

SPACE AVAILABLE | FOR SALE OR LEASE

LAS PLAZAS MEDICAL

19296 STONE OAK PKWY | SAN ANTONIO, TX | 78258

Class A medical office space available for sale or lease
with direct access from Stone Oak Pkwy and Knights
Cross Dr. 5,822 SF of upscale office space.



FORESITE
COMMERCIAL REAL ESTATE

BILL COATS

SENIOR ASSOCIATE
(210) 816-2734

BCOATS@FORESITECRE.COM

WHAT I LOVE
ABOUT THIS
PROPERTY:

“

It's a great
opportunity to lease
or buy a second
generation medical
building in the heart
of Stone Oak.

BILL COATS

”

LAS PLAZAS MEDICAL

SAN ANTONIO, TX

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,249	74,904	180,983
Total Households	4,088	27,871	69,407
Household Income	\$107,644	\$125,915	\$121,371
Median Age	35.3	37.2	38.7

DESIRED USES

- Pediatric
- Dental
- Fertility Clinic

PROPERTY HIGHLIGHTS

1

Second generation medical office located in the heart of Stone Oak near hospitals, schools and surrounded by medical community.

2

Competitive rent rates and improvement allowances that could save tenants money on finish out.

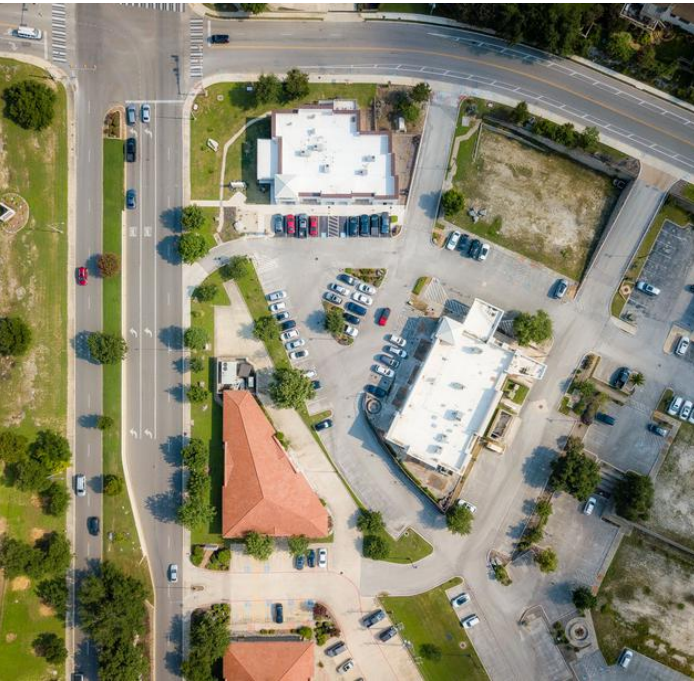
3

The interior finish-out is bright and modern. It has a **built-in operating room, can be converted to an Ambulatory Surgery Center** and has med gas installed.



LAS PLAZAS MEDICAL

SAN ANTONIO, TX



PROPERTY DESCRIPTION

Class A Building

Single Story

Totaling 5,822 SF

Direct access from Stone Oak Pkwy and
Knights Cross Dr.

