



**Westover Hills
Baptist**
Medical Office Building

New Construction Medical Facility Connected to **Westover Hills Baptist Hospital**





Westover Hills Baptist

Medical Office Building

Address:
3011 W. Loop 1604 N
San Antonio, Texas 78251

Rentable Area:
84,083 SF

Year Built:
2024

About The Property

Westover Hills Baptist Medical Office Building is a new construction, on campus, 84,000 SF medical office building directly attached to Westover Hills Baptist Hospital. This 4-story building sits off Loop 1604 in the quickly growing area of Westover Hills. The building was finished in 2024 with ample parking and a full suite of co-tenants in the building.



Availabilities

Level 2

Suite 2C: 4,843 SF
Suite 2D: 1,948 SF

Level 3

Suite 3C: 2,856 SF

On Campus at Westover Hills Baptist Hospital

- Covered porte-cochere
- Gurney elevator



Co-Tenants

Imaging Center

Cardiac

Surgical

Physical Therapy

Women's Center

Breast Cancer

Orthopedic


STREAM



Westover Hills Baptist
Medical Office Building

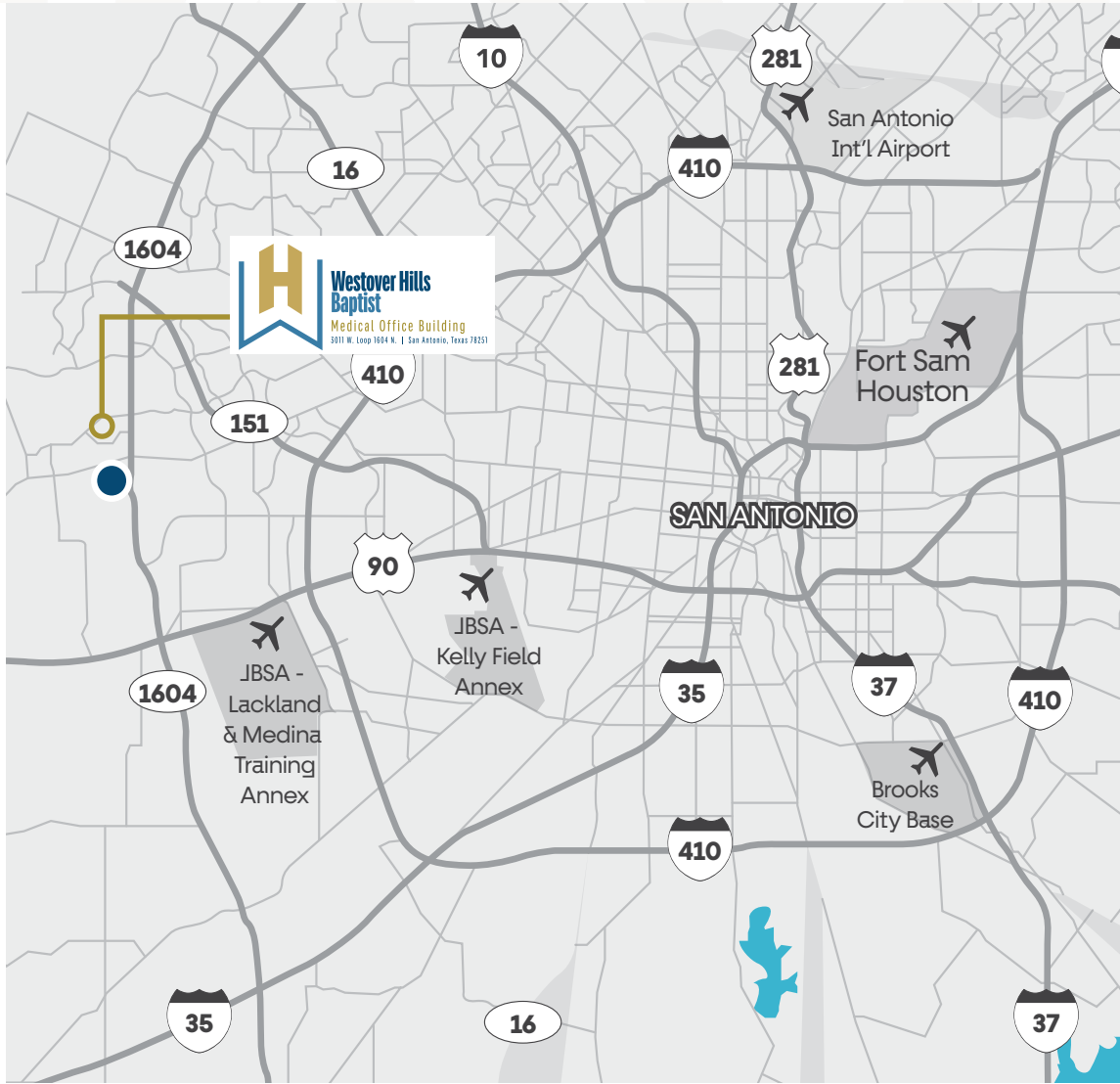
Site Plan



Parking

Parking

Location Map



Westover Hills Baptist
Medical Office Building
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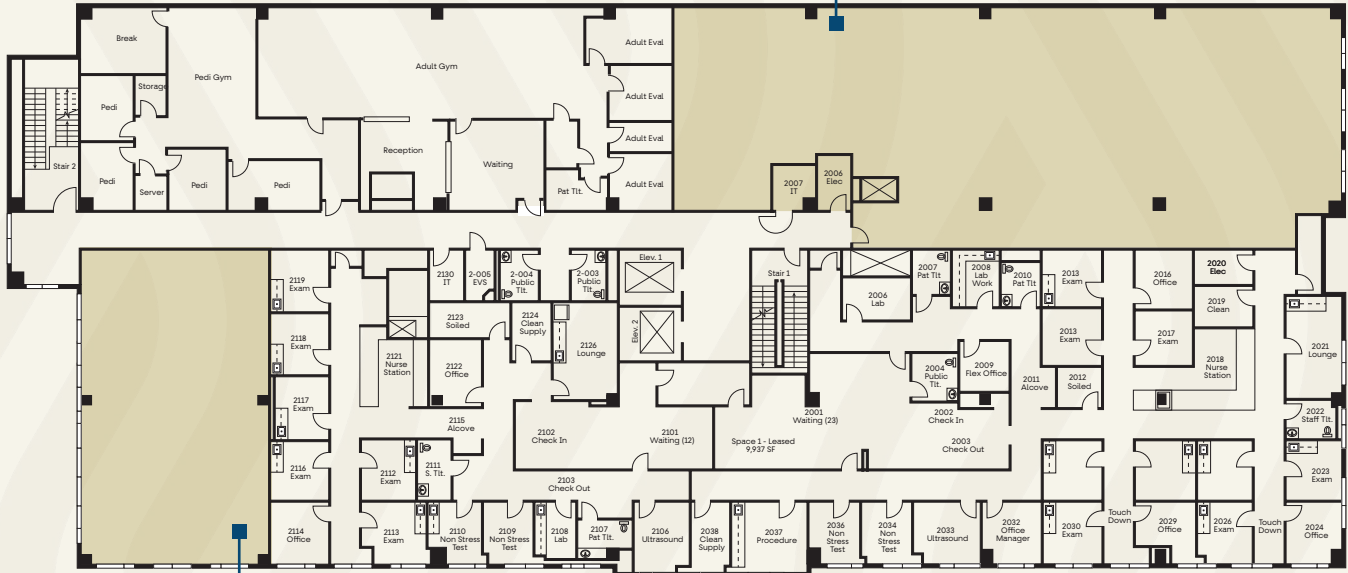


Available Floorplans



Available
Suite 2C
4,843 SF

Level 2



Available
Suite 2D
1,948 SF

Available
Suite 3C
2,856 SF

Level 3





Demographic Snapshot

Within 3 Miles

Population

108,103

5-Year Expected
65+ Population Growth

27.90%

5-Year Expected
Population Growth

11.31%

Average HH
Income

\$115,933

San Antonio

Population

2,698,487

5-Year Expected
65+ Population Growth

18.50%

5-Year Expected
Population Growth

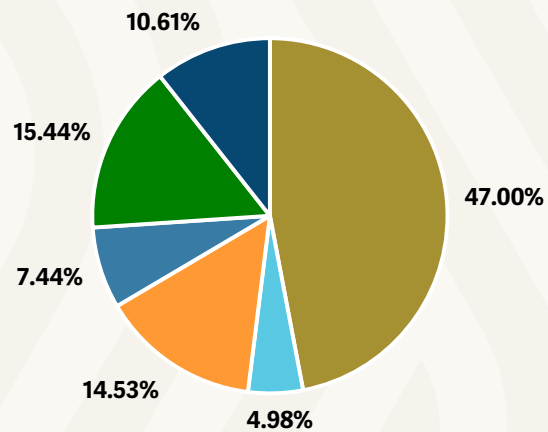
6.47%

Average HH
Income

\$98,647



Insurance Coverage



■ Employer

■ TRICARE/VA

■ Direct

■ 2 Types of Insurance

■ Medicare/Medicaid

■ No Insurance



MEDICAL OFFICE BUILDING A

3011 - Building 2



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STREAM

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