

CONCORD PARK III

927 E SONTERRA BLVD | SAN ANTONIO | TX 78258

*Arrive at Exceptional
Proven Excellence*

*Depart from Expected
In Good Company*





CONCORD PARK III

927 E SONTERRA BLVD | SAN ANTONIO | TX 78258

FOR LEASE

PROVEN EXCELLENCE

Concord Park III sits in Concord Park, one of San Antonio's most desirable and influential business communities. Founded in 1998, Concord Park opened the door to the Far North Central submarket, now the destination for an ever-growing number of forward-thinking companies, elite housing options and an excellent selection of retail and dining establishments. Plus, Concord Park offers tenants a demonstrable track record of efficient and cost effective operations for a positive impact on the bottom line.



TAYLOR DORRIS
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210.777.2107



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DEPART FROM EXPECTED. ARRIVE AT EXCEPTIONAL

Concord Park III, a 101,000 sf office building, is now leasing. This is the latest, and last, major opportunity to office in San Antonio's most prestigious business community, Concord Park. Discover a high-performance Class A workspace in the heart of a luxury campus at Concord Park III. A place offering the ideal mix of Hill Country views and modern amenities. A destination that is everything but business as usual. Offering an advanced business environment, Concord Park III is complete with column-free open floor plates, leading-edge technology systems and built-in sustainability. Constructed on one of the last remaining sites in Concord Park, this property brings together the campus' best features to offer state-of-the-art, cost-effective office space designed to raise the bar. Concord Park III is in shell condition, which offers the perfect opportunity to design your own space to fit your personality!



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BUILDING HIGHLIGHTS

- Four (4) story building totaling 101,000 rentable square feet
- Designed with a sincere focus on energy conservation and responsible development
- State-of-the-Art design features providing hands-on convenience for tenants
- Large elegant lobby that includes African Sapele wood paneling, natural stone flooring and architectural metal railings
- Efficient +/-25,000 rentable square foot column free floor plates
- Combined surface and covered parking at 4:1000 parking ratio
- 67 covered below grade executive parking places with direct access to two, five stop, high speed hydraulic elevators
- Tenant amenity areas will include outside sitting areas and a limited service deli
- Top floor features balcony spaces offering panoramic views of the Hill Country and Downtown San Antonio
- Contiguous clear-view glass / high performance dual pane glass
- Highly efficient heat reflective TPO roofing System
- Computer scheduled and optimized HVAC control system
- Ingress/Egress to both East Sonterra Blvd and Meisner Rd



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SITE PLAN



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- 800,000 SF OF OFFICE
- 65,000 SF OF RETAIL
- 919 UNITS OF MULTIFAMILY



CONCORD PARK III

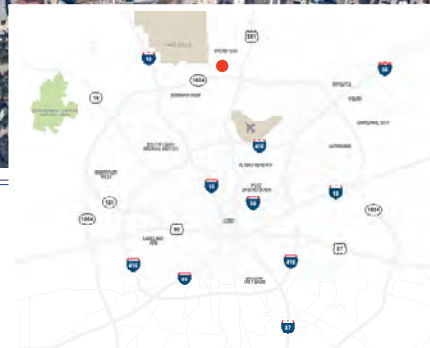
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INGRESS / EGRESS MAP