Approx. 1 mile from North Central
Baptist Hospital and Children's Hospital



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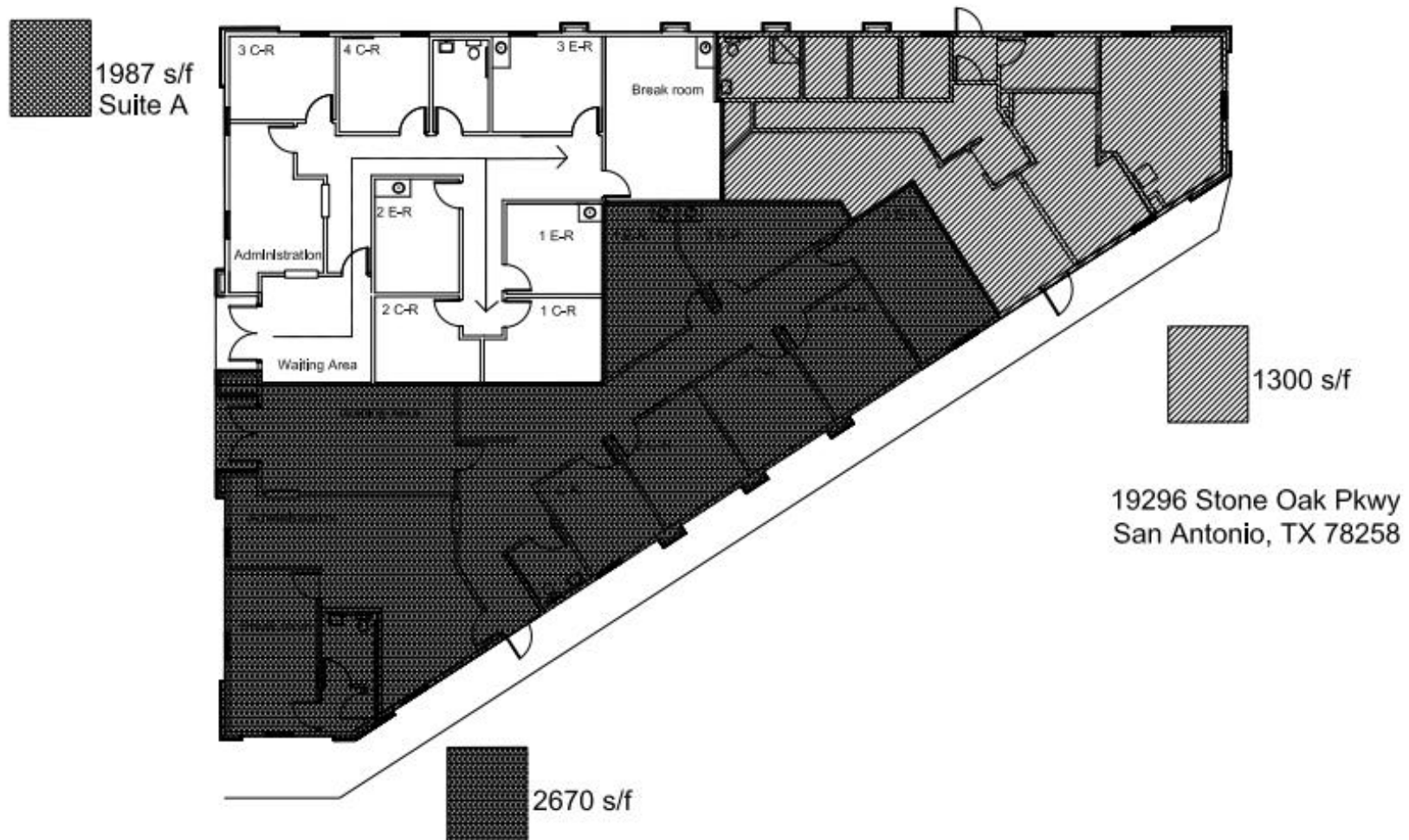
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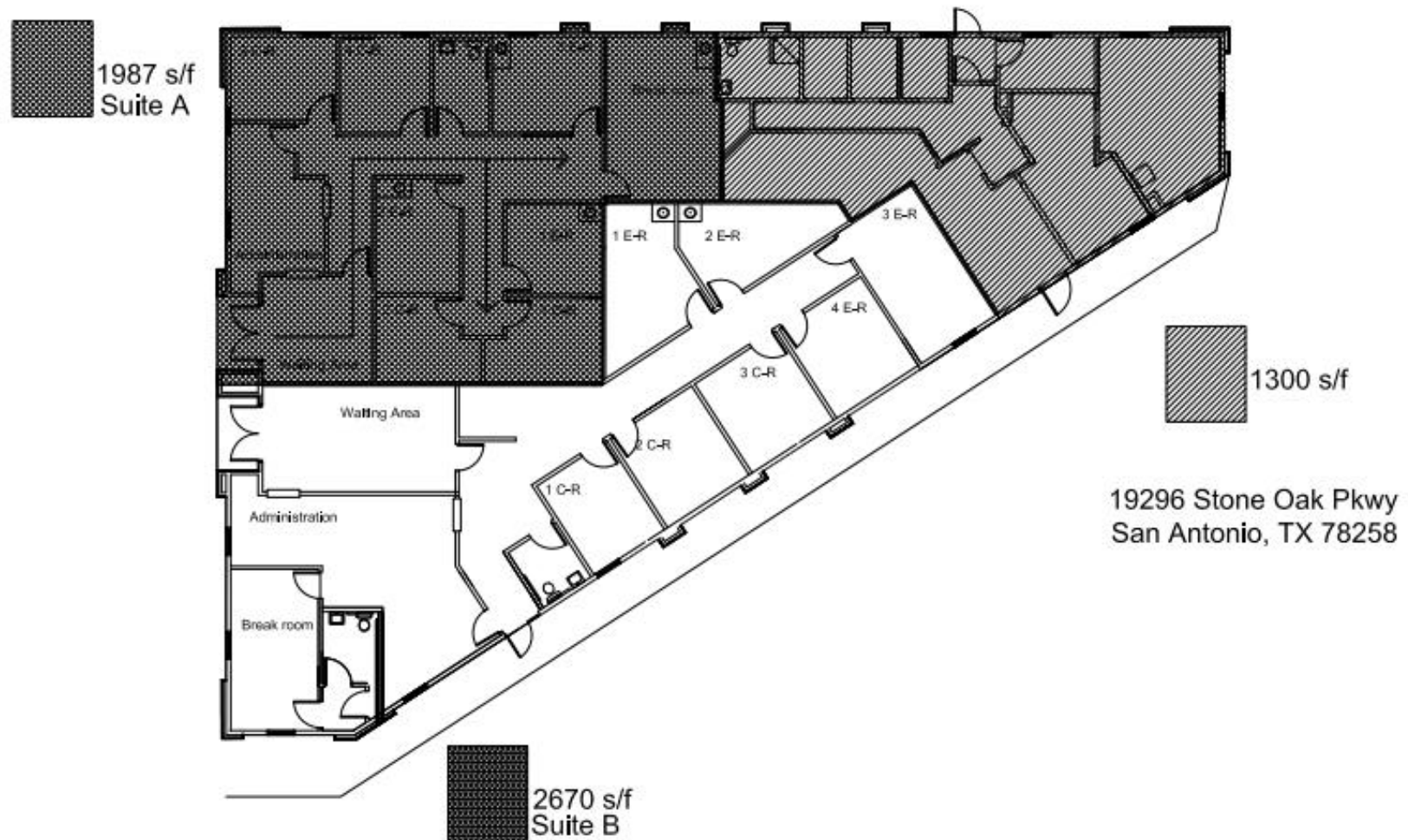
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INFORMATION ABOUT BROKERAGE SERVICES

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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
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Designated Broker of Firm		E-Mail	Phone
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Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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