



MEDICAL OFFICE SPACE FOR LEASE

STONE OAK MEDICAL OFFICE BUILDING

540 MADISON OAK DR | SAN ANTONIO, TEXAS 78258

CONTACT

LICIA SHREVES

210.253.2931

licia.shreves@transwestern.com

JAMES MURRY

210.200.8636

james.murry@transwestern.com

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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
- 78,597 Square Feet
- Parking Ratio: 4:1,000
- Generous TI Allowance

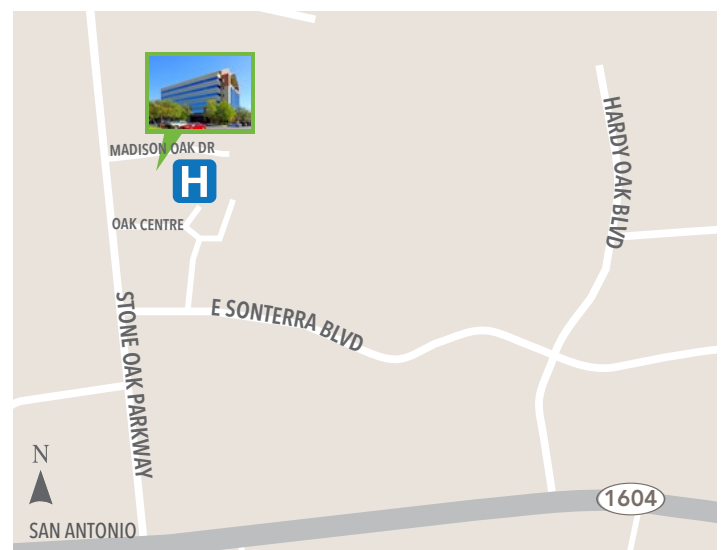
AVAILABILITIES

■ MOVE-IN READY SUITES WITH ELEVATOR EXPOSURE!

- | | |
|-----------------------|-----------------------|
| ■ Suite 130: 1,014 SF | ■ Suite 370: 1,235 SF |
| ■ Suite 220: 2,224 SF | ■ Suite 460: 3,794 SF |
| ■ Suite 260: 1,565 SF | ■ Suite 540: 2,507 SF |
| ■ Suite 310: 2,429 SF | ■ Suite 600: 2,795 SF |
| ■ Suite 320: 1,232 SF | ■ Suite 615: 1,997 SF |
| ■ Suite 350: 5,018 SF | ■ Suite 660: 1,187 SF |
| ■ Suite 360: 1,272 SF | |

TOUR SPEC SUITE 260

TOUR SPEC SUITE 310



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licia.shreves@transwestern.com
210.253.2931

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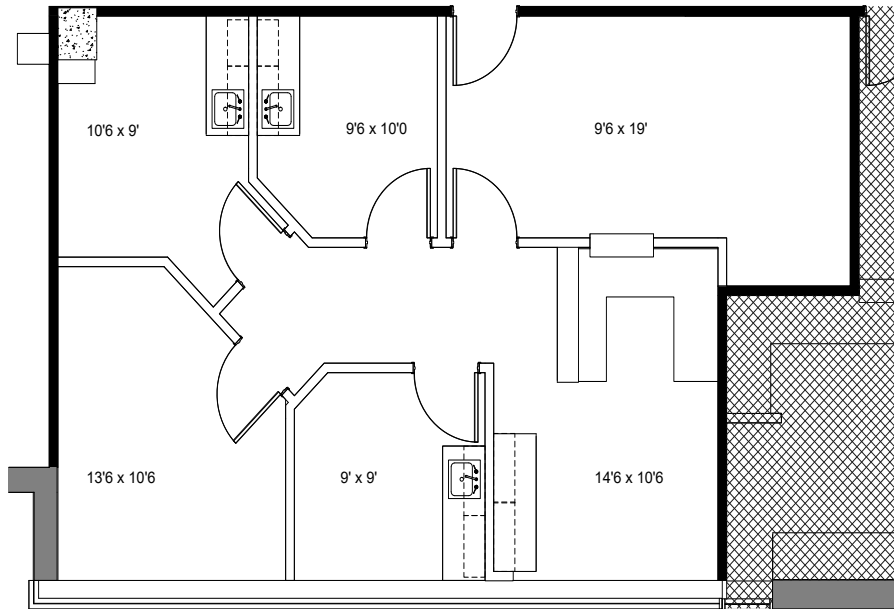
james.murry@transwestern.com
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Suite 130 | 1,014 RSF

Suite 130 consists of 1,014 RSF complete with waiting area, reception area, 3 exam rooms, and private doctor's office. Great second generation space.



