

WESTOVER HILLS PHYSICIANS PLAZA

3903 Wiseman Blvd. San Antonio, Texas 78251

For Lease | Medical Office Space





Property Summary

Westover Hills Baptist Medical Office Building is a Class A, 3-story medical office building strategically located in the prestigious & rapidly growing Westover Hills area in Far West San Antonio.

The property was built in 2007 and is located at the intersection of Wiseman Boulevard & Rogers Road.



BUILDING SIZE	
58,618 RSF	
AVAILABILITIES	
Suite 125	779 RSF
Suite 301	1,795 RSF
Suite 311	4,629 RSF
Suite 321	2,452 RSF
PARKING	
5.08/1,000 RSF	
200 surface spaces available; 35 covered for monthly fee	



Property Highlights



PARKING: 5.08 /1,000 RSF



200 surface spaces available; 35 covered



Conveniently located off of Highway 151 and Wiseman Blvd



Under 5-minute drive to Christus Santa Rosa Hospital, Baptist Emergency Hospital, Westover Hills Baptist Hospital & Methodist Westover Hills Hospital



Rapidly growing population in surrounding area

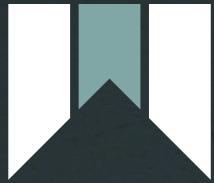


Free patient parking & convenient covered drop-off



Class A finishes throughout

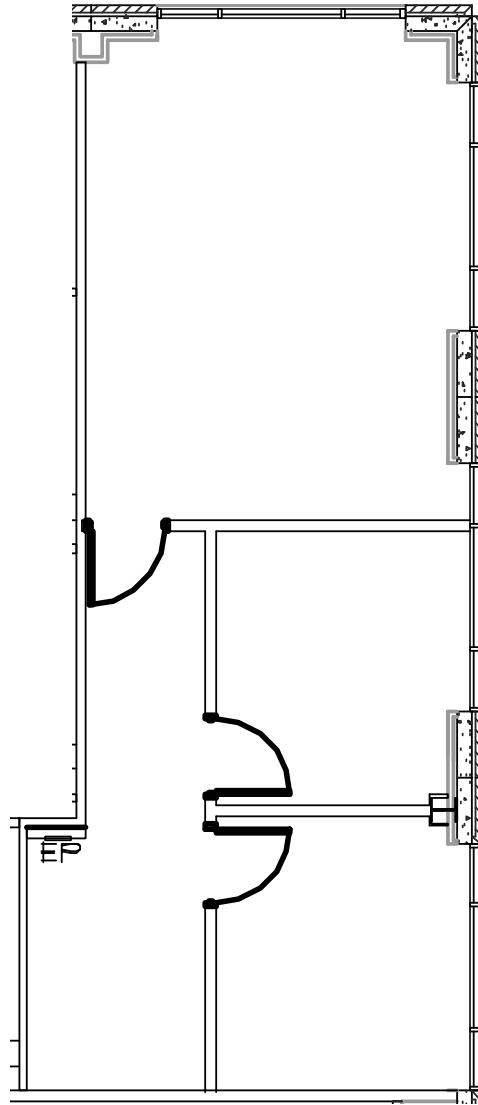




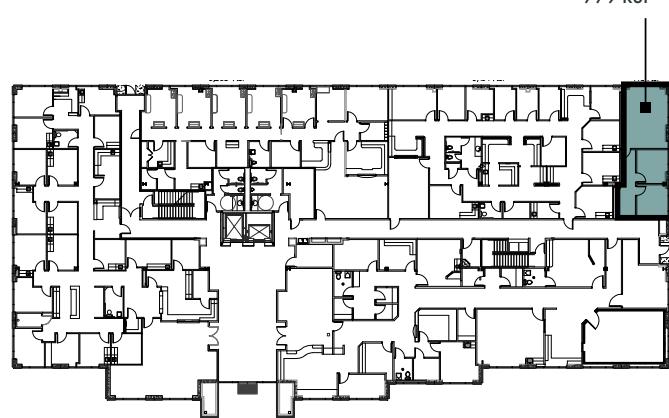
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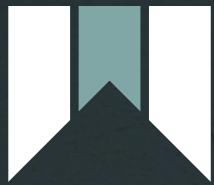
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Suite 125
779 RSF



