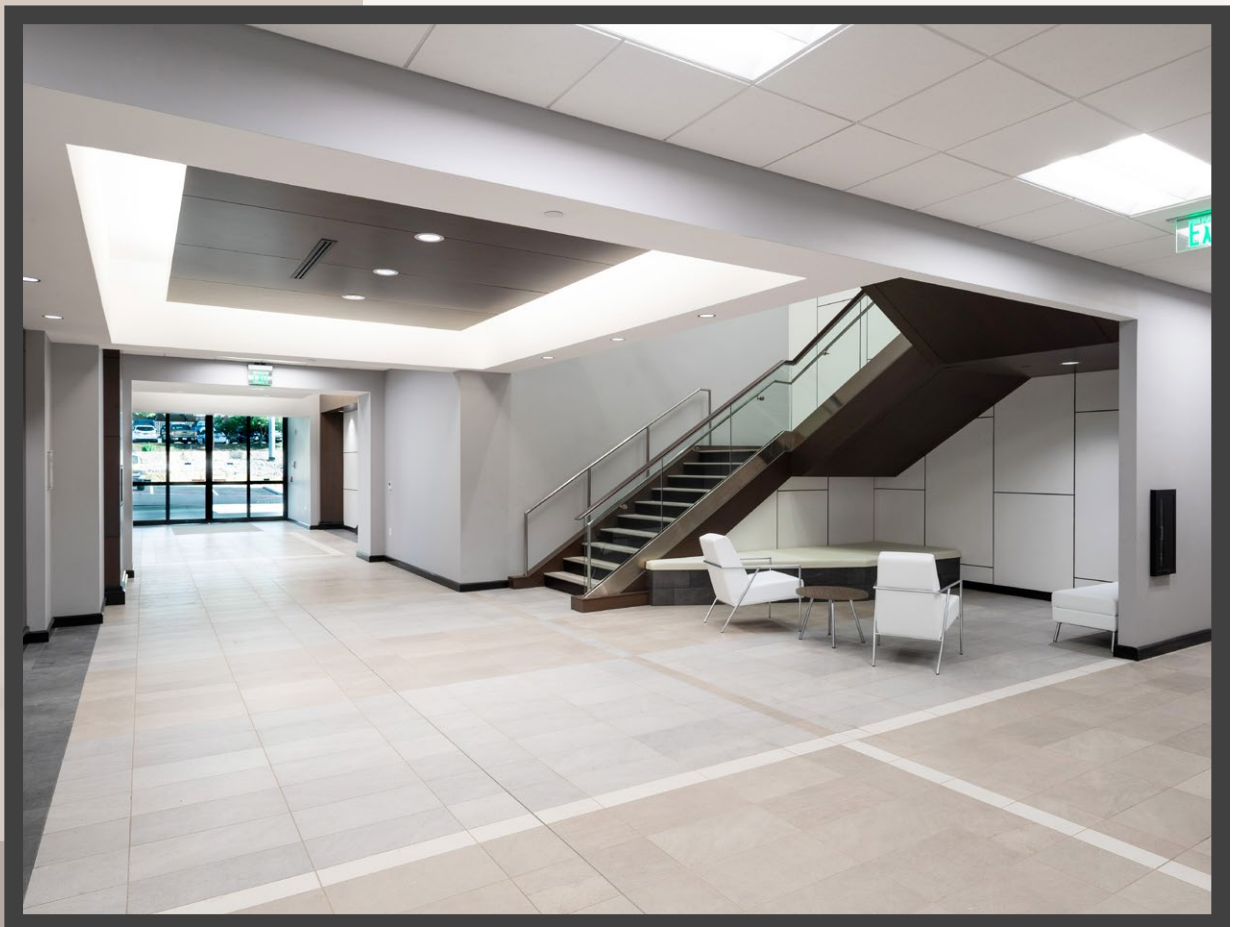
This strategically-located site will offer an opportunity for physician practices to establish a presence or expand in this vibrant healthcare submarket with unmatched visibility and access. With ample surface parking and flexible floor plate design, One Fifty One Medical Office differentiates itself from other medical properties with its modern, Class A finishes, specialty infrastructure capabilities, and prominent location.

