

OAKWELL PHYSICIANS MEDICAL OFFICE BUILDING



CLASS A MEDICAL OFFICE SPACE FOR LEASE

3338 Oakwell Court, San Antonio, TX 78218



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

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Property Features

BUILDING SIZE

34,486 SF

RENTAL RATE

Contact Broker

SUBMARKET

North Central

PARKING

Ample Patient Parking with reserved covered spaces available

- Class A Medical Office Building in Alamo Heights/Oakwell Farms
- Parking Ratio: 7.25/1,000 SF
- Beautifully landscaped property
- Local ownership
- Two story building

Availability

Suite 213: 2,684 RSF
Suite 214: 2,627 RSF } 5,311 RSF Contiguous

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.



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Location Overview

This medical office building is located off Harry Wurzbach Rd and in the heart of Oakwell Farms residential community, it offers exceptional accessibility just minutes from Northeast Baptist Hospital, San Antonio International Airport and near the communities of Alamo Heights and Terrell Hills.

Distance to Nearby Freeways:

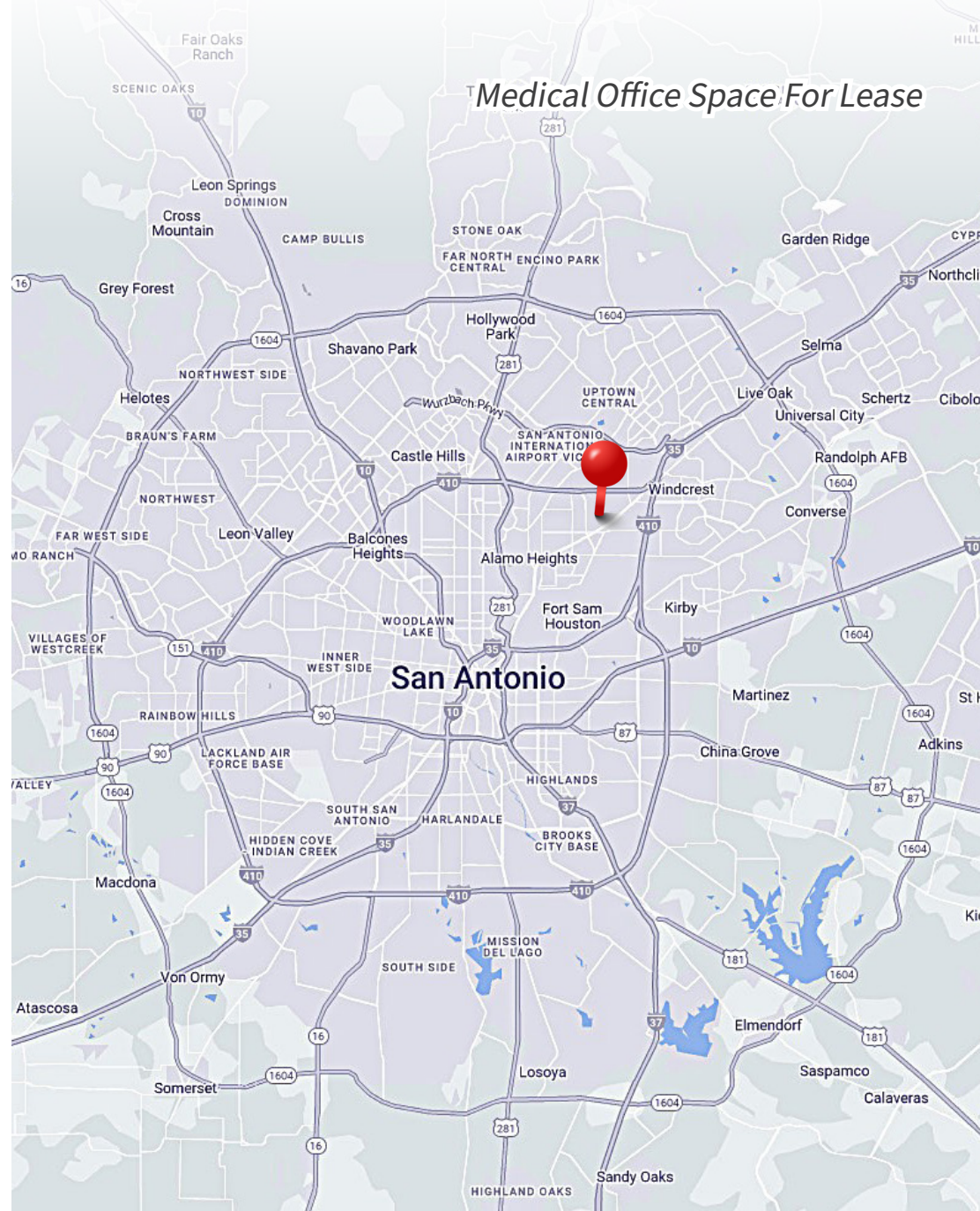
Loop 410: ±1 Mile

Interstate 35: ±4 Miles

State Hwy 281: ±4 Miles

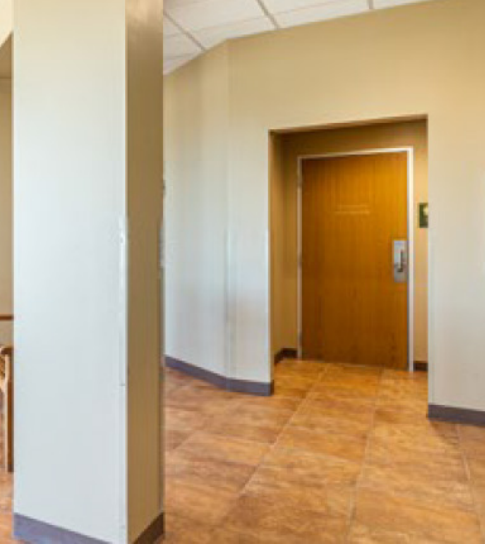


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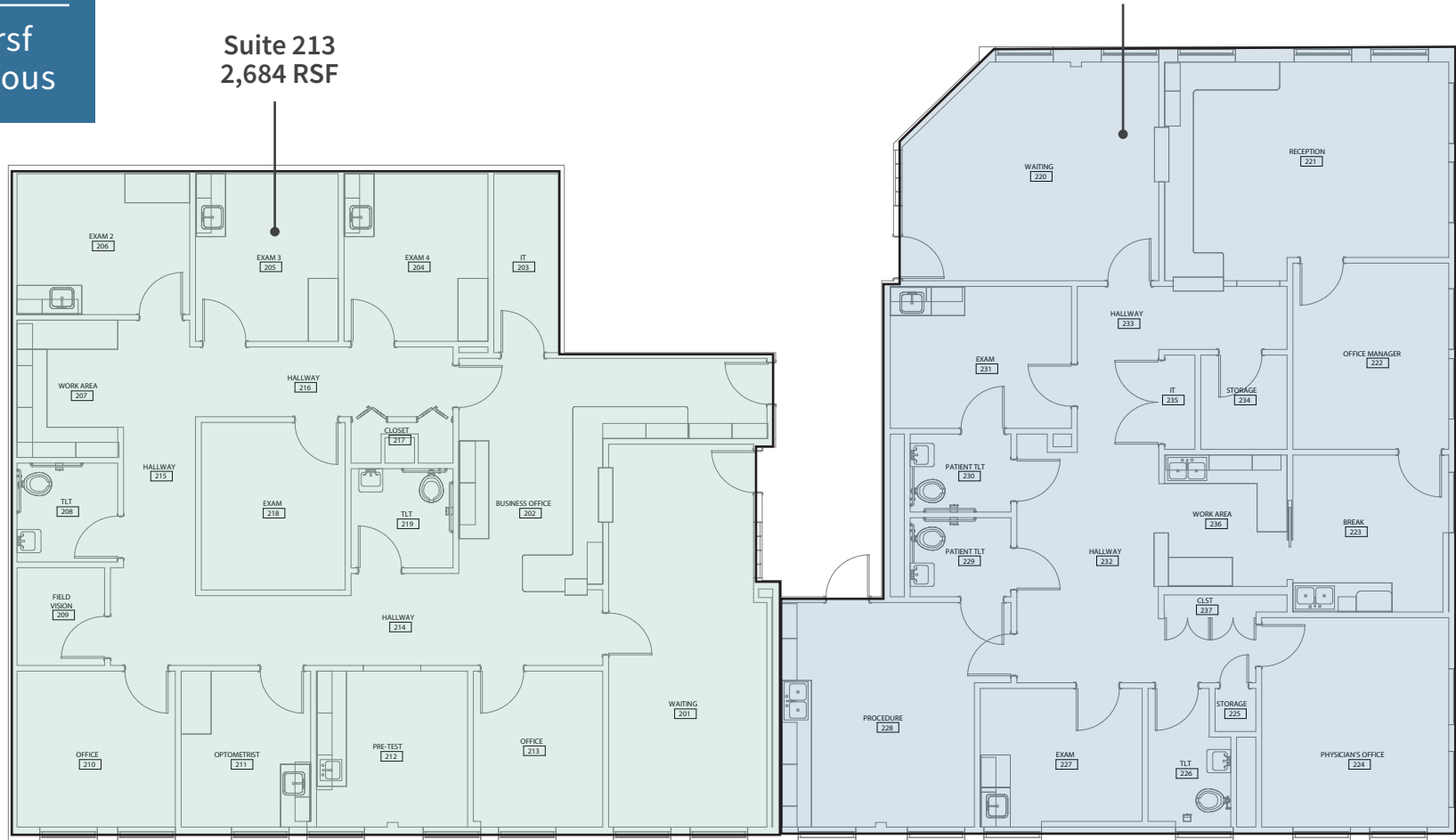
Medical Office Space For Lease