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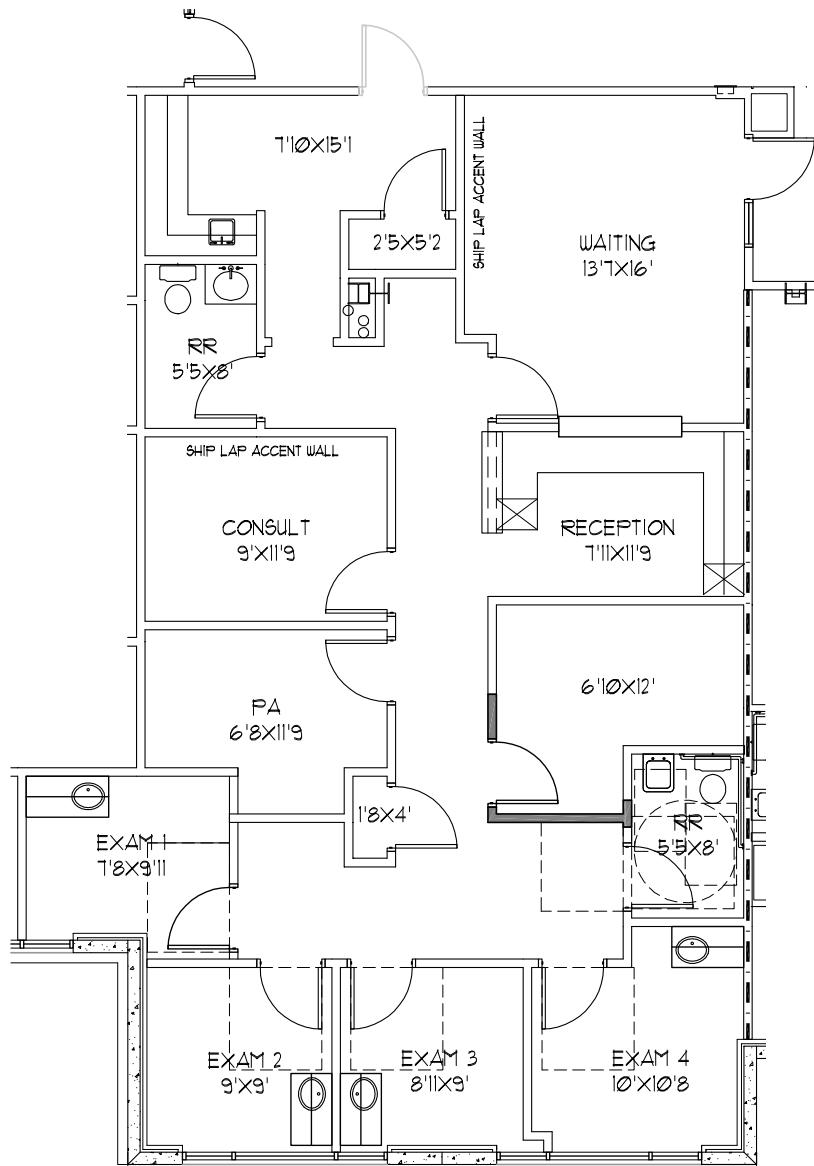




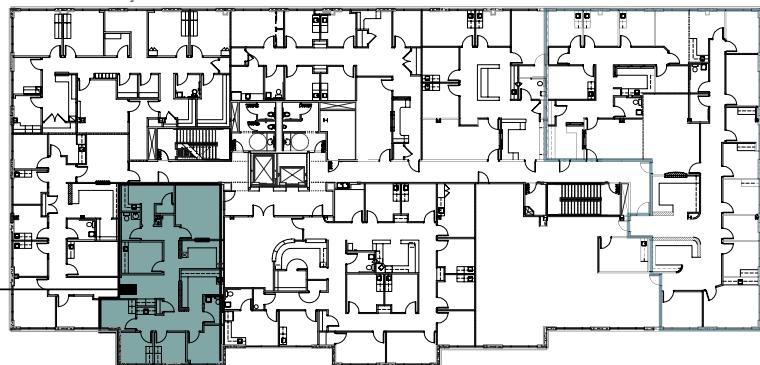
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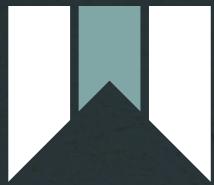
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Suite 301
1,795 RSF