Total Project Size:	60,000 Rentable Square Feet
Floor Plates:	±30,000 Rentable Square Feet
Land Size:	4.4 Acres
Tenant Size:	1,500 to 13,724 Square Feet
Parking:	Surface Lot 4.75/1,000 Square Feet
Elevators:	2 Total: 1 Passenger & 1 Gurney Accessible

PROJECT HIGHLIGHTS

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- Premier visibility from Highway 151 with access from the service road and Westernhill Drive
- Surrounded by existing health system facilities including CHRISTUS Santa Rosa, the VA outpatient multi-specialty center, and future developments by Methodist Healthcare and Baptist Health System
- Off-campus medical office building with no ground lease restrictions by any health system
- Infrastructure capable of accommodating a surgery center or other specialty requirements to include power, HVAC, and gurney elevator needs
- Immediately adjacent to hospitality and resort amenities as well as master-planned multi-family and residential developments



One Fifty One

MEDICAL OFFICE



PROJECT
SITE PLAN

LOCATION MAP



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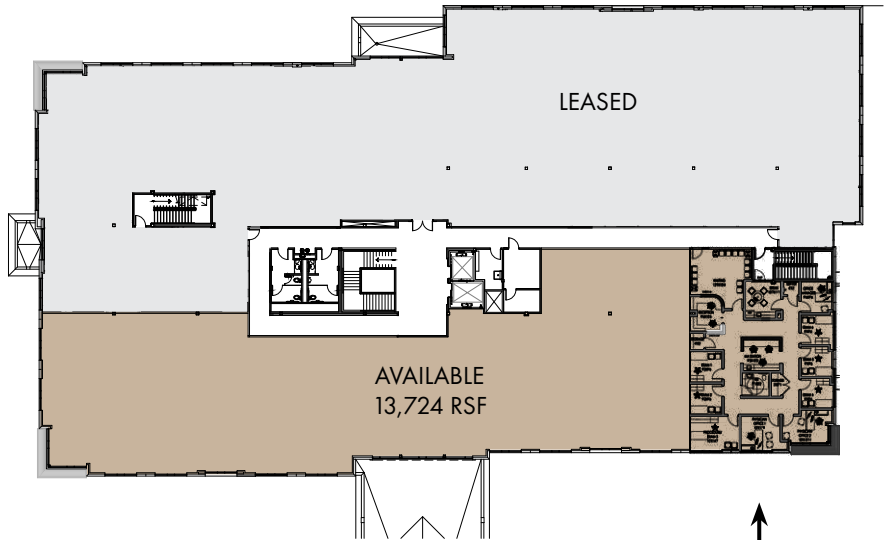
One Fifty One

MEDICAL OFFICE

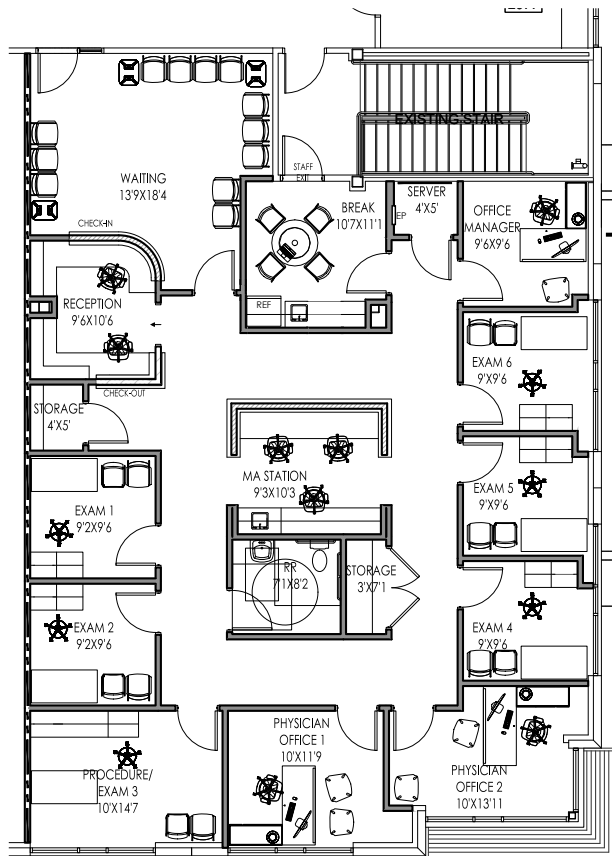
AVAILABLE FLOOR PLAN

Level 2

- ±13,724 contiguous rentable square feet
- Half floor tenant opportunity
- Gurney elevator
- Demisable to 1,500 rentable square feet



