



MEDICAL OFFICE SPACE FOR LEASE

STONE OAK MEDICAL OFFICE BUILDING

540 MADISON OAK DR | SAN ANTONIO, TEXAS 78258

CONTACT

LICIA SHREVES

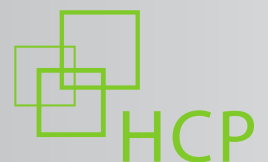
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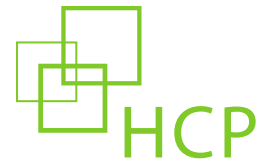
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AMENITIES

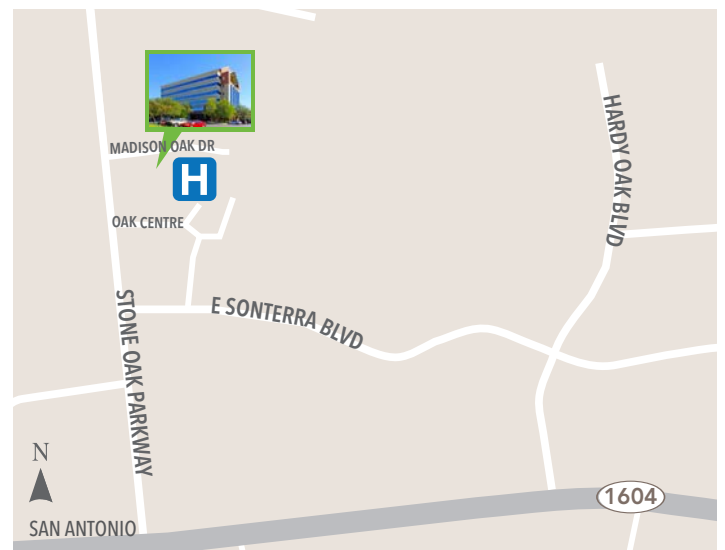
- Skywalk Access To North Central Baptist Hospital
- Located Along Stone Oak Parkway Near Loop 1604
- 24-Hour Card Key Access
- Digital Directory
- Janitorial Services & Day Porter
- On-Site Property Management

BUILDING SPECS

- 6-Story Class A Medical Office Building
- 81,267 Square Feet
- Parking Ratio: 4:1,000
- Generous TI Allowance

AVAILABILITIES

- **MOVE IN READY SUITES WITH ELEVATOR EXPOSURE!**
- Suite 260: 1,565 SF
- Suite 310: 2,429 SF
- Suite 330: 1,446 SF
- Suite 370: 1,235 SF
- Suite 400: 2,662 SF
- Suite 450: 6,821 SF
- Suite 500: 2,733 SF
- Suite 520: 1,786 SF
- Suite 540: 2,507 SF
- Suite 600: 2,795 SF
- Suite 615: 1,997 SF
- Suite 620: 4,256 SF
- Suite 660: 1,187 SF



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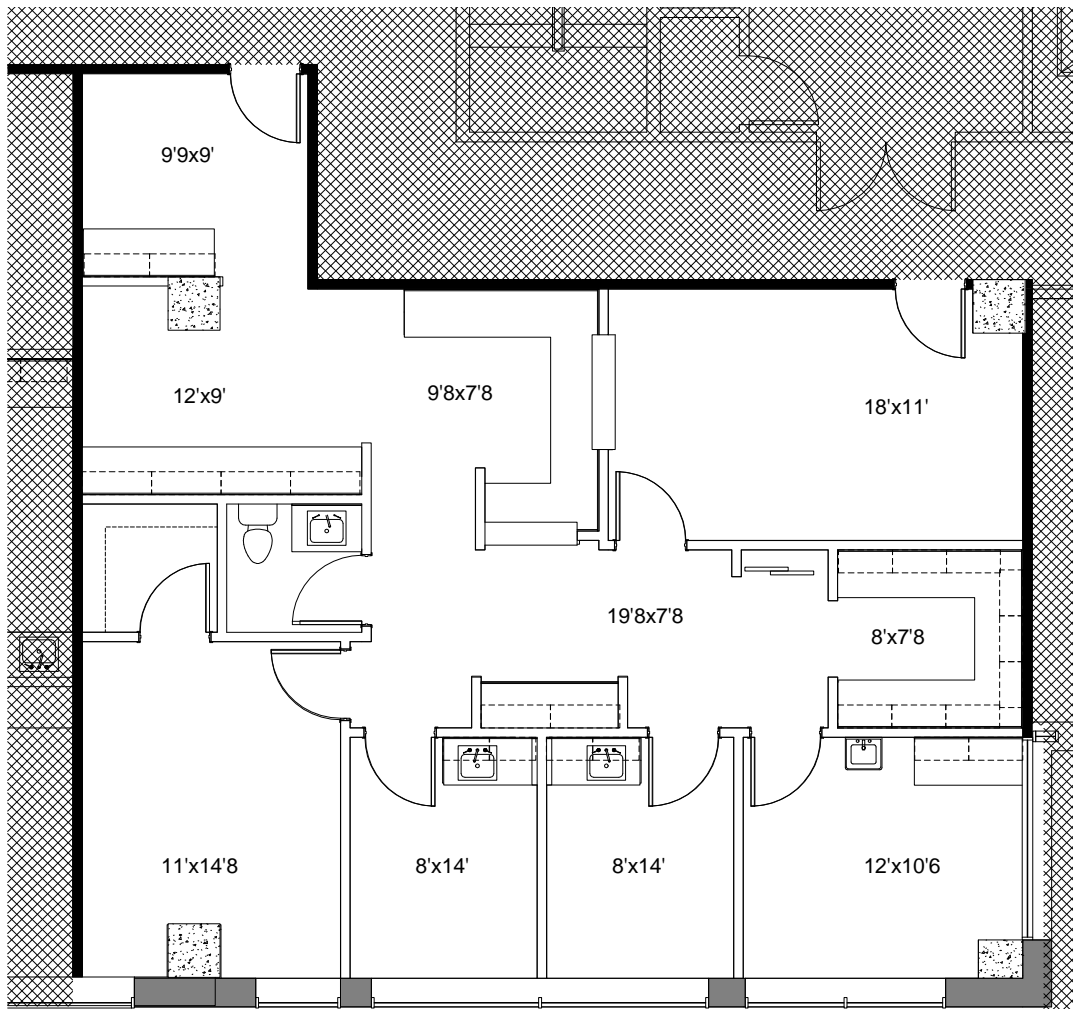
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Suite 260 | 1,565 RSF

Suite 260 consists of 1,565 RSF complete with waiting area, interior restroom, several exam rooms, large treatment room, and private doctor's office. Great second generation space.