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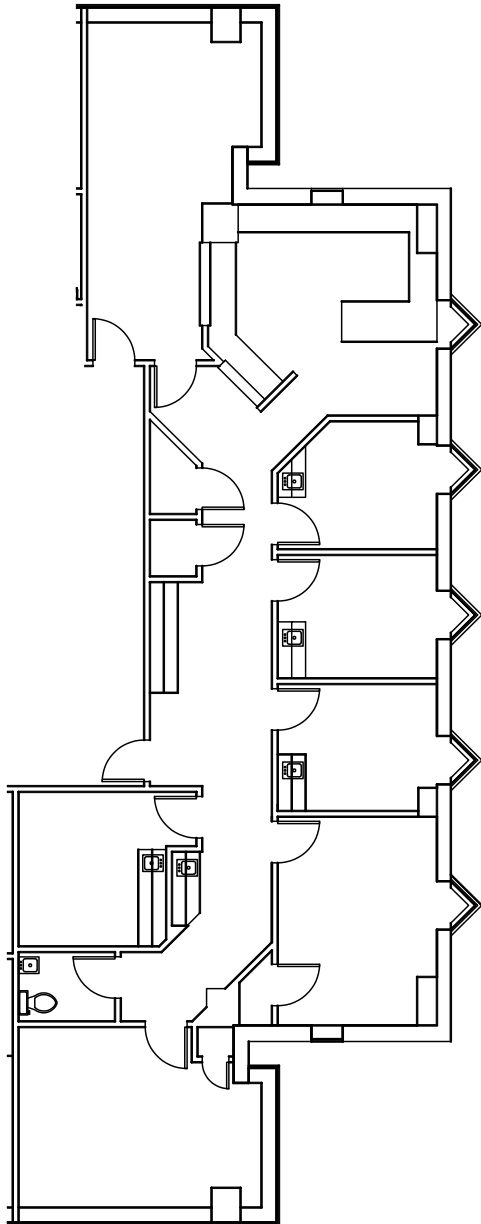
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Suite 220 | 2,224 RSF

Suite 220 consists of 2,224 RSF complete with waiting area, interior restroom, several exam rooms, large treatment room, private doctor's office and secondary exit. Great second generation space.



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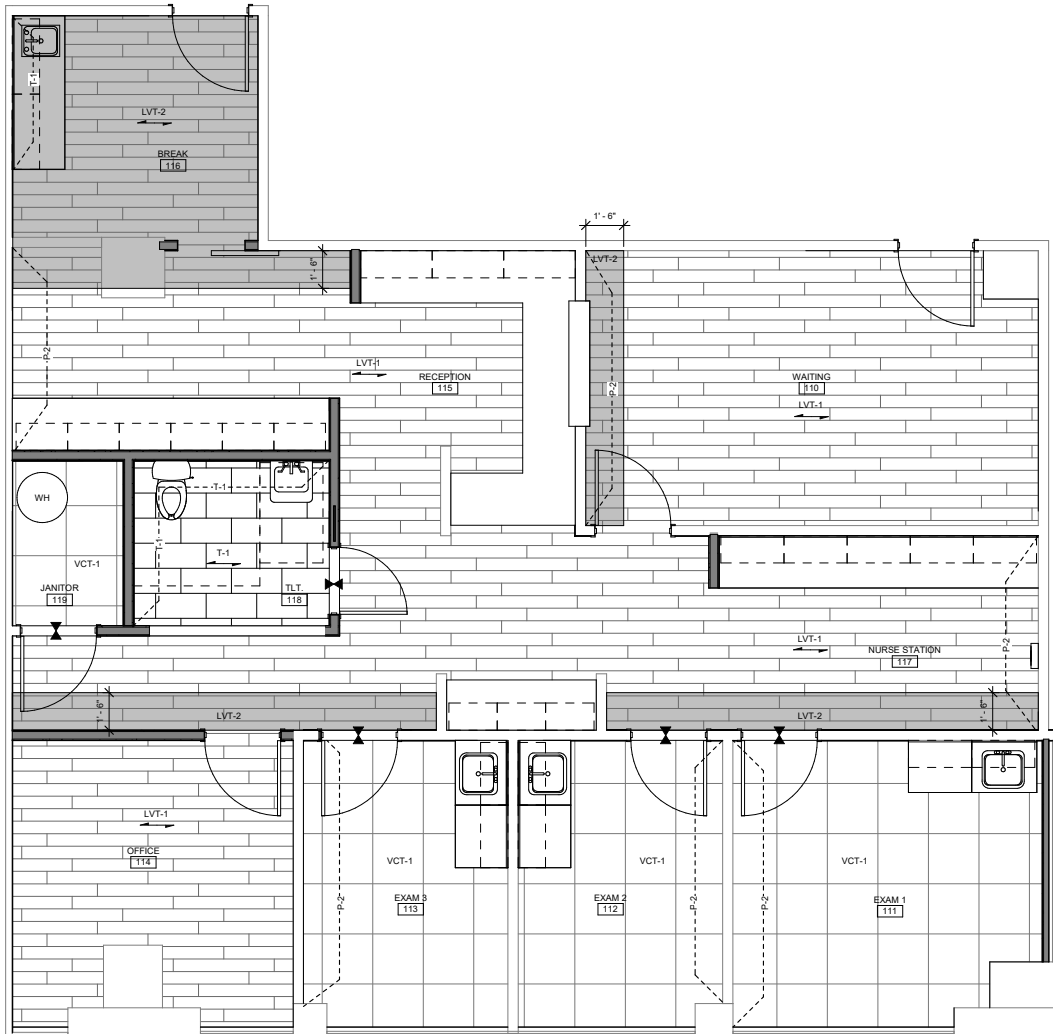
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Suite 260 | 1,565 RSF

Suite 260 consists of 1,565 RSF move-in ready spec suite complete with waiting area, reception, three exam rooms, interior restroom, break room and private doctor's office.



