



WESTOVER HILLS MEDICAL PARK OFFICE SPACE

2003 ROGERS RD SAN ANTONIO, TX 78251

Medical office space available in Westover Hills medical corridor. The property offers turnkey fully built out as a former physician's clinic and pharmacy with access to Highway 151, Loop 1604, and surrounding medical providers.

2,900 SF

SUITE 106

3,138 SF

SUITE 102

CONTACT BROKER

RENTAL RATE

NNN

LEASE TYPE

PROPERTY DESCRIPTION

2003 Rogers Road is a medical office building designed to accommodate a variety of healthcare users including primary care, specialty practices, therapy providers, wellness clinics, urgent care, and other medical professionals. The property features existing medical infrastructure, professional finishes, and efficient patient flow layouts.



Located within
Westover Hills Medical Park

Immediate access to

- Highway 151
- Loop 1604
- Loop 410

Nearby healthcare facilities

- North West VA Clinic
- CHRISTUS Santa Rosa Hospital
- Warm Springs Rehabilitation Hospital
- Encompass Health Rehab Hospital
- Hearth Stone Memory Care

PROPERTY HIGHLIGHTS

Move-In Ready Medical Buildouts

Medical Office Building

Built in 2020

Two Available Suites

Immediate Availability

22 Parking Spaces



AVAILABLE SUITES

SUITE 106: 2,900 SF

Former Primary Care Clinic

Turnkey Medical Office Layout

10 Exam Rooms

Reception Area

1 Nurses Station

Administrative Space

Waiting Area

3 Restrooms

SUITE 102: 3,138 SF

Former Pharmacy

Reception Area

Large Open Work Area

Private Offices

Non-sterile compound lab

Pharmacy drive-thru

Storage Areas

Suitable for Pharmacy,
Medical, Rehab/Therapy,
Wellness, or Professional Office Use

INTERIOR PHOTOS



FLOOR PLAN

SUITE 102: 3,138 SF

SUITE 106: 2,900 SF



**CHRISTUS Santa
Rosa Hospital**



**Warm Springs
Rehabilitation
Hospital**



**Subject
Property**



**Encompass Health
Rehab Hospital**



**Hearth Stone
Memory Care**



Highway 151

Military Dr





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."

11/2/2015"



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 counteroffer 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:"
 - 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."



Eric Andrade

Sales Agent



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Licensed Supervisor of Sales Agent/ Associate	License No."	Email"	Phone"
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Sales Agent/Associate's Name!	License No.	Email"	Phone"

Buyer/Tenant/Seller/Landlord Initials!

Date!

Regulated by the Texas Real Estate Commission!

Information available at www.trec.texas.gov!

IABS 1*0!