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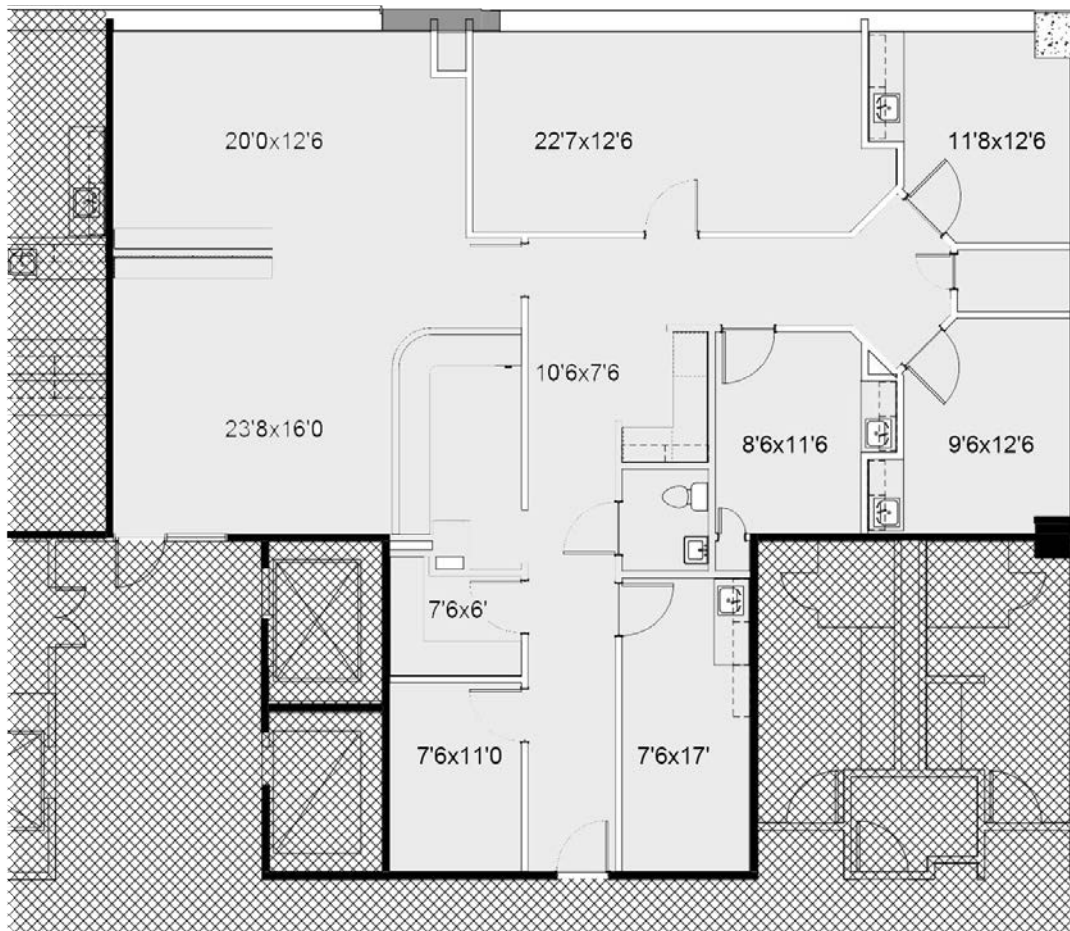
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Suite 310 | 2,429 RSF

Suite 310 consists of 2,429 RSF complete with elevator exposure, large waiting area, interior restroom, up to 7 exam rooms, large treatment room, and secondary exit through doctor's office. Great second generation space.



