

WESTOVER
TOWN CENTER

MEDICAL OFFICE FOR LEASE

SPACE AVAILABLE

10010 Rogers Crossing,
San Antonio, Texas 78251



BUILDING OWNED & MANAGED BY
HEALTHCARE REALTY





BUILT: 2014



BUILDING SIZE:
45,000 SQUARE
FEET



OWNER:
HEALTHCARE
REALTY



PARKING:
4.73/1,000



LEASING RATE:
CONTACT
BROKER

AVAILABILITY

SUITE 301: 8,569 SF
(Available 6/1/2027)

SUITE 308: 6,083 SF



BUILDING DETAILS:

Westover Town Centers a 45,000 square-foot, three-story Medical Office Building (MOB) in the quickly growing Westover Hills market in San Antonio. The building is near CHRISTUS Santa Rosa Westover Hills Hospital, VA Healthcare, and Baptist Emergency Hospital, as well as other hospitals recently opened, including Baptist Health System (Tenet) and Methodist Healthcare (HCA). This MOB provides ample surface parking with convenient ingress and egress to Highway 151 and Westover Hills Blvd.

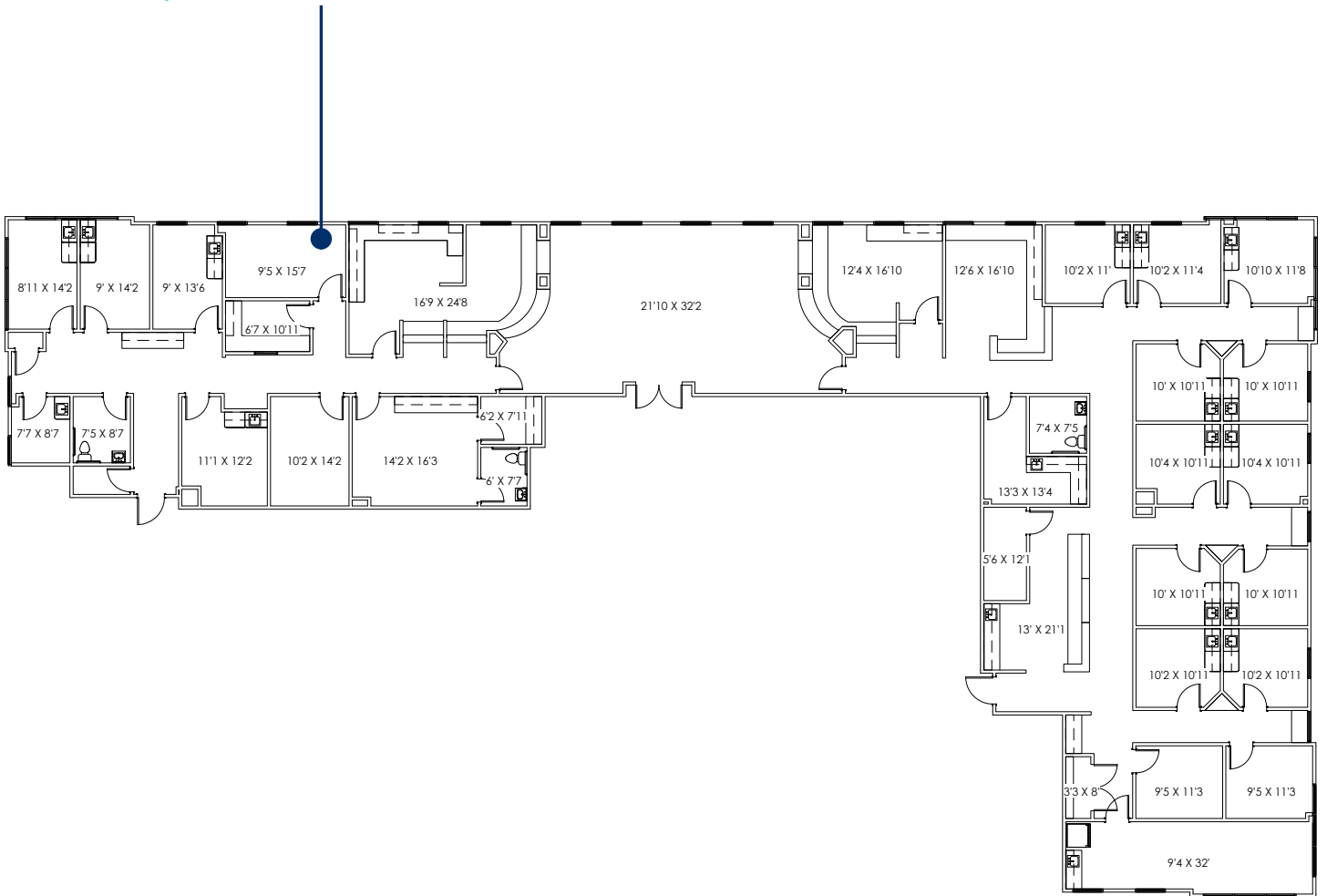


LOCATION HIGHLIGHTS

- Located in Westover Hills, the fastest growing submarket in San Antonio
- Easy access to TX-151
- Within 2 miles of CHRISTUS Santa Rosa Westover Hills Hospital, VA Multi-Specialty Clinic , Baptist Emergency Hospital, Methodist Hospital Westover Hills and Westover Hills Baptist Hospital
- 70,800+ vehicles pass on TX-151 each day

AVAILABLE FLOORPLAN

SUITE 301
8,569 SF (AVAILABLE 6/1/2027)



Lee N. McKenna, MHA
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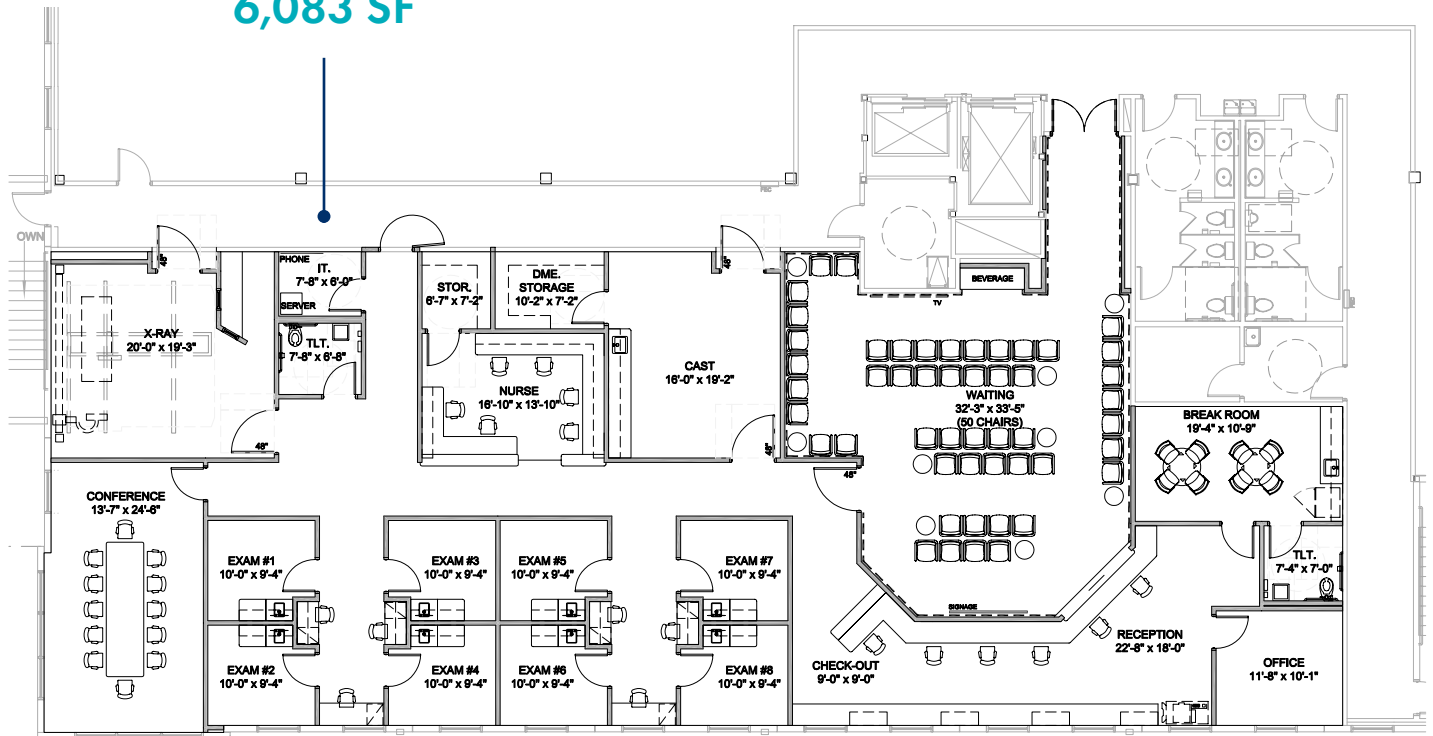
Allie Sledge
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AVAILABLE FLOORPLAN