TAKE A TOUR OF OUR SPEC SUITE

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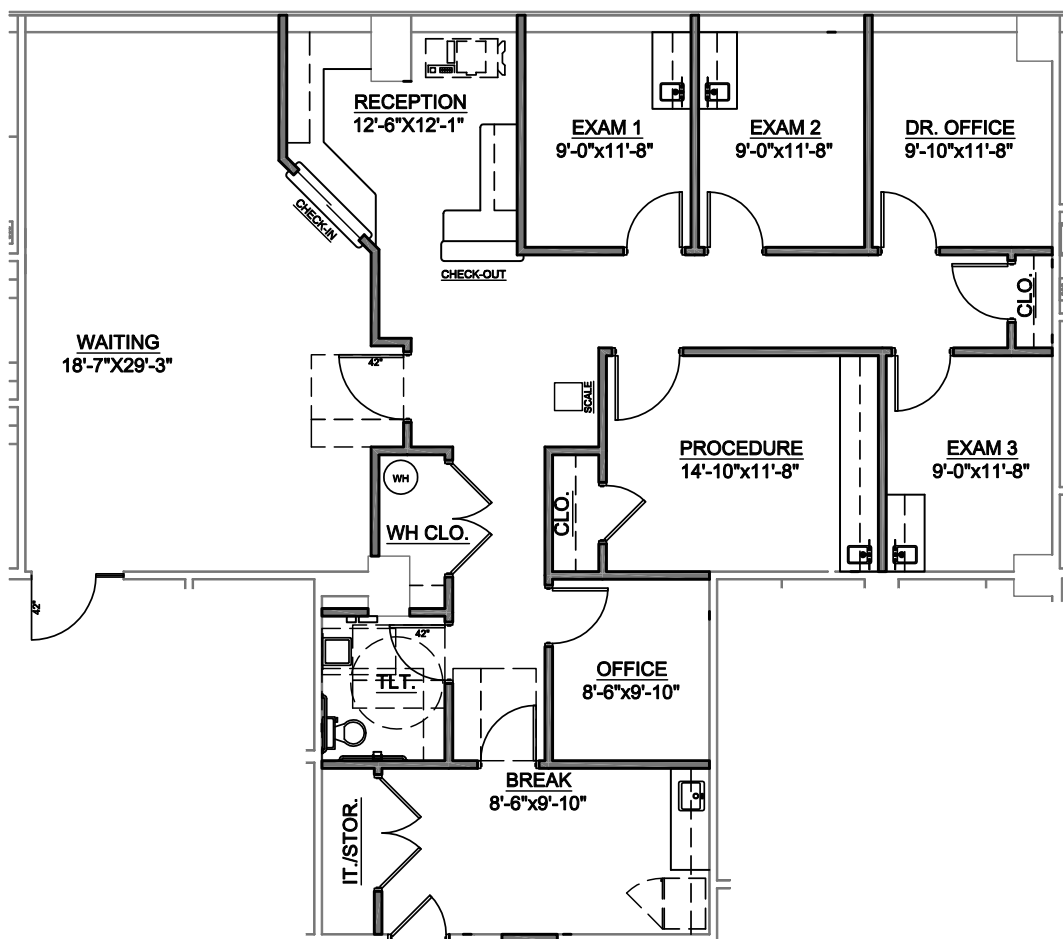
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Suite 310 | 2,429 RSF

Suite 310 consists of 2,429 RSF move-in ready spec suite complete with elevator exposure, large waiting area, interior restroom, 3 exam rooms, large treatment room, 2 doctors' office, a break room, lots of storage and a secondary exit.



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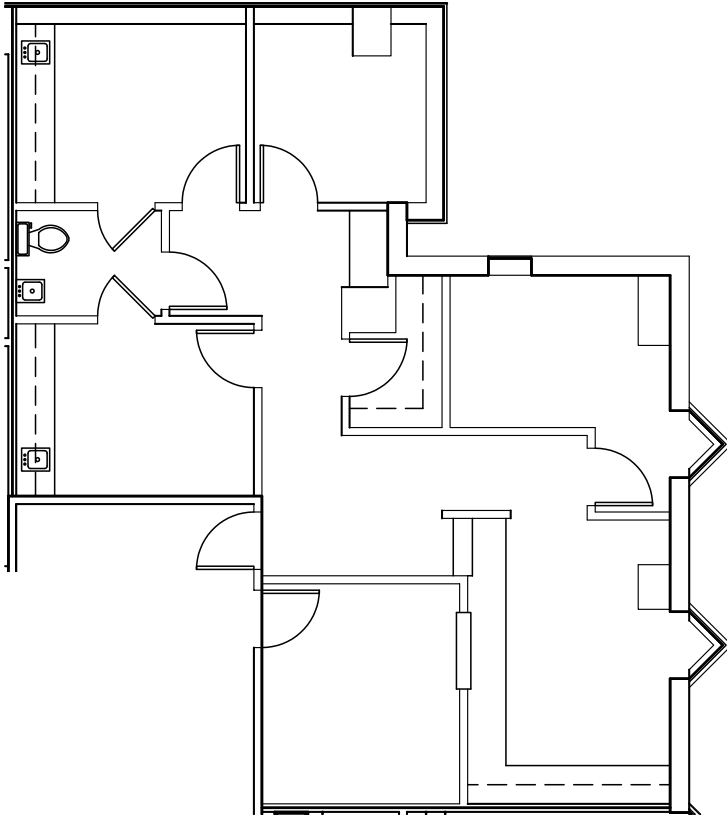
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Suite 320 | 1,232 RSF

Suite 320 consists of 1,232 RSF complete with waiting area, reception area, exam rooms, interior restroom, doctors' office, and secondary exit. Perfect opportunity for private practice.