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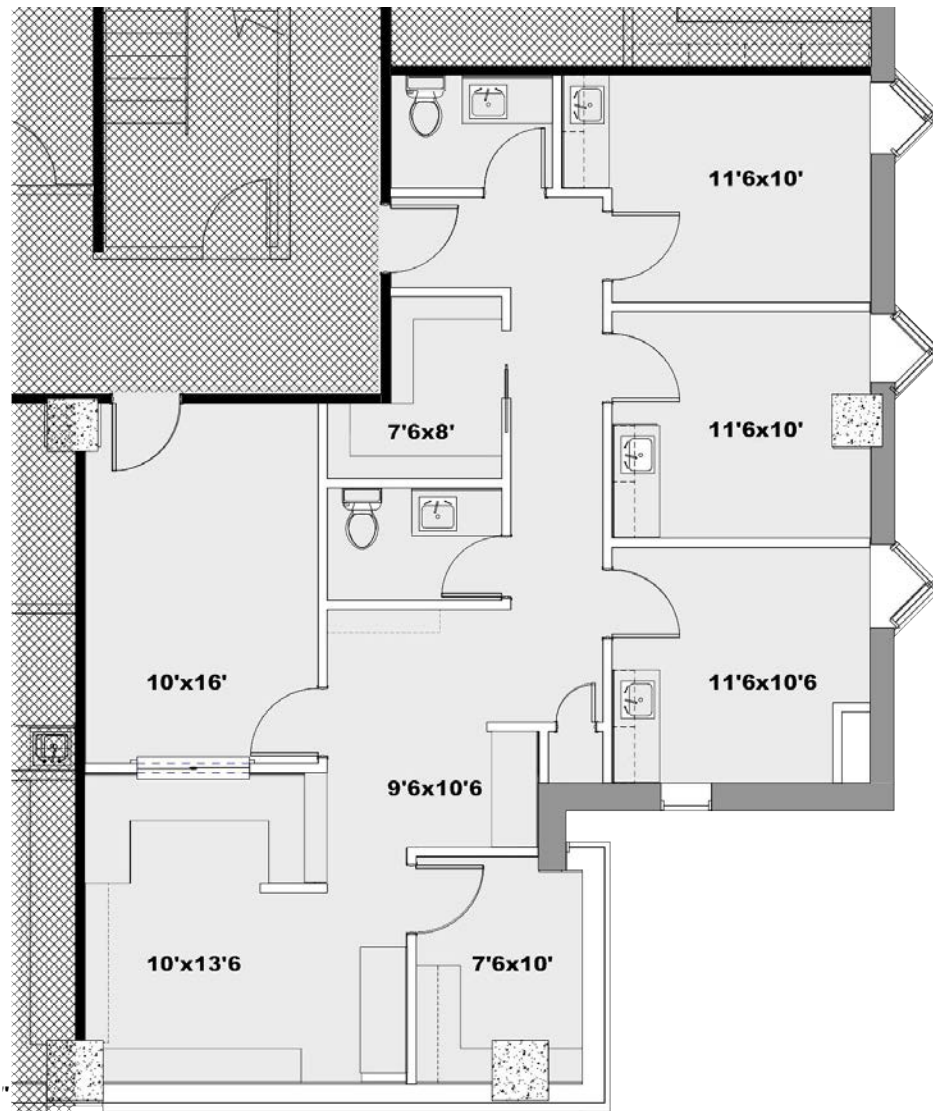
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Suite 330 | 1,446 RSF

Suite 330 consists of 1,446 RSF complete with large waiting area, 3 exam rooms, interior restrooms, and secondary exit. Perfect opportunity for private practice.



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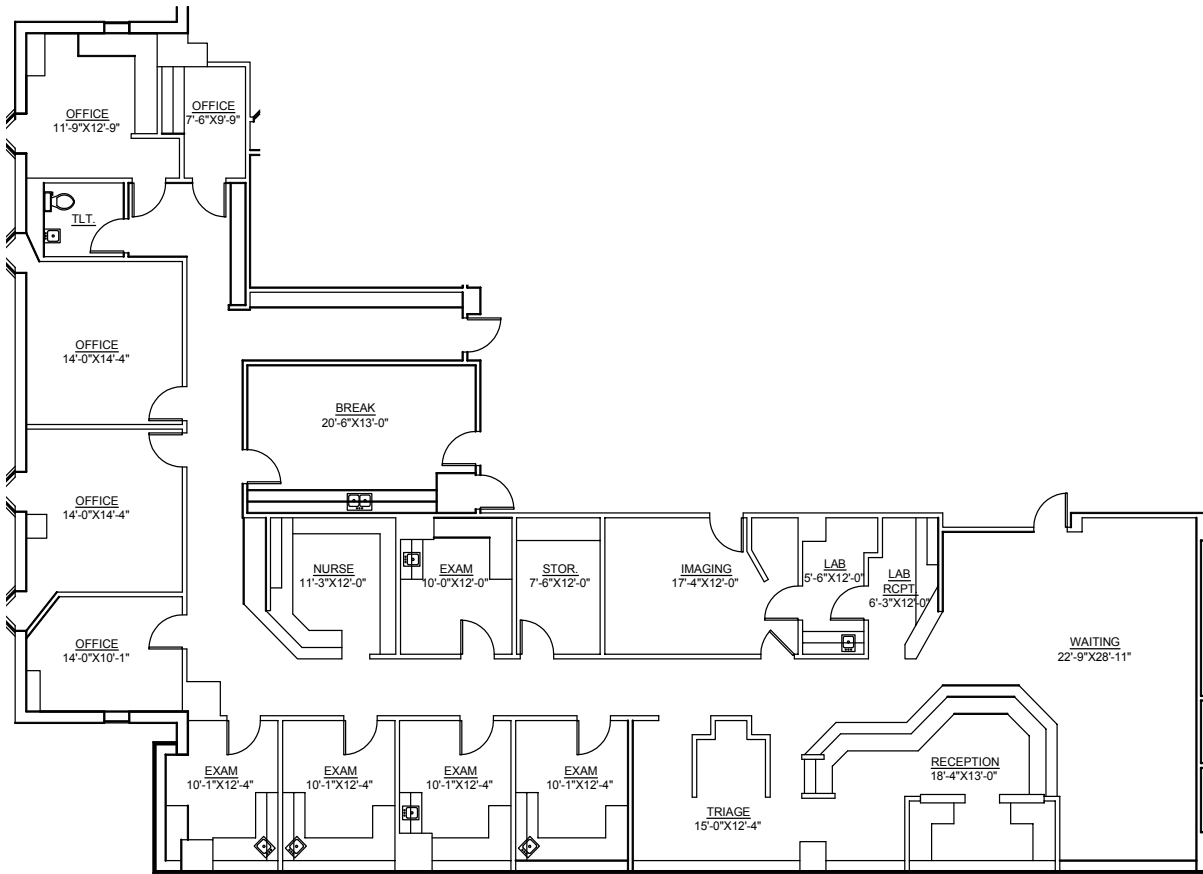
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Suite 350 | 5,018 RSF

Suite 350 consists of 5,018 RSF complete with large waiting area, 5 exam rooms, nurses station, private doctors offices, break room, interior restroom, and secondary exit. Perfect opportunity for private practice.



