

# STONETERRA MEDICAL PLAZA

150 E. Sonterra Blvd. | San Antonio, Texas 78258

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## For Lease | Medical Office Space





# Property Summary

Stoneterra Medical Plaza is a 57,211 square foot, three story Class A medical office building in the heart of the Stone Oak medical submarket.

This multi-tenant property was built in 2006 and is conveniently located on the southeast corner of Stone Oak Park-way and Sonterra Boulevard.



BUILDING SIZE	
57,211 RSF	
AVAILABILITIES	
<b>Suite 200B</b>	3,007 RSF
<b>Suite 302</b>	923 RSF
PARKING	
Ample surface parking 5.00/1,000 RSF	



# Property Highlights



Conveniently located in the Far North Central, Stone Oak



Move-in ready second generation spaces available



Plains Capital Bank on-site



Multi-specialty tenants with cross-referral opportunities



Generous tenant improvement allowance opportunities



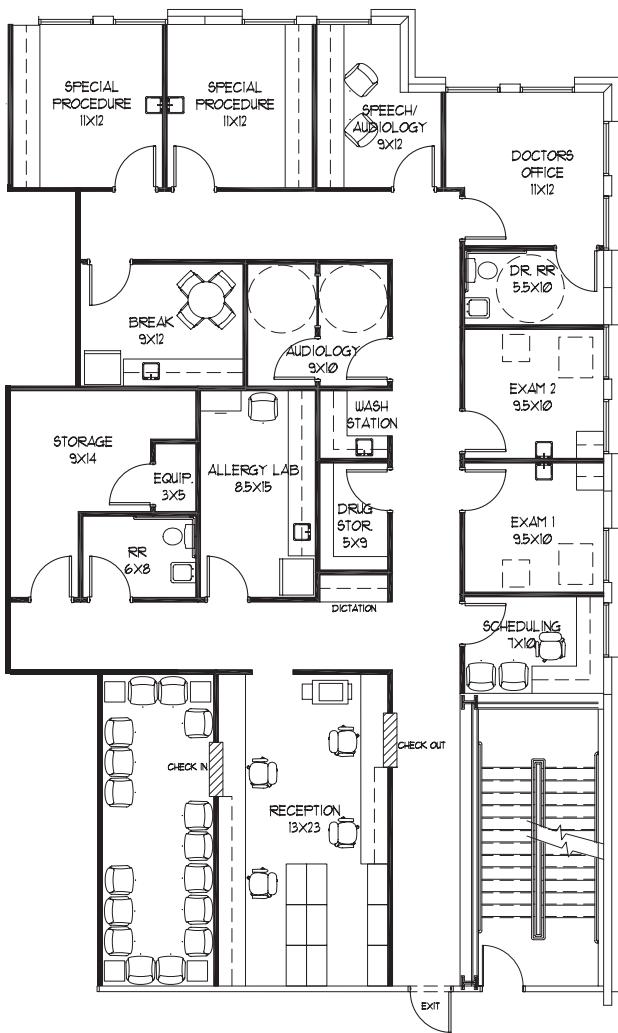
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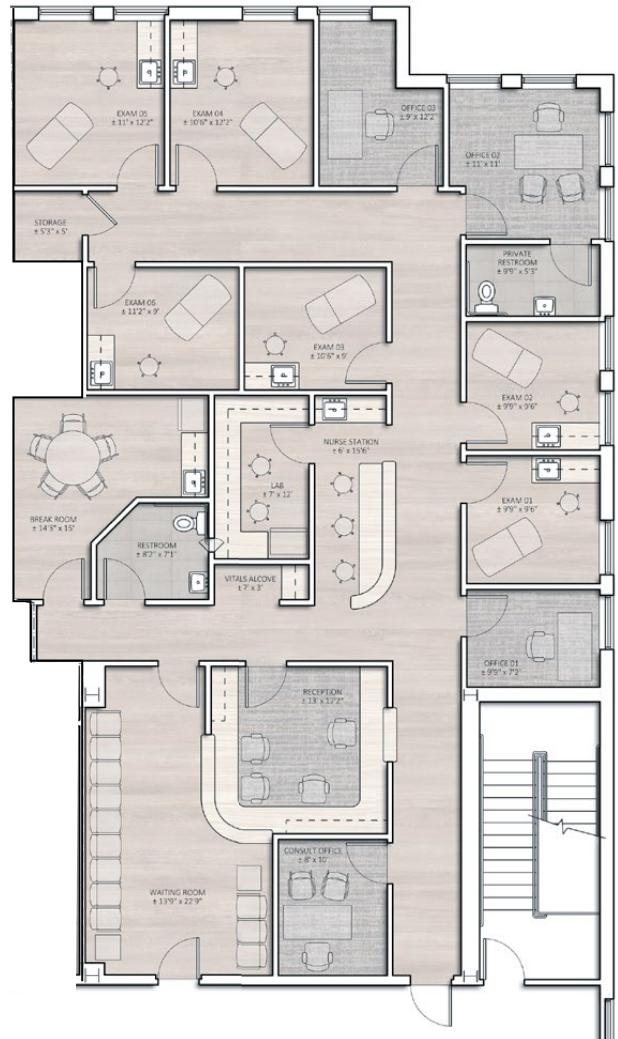
LEVEL 2

