



**98,636 SF**  
Office Building

**Available  
For Sale or Lease**

**CONCORD PARK I**

800 E. Sonterra  
San Antonio, Texas 78258

**STREAM**





# CONCORD PARK I

800 E. Sonterra  
San Antonio, Texas 78258

## Available For Sale or Lease

Entire 98,636 SF Building  
Available For Lease  
(Min. 2 Floors)



Stream Realty Partners

## ABOUT THE OPPORTUNITY












Concord Park I is a 98,636 SF building in North Central San Antonio with Class A finishes throughout. This shaded lot boasts more than 4.3/1,000 parking, including 69 sub-surface spaces. The building consists of four floors laid out for a single tenant but could easily

be converted to multi-tenant. The building is located just off Loop 1604 and 281 in the highly-amenitized Stone Oak area and boasts more than 100 restaurants within in 1-mile radius.





# BUILDING DETAILS

	<b>YEAR BUILT</b>	1999
	<b>BUILDING SIZE</b>	98,636 SF
	<b>FLOOR PLATES</b>	(4) 24,659 SF Each
	<b>PARKING</b>	69 Sub Surface; 355 Surface 4.3/1,000 parking ratio
	<b>LOT SIZE</b>	6.6 Acres
	<b>ZONING</b>	C2
	<b>ACCESS</b>	Secured Key Card
	<b>SPRINKLERS</b>	Fully Spinklered
	<b>ELEVATORS</b>	2 Passenger
	<b>AMENITIES</b>	Highly Amenitized Area
	<b>BUILDING CLASS</b>	Class A



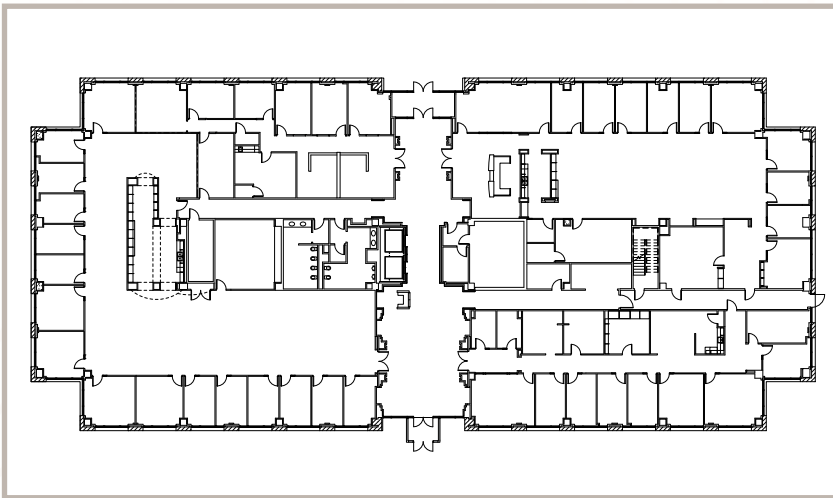
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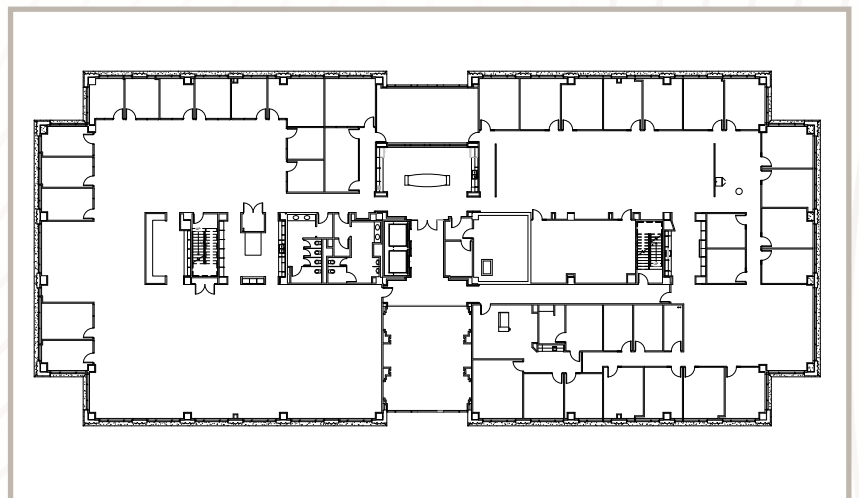
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## AVAILABLE FLOORPLANS