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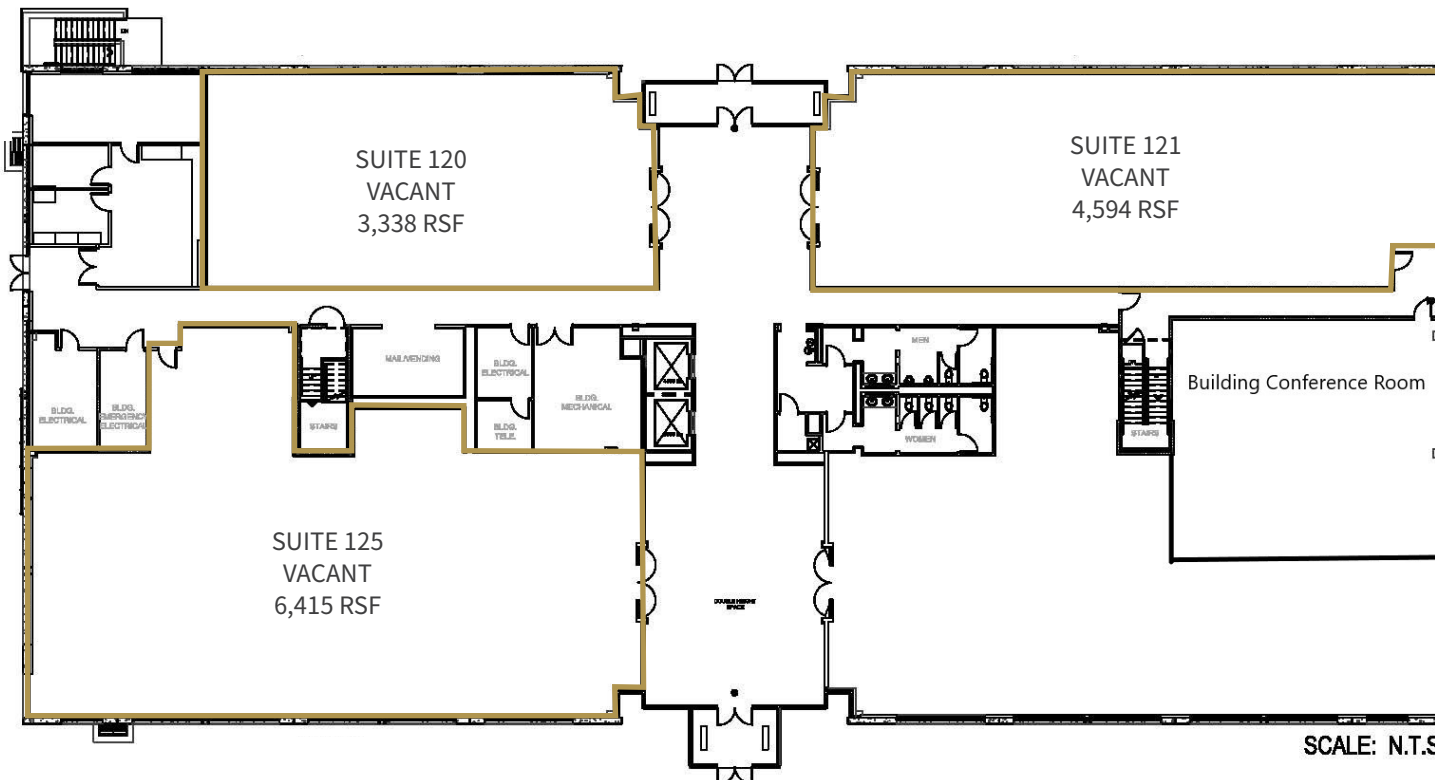
FLOOR PLAN

AVAILABLE

SUITE 120: 3,338 SF

SUITE 121: 4,594 SF

SUITE 125: 6,415 SF



SCALE: N.T.S.



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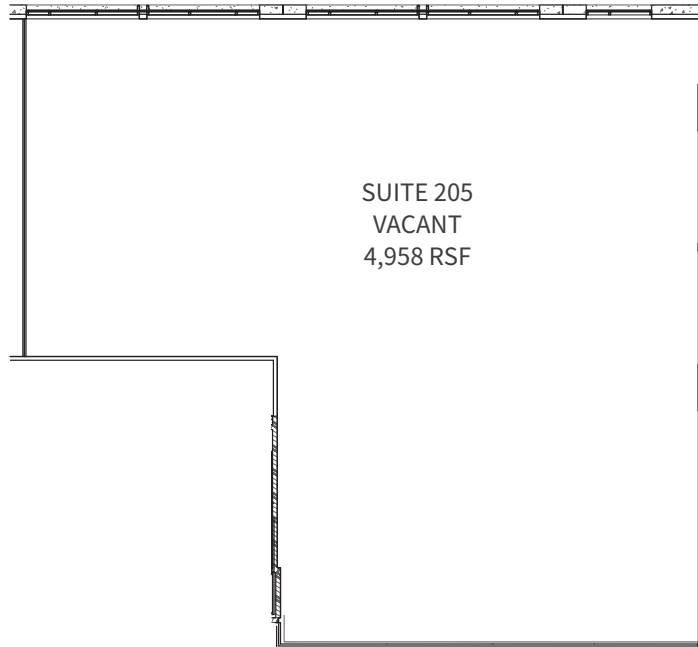
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FOR LEASE