2nd Floor

5,311 rsf
Contiguous

Suite 213
2,684 RSF

Suite 214
2,627 RSF



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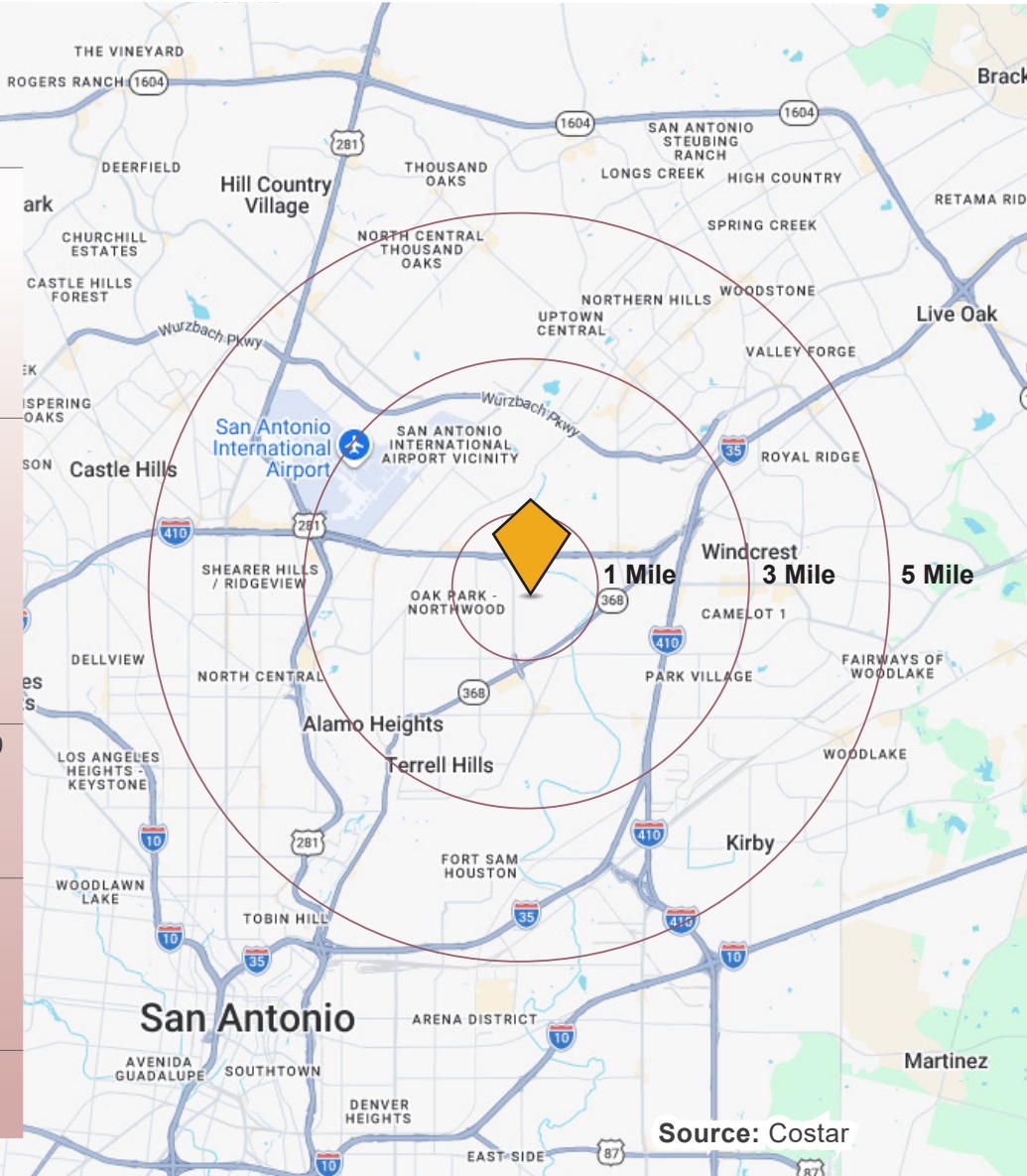
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Medical Office Space For Lease

Demographics

Population	1 Mile	3 Mile	5 Mile
2025 Total Population:	12,140	90,978	259,618
2030 Population Projection:	12,889	95,462	272,567
Population Growth 2025-2030:	1.2%	1.0%	1.0%
Median Age:	40	38.5	37.4
Households			
2025 Total Households:	5,737	39,332	102,025
Household Growth 2025-2030:	1.3%	1.0%	1.0%
Median Household Income:	\$67,842	\$65,991	\$67,401
Average Household Size:	2	2.2	2.4
Average Household Vehicles:			
Housing			
Median Home Value:	\$433,500	\$338,983	\$270,409
Median Year Built:	1979	1973	1977
Daytime Employment			
Total Businesses:	1,182	7,678	20,475
Total Employees:	7,885	59,564	158,046
Vehicle Traffic			
Harry Wurzbach @ Cripple Creek:	29,555 VPD		
Oakwell Farms Pky @ Harry Wurzbach:	7,808 VPD		





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.

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