



LEGENT WESTOVER HILLS MOB

10622 State Highway 151 | San Antonio, TX 78251





Legent Westover Hills MOB

Discover The Legent Westover Hills MOB experience! Conveniently located in the heart of Westover Hills directly off Highway 151. With a modern exterior, elegant lobby, and upscale finishes in common areas, it's the pinnacle of outpatient medical excellence. Elevate your clinical office with Legent Westover Hills MOB's upscale class-A experience.

Availabilities

Level 1:

- Suite 105: 3,852 SF
- Suite 107: 3,454 SF
- Suite 115: 5,589 SF

** Up to 12,895 contiguous SF available on the first floor*

Level 2:

- Suite 208: 2,759 SF
- Suite 209: 5,761 SF
- Suite 210: 7,533 SF
- Suite 213: 2,204 SF
- Suite 216: 2,751 SF

** Up to 13,043 contiguous SF available on the second floor*

Welcoming A New Patient Experience

Building Features

- 2-story Medical Office Building
- On-site surgery center
- Free surface parking
- Clinical suites ready for customized finish-outs
- Monument signage opportunities
- Class A common area finishes
- Covered patient drop-off

The Amenities

- Direct access and prime visibility along Highway 151
- Close proximity to numerous healthcare systems in Westover Hills
- Outdoor balcony area
- Tenant lounge
- Prominent electronic directory
- Adjacent to Escala Retail development

[View Available Suites](#)



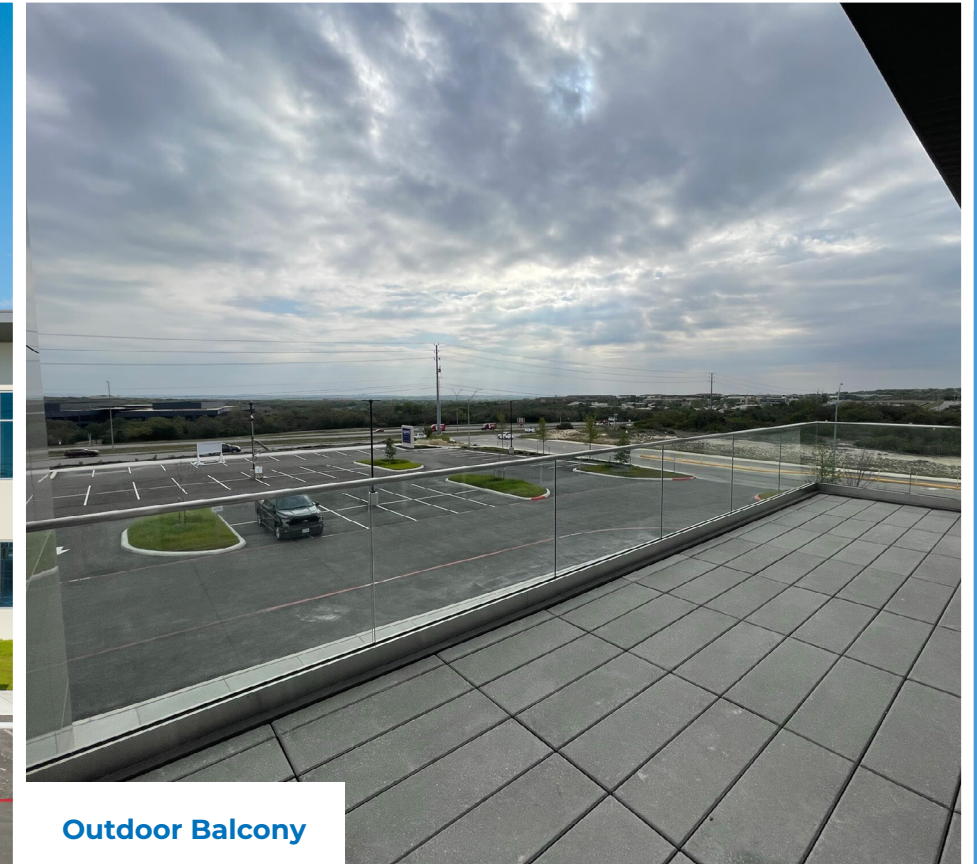
Elevator Lobby



Tenant Lounge



Entrance



Outdoor Balcony

Premier Location

Conveniently located in the heart of Westover Hills within close proximity of the CHRISTUS Santa Rosa Westover Hills hospital, VA Healthcare, Baptist Emergency Hospital and Methodist Healthcare.

