



STONE OAK OUTPATIENT MEDICAL

CLASS A MEDICAL SPACE | 540 MADISON OAK DR., SAN ANTONIO, TEXAS

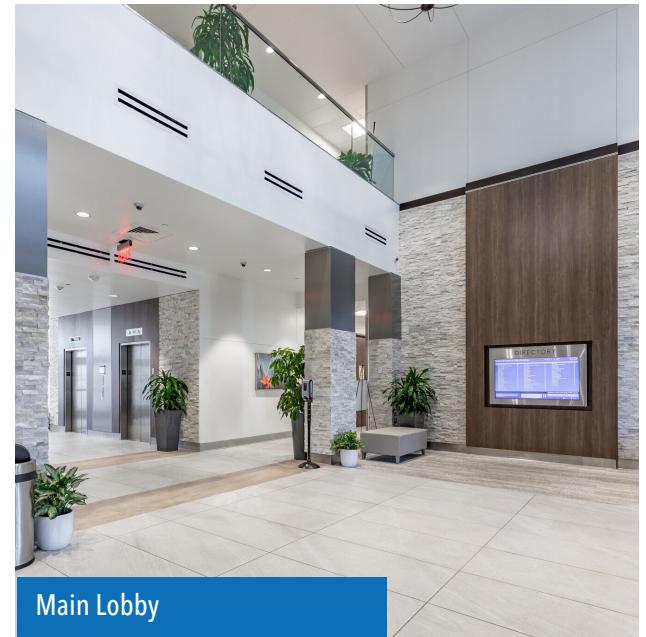
STONE OAK OUTPATIENT MEDICAL

540 Madison Oak Dr. San Antonio, TX 78258



CLASS A ENVIRONMENT

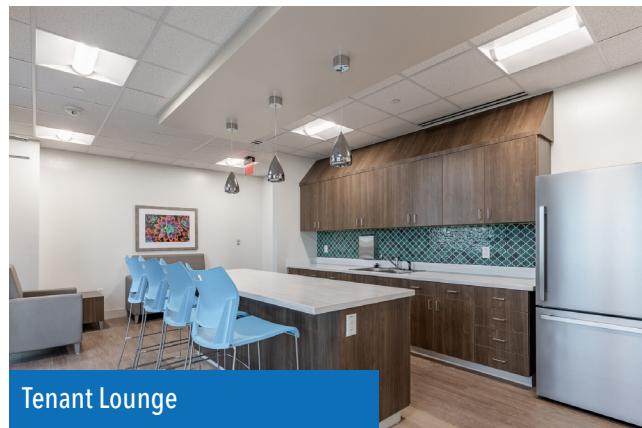
- Patient-focused environment featuring move-in ready spec suites & white box suites
- Hill Country limestone building façade
- Covered patient drop-off at building entrance
- Inviting lobby with premier finishes throughout the common areas & restrooms
- Health and hospitality hub: conference room/training room with luxurious hosting area
- Air-conditioned skywalk connecting to North Central Baptist Hospital



Main Lobby



Training Room



Tenant Lounge



Conference Room

FOR LEASING INFORMATION CONTACT:

LICIA SALINAS ▪ 210.253.2931 ▪ licia.salinas@transwestern.com

YESENIA M. SMITH ▪ 210.563.7070 ▪ yesenia.smith@transwestern.com

STONE OAK OUTPATIENT MEDICAL

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Ready For Move-In

Availabilities

- Suite 200: 3,771 SF
- Suite 260: 1,565 SF (available mid 2026)
- Suite 340: 1,267 SF
- Suite 355: 1,559 SF*
- Suite 360: 1,272 SF*
- Suite 370: 1,235 SF*
- Suite 440: 3,102 SF
- Suite 470: 1,945 SF (spec suite)
- Suite 560: 1,805 SF
- Suite 570: 1,518 SF
- Suite 615: 1,997 SF

**Contiguous up to 4,066 SF*

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Highlights

- Located Along Stone Oak Parkway Near Loop 1604
- Excellent Ingress/Egress
- 24-Hour Access
- Janitorial Services & Day Porter
- On-Site Property Management
- Reserved/Covered Parking Available
- Storage Units Available