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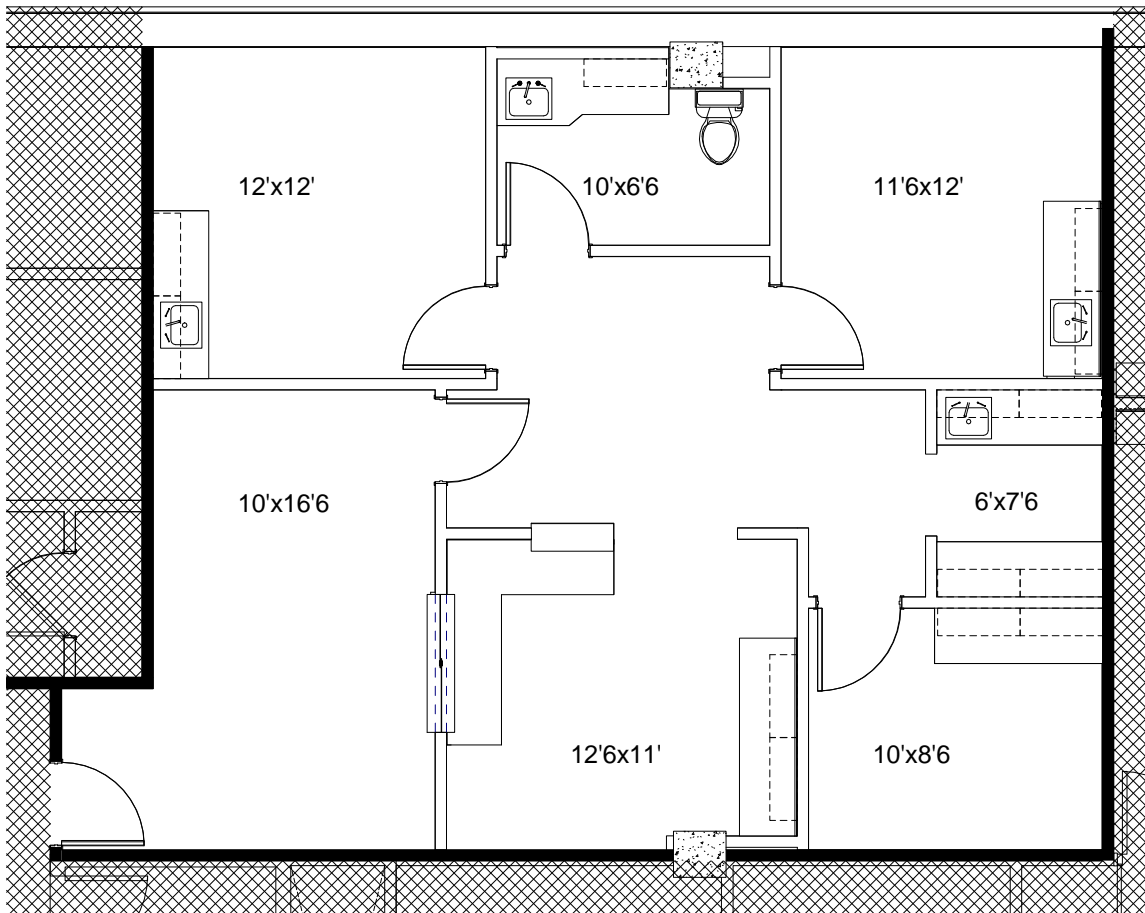
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Suite 370 | 1,235 RSF

Suite 370 consists of 1,235 RSF complete with waiting area, several exam rooms, and treatment room. Great second generation space.



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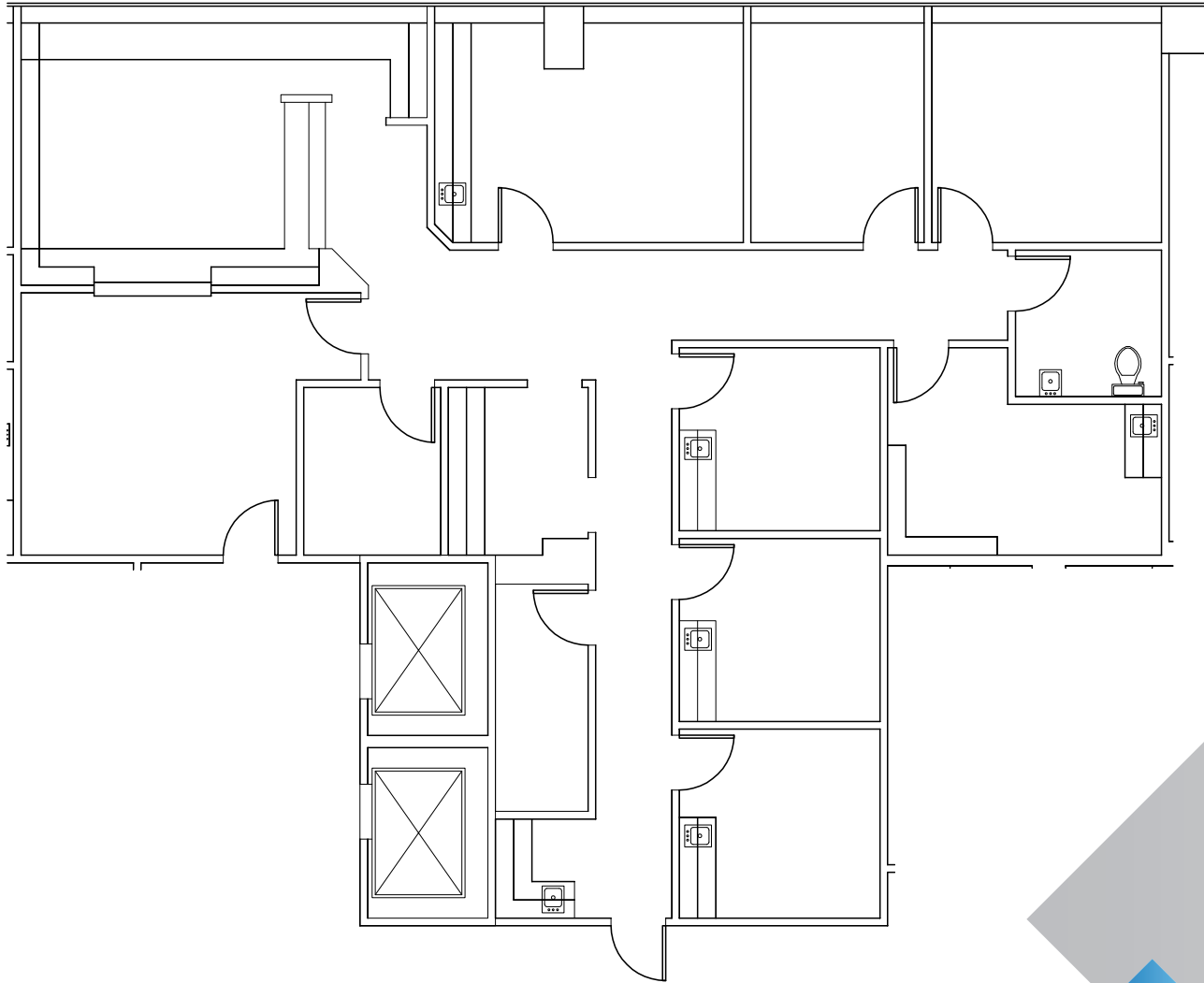
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Suite 400 | 2,662 RSF