## Suite 200B 3,007 RSF

### CURRENT FLOORPLAN



### PROPOSED FLOORPLAN



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LEVEL 3

**Suite 302**  
923 RSF

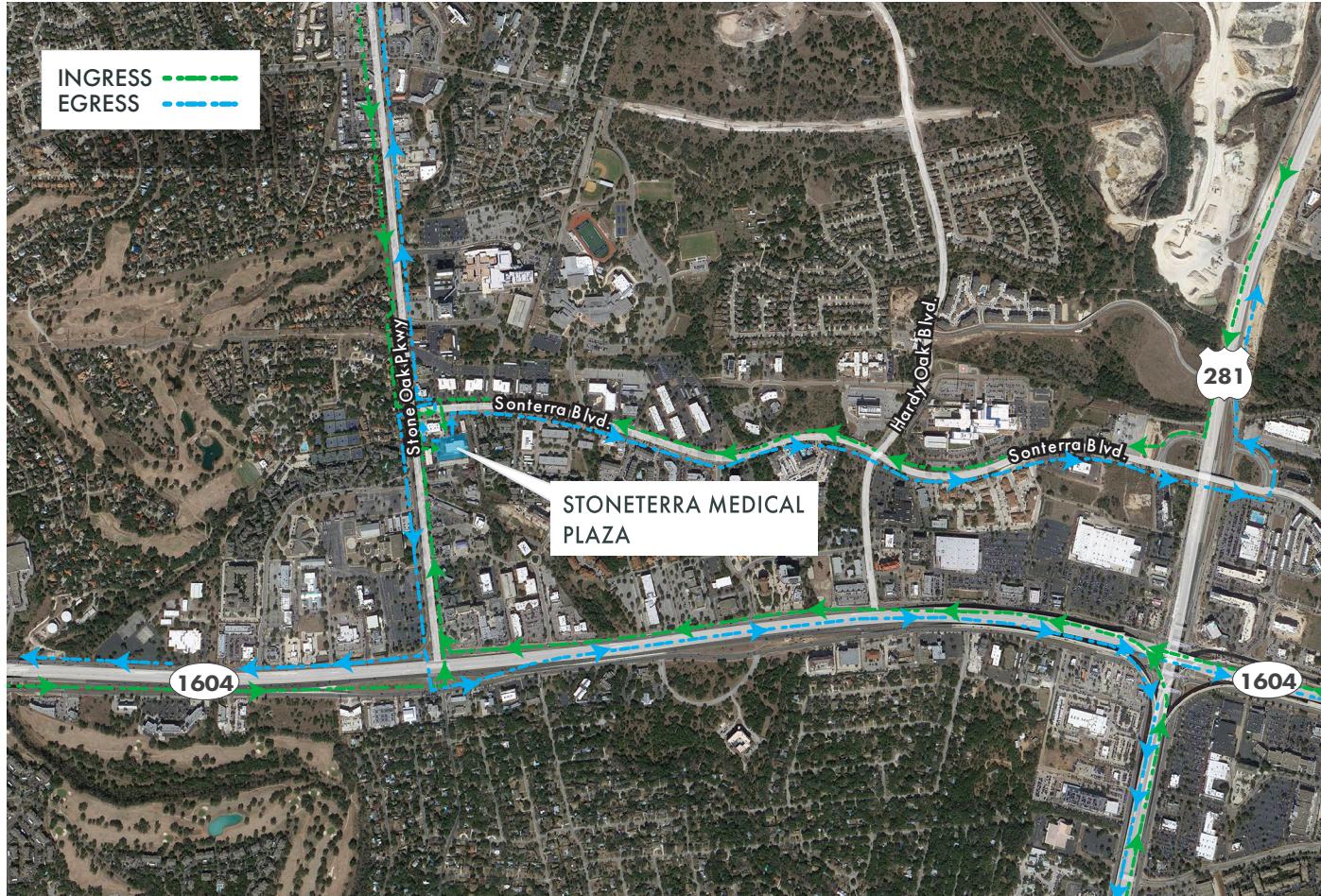
Suite 302  
923 RSF

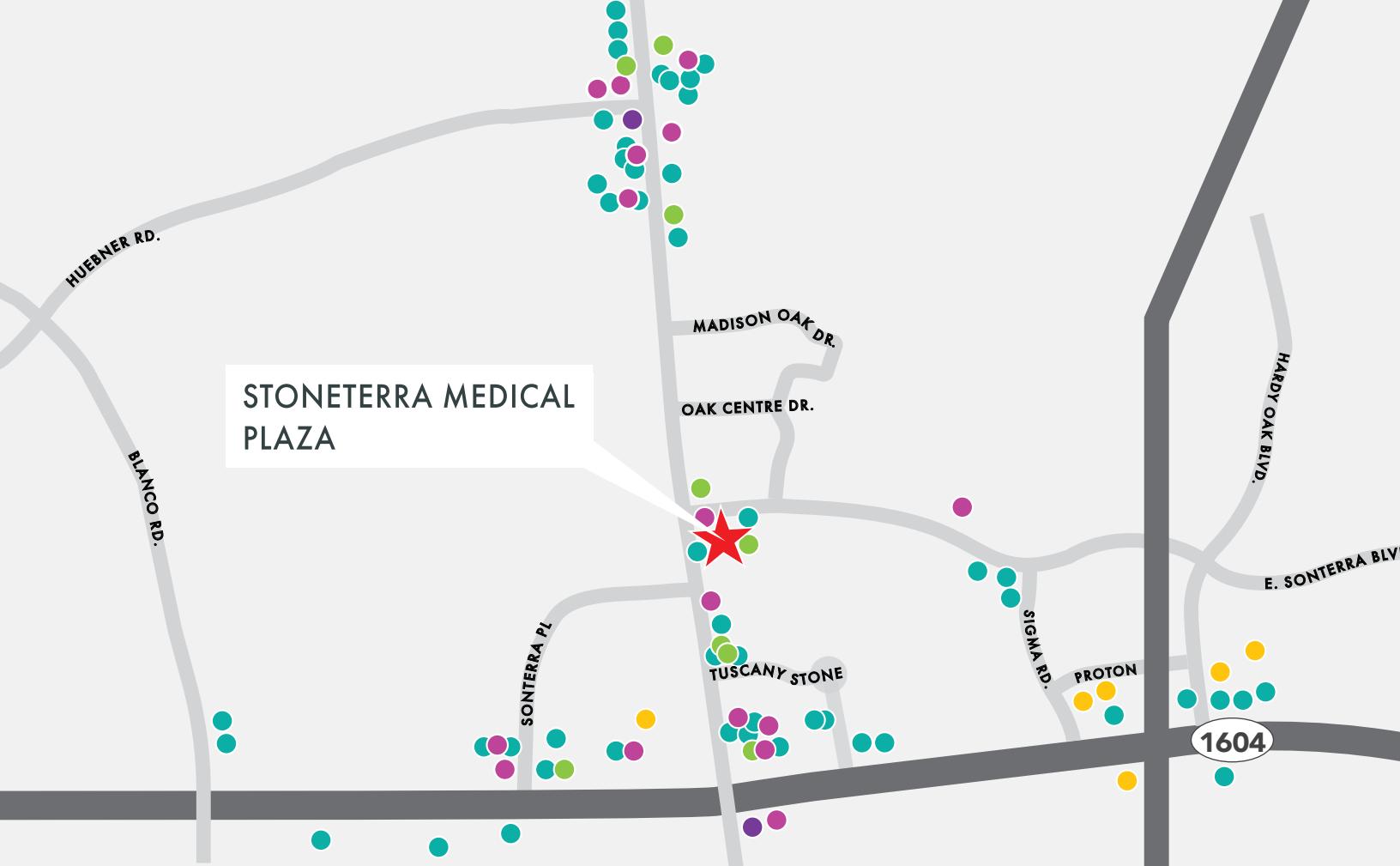


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## INGRESS/EGRESS





(1 Mile Radius)

## RESTAURANTS

Milano Italian Grill IHOP Taco Cabana India Taj Palace Jersey Mike's Subs  
 Le Peep Y Bubble Don Adolfo's Bar & Grill Sushi Seven Vida Mia Wendy's  
 Sonic Drive-In Raising Cane's Chicken Finger's Toroko Sushi Luciano Ristorante  
 Italiano Taipei Project Pollo Starbucks First Watch Salata Smashin Crab  
