

Matthew Baylor
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CLASS A SURGICAL SUITE AND OFFICE SPACE IN STONE OAK

335 E. Sonterra Blvd. | San Antonio, TX 78258



FOR LEASE



DRONE FOOTAGE
https://youtu.be/4XeBHa_Gs1E

360° PANORAMIC VIEW
<https://kuula.co/post/5qJgY>

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HIGHLIGHTS

- **Potential Ownership Opportunities**
- 2nd Gen. Surgical Suite (First floor)
- 2nd Gen. Office (Second floor)
- Located in Stone Oak
- Ample parking: 5 per 1,000 SF
- Two story ±30,556 SF Building
- Easy Access to Hwy 281 & N. Loop 1604 E.
- Near Methodist & Baptist Hospitals
- Excellent MOB tenant synergy including CPL Labs

LOCATION

E. Sonterra Blvd situated within a prominent healthcare district.

DESCRIPTION

The first floor space is ±4,100 SF (formerly a Surgical Suite) and turn-key with high-end finish outs. The second floor space is ±3,361 SF (formerly a General Office Suite) and features a versatile open floor plan, private offices with windows, and a conference room strategically positioned near the Reception Area. The building is approximately ±30,556 SF with a ground floor lobby entrance with elevator access and wide stairwell to second floor. **Ample parking with a ratio of 5 per 1,000 SF.**

LAND SIZE

±2.13 AC

BUILDING SIZE

±31,640 SF

ZONING

C-2, C-3

AVAILABLE SUITES

First Floor Space	±4,100 SF
Second Floor Space	±3,361 SF

LEASE TERM

5-10 years

LEASE RATE

\$19 - \$24/SF/YR +
NNN

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AERIAL PHOTOGRAPHY



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EXTERIOR PHOTOGRAPHY



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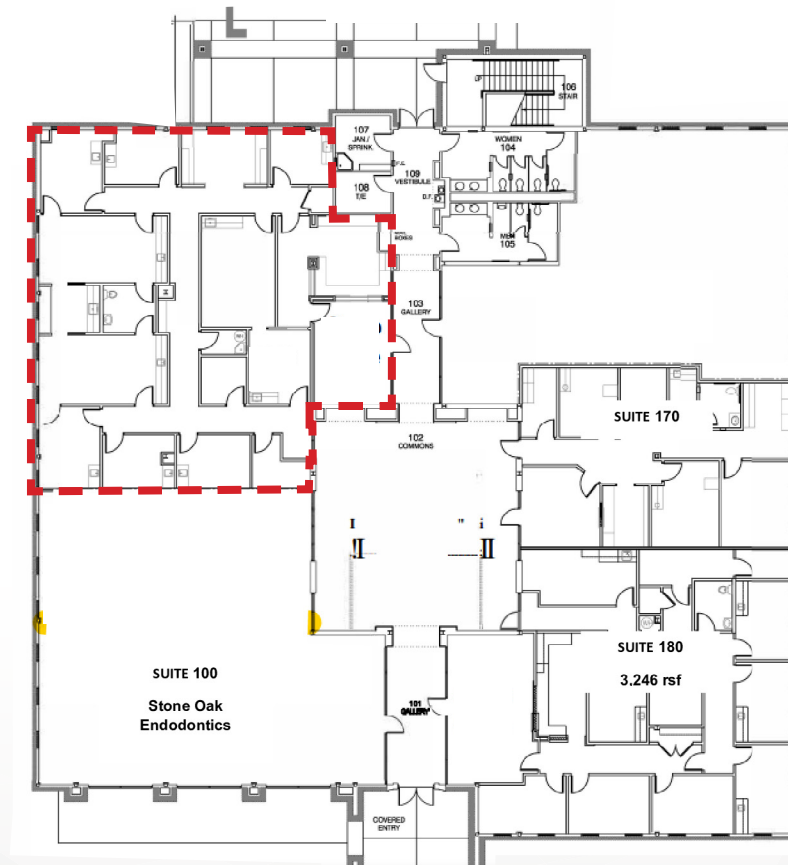
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FLOOR PLAN: First Floor Space

AVAILABLE SPACE
First Floor Space **±4,100 SF**



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FLOOR PLAN: Second Floor Space