CLICK OR SCAN TO VIEW DRONE VIDEO

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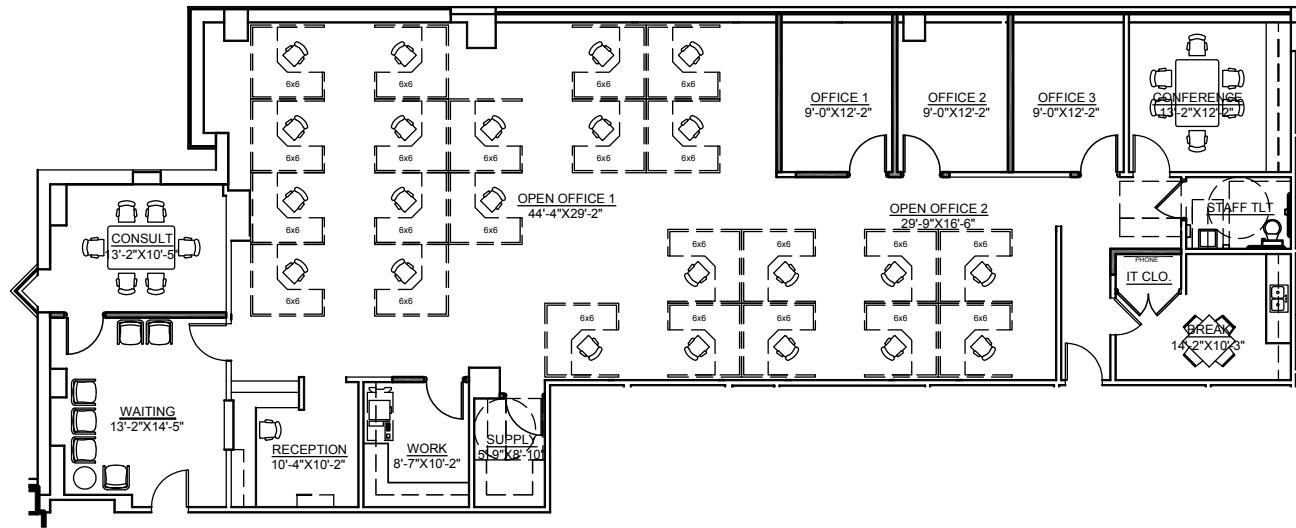
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SUITE 200: 3,771 SF

- **Second Generation Space**
- Ideal for PT or Administrative Office



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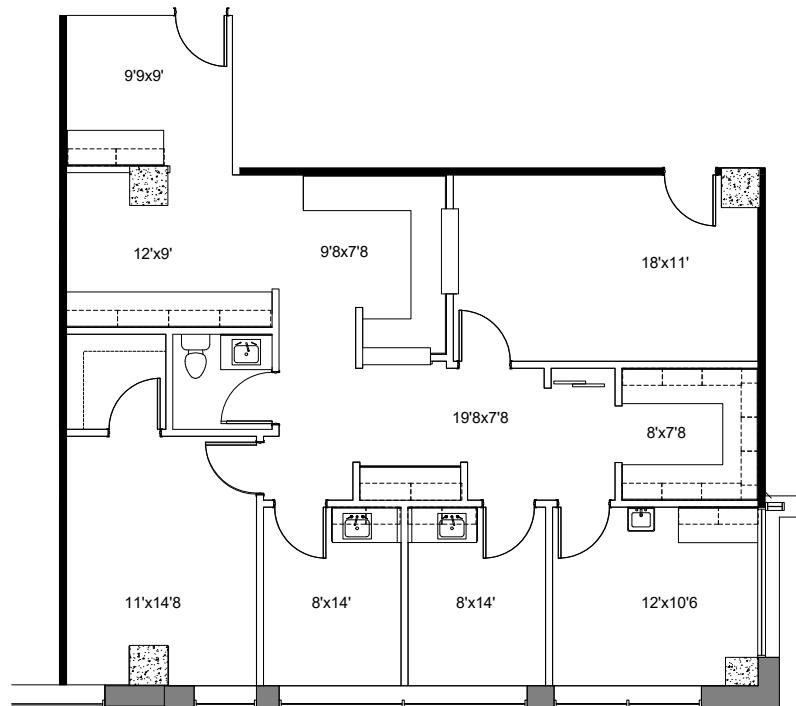
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SUITE 260: 1,565 SF

- Available Mid 2026



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THIRD FLOOR

Suite 340: 1,267 SF

- Previously a Counseling Office
- Waiting Area/ Reception Area
- Interior Restroom
- Breakroom
- Secondary Exit

