



# LEGENT WESTOVER HILLS MOB

10622 State Highway 151 | San Antonio, TX 78251





# Legent Westover Hills MOB

Discover The Legent Westover Hills MOB experience! Conveniently located in the heart of Westover Hills directly off Highway 151. With a modern exterior, elegant lobby, and upscale finishes in common areas, it's the pinnacle of outpatient medical excellence. Elevate your clinical office with Legent Westover Hills MOB's upscale class-A experience.

## Availabilities

### Level 1:

- Suite 105: 3,852 SF
- Suite 107: 3,454 SF
- Suite 115: 5,589 SF

### Level 2:

- Suite 208: 2,759 SF
- Suite 209: 5,761 SF
- Suite 210: 7,533 SF
- Suite 213: 2,204 SF
- Suite 216: 2,751 SF

# Welcoming A New Patient Experience

## Building Features

- 2-story Medical Office Building
- On-site surgery center
- Free surface parking
- Clinical suites ready for customized finish-outs
- Monument signage opportunities
- Class A finishes common area finishes
- Covered patient drop-off

## The Amenities

- Direct access and prime visibility along Highway 151
- Close proximity to numerous healthcare systems in Westover Hills
- Outdoor balcony area
- Tenant lounge
- Prominent electronic directory
- Adjacent to Escala Retail development

[View Available Suites](#)



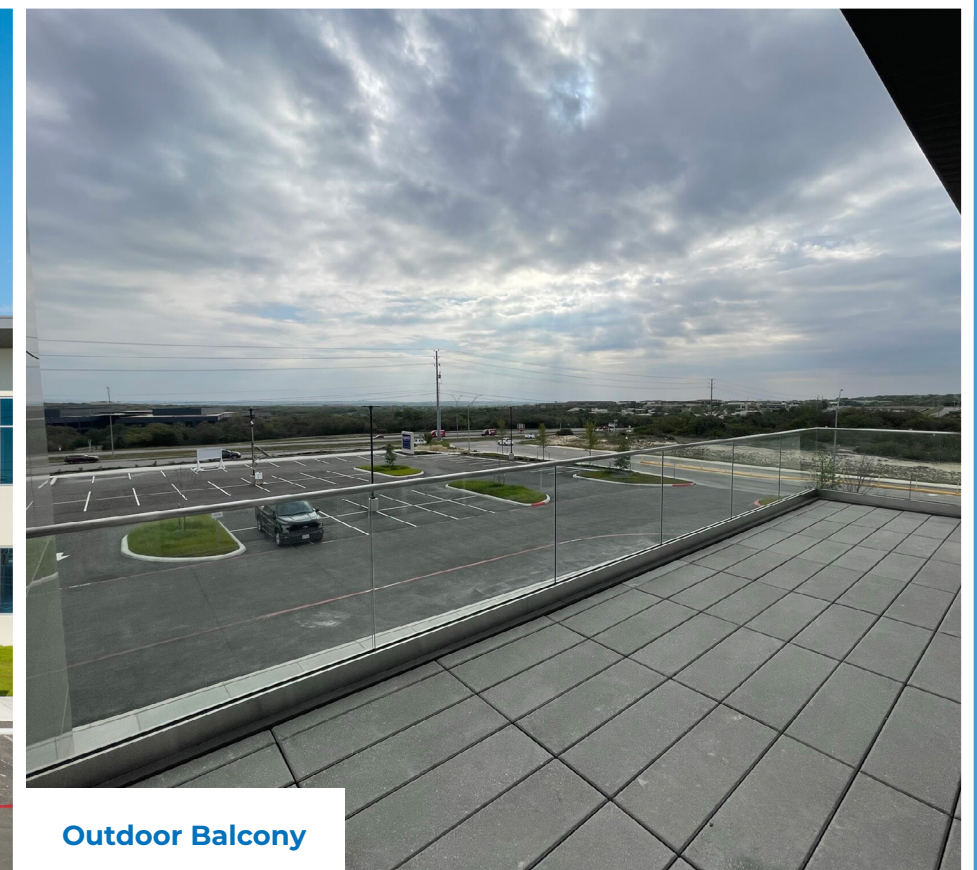
Elevator Lobby



Tenant Lounge



Entrance



Outdoor Balcony

# Premier Location

Conveniently located in the heart of Westover Hills within close proximity of the CHRISTUS Santa Rosa Westover Hills hospital, VA Healthcare, Baptist Emergency Hospital and Methodist Healthcare.