Alamo Ranch

5 Minutes

- Alamo Ranch Shopping Center
- Santikos Casa Blanca

South Texas Medical Center

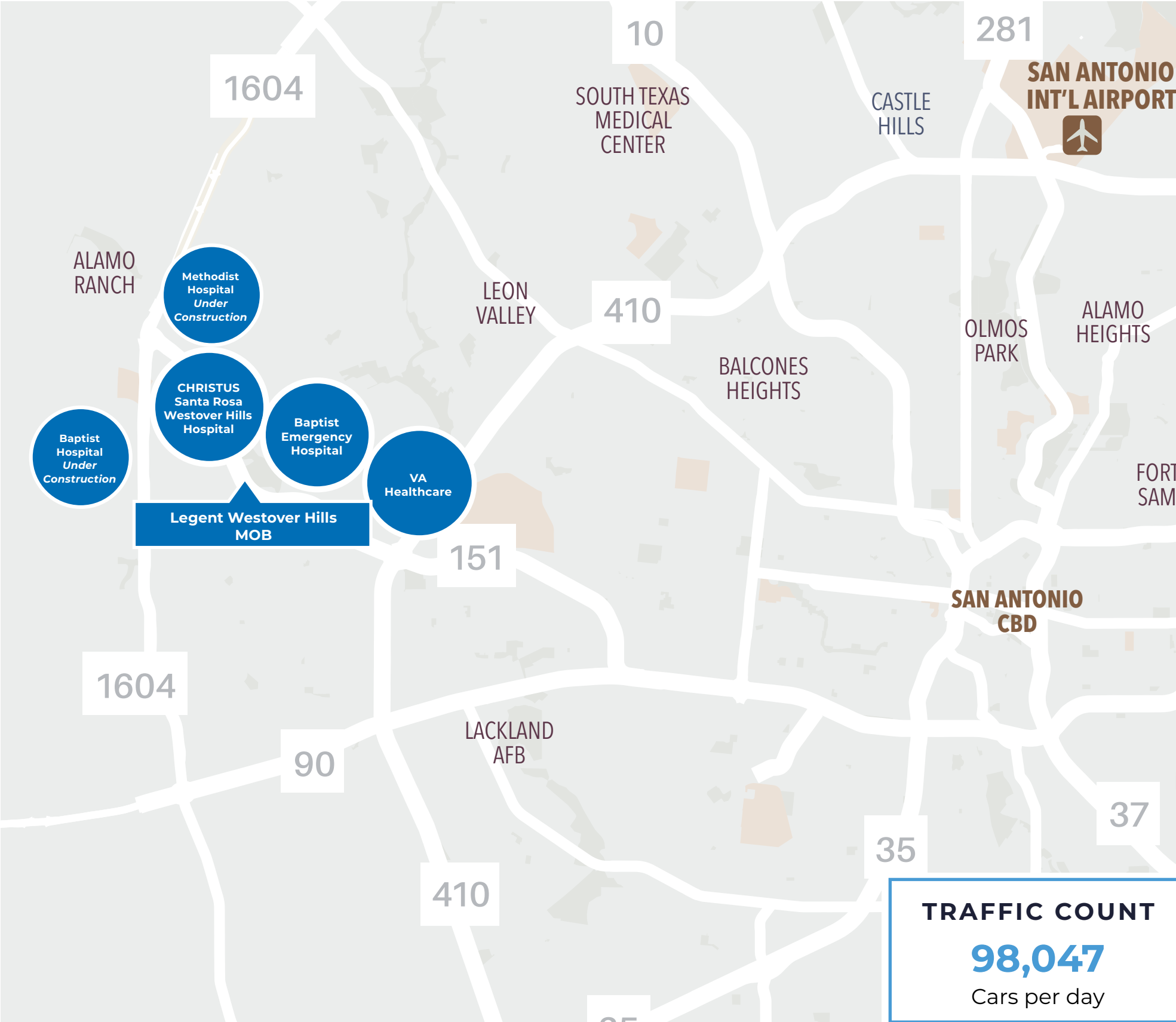
15 Minutes

- Methodist Hospital
- University Hospital
- St Luke's Baptist Hospital
- CHRISTUS Santa Rosa Medical Center