LEVEL 1: **24,659** Square Feet Available



LEVEL 2: **24,659** Square Feet Available





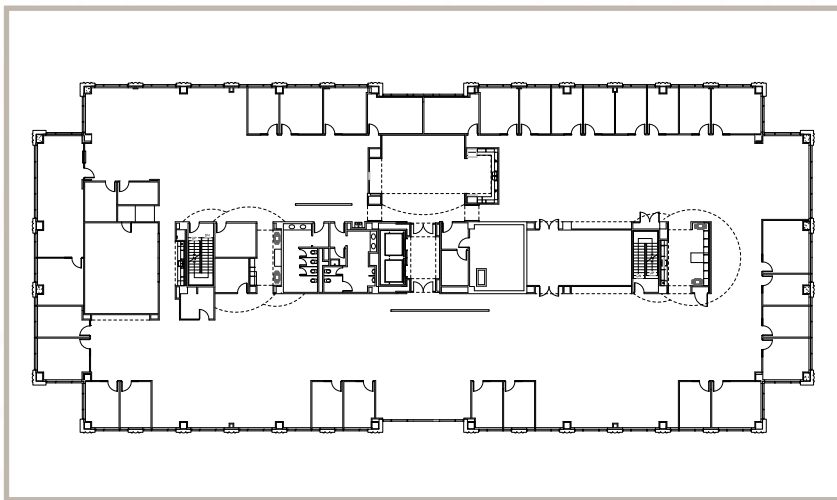
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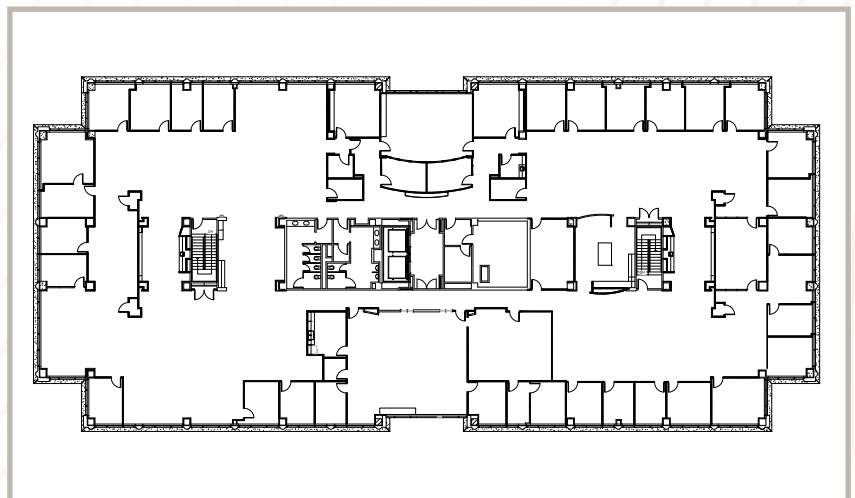
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## AVAILABLE FLOORPLANS