## Alamo Ranch

5 Minutes

- Alamo Ranch Shopping Center
- Santikos Casa Blanca

## South Texas Medical Center

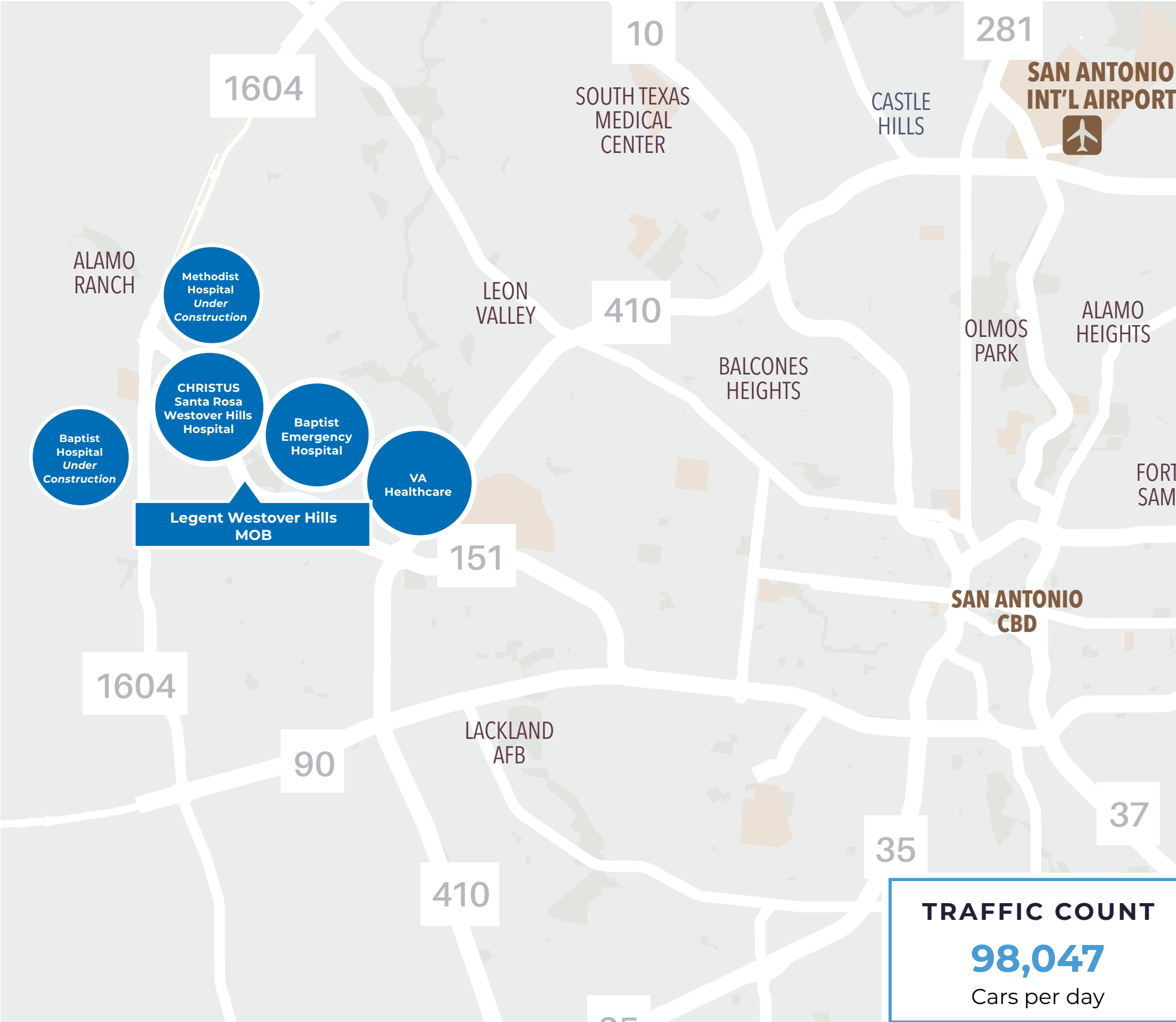
15 Minutes

- Methodist Hospital
- University Hospital
- St Luke's Baptist Hospital
- CHRISTUS Santa Rosa Medical Center