SUITE 308 6,083 SF



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HEALTHCARE INFRASTRUCTURE

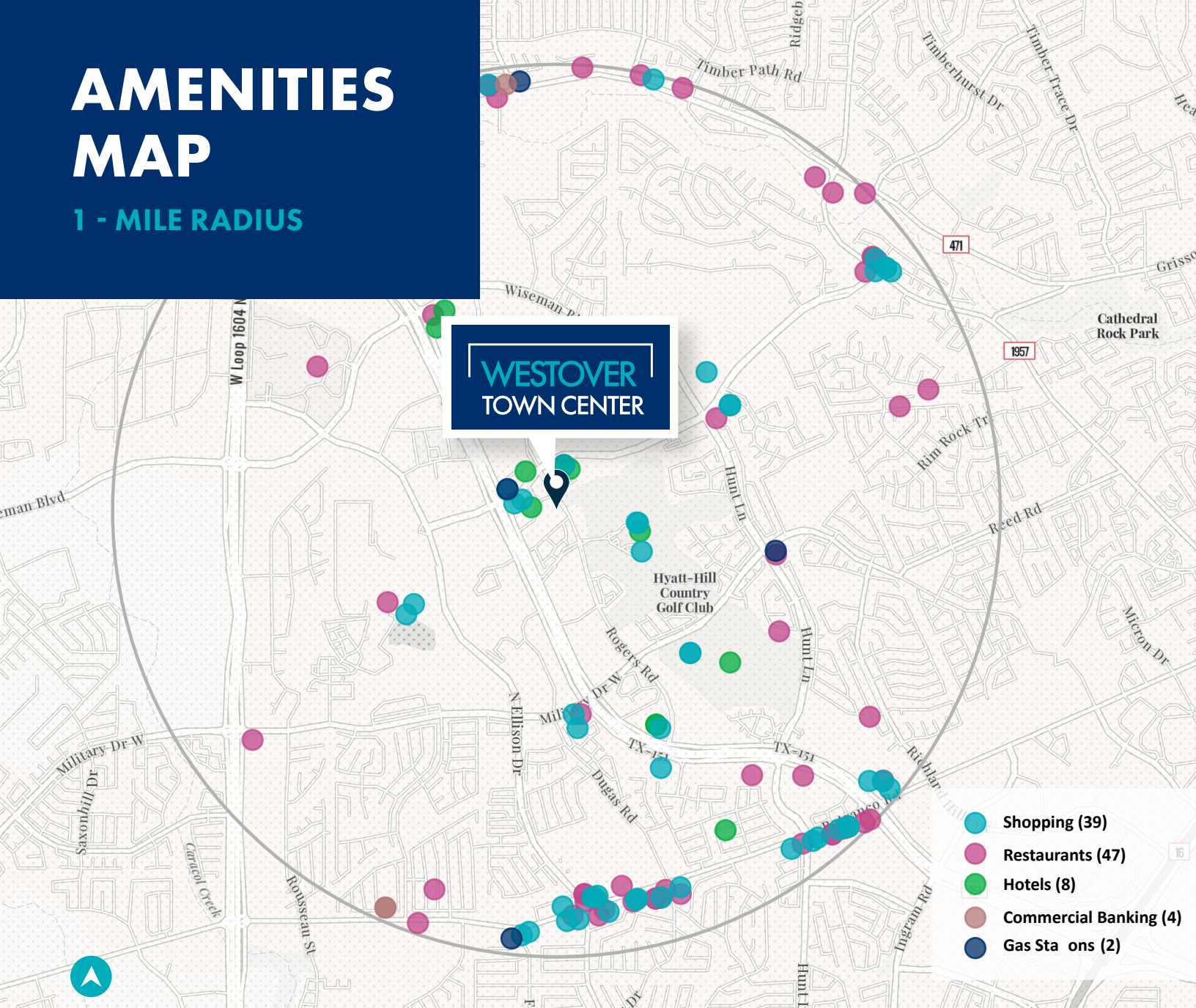


DRIVE TIME FROM SONTERRA MEDICAL PARK

Baptist Health System	7 Mins
Methodist Westover Hills ER Hospital	5 Mins
Christus Santa Rosa Hospital Westover Hills	3 Mins
Baptist Emergency Hospital	4 Mins
Warm Springs Rehabilitation Hospital	3 Mins
VA Multi-Specialty Clinic	5 Mins

