



FOR LEASE OR SALE

1314

E SONTERRA BLVD
BLDG 5 - SUITE 5201

San Antonio, TX

CBRE

PROPERTY DESCRIPTION

5,253 SF condo unit within the Villages on Sonterra Office Park can be split to lease or sell the unit as small as 2,400 SF.

Medical office in the heart of the Stone Oak Market surrounded by healthcare and other professional services. This property offers customizable floor plans - designed to fit the user's need!

Condo Size	2,400 - 5,253 SF
Year Built	2008
Parking	4.5 PER 1,000 SF
Pricing	\$280 PSF
Rent Rate	\$24.00 NNN



PROPERTY HIGHLIGHTS

Located within the highly-desirable 17-building Villages on Sonterra office park, this former Pediatric Ophthalmology practice is a 5,253 square-foot condominium unit on the top floor of a two-story, Class A, multi-tenant medical office building built in 2008. Villages on Sonterra serves primarily medical tenants and is the preferred destination for medical services in the area.



Move-in ready, well-maintained medical clinic



Class A design and thoughtful finish out



Easy access immediately off the elevator and next to a wide, attractive staircase



Desireable quick in-and-out access from Sonterra Blvd and to Highway 281 and 1604



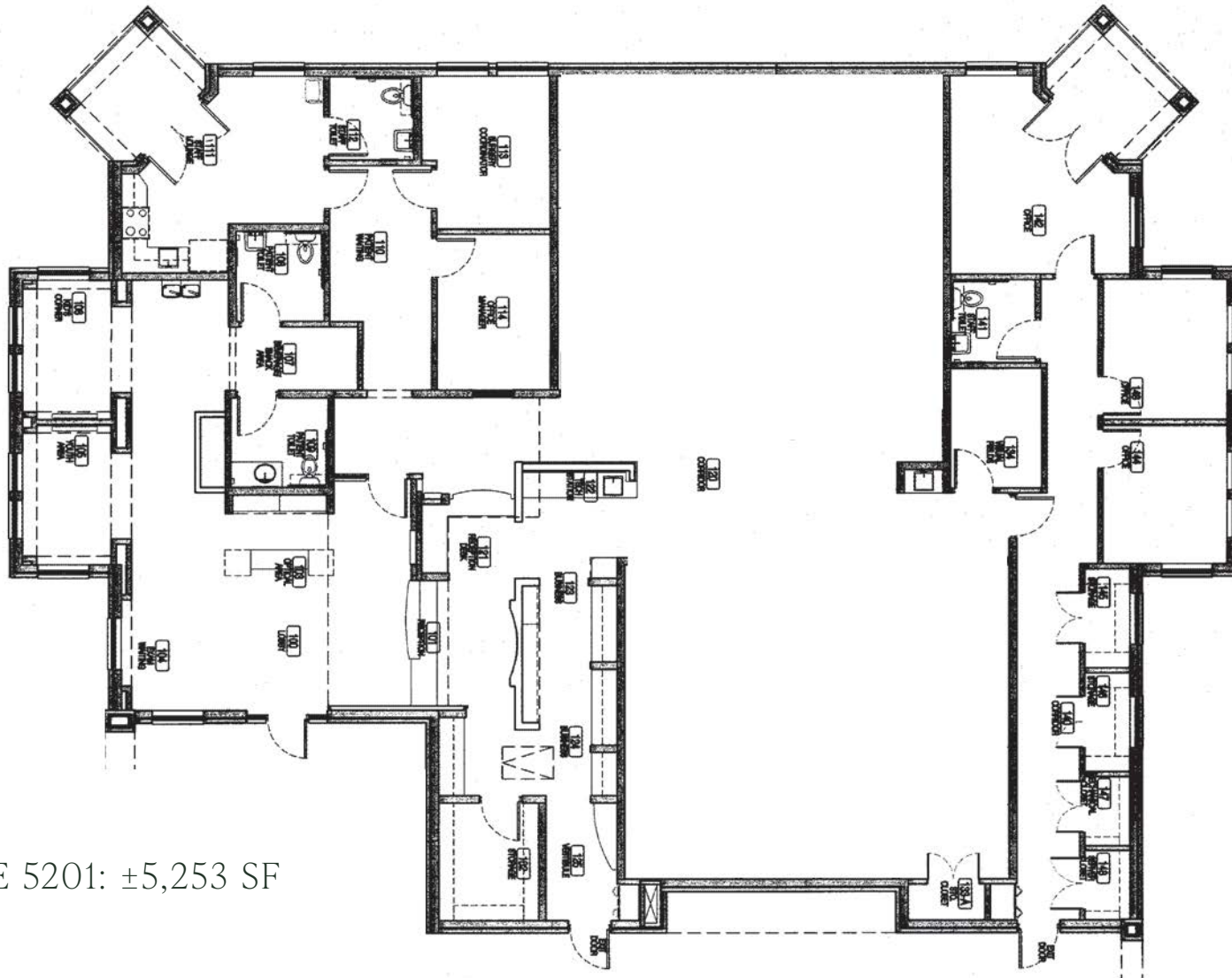
Across the street from Methodist Hospital Stone Oak and a short drive to North Central Baptist Hospital campus



