



CLASS A MEDICAL OFFICE SPACE FOR LEASE

2130 NE LOOP 410, SAN ANTONIO, TX 78232

CONNALLY OAKS
MEDICAL CENTER



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

CHAD GUNTER
210.771.8282 mobile
210.366.2222 office
cgunter@endurasa.com

CONNALLY OAKS MEDICAL CENTER

2130 NE LOOP 410 SAN ANTONIO, TX 78232

44,450
BUILDING SIZE

3
FLOORS

NORTHEAST
SUBMARKET

AMPLE PARKING
PARKING

CLASS A MEDICAL OFFICE SPACE
FOR LEASE

This premier medical office building offers an exceptional leasing opportunity in one of the city's most established healthcare corridors. The property features convenient access to Loop 410, providing excellent connectivity for patients and healthcare providers throughout the metropolitan area. Surrounded by major hospitals, medical specialists, retail amenities, and dense residential neighborhoods, the location benefits from a strong patient base and significant daytime population. Ample parking, professional office finishes, and prominent visibility along a major thoroughfare make this an ideal setting for a wide range of medical and healthcare-related practices seeking a strategic and accessible location.

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



6.15.26



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Availability

Suite 212:	3,375 SF
Suite 230:	1,661 SF
Suite 330:	1,877 SF
Suite 375:	3,827 SF

Highlights

- Marquee Tenants: US Oncology & Baptist Health System
- On-site conference room
- Located across from Northeast Baptist Hospital
- Close proximity to the San Antonio International Airport, Loop 410, IH-35 and numerous restaurants, retail and rooftops.



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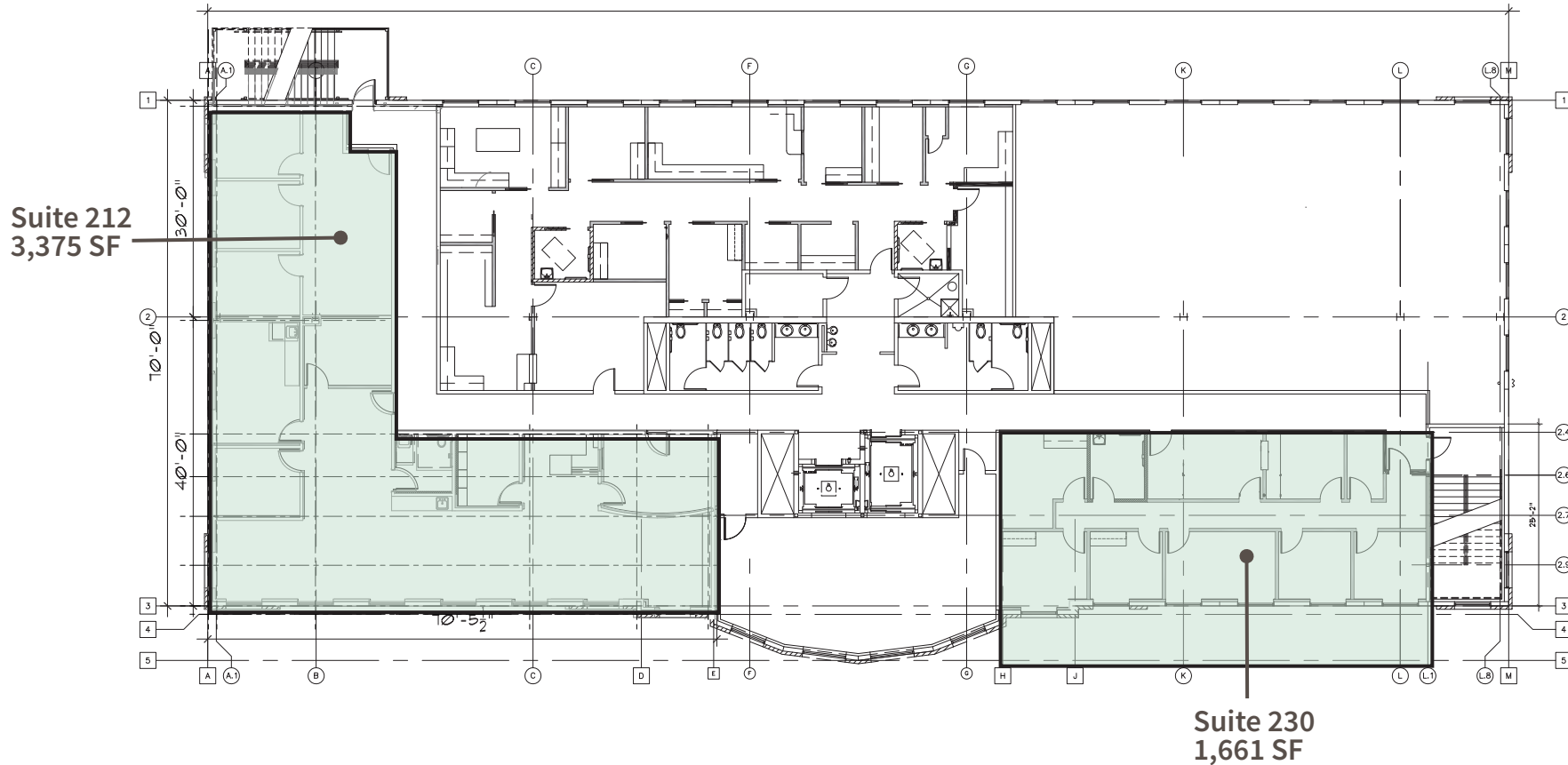
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MEDICAL OFFICE SPACE FOR LEASE

