CANO & CO.
COMMERCIAL REAL ESTATE

FOR LEASE



WESTOVER HILLS MEDICAL PARK OFFICE SPACE

2003 ROGERS RD SAN ANTONIO, TX 78251

Medical office space available in Westover Hills medical corridor. The property offers turnkey fully built out as a former physician's clinic and pharmacy with access to Highway 151, Loop 1604, and surrounding medical providers.

2,900 SF
SUITE 106

3,138 SF
SUITE 102

CONTACT BROKER
RENTAL RATE

NNN
LEASE TYPE

PROPERTY DESCRIPTION

2003 Rogers Road is a medical office building designed to accommodate a variety of healthcare users including primary care, specialty practices, therapy providers, wellness clinics, urgent care, and other medical professionals. The property features existing medical infrastructure, professional finishes, and efficient patient flow layouts.

LOCATION CHARACTERISTICS

Located within
Westover Hills Medical Park

Immediate access to

- Highway 151
- Loop 1604
- Loop 410

Nearby healthcare facilities

- North West VA Clinic
- CHRISTUS Santa Rosa Hospital
- Warm Springs Rehabilitation Hospital
- Encompass Health Rehab Hospital
- Hearth Stone Memory Care

PROPERTY HIGHLIGHTS

- Move-In Ready Medical Buildouts
- Medical Office Building
- Built in 2020
- Two Available Suites
- Immediate Availability
- 22 Parking Spaces



AVAILABLE SUITES

SUITE 102: 3,138 SF

Former Primary Care Clinic

- Turnkey Medical Office Layout
- 10 Exam Rooms
- Reception Area
- 1 Nurses Station
- Administrative Space
- Waiting Area
- 3 Restrooms

SUITE 106: 2,900 SF

Former Pharmacy

- Reception Area
- Large Open Work Area
- Private Offices
- Non-sterile compound lab
- Pharmacy drive-thru
- Storage Areas
- Suitable for Pharmacy, Medical, Rehab/Therapy, Wellness, or Professional Office Use

INTERIOR PHOTOS









FLOOR PLAN


ROOM
ENTRY
ROOM
ROOM
RECEPTION
HALL
BATH
BATH
HALL
ROOM
ROOM
ROOM
ROOM
ENTRY
ROOM
FOYER
OFFICE
OFFICE
PORCH
ROOM
BATH
ROOM
ROOM
ROOM
ROOM
ROOM
ROOM
BATH
ROOM
ROOM
RECEPTION
ENTRY
HALL
OFFICE
ROOM
ROOM
ROOM


CHRISTUS Santa Rosa Hospital
Warm Springs Rehabilitation Hospital
Subject Property
Encompass Health Rehab Hospital
Hearth Stone Memory Care
Highway 151
Military Dr

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.

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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:"
  - 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."

CANO & CO.
COMMERCIAL REAL ESTATE

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Sales Agent/Associate's Name!	License No.	Email"	Phone"

Buyer/Tenant/Seller/Landlord Initials! Date!