Downtown - CBD

20+ Minutes

- Majestic Theater
- Tobin Center
- Henry B. Gonzalez Convention Center

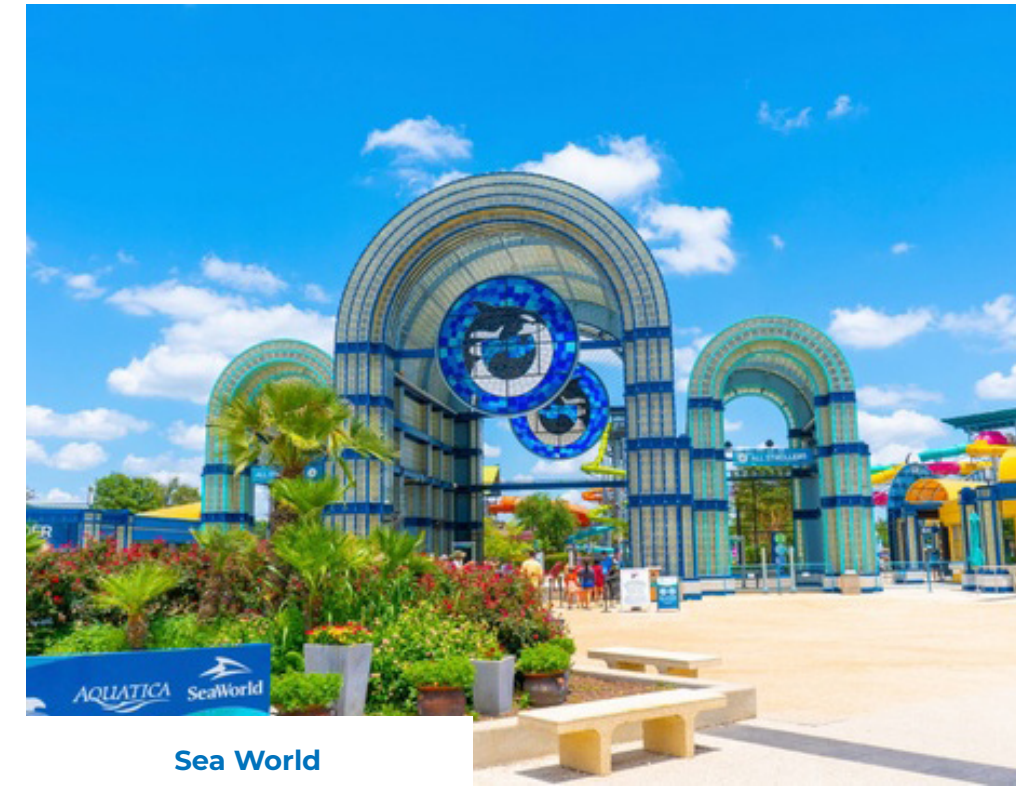


Centralized in a Thriving Community

Legent Westover Hills MOB is situated in a flourishing community in San Antonio, characterized by rapid growth. Residents of Westover Hills are known for their higher education levels and elevated income compared to the city's average. The region is witnessing ongoing expansion, marked by the emergence of new developments



Residential Growth



Sea World



Surrounding Amenities

Healthcare

52%

Private Insurance

\$6k

Healthcare Spending

79%

Doctor Visits in 2023

Employment

16%

Service Employment

18%

Blue Collar Employment

68%

White Collar Employment

Economics

33

Median Age

\$87k

Per Household Income

Population

118k

Total population

100k

Total Daytime Population

*Demographics is within 3 miles of the property

LEGENT WESTOVER HILLS MEDICAL OFFICE

LEASING INFORMATION

Chad Gunter

210.253.2929

Chad.Gunter@transwestern.com

Chris Thompson

210.200.8644

Chris.Thompson@transwestern.com



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