Below replacement cost

FLOOR PLAN - SUITE 5201

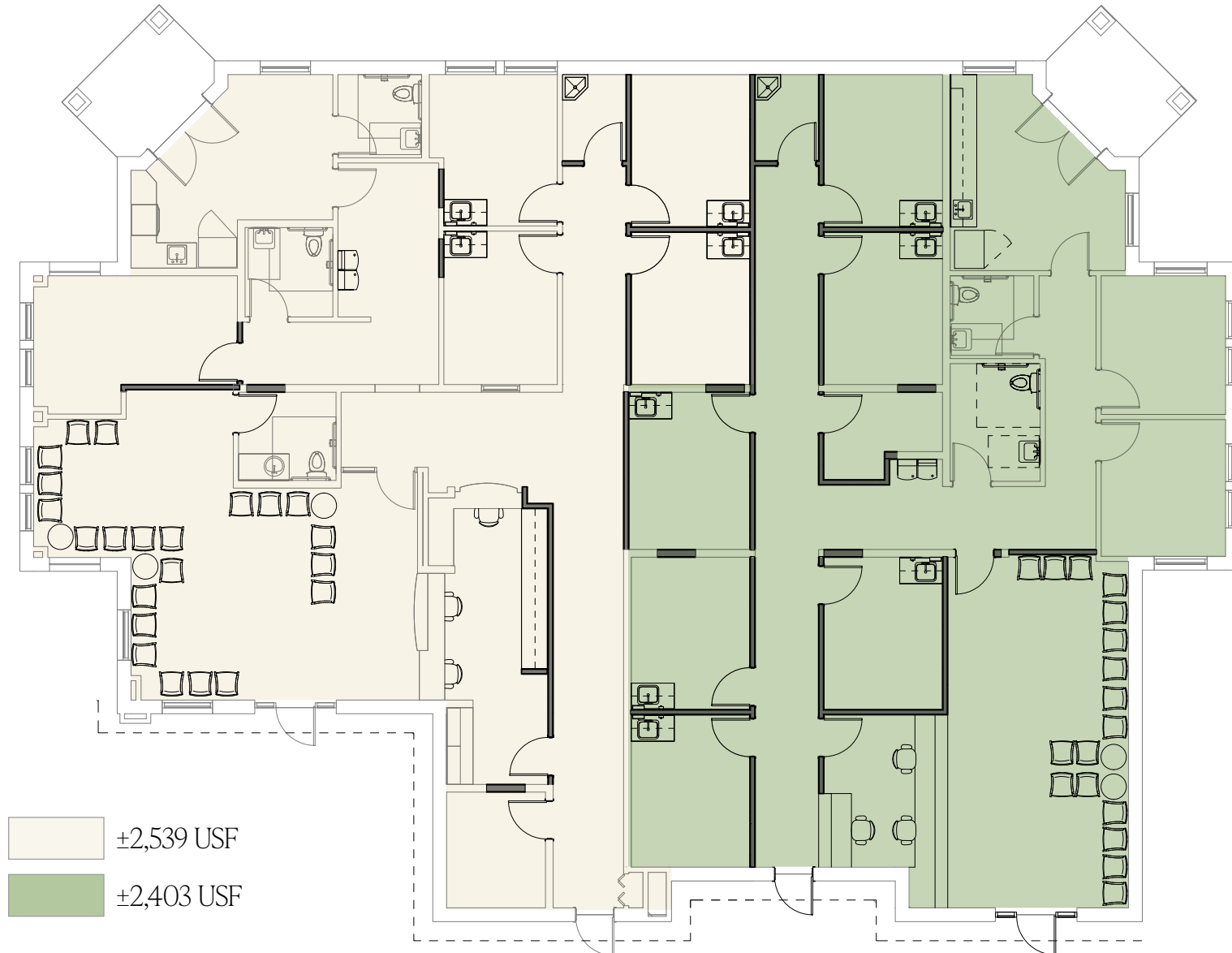
EXISTING FLOOR PLAN



SUITE 5201: ±5,253 SF

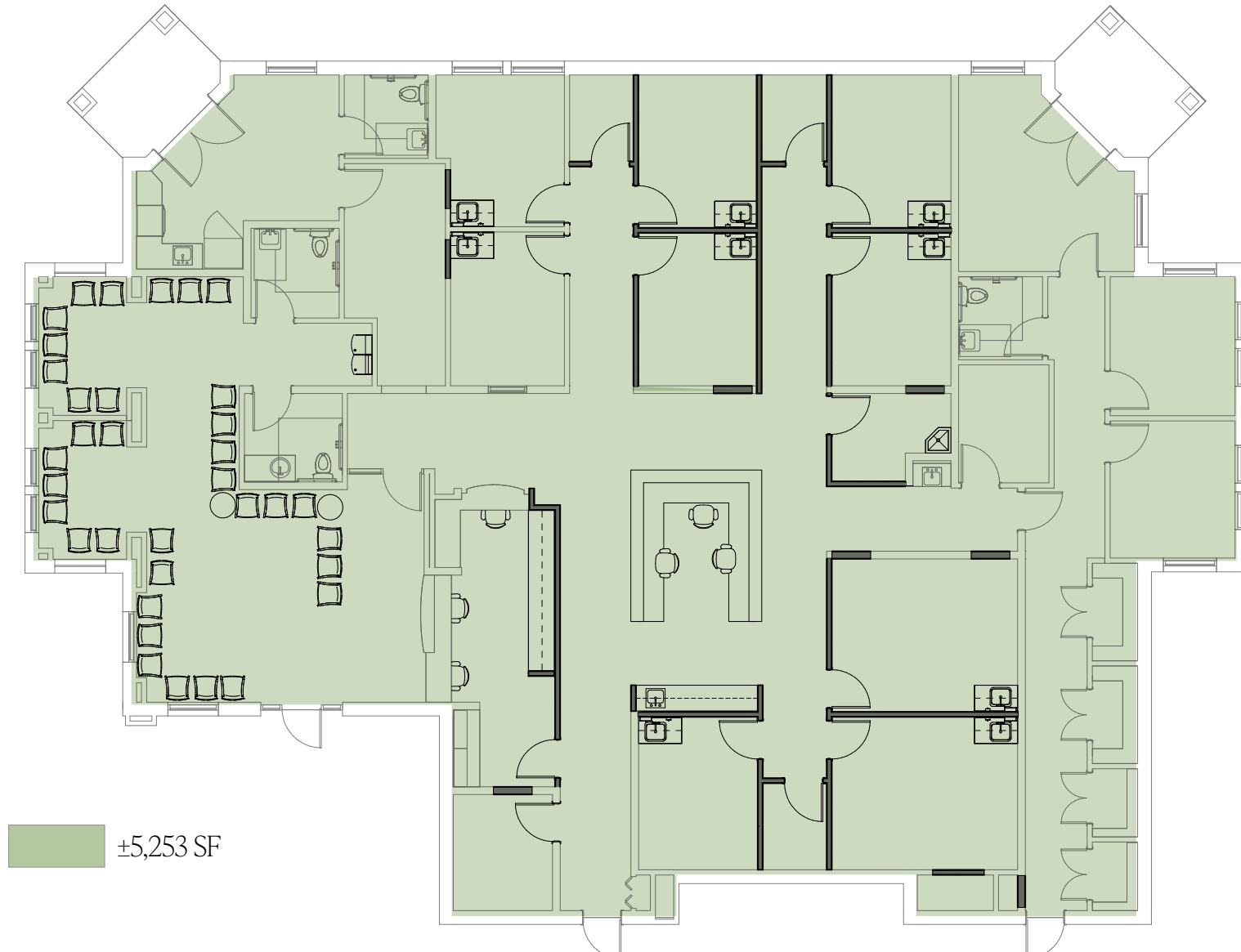
FLOOR PLAN - SUITE 5201

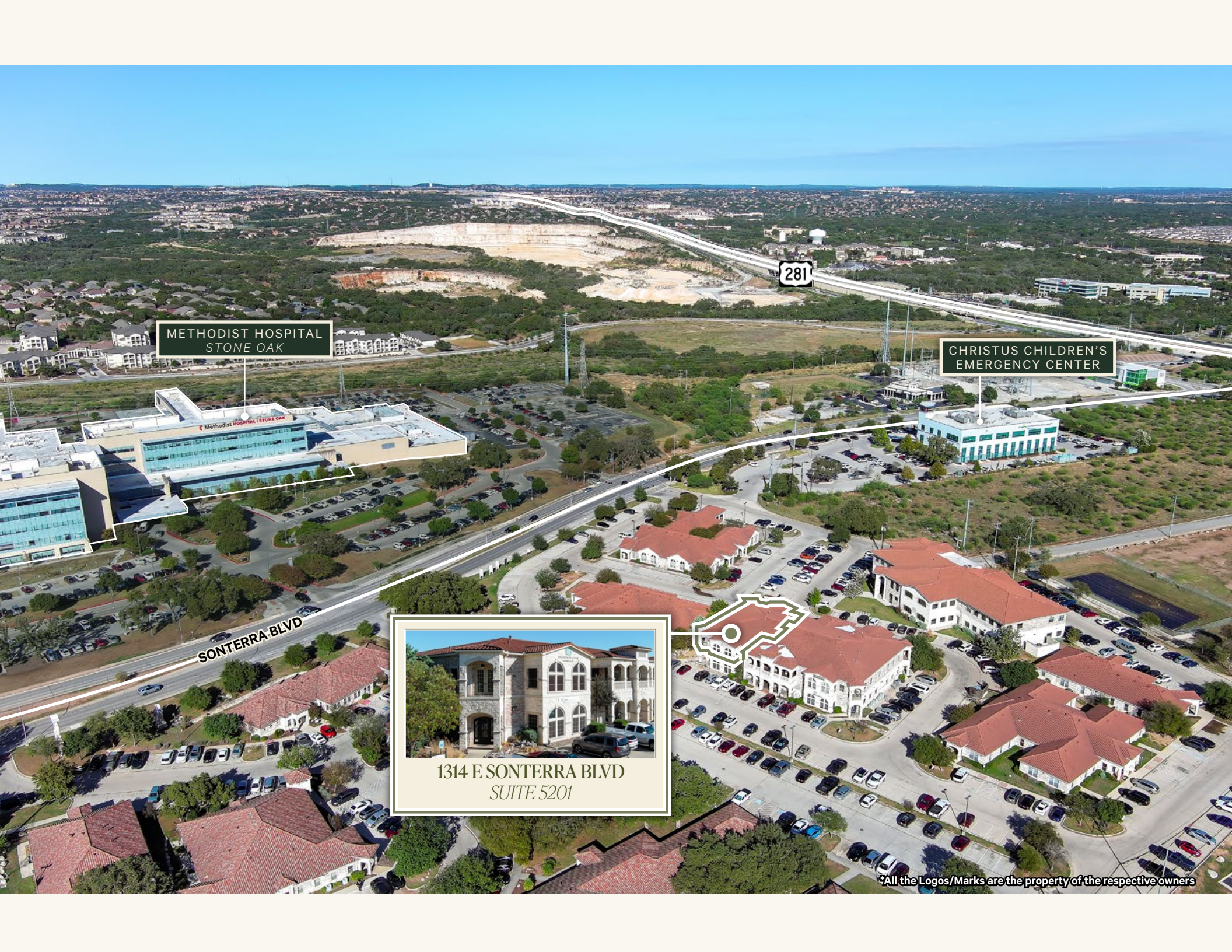
POTENTIAL RECONFIGURATION - TWO SUITES



FLOOR PLAN - SUITE 5201

POTENTIAL RECONFIGURATION - ONE SUITE