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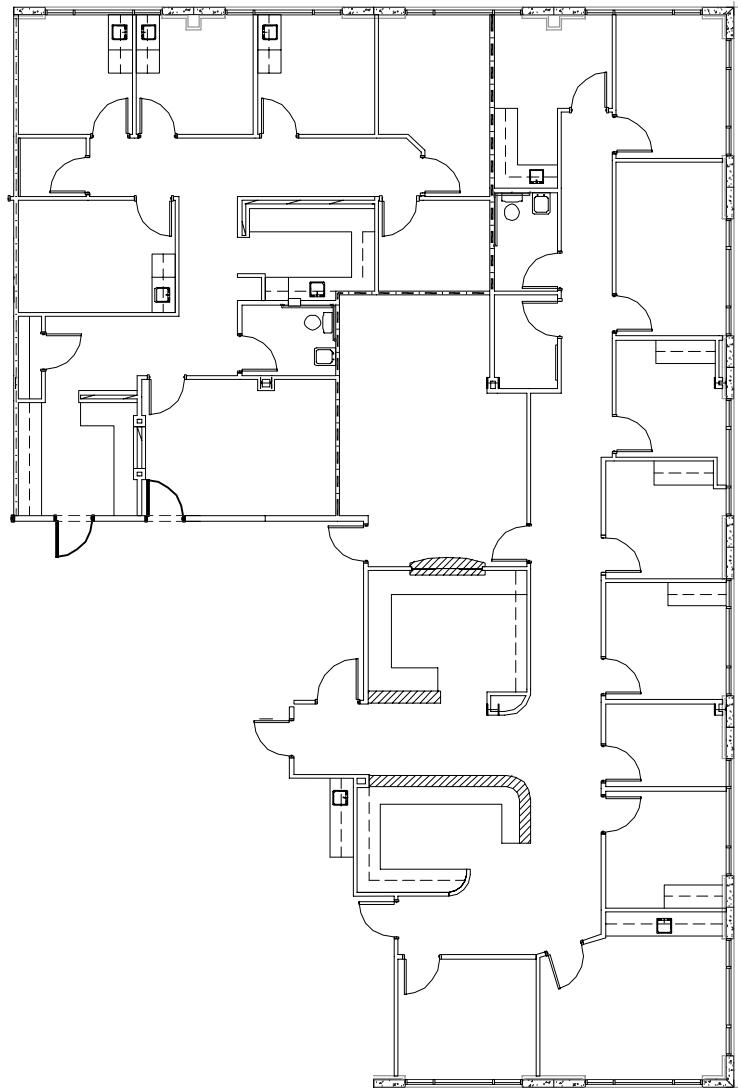




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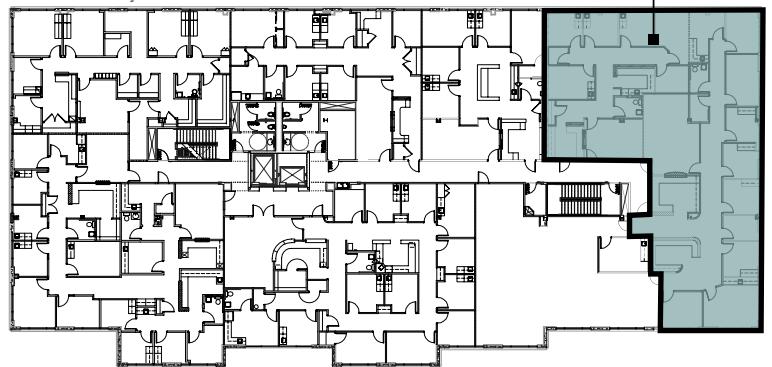
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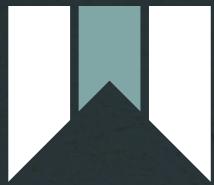
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Suite 311
4,629 RSF