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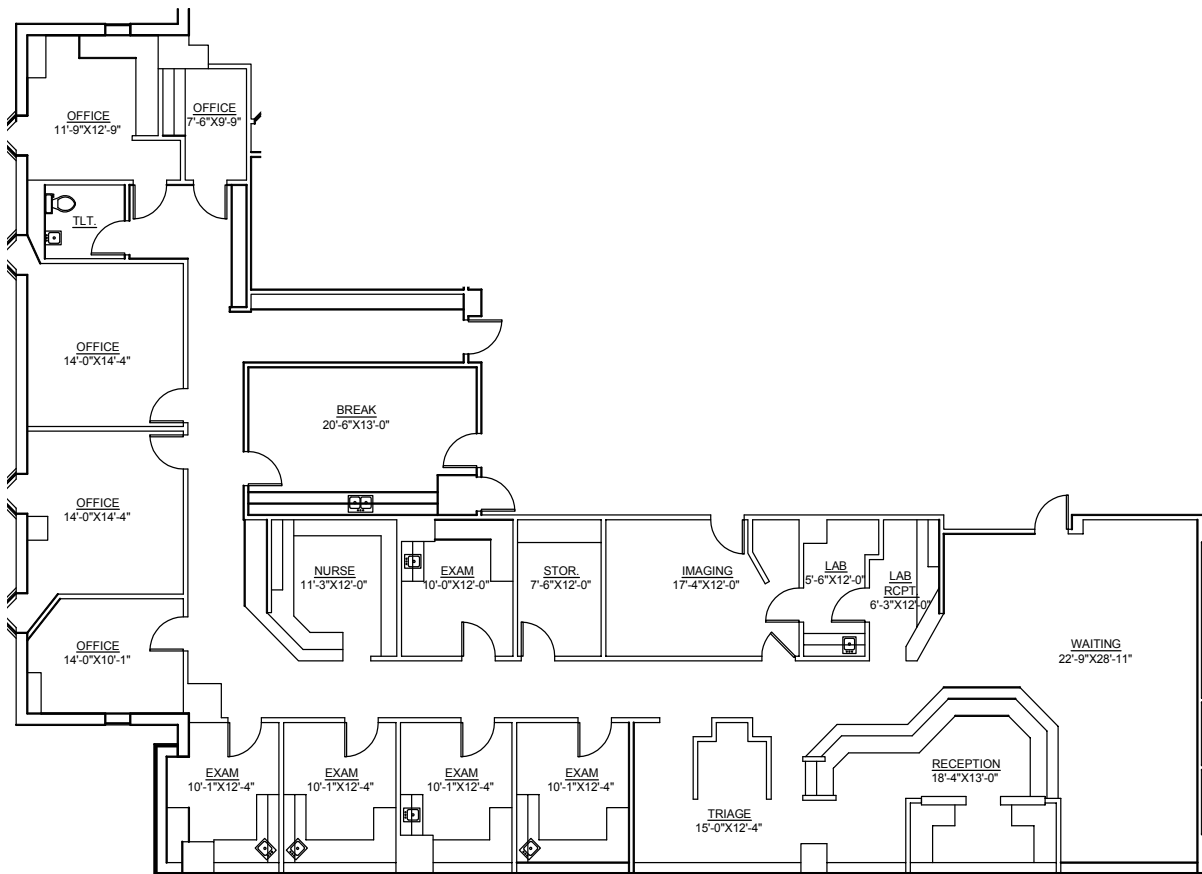
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Suite 350 | 5,018 RSF