AVAILABLE SPACE	
Second Floor Space	±3,361 SF

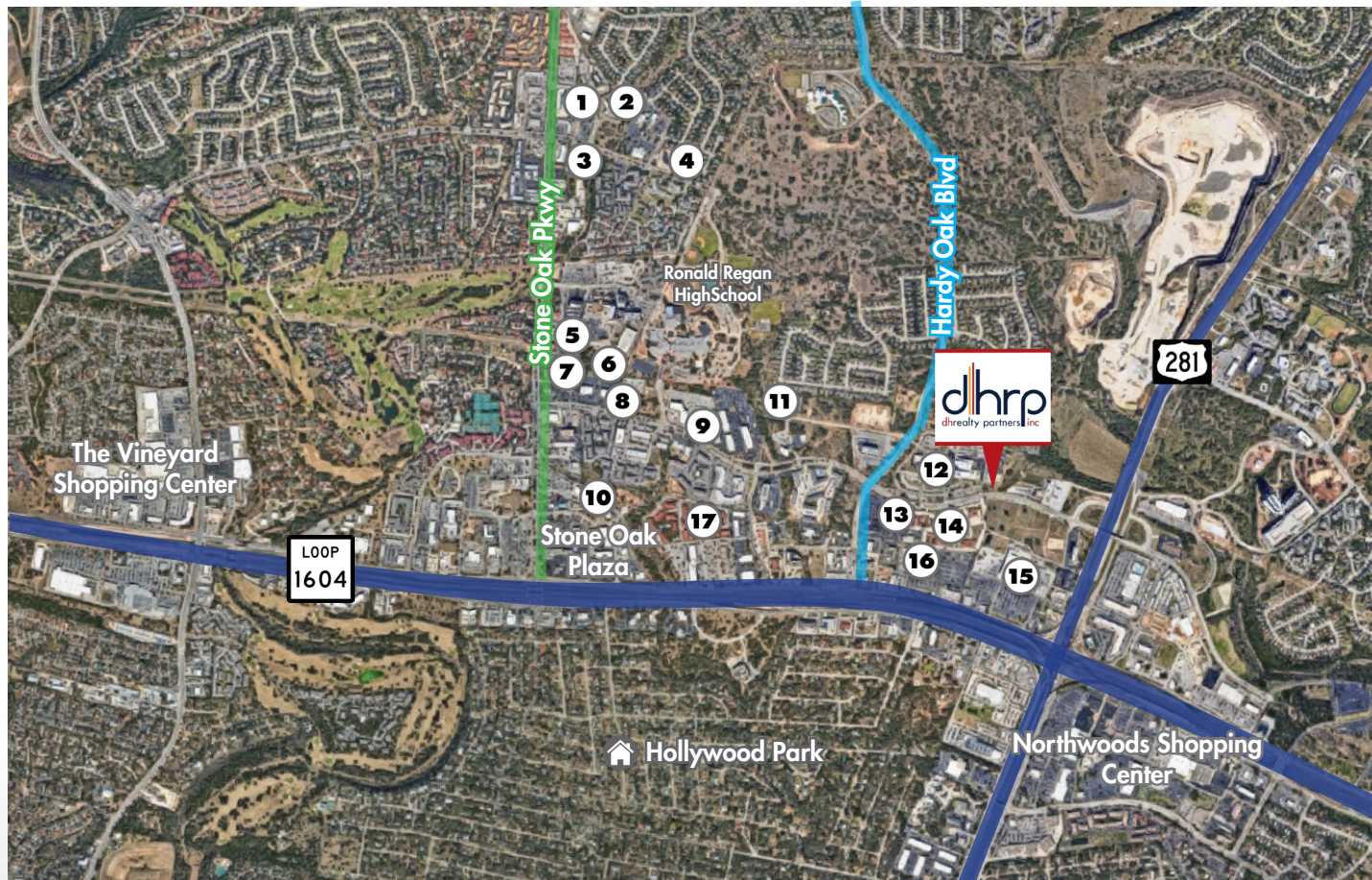
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AERIAL MAP