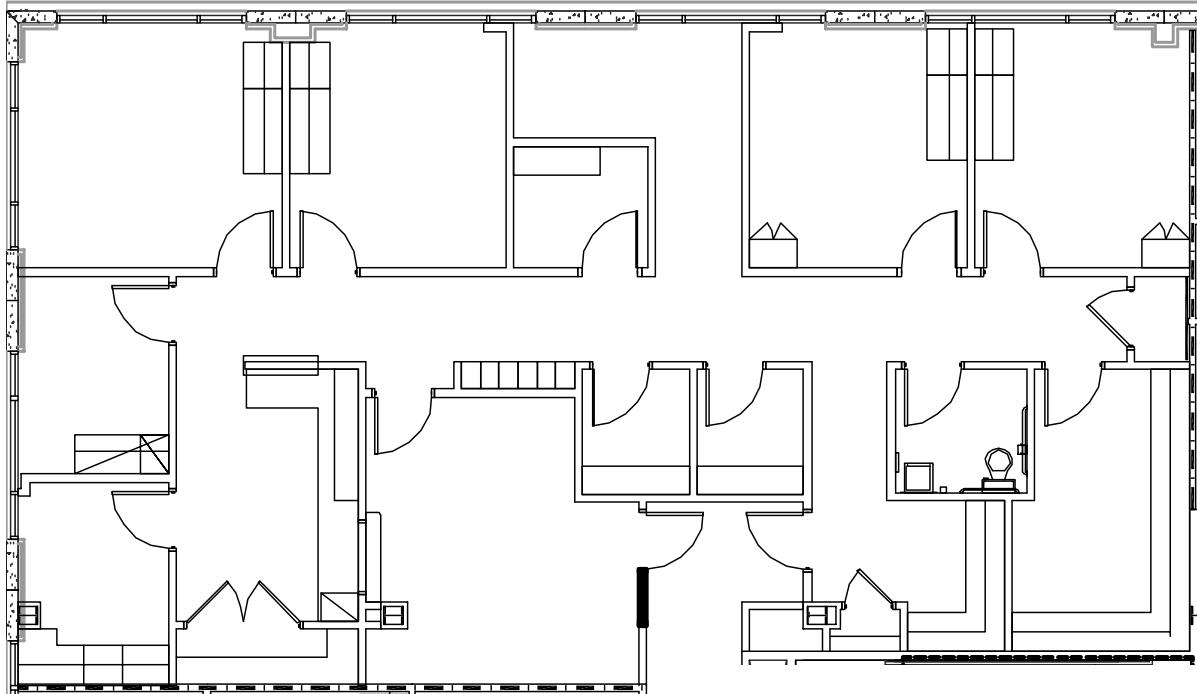
Suite 311
4,629 RSF





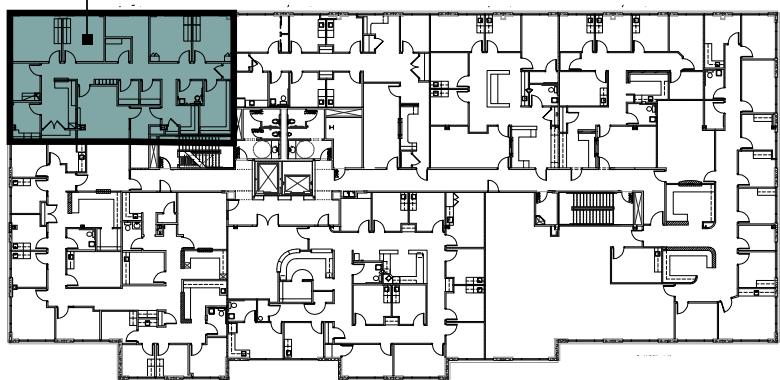
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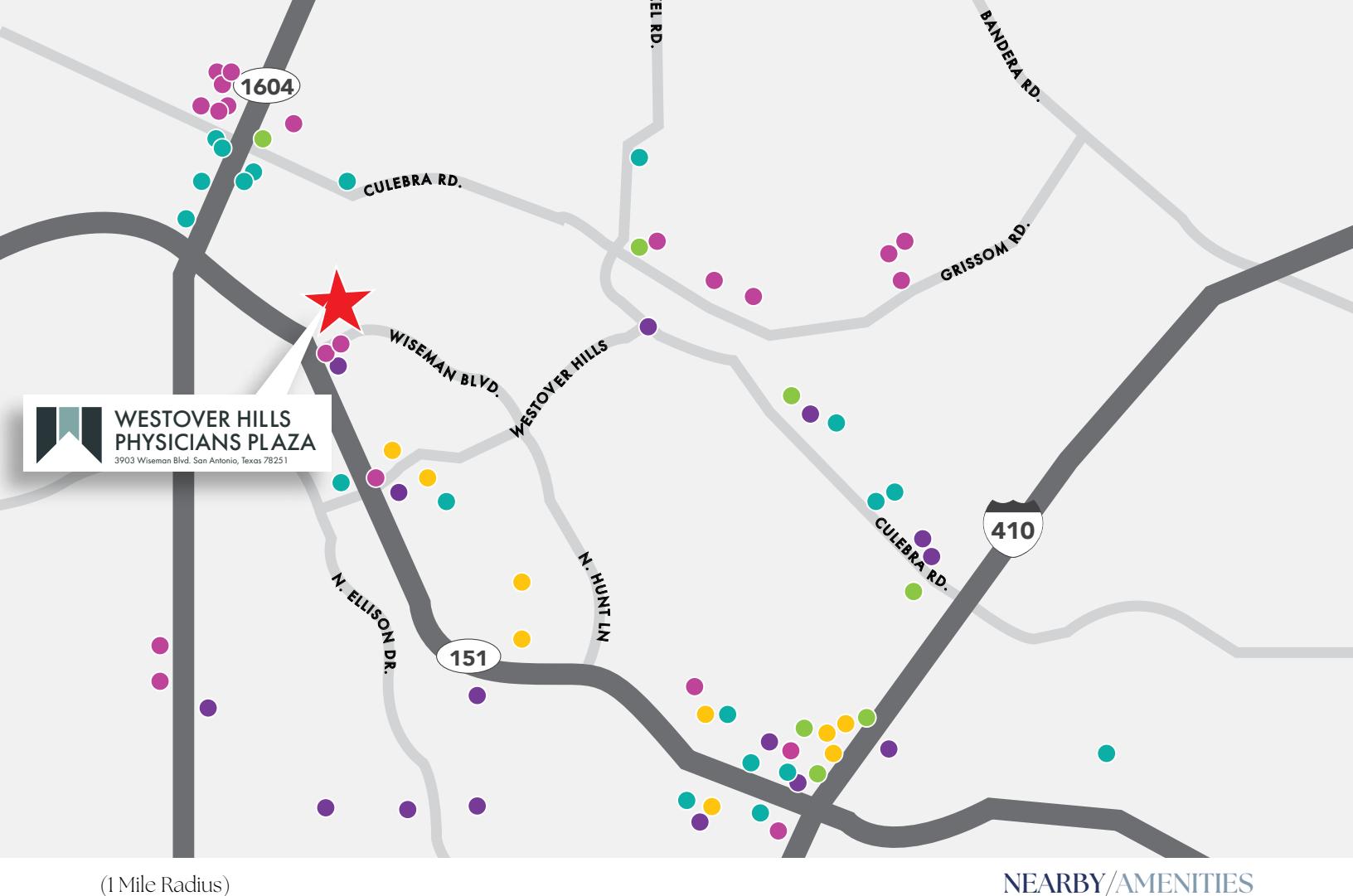
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Suite 321
2,452 RSF

Suite 321
2,452 RSF





(1 Mile Radius)

NEARBY/AMENITIES

RESTAURANTS

- Manscos Del Puerto
- Whataburger (2)
- Chick-Fil-A
- Jason's Deli
- BJ's Restaurant
- Freddy's
- Maddy's Barbacoa
- In-N-Out Burger
- Rudy's Bar-BQ
- BobaTea Garden
- Tacos Y Burritos
- Los Ajos Mexican Grill
- Antler's Lodge
- Raising Cane's
- Taste of Thailand
- Chuy's

SHOPPING

- Target
- Best Buy
- Lowe's
- HEB
- Party City
- Home Depot
- Hobby Lobby
- Ross Dress For Less
- Marshall's
- Goodwill
- Walmart Super Center
- Dollar Tree
- Cash America Pawn
- Ozzy's Collectibles
- Corner Store
- Dick's Sporting Goods
- Floor & Decor

BANKS

- One Forest
- Chase Bank (2)
- Wells Fargo
- Woodforest National Bank
- IBC Bank
- Security Service F.C.U.
- Frost Bank
- Broadway Bank

GAS

- Valero (6)
- Shell (2)
- Exxon (2)
- Texaco
- Phillips 66 (2)
- Chevron (2)
- Citgo

HOTELS

- Fairfield Inn & Suites
- Courtyard by Marriott
- Hilton San Antonio Hill Country
- Staybridge Suites
- Hyatt Regency Hill Country
- Hyatt Residency Club
- Holiday Inn San Antonio NW
- Comfort Inn
- Hampton Inn & Suites
- Springhill Suites
- Quality Inn
- Homewood Suites

For More Information, Contact:

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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.

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.	<u>591725</u>	<u>renda.hampton@jll.com</u>	<u>214-438-6100</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
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