LEVEL 3: **24,659** Square Feet Available



LEVEL 4: **24,659** Square Feet Available



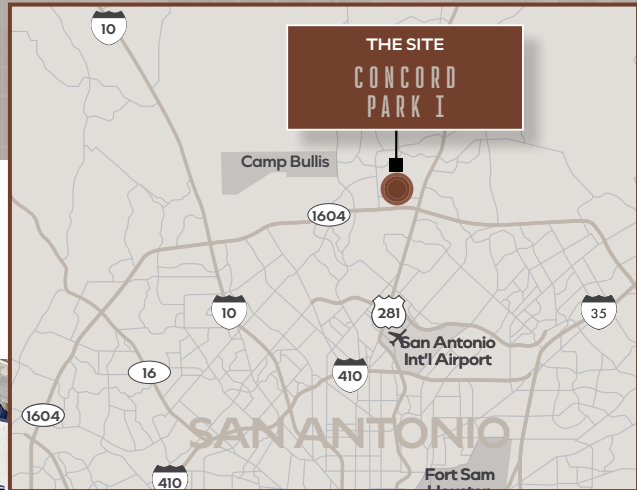


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IN THE  
NEIGHBORHOOD







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## INGRESS EGRESS



LOOP  
1604  
**2**  
Minutes

HWY  
281  
**5**  
Minutes

INTERSTATE  
10  
**10**  
Minutes

INTERSTATE  
35  
**35**  
Minutes

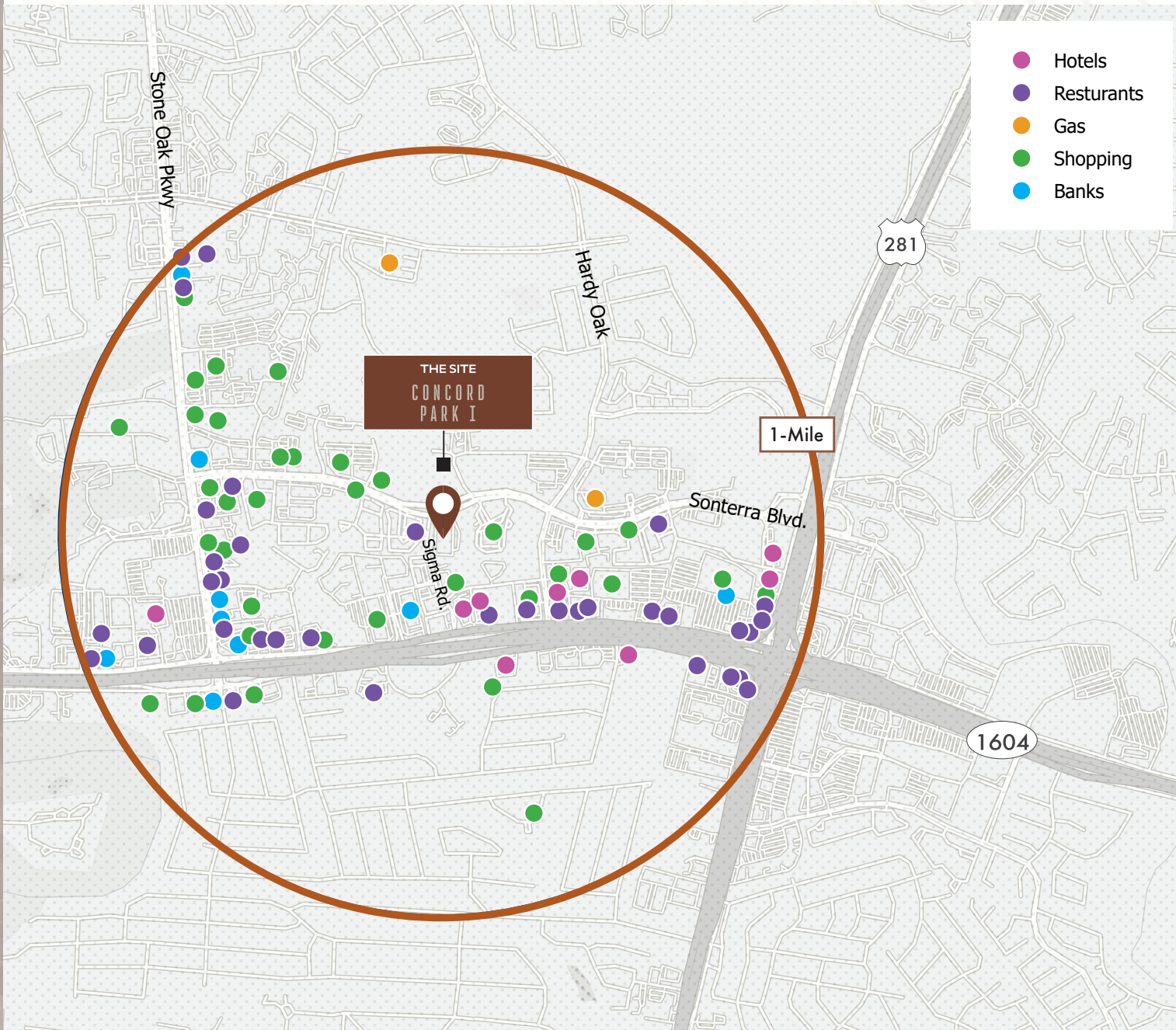




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## NEARBY AMENITIES (1 Mile Radius)