Suite 400 consists of 2,662 RSF complete with waiting area, reception area, several exam rooms, treatment room, interior restroom and secondary exit. Great second generation space.



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Suite 450 | 6,821 RSF

Suite 450 consists of 6,821 RSF complete with elevator exposure, large exam and treatment rooms, several interior restrooms, secondary exit. Great U-shape floorplan for easy traffic flow.



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Suite 500 | 2,733 RSF

Suite 500 consists of 2,733 RSF complete with large waiting area, 5 exam rooms, treatment room, private doctor's office, storage, and secondary exit.



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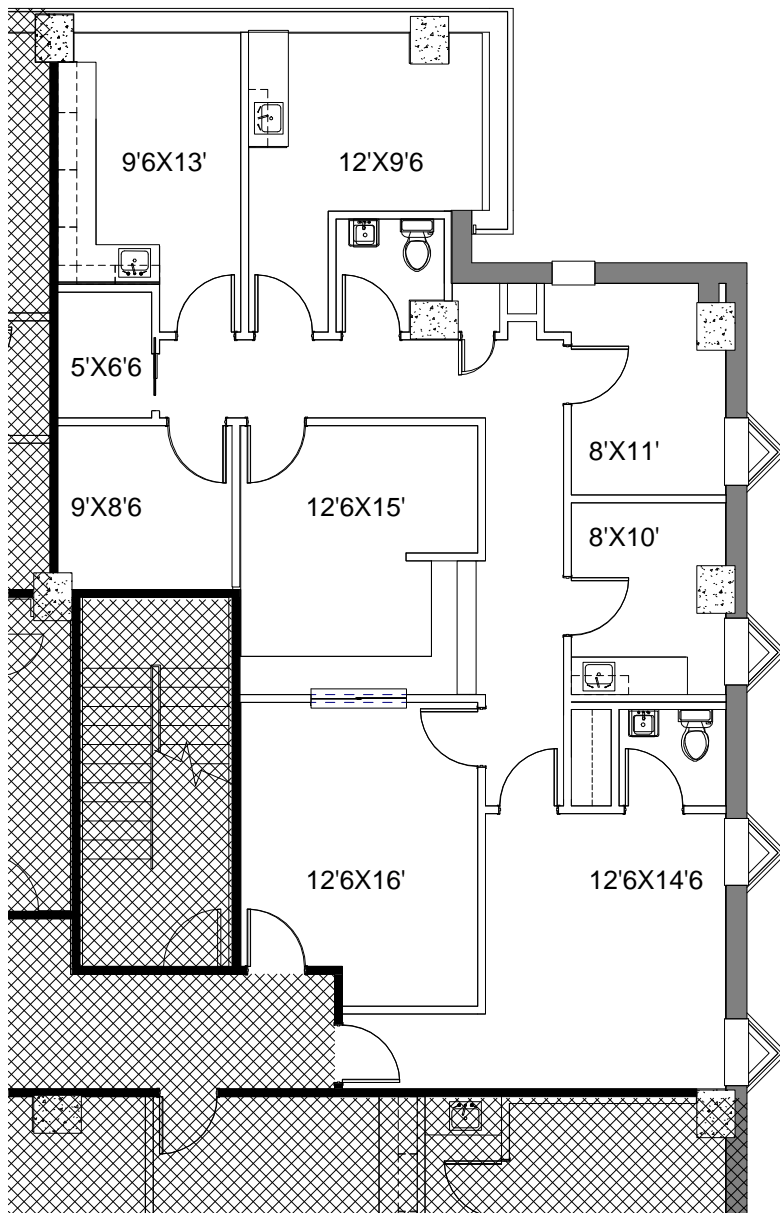
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Suite 520 | 1,786 RSF

Suite 520 consists of 1,786 RSF complete with waiting area, exam rooms, treatment room, private doctor's office, storage, interior restroom and secondary exit.



