

FOR LEASE | MEDICAL OFFICE SPACE

# WESTOVER HILLS PHYSICIANS PLAZA

3903 Wiseman Boulevard | San Antonio, Texas 78251

  
STREAM

Owned & Managed By

**welltower**

# WESTOVER HILLS PHYSICIANS PLAZA

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## PROPERTY SUMMARY

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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

Building Size: 58,618 RSF

## AVAILABILITIES

Suite 100: 5,361 RSF

Suite 114: 3,026 RSF

Suite 125: 779 RSF

Suite 321: 2,452 RSF

## PARKING

5.08/1,000 RSF

200 surface spaces available; 35 free covered

## LEASE RATE

Contract Broker for pricing

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COMPETITIVE LEASE RATES



## PROPERTY HIGHLIGHTS

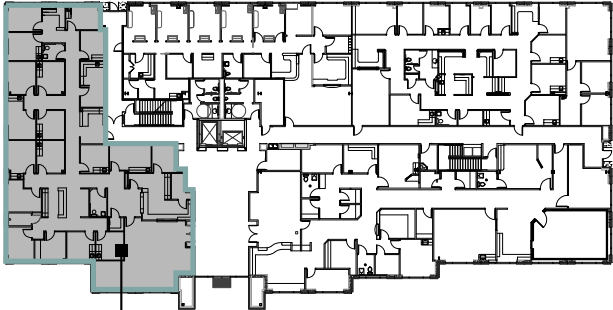
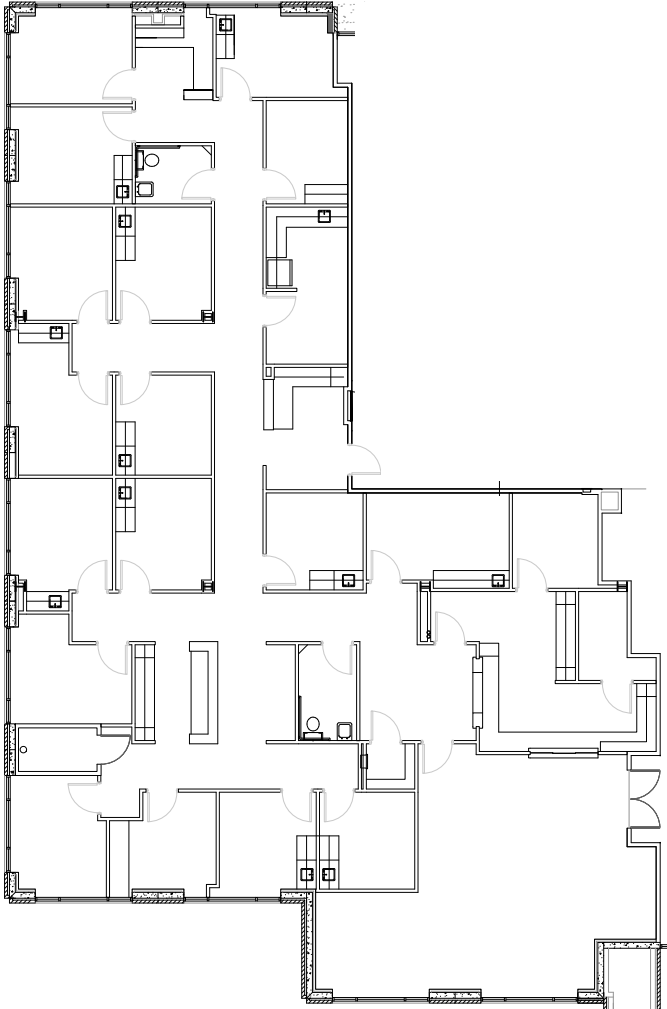
- Excellent opportunity for synergy with practices including, but not limited to:
  - Script imaging
  - Psychiatry
  - Allergy
  - OB-GYN
  - Pain Management
  - Breast cancer
  - Lab
  - Pediatrics
  - Rheumatology
- Conveniently located off of Highway 151 and Wiseman Blvd.
- Under 5-minute drive to Christus Santa Rosa Hospital & Baptist Emergency Hospital
- Rapidly growing population in surrounding area
- Free patient parking & convenient covered drop-off
- Class A finishes throughout