2ND
FLOOR



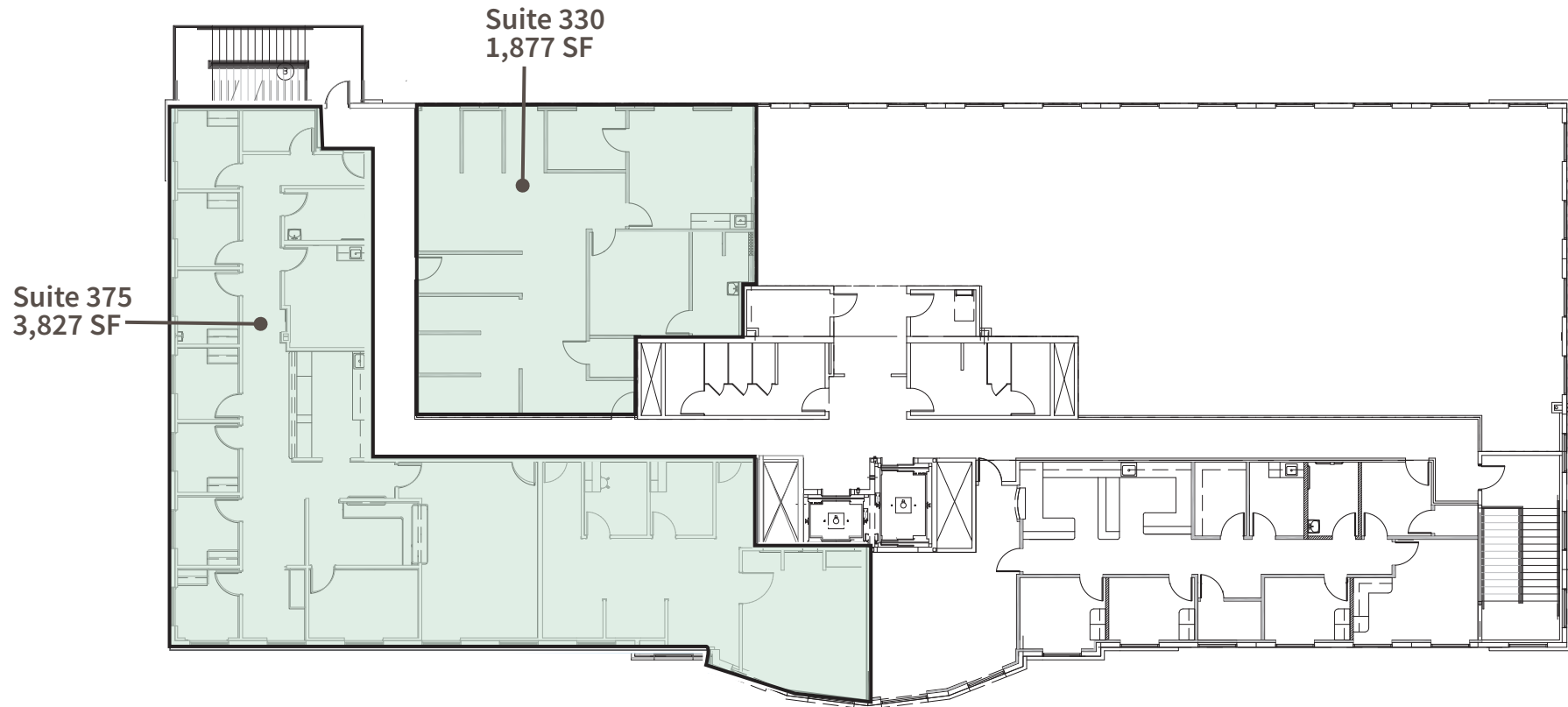
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MEDICAL OFFICE SPACE FOR LEASE

3RD
FLOOR



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DRIVE TIME

- NE Baptist Hospital: 0.8 Miles
- IH-35 & Loop 410 Interchange: 2.8 Miles
- San Antonio International Airport: 4 Miles



Connally Oaks Medical Center



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. **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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chad Gunter	411003	cgunter@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____