FLOOR PLAN

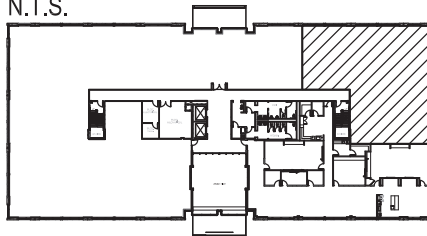
AVAILABLE
SUITE 205: 4,958 SF



SUITE 205
VACANT
4,958 RSF

SCALE: 1/16" = 1'-0"

LOCATION PLAN
N.T.S.



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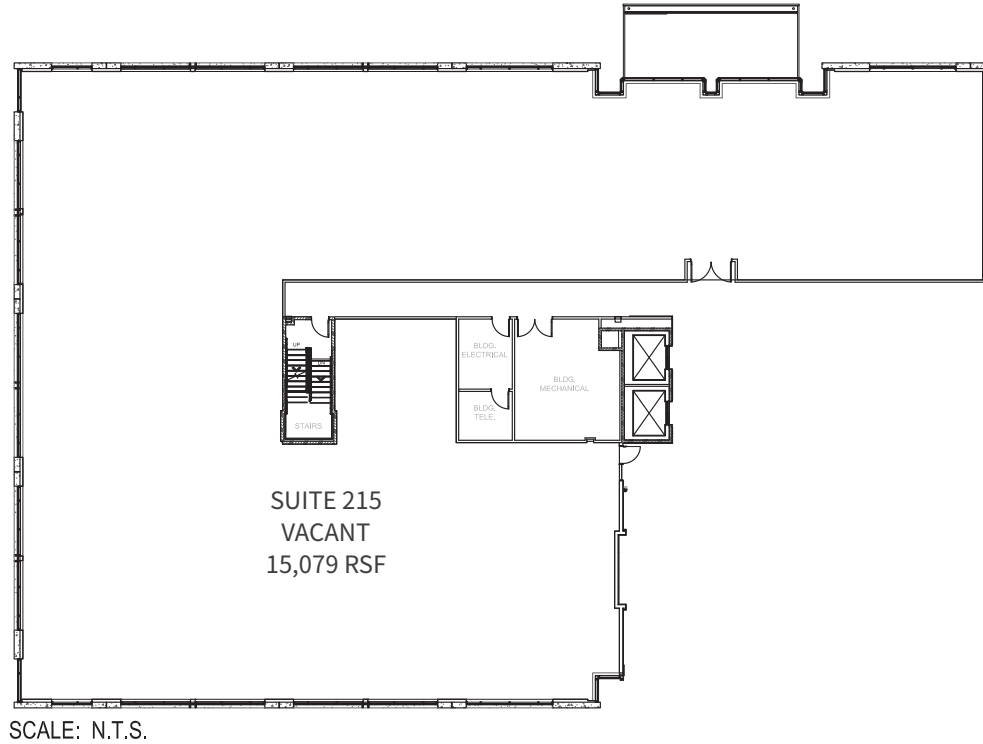
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SUITE 215
VACANT
12,079 RSF

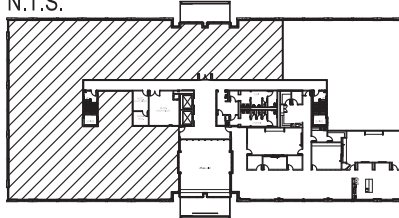
FOR LEASE

FLOOR PLAN

AVAILABLE
SUITE 215: 15,079 SF



LOCATION PLAN
N.T.S.