GENEROUS TENANT IMPROVEMENT ALLOWANCES

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Suite 100  
5,361 RSF



Suite 100  
5,361 RSF

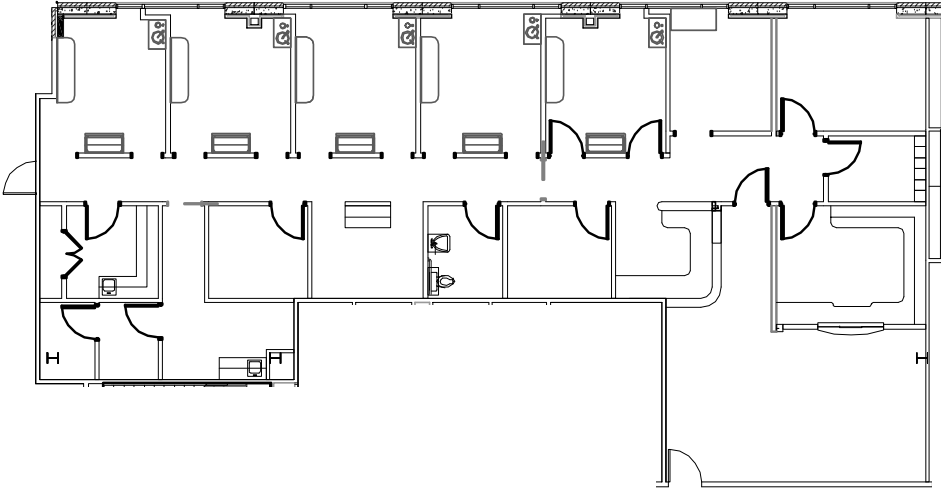


CALL TO SCHEDULE A TOUR

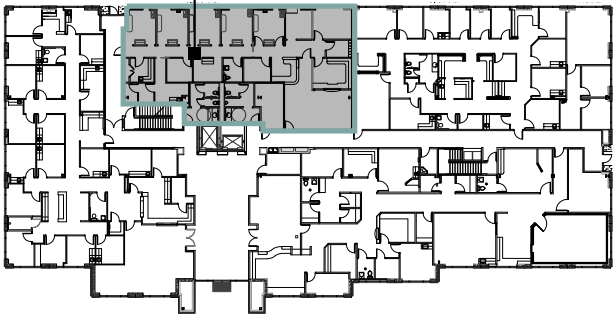
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Suite 114  
3,026 RSF