AMENITIES MAP

1 - MILE RADIUS



**WESTOVER
TOWN CENTER**

- Shopping (39)
- Restaurants (47)
- Hotels (8)
- Commercial Banking (4)
- Gas Stations (2)

Restaurants

- I Alamo Molino
- Antler's Lodge Restaurant
- Babe's Old Fashioned Food
- Bigz Burger Joint
- Bill Miller Bar-B-Q
- Bill Miller's Laguna Madre
- Seafood Company
- Burger Boy
- Cactus Oak Tavern
- Chazz Restaurant
- Chongs Korean Restaurant
- Mobile
- Crispy Zs I Alamo Molino
- Antler's Lodge Restaurant
- Babe's Old Fashioned Food
- Bigz Burger Joint
- Bill Miller Bar-B-Q
- Bill Miller's Laguna Madre

- Seafood Company
- Burger Boy
- Cactus Oak Tavern
- Chazz Restaurant
- Chongs Korean Restaurant
- Mobile
- Crispy Zs
- Dog Haus
- El Rodeo de Jalisco
- El Rodeo Seafood and Taqueria
- Hill Country Cafe
- JB's Grille And Bar
- JB's Restaurant at Wild Oak
- Ranch
- Las Palapas
- Marco's Pizza
- Mariscos Del Puerto
- Myas Tex Mex Cafe

- Noodle Hut
- Pho VN Bistro
- Plaza tapatia Mexican grill
- Pretzel Kitchen at Sea Star Market
- Raising Cane's
- Rome's Pizza
- Rosita's Cafe
- Rudy's Country Store and Bar B Q
- Sari Sari Supper Club
- Shenanygans
- Sporting News Grill San Antonio
- Springhouse Cafe
- Tacos and Chelas Mexican Kitchen
- Tacos El Patron
- Tapatio De Jalisco Mexican

- Restaurant El Taqueria Ricardo's
- Taste of Thailand Restaurant
- Thai Hut
- Thai Wok
- The Corner Craft Beer and Growler Center
- Tia's Taco hut
- Urban Bricks Pizza Co.
- Ventanas Bistro
- Viola's Ventanas
- Wok Inn
- Yaya's Thai

SHOPPING

7-Eleven
Awesome Blossom Florist
Baird's Mrs Bakery Outlet
Big's 403
Cellular Zone Sales & Repair
Circle K
Corner Store
Designer Outlet
Dollar Tree
Elena's Flowers & Gifts
Eugene Knives
Family Dollar Stores
Fine Wine Liquors
Goodwill Store and Donation Station
Guanajuato Bakery
Hazel Sky Smoke Shop
Headrush Vape And Smoke
Heavenly Floral Designs
Mamarazzi Photography

Mary Jane's CBD
Dispensary
Mattress Firm
Med Call Emergency
Response Systems
Metro by T Mobile
Authorized Dealer
Michel's Jewelry
Plazas At Potranco
Potranco Plaza
Resaca Village
River City Ready Mix
Russell Cellular
Shamu Smokehouse
Smokers Galaxy
Sprouts Farmers Market
Sunny Liquor
Tetco Mobil
Texas Connectivity
The Brain Garden Piano
Studio
Twin Hammers Roofing &

Contracting
Walmart Neighborhood Market
Westover Hills Florist by HFD

HOTELS

Courtyard by Marriott
Fairfield Inn & Suites by Marriott
Hilton International
Holiday Inn Express
Hyatt Regency Hill Country Resort & Spa
Hyatt Residence Club San Antonio Wild Oak Ranch
Staybridge Suites
TownePlace Suites by Marriott

BANKS

Broadway Bank
Chase Bank
Randolph-Brooks Federal Credit Union (RBFCU)
Wells Fargo Bank

GAS

Valero
Exxon





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FOR 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Lee McKenna	715532	lee.mckenna@jll.com	210-293-6842
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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