1. ENT of San Antonio
2. I-Vascular Center
3. Wisdom Teeth Guys
4. Stone Creek Orthodontics
- 5. Baptist Health Hospital**
6. StrideCare Vascular
7. Acro Audiology Hearing Care Center
8. Sonterra Medical Park
9. BluePearl Pet Hospital
10. Dental Care of San Antonio
11. The Pain Doctor
- 12. Methodist Stone Oak Hospital**
13. R3 Wound Care & Hyperbarics
14. My Smile Artist
15. Walmart Supercenter
16. Costco Wholesale
17. Aspire Allergy & Sinus

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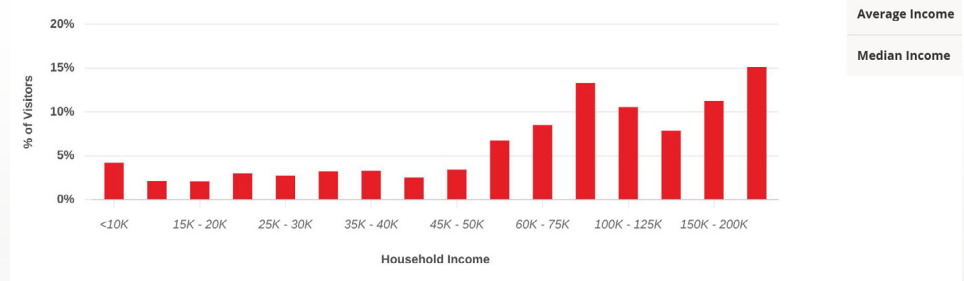
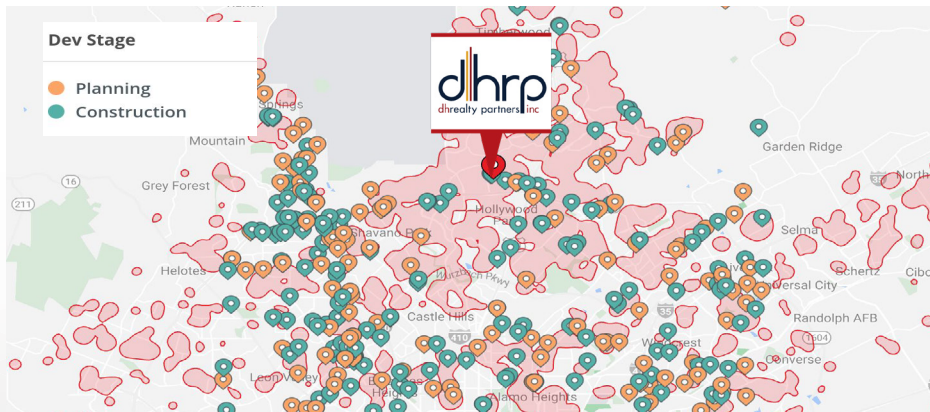
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PLACER AI DATA



Visits	146.4K
Visits / sq ft	0.75
Size - sq ft	196.3K
Visitors	53.4K
Visit Frequency	2.74
Avg. Dwell Time	71 min
Panel Visits	11.6K
Visits YoY	-1.3%



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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,603	82,021	206,012
Households	3,252	32,553	82,967
Avg Household Income	\$134,575	\$154,413	\$152,176
Median Household Income	\$93,502	\$111,676	\$108,386

Source: ESRI, 2024



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SAN ANTONIO MARKET OVERVIEW

San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city’s healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in **healthcare and bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.



2.7M
TOTAL
POPULATION

7TH
LARGEST CITY
IN THE U.S.

9.8%
JOB GROWTH
2018-2023

15-20%
PROJECTED
POPULATION
GROWTH

14
ACCREDITED
UNIVERSITIES &
COLLEGES

60
NEW RESIDENTS
PER DAY

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

DH Realty Partners, Inc. 147342 **www.dhrp.us** (210)222-2424

Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Daniel Briggs 311372 **danielbriggs@dhrp.us** (210)222-2424

Designated Broker of Firm License No. Email Phone

Michael D. Hoover 391636 **hoover@dhrp.us** (210)222-2424

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Matthew Baylor 510347 **mbaylor@dhrp.us** (210)222-2424

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

____ Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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Phone

Daniel Briggs

311372

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Designated Broker of Firm

License No.

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Phone

Michael D. Hoover

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Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Brenda Kim Ghez

806664

kghez@dhrp.us

(210)222-2424

Sales Agent/Associate's Name

License No.

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