Suite 114  
3,026 RSF

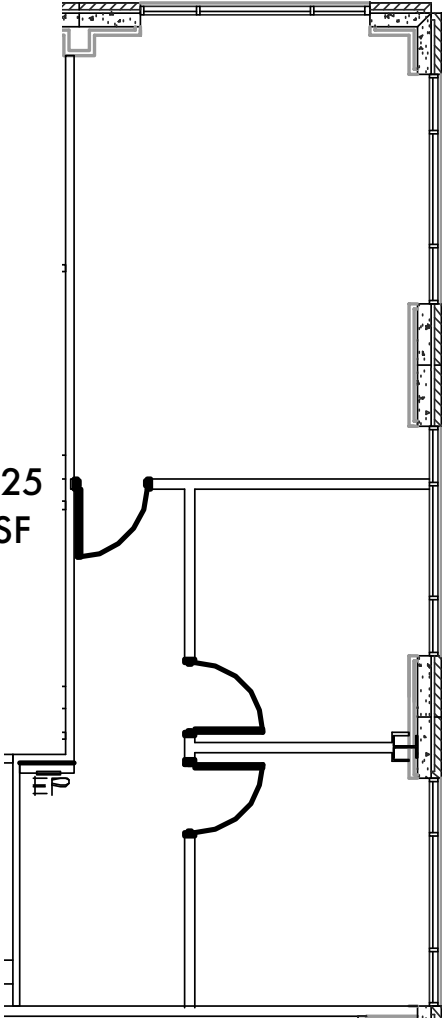


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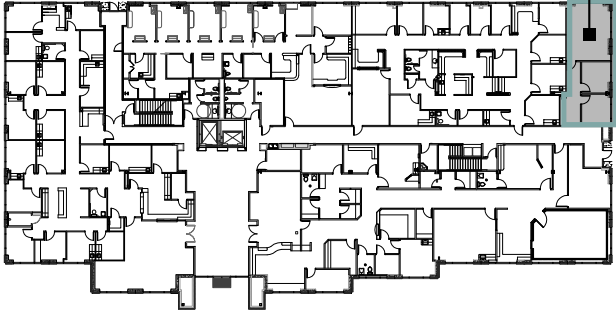
# WESTOVER HILLS PHYSICIANS PLAZA

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Suite 125  
779 RSF



Suite 125  
779 RSF

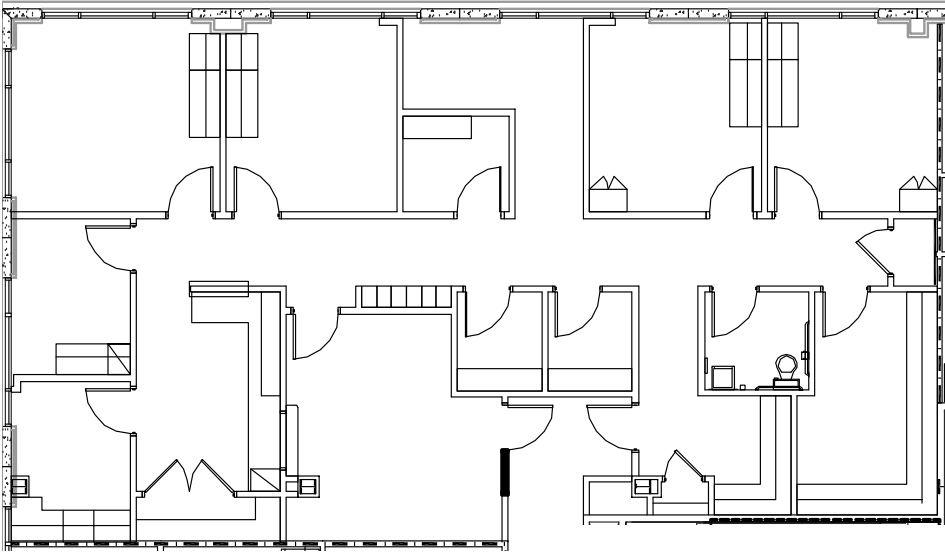


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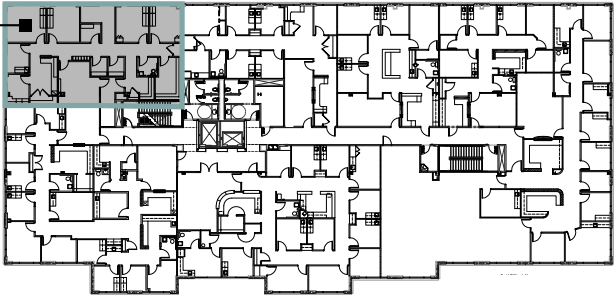
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Suite 321  
2,452 RSF