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



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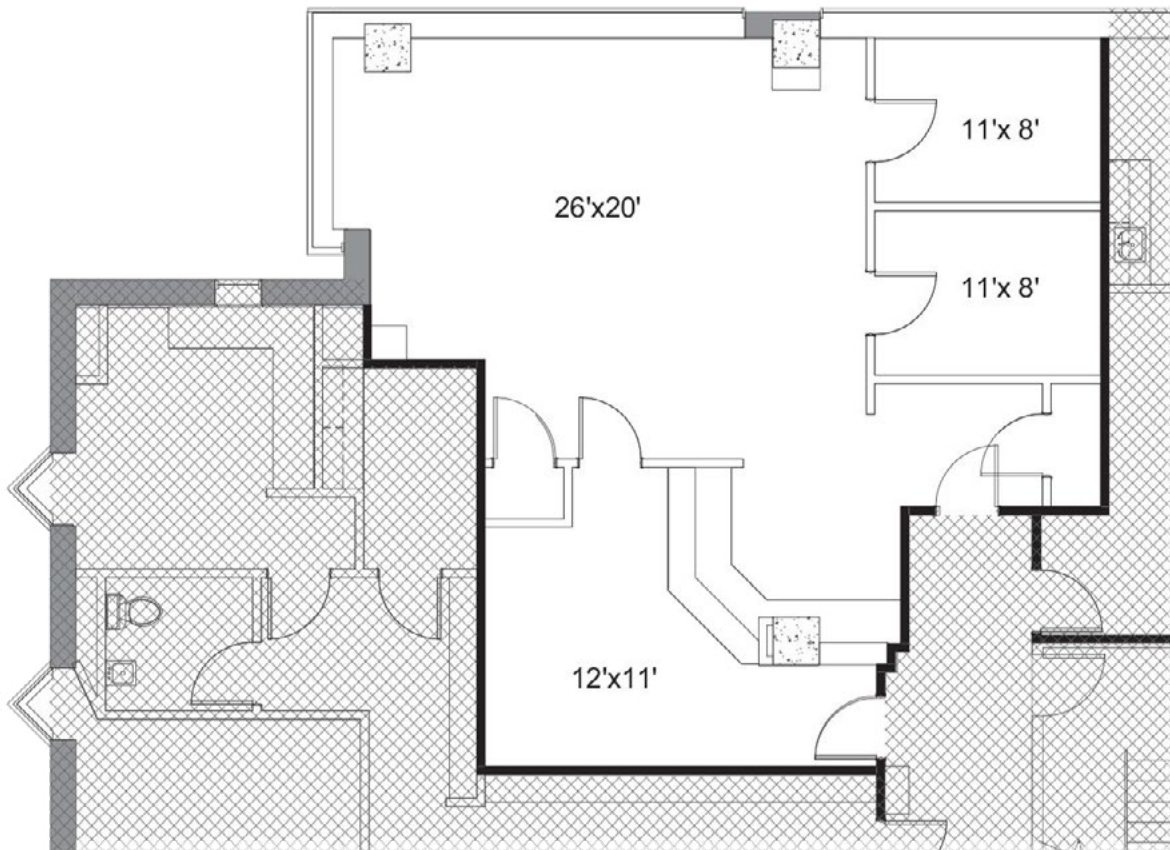
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Suite 360 1,272 RSF

Suite 360 consists of 1,272 RSF has an open floorplan that can be used for administrative space or physical therapy.



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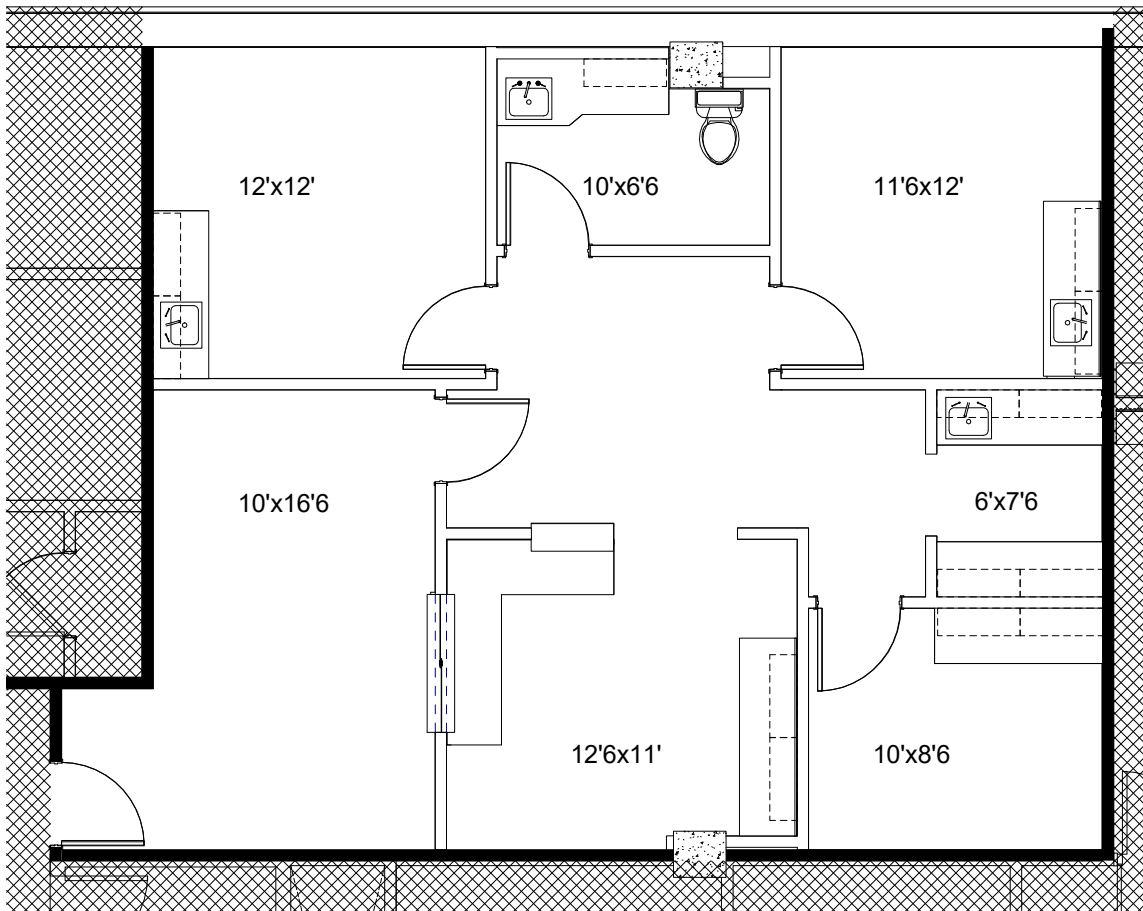
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Suite 370 | 1,235 RSF

Suite 370 consists of 1,235 RSF complete with waiting area, 2 exam rooms, interior restroom, and a small doctors' office. Great second generation space for a single practitioner.