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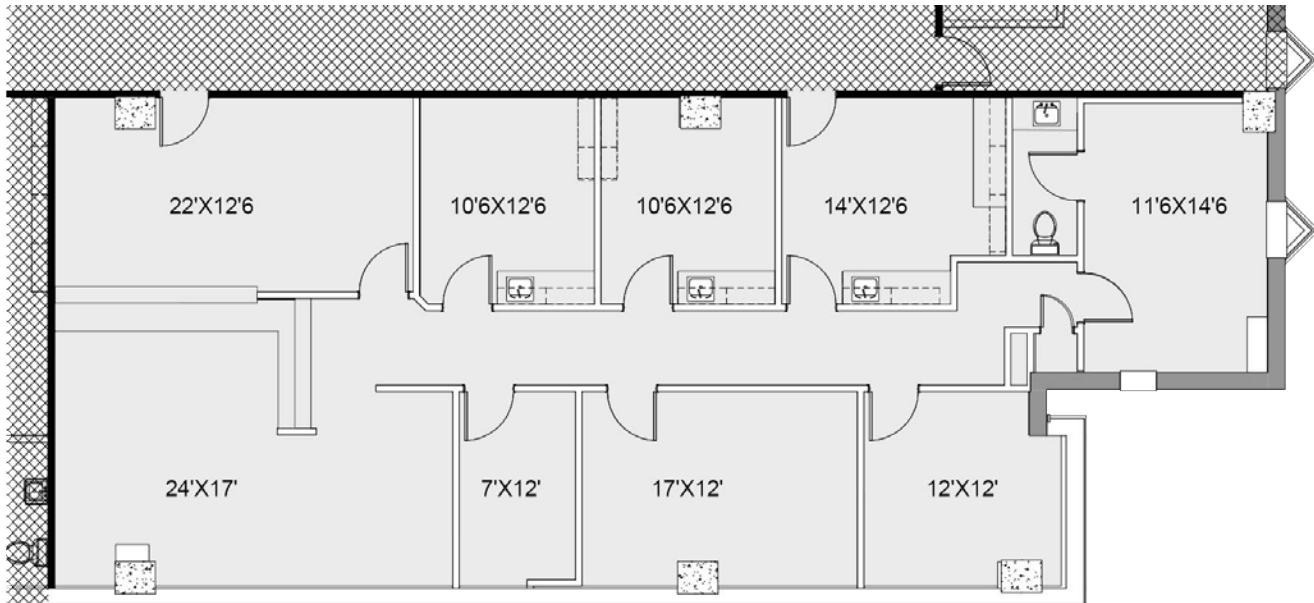
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Suite 540 | 2,507 RSF

Suite 540 consists of 2,507 RSF complete with large waiting area, 3 exams rooms, 2 treatment room, private restroom in doctor's office, and secondary exit.



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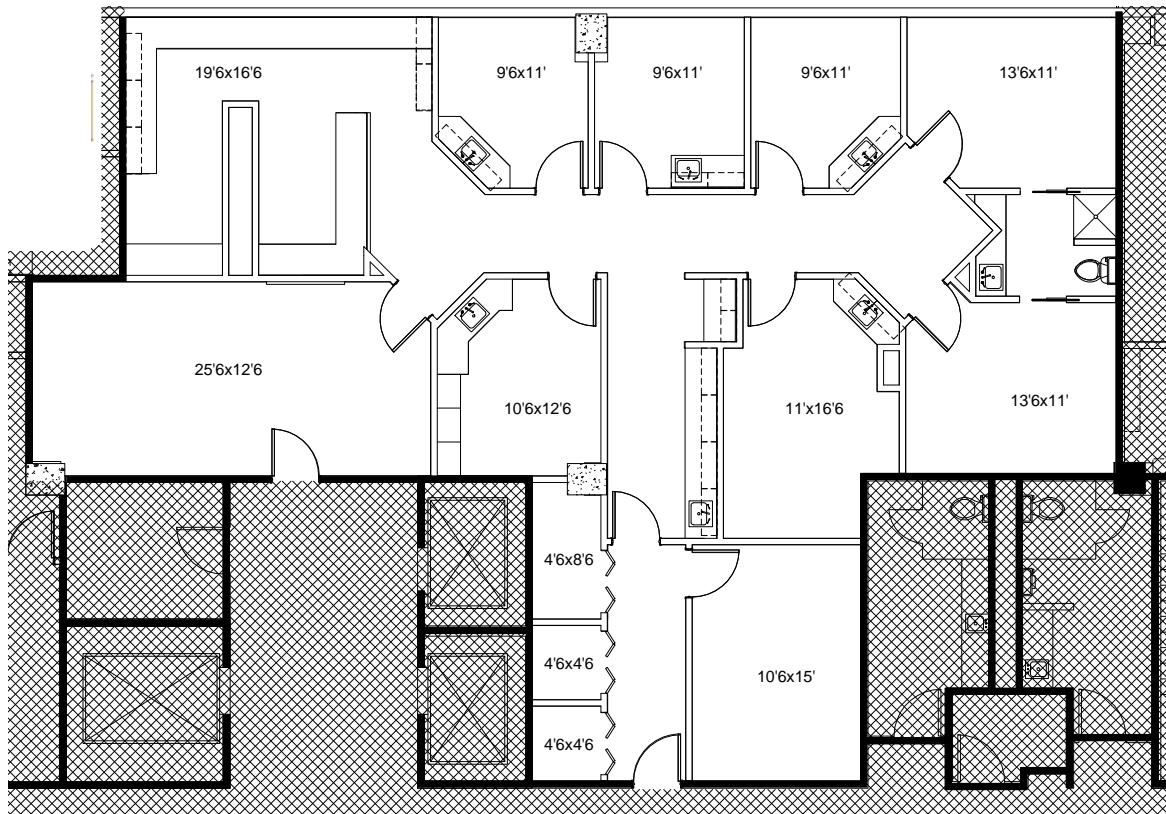
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Suite 600 | 2,795 RSF

Suite 600 consists of 2,795 RSF complete with waiting area, 5 exams rooms, treatment rooms, nurses station, private doctor's office, interior restroom, and secondary exit.