Suite 355: 1,559 SF*

- Space to be built out to your specifications

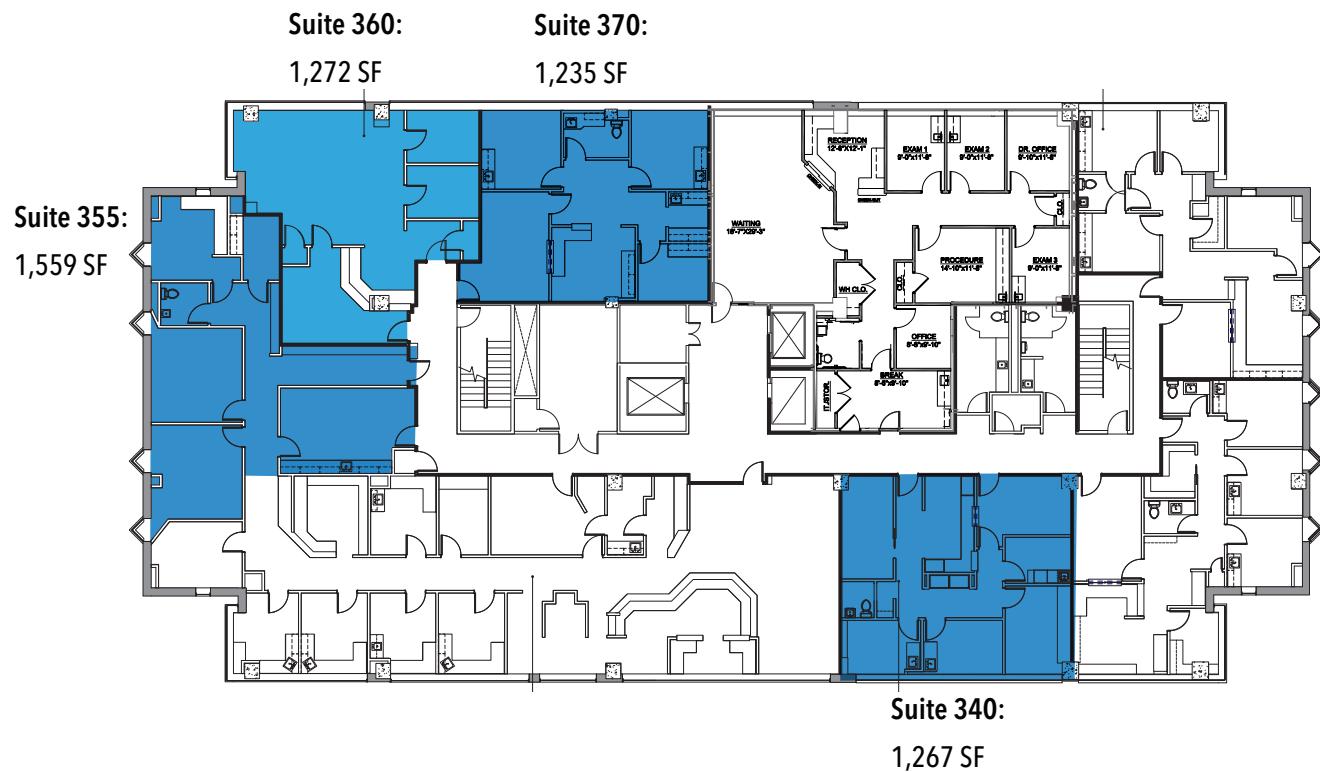
Suite 360: 1,272 SF*

- Space to be built out to your specifications

Suite 370: 1,235 SF*

- Waiting Area/ Reception Area
- Two Exam Rooms
- Private Doctor's Office
- Nurse's Station
- Interior Restroom

*CONTIGUOUS UP TO 4,066 SF



CLICK OR SCAN TO TOUR SUITE 370

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FOURTH FLOOR

Suite 440: 3,102 SF

- Second Generation Space
- Waiting Area/ Reception Area
- Interior Restroom
- Exam Rooms
- Private Doctor's Office
- Secondary Exit

Suite 470: 1,945 SF

- Spec Suite: Move-In Ready
- 4 Exam Rooms
- Physician's Office
- Nurse's Station
- Interior Restroom
- Large Waiting Area/ Reception Area
- Break Room