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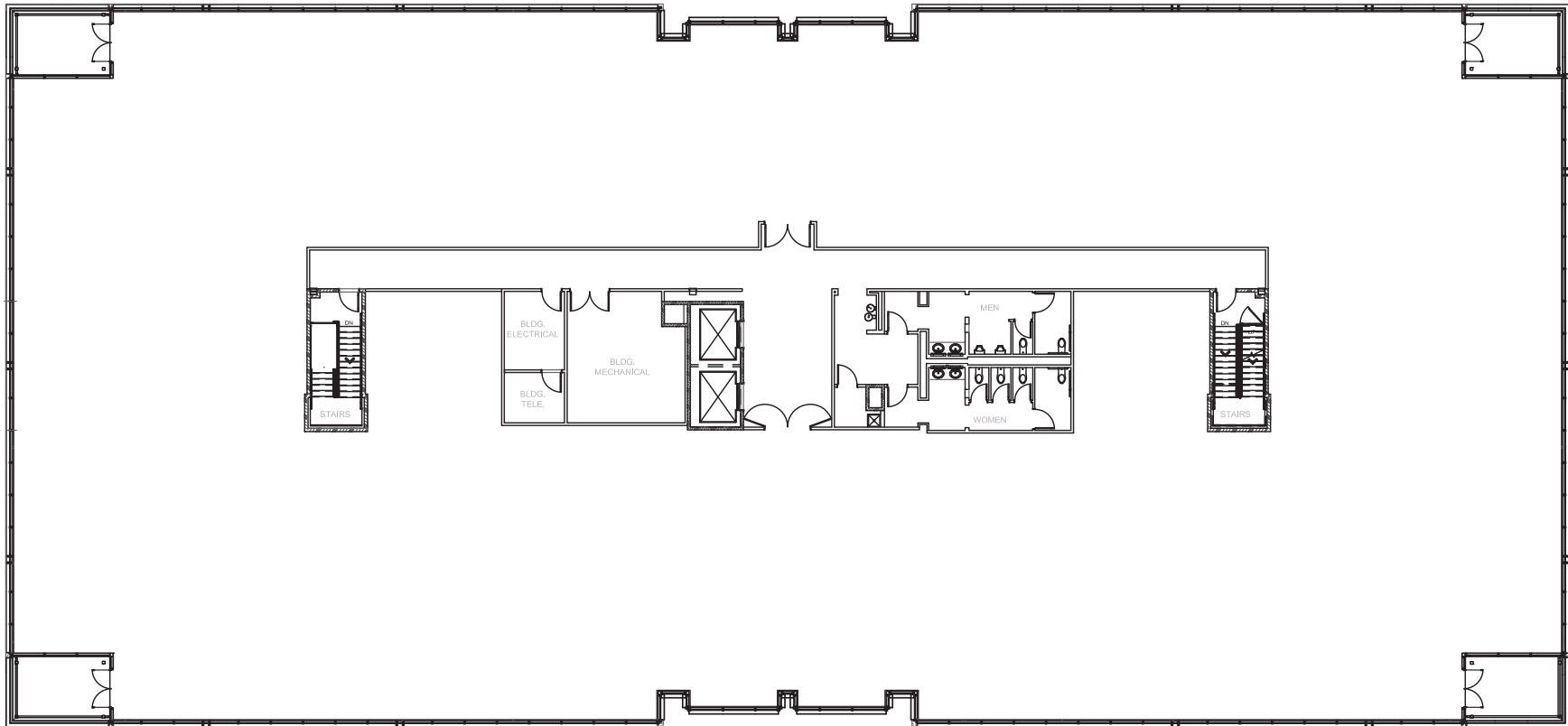
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FOR LEASE

FLOOR PLAN

LEVEL 4 / 27,302 RSF



SCALE: N.T.S.



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For Information, Contact



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