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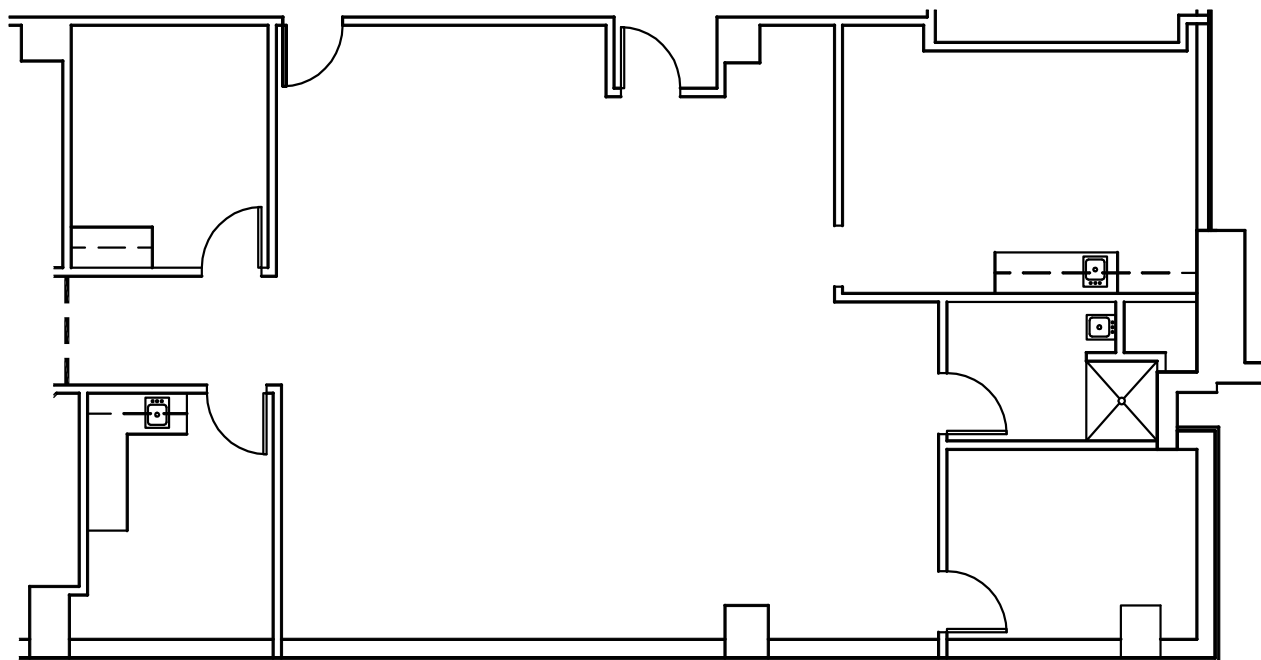
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Suite 615 | 1,997 RSF

Suite 615 consists of 1,997 RSF great for administrative second generation space.



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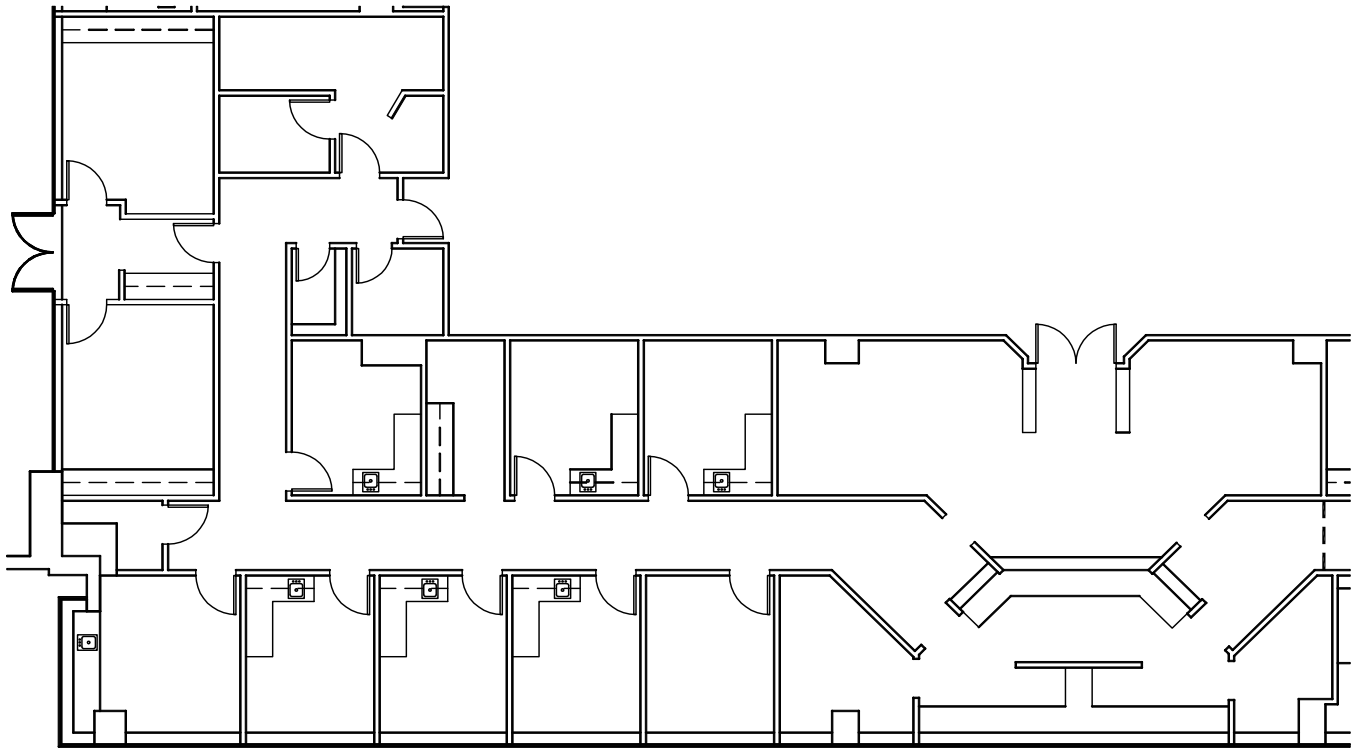
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Suite 620 | 4,256 RSF

Suite 620 consists of 4,256 RSF complete with large waiting area, 7 exams rooms, treatment rooms, nurses station, private doctor's office, interior restroom, and secondary exit.