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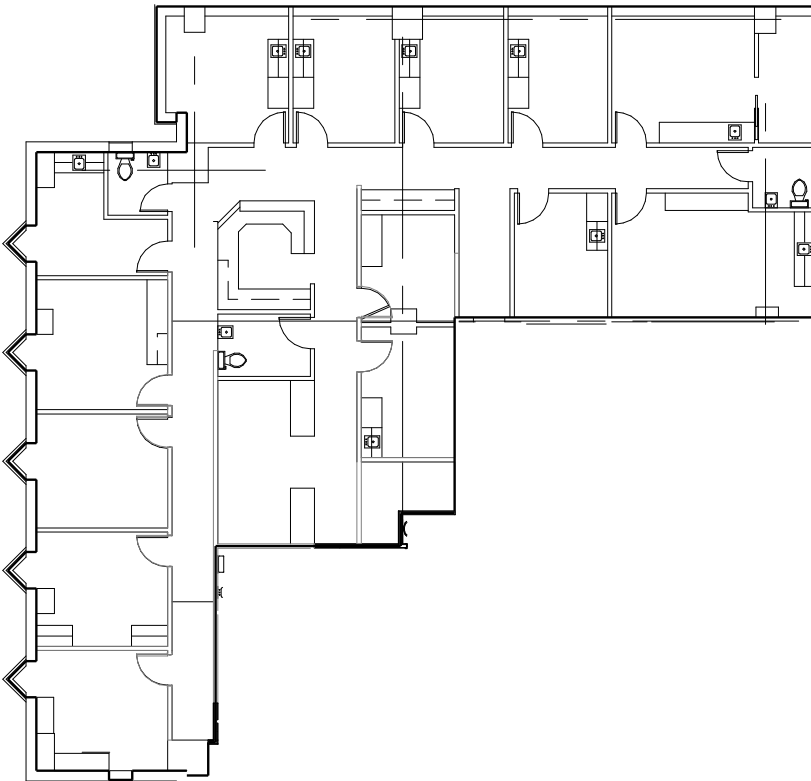
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Suite 460 | 3,794 RSF

Suite 460 consists of 3,794 RSF can be built out to have great elevator exposure with a large waiting area, it includes several large exam and treatment rooms, several interior restrooms, and a secondary exit can also be created.



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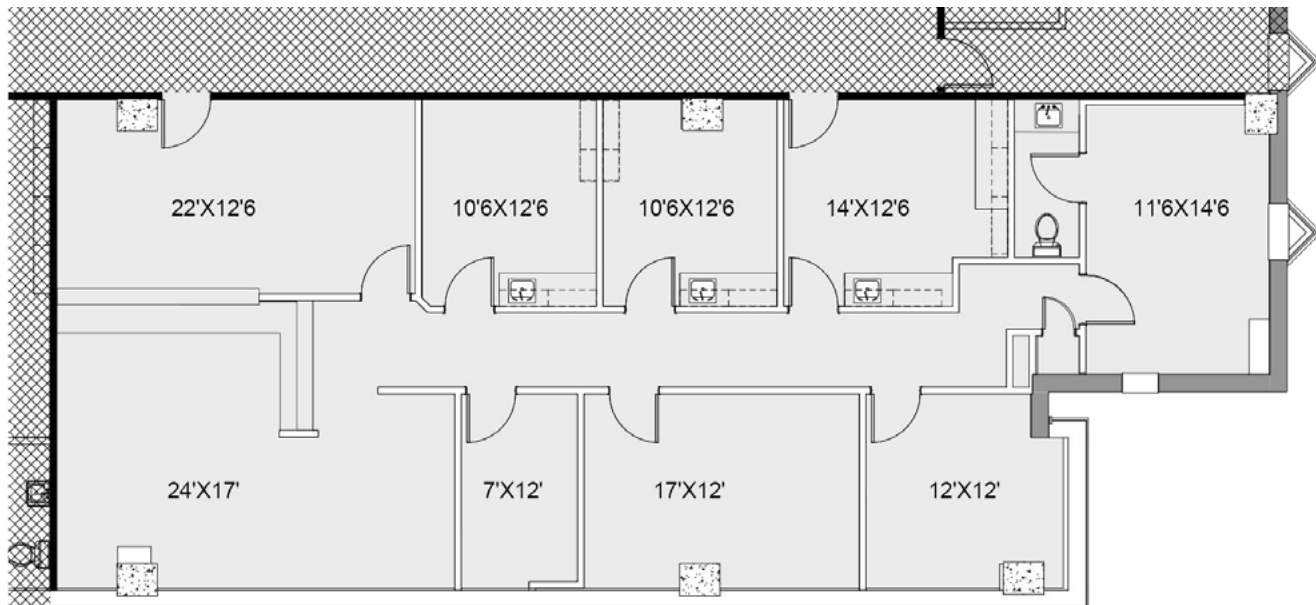
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Suite 540 | 2,507 RSF