 Toro Kitchen + Bar Cushe Cocina Mexicana Kirby Steakhouse Frida Mexican  
 Restaurant & Bar Stout House Stone Oak Tiff's Treats Mellow Mushroom  
 Gorditas Doña Tota Embers Wood Fire Kitchen & Tap Full Belly Café + Bar  
 Chuma Gaucha Brazilia Steakhouse Jerusalem Grill El Mirasol Chick-Fil-A  
 Luby's Costa Pacifica Eggspectation Krispy Kreme Jason's Deli  
 House Tavern + Tap The Happy Monk

## SHOPPING

Walgreens	Groceries	Amazing Lash Studio
Swiftwater Car Wash	Moses Jewelers	uBreakiFix
Sherwin-Williams Paint	MD Uniforms	Bella Bride Boutique
Store	DanzGear Dance &	Indoor & Outdoor
Slater White Cleaners	Fitness	Lighting Shop
CVS	Billiard Factory	Stone Oak Jewelers
Shahi IndoPak	Trader Joe's	Take 5 Oil Change

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## HOTELS

Homewood Suites  
 Drury Inn & Suites  
 Drury Plaza Hotel  
 Residence Inn  
 La Quinta Inn & Suites  
 Staybridge Suites

## GAS

Chevron  
 Valero  
 Circle K

## NEARBY/AMENITIES

## BANKS

Falcon International Bank  
 Wells Fargo Bank  
 Amegy Bank  
 Jefferson Bank Stone Oak  
 Plains Capital Bank  
 The Bank of San Antonio  
 Frost Bank  
 IBC Bank  
 Broadway Bank  
 Lone Star National Bank

For More Information, Contact:

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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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date