**115**  
Shopping

**103**  
Restaurants

**5**  
Hotels

**18**  
Banks

**4**  
Gas Stations

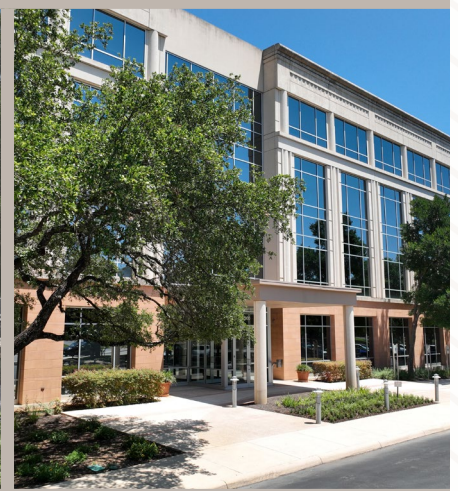




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## PHOTO GALLERY





# CONCORD PARK I

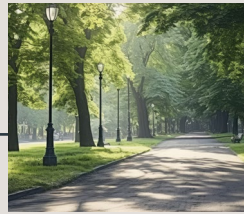
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## WHY SAN ANTONIO



**2.7 MM**  
2023  
MSA Population



**15 K**  
Acres of  
Public Parks



**150**  
Miles of Trails



**39 K**  
Yearly Military  
Training Graduates



**73.5%**  
Diversity  
Index



**7TH**  
Largest City  
In U.S.



**SA**  
**MISSIONS**  
Texas' Only UNESCO  
World Heritage Site





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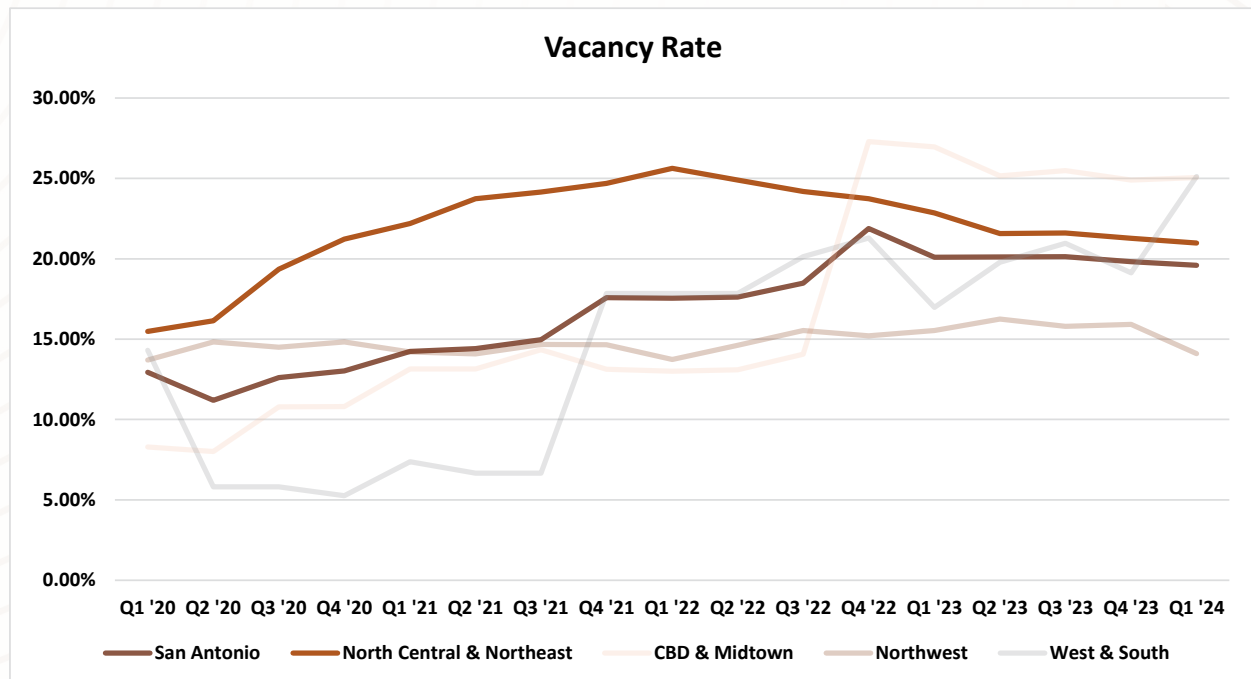
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## SAN ANTONIO OFFICE MARKET STATS

Q1, 2024, Class A

	INVENTORY	AVAILABLE SF	Q1 2024 VACANCY	RENTAL RATE
San Antonio	12,772,225	2,751,087	21.54%	\$35.36
North Central	4,498,183	740,435	16.46%	\$31.67
Far North Central	1,482,633	246,639	16.36%	\$36.55

## VACANCY DETAILS







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## CONTACTS



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