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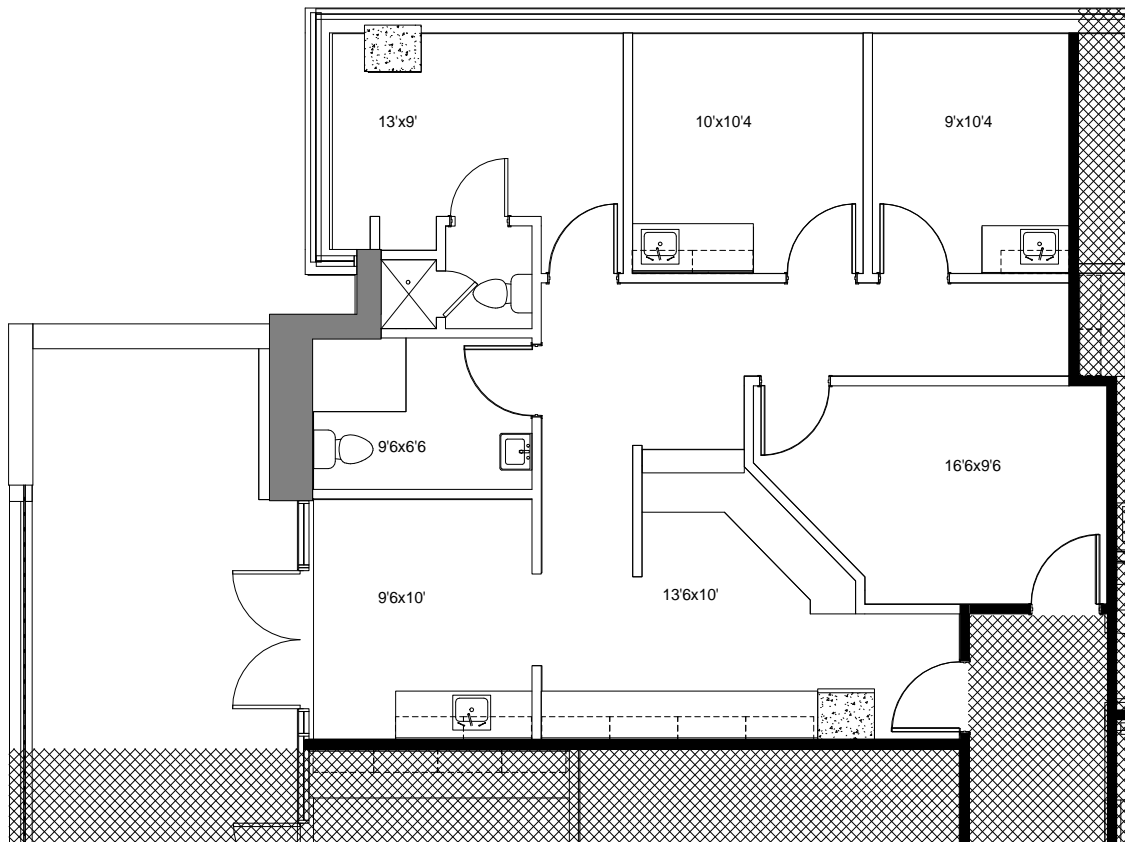
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Suite 660 | 1,187 RSF

Suite 660 consists of 1,187 RSF complete with large waiting area, exam rooms, treatment room or doctor's office with its own private balcony. Take advantage of this move-in ready space.



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MEDICAL OFFICE SPACE FOR LEASE

STONE OAK MEDICAL OFFICE

540 MADISON OAK DR | SAN ANTONIO, TEXAS 78258

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AMENITIES MAP



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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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Licia Shreves	579653	licia.shreves@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

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- Answer the client's questions and present any offer to or counter-offer from the client; and
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- 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
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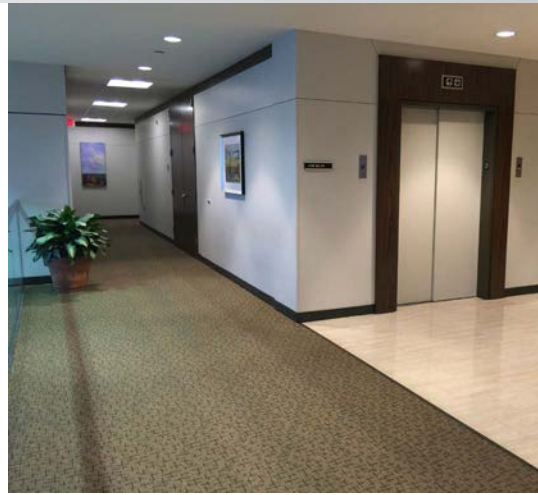
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Chad Gunter	411003	chad.gunter@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

ABOUT THE SPACE

Our new lobby and modern style are all aimed at enhancing your patient's visits. Amenities include digital directory, 24-hour card key access, day porter, on-site property management, and skywalk access to North Central Baptist Hospital.



AMENITIES INCLUDE

- Spec Suites
- Modern common areas, elevators, and lobby
- Digital directory
- Monument sign
- Landscaping upgrades
- Newly paved parking lot



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