## Downtown - CBD

20+ Minutes

- Majestic Theater
- Tobin Center
- Henry B. Gonzalez Convention Center

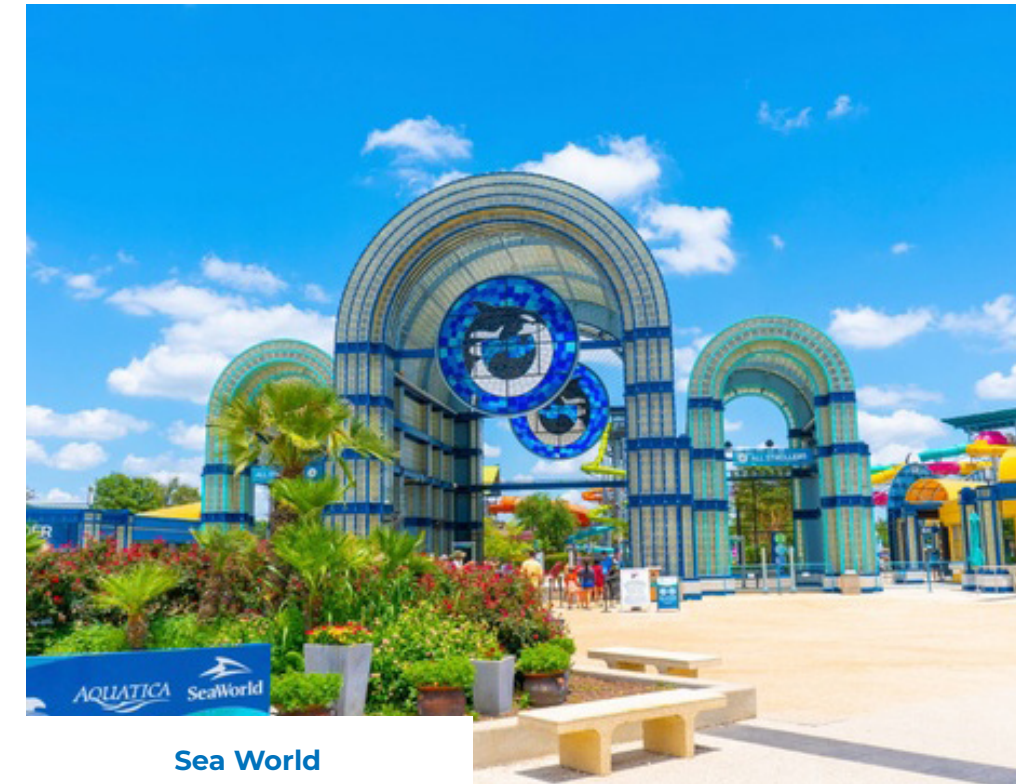


# Centralized in a Thriving Community

Legent Westover Hills MOB is situated in a flourishing community in San Antonio, characterized by rapid growth. Residents of Westover Hills are known for their higher education levels and elevated income compared to the city's average. The region is witnessing ongoing expansion, marked by the emergence of new developments



Residential Growth



Sea World



Surrounding Amenities

## Healthcare

**52%**

Private Insurance

**\$6k**

Healthcare Spending

**79%**

Doctor Visits in 2023

## Employment

**16%**

Service Employment

**18%**

Blue Collar Employment

**68%**

White Collar Employment

## Economics

**33**

Median Age

**\$87k**

Per Household Income

## Population

**118k**

Total population

**100k**

Total Daytime Population

\*Demographics is within 3 miles of the property

# LEGENT WESTOVER HILLS MEDICAL OFFICE

## LEASING INFORMATION

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