Suite 321  
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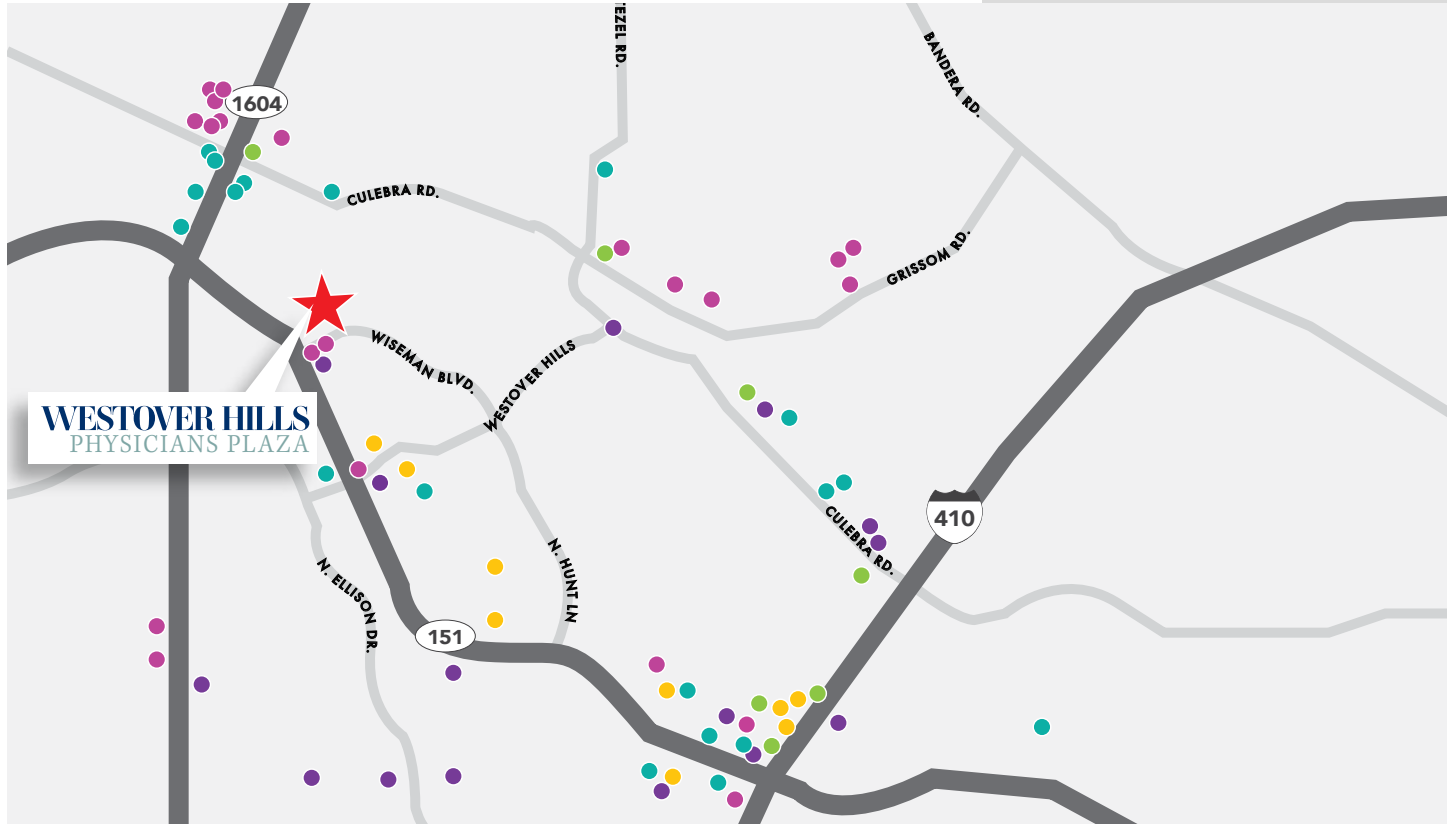
**LOCATION MAP**

LOCATED IN FAR WEST SAN ANTONIO



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(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

### ● 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

### ● 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

CONVENIENTLY LOCATED OFF WISEMAN BLVD. & HWY 151

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**FOR MORE INFORMATION, CONTACT:**

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