Suite 540 consists of 2,507 RSF complete with large waiting area, 3 exams rooms, 2 treatment room, 2 doctor's offices – one with a private restroom, and a secondary exit



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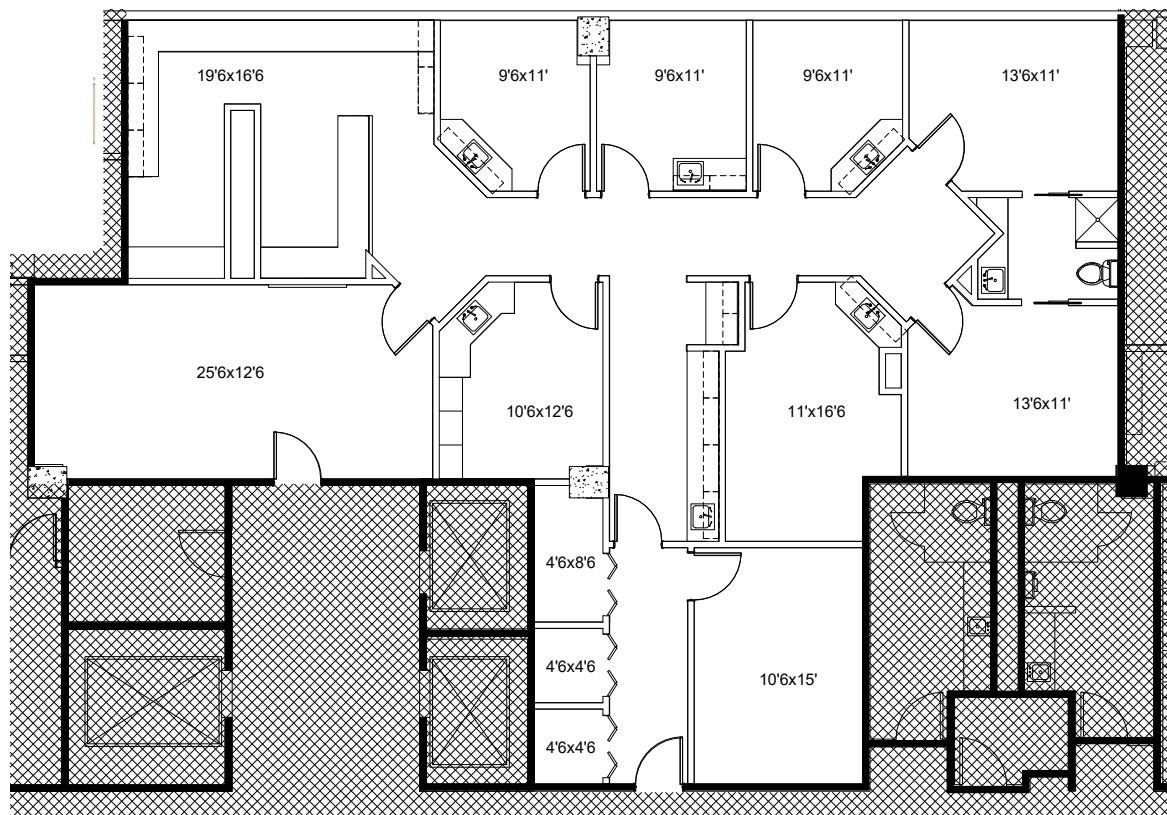
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Suite 600 | 2,795 RSF

Suite 600 consists of 2,795 RSF complete with nice size waiting area, 4 exams rooms, treatment room, nurses station, private doctor's office, interior restroom, plenty of storage, and secondary exit.