View Virtual Tour



Conceptual
Test Fit

Download
Conceptual
Test Fit





MAJOR NEARBY EMPLOYERS

Class A Medical Office Development
in Westover Hills



HEALTHCARE SYSTEM INFRASTRUCTURE & DEVELOPMENT

- | | |
|---|--|
| <p>1 VA HEALTHCARE
Building Size: 200,000 SF
Outpatient Multi-Specialty Center</p> | <p>4 CHRISTUS SANTA ROSA - WESTOVER HILLS HOSPITAL
Building Size: 315,000 SF
386 Inpatient Beds</p> |
| <p>2 WARM SPRINGS REHABILITATION HOSPITAL
Building Size: 50,000 SF
40 Rehabilitation Beds</p> | <p>5 METHODIST HEALTHCARE (UNDER CONSTRUCTION)
Building Size: 180,000 SF
54 Bed Community Hospital</p> |
| <p>3 BAPTIST EMERGENCY HOSPITAL
Building Size: 15,834 SF
10 Inpatient Beds / Emergency Center</p> | <p>6 BAPTIST HOSPITAL SYSTEM - WESTOVER HILLS
72 Acres - Future Development
Community Hospital</p> |

NEARBY AMENITIES

(2-MILE RADIUS)

RESTAURANTS



- 54th Street Grill & Bar
- Antler's Lodge
- BB's Tex Orleans
- Bill Miller Bar-B-Q
- BJ's Restaurant & Brewhouse
- Buffalo Wild Wings
- Carnitas el Guero
- Chili's Grill & Bar
- Dad's Smoking Barrel
- El Pollo Loco
- Fajita Express Mexican Grill
- Freddy's Frozen Custard & Steakburgers
- Guanajato Bakery
- House of China Chinese
- IHOP
- Jimmy John's
- Kumori Sushi & Teppanyaki
- Little Caesars Pizza
- LongHorn Steakhouse
- Marble Slab Creamery
- Mariscos Del Puerto
- McDonald's
- Norma's Cafeteria
- Olive Garden
- Panda Express
- Pizza Hut
- Rudy's Country Store & Bar-B-Q
- Sonic Drive-In
- Springhouse Café
- Subway
- Sunspot At Hilton San Antonio
- Taco Bell
- Taco Cabana
- Tapatio De Jalisco Mexican
- Thighstop
- Tropic Express
- Wendy's
- Whataburger
- Wingstop

SHOPPING



- 5.11 Tactical
- Best Buy
- Burlington Coat Factory
- CVS
- DICK'S Sporting Goods
- Dollar Tree
- Dragon's Lair Comics & Fantasy
- Family Dollar
- Five Below
- HEB
- Hobby Lobby
- Lowe's Home Improvement
- Office Max
- Party City
- PetSmart
- Sherwin Williams
- Target
- The Home Depot
- The UPS Store
- Walgreens
- Walmart

BANKING



- Chase Bank
- Frost Bank
- RBFCU
- Security Service Federal Credit Union

HOTELS



- Courtyard by Marriott
- Fairfield Inn
- Hilton San Antonio
- Hyatt Regency Hill Country Resort & Spa
- Staybridge Suites
- Towneplace Suites

DEMOGRAPHIC SNAPSHOT

	10 Minute Drive 2023	10 Minute Drive 2028 (Projected)	30 Minute Drive 2023	30 Minute Drive 2028 (Projected)
POPULATION	257,489	268,633	1,774,119	1,852,227
MEDIAN AGE	33.5	33.8	35.1	35.9
AVERAGE HH INCOME	\$99,082	\$111,944	\$90,852	\$102,135

Within A
10-Minute Drive

75.7%
Households
with Children

68.3%
Some
College +

\$6,663
Average Annual
Medical Expenses

CONSUMER LIFESTYLES

(10-MINUTE DRIVE)



31% Up and Coming Families

- New families in new housing subdivisions
- One of the fastest-growing consumer groups nationally
- Majority have some college or degree(s)
- Busy with home and family



17% Home Improvement

- Successful young families in their first homes
- Live in single-family homes in low-density suburban neighborhoods
- Most households have at least two workers with long commutes
- Frequently eat at fast food or family restaurants with their busy schedule



11.4% Young and Restless

- Millennials on the move
- Primarily single-person households, often renting in apartment buildings
- More than 2 out of 3 have at least some college experience
- Embrace the internet and technology
- High labor force participation



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STREAM

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