METHODIST HOSPITAL
STONE OAK

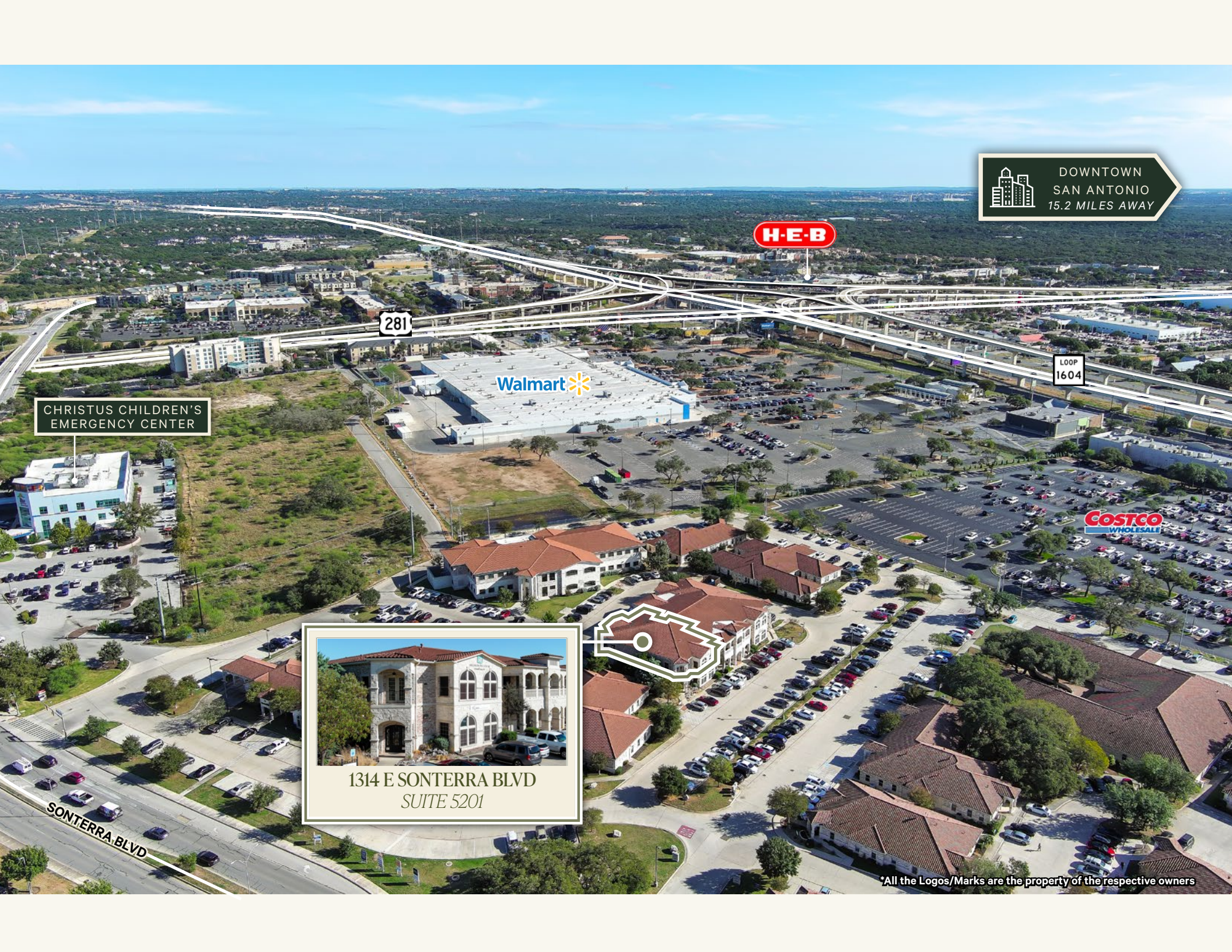
CHRISTUS CHILDREN'S
EMERGENCY CENTER

SONTERRA BLVD



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All the Logos/Marks are the property of the respective owners



 DOWNTOWN
SAN ANTONIO
15.2 MILES AWAY

H-E-B

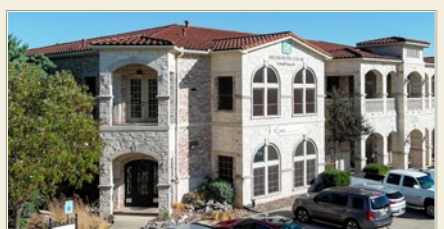
281

LOOP
1604

Walmart

Costco
WHOLESALE

CHRISTUS CHILDREN'S
EMERGENCY CENTER



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SONTERRA BLVD

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DRIVE TIME MAP

STONE OAK PKWY

NORTH CENTRAL
BAPTIST HOSPITAL
±1.4 MILES

METHODIST AMBULATORY
SURGERY CENTER
±1.4 MILES

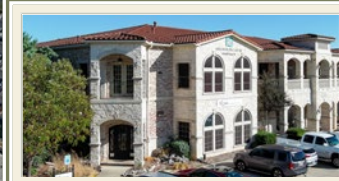
SONTERRA BLVD

HARDY OAK

METHODIST HOSPITAL
STONE OAK
±0.2 MILES

SOUTH TEXAS SPINE &
SURGICAL CENTER
±0.5 MILES

COSTCO
WHOLESALE



1314 E SONTERRA BLVD
SUITE 5201

CHRISTUS CHILDREN'S
EMERGENCY CENTER
±0.2 MILES

Walmart

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CBRE

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