Suite 470:

1,945 SF



Suite 440:

3,102 SF



CLICK OR SCAN TO TOUR SPEC SUITE 470

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STONE OAK OUTPATIENT MEDICAL

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FIFTH FLOOR

Suite 560: 1,805 SF

- Second Generation Space
- Waiting Area/ Reception Area
- Exam Rooms
- Treatment Room
- Break Room
- Private Doctor's Office
- Interior Restroom

Suite 570: 1,518 SF

- Second Generation Space
- Waiting Area/ Reception Area
- Exam Rooms
- Private Doctor's Office
- Administrative Office
- Interior Restroom

Suite 570:

1,518 SF



Suite 560:

1,805 SF

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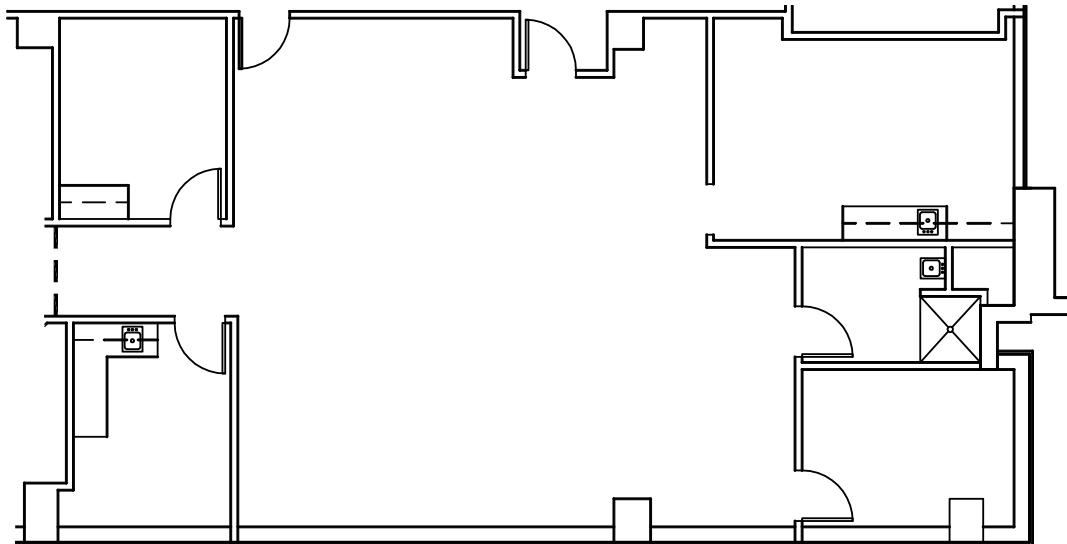
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SUITE 615: 1,997 SF

- **White-Box Suite: Ready for Custom Finishes**
- Perfect For Administrative Office or Physical Therapy



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About the Landlord

Healthpeak®

DOC
LISTED
NYSE

Healthpeak is one of the largest publicly-traded owners of healthcare real estate in the United States, with a portfolio of nearly 700 properties and an enterprise value of over \$23 billion.

Healthpeak builds, owns, and manages spaces for healthcare delivery and discovery that fuel innovation, enhance communities, and drive shareholder value. With expertise in the ownership and management of Outpatient Medical and Lab properties, we deliver real estate solutions for professionals and patients where health and well-being thrive.

More than 30 million patients and visitors utilize our medical buildings annually, and the therapeutics and diagnostics discovered in our research labs improve lives worldwide. Our portfolio of nearly 700 high-quality assets is leased to leading biopharma and health system tenants. As a publicly traded S&P 500 company (NYSE:DOC), we are positioned to deliver sustained benefits to our investors, teammates, and communities we serve.

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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.

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.

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.

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.

Transwestern Property Company SW GP LLC	466196	210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email
Steve Ash	392519	steve.ash@transwestern.com
Designated Broker of Firm	License No.	Email
Leah Gallagher	526657	leah.gallagher@transwestern.com
Licensed Supervisor of Sales Agent/Associate	License No.	Email
Licia Salinas	579653	licia.salinas@transwestern.com
Sales Agent/Associate's Name	License No.	Email
		Phone
		713-270-7700
		210-341-1344
		210-341-1344
		210-341-1344
		Phone
		Date
	Buyer/Tenant/Seller/Landlord Initials	



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 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	431325	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date