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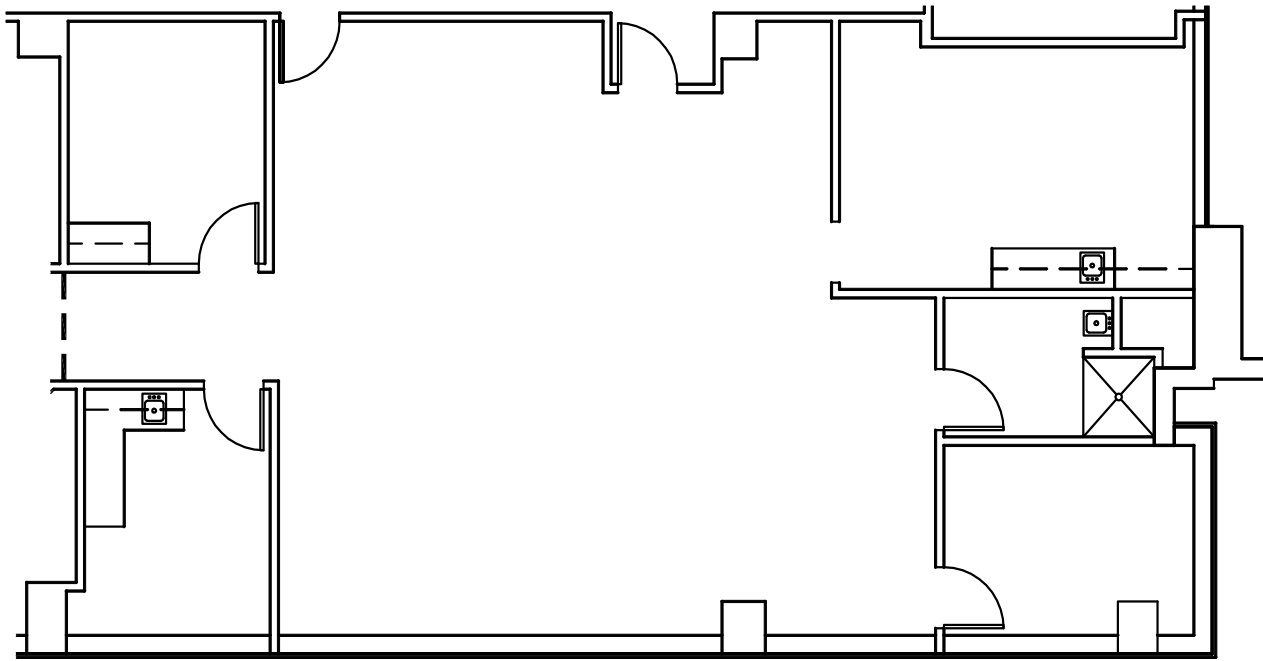
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Suite 615 | 1,997 RSF

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



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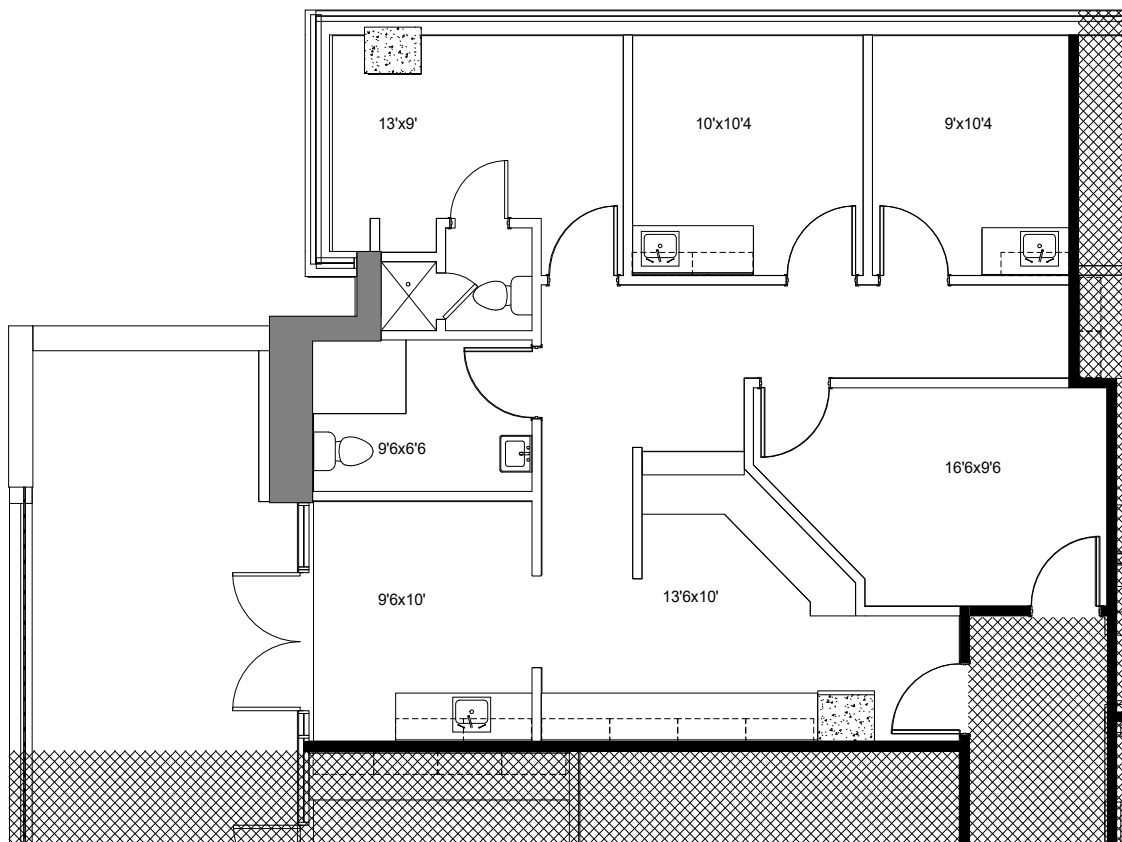
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Suite 660 | 1,187 RSF

Suite 660 consists of 1,187 RSF complete with nice size waiting area, 2 exam rooms, doctor's office, interior restrooms, and its own private balcony. Take advantage of this move-in ready space.



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540 MADISON OAK DR | SAN ANTONIO, TEXAS 78258

8200 IH-10 West

Suite 800

San Antonio, Texas 78230

T 210.341.1344

F 210.377.2797

transwestern.com

AMENITIES MAP



CONTACT

LICIA SHREVES

210.253.2931

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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
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
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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- 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.

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- 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	431325	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Murry	630671	james.murry@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

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