



THE TERRACE  
AT CONCORD PARK

# THE TERRACE AT CONCORD PARK

607 & 777 E Sonterra Blvd | San Antonio, TX 78258

OFFICE SPACE FOR LEASE



TAYLOR DORRIS  
Concord Properties  
tdorris@concord-corp.com  
210.777.2107



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## BUILDING FEATURES

- Class A, four - building office complex located in the highly desirable Far North Central submarket at the intersection of Sonterra Boulevard and Sigma Road
- One - and three-story buildings totaling 161,500 SF
- The lobby of 777 E Sonterra features beautiful terrazzo floors, rich wood finishes and commissioned art
- Professionally landscaped grounds provide a beautiful park-like setting
- Free parking at a ratio of 5/1,000
- Reserved covered parking is available
- Professionally managed by Concord Properties
- Energy Star recipient for superior efficiency since 2008

## AVAILABLE

BUILDING	FLOOR	SUITE	SQUARE FEET	
2	Single Story	250	14,537	
3	Single Story	-	5,252	
4	1st	100	4,769	Contiguous 7,848 sf
4	1st	110	3,079	
4	1st	150	6,544	
4	2nd	250	7,239	
4	3rd	310	<b>2,291</b>	
4	3rd	330	<b>1,510</b>	Contiguous 11,202 sf
4	3rd	350	<b>4,855</b>	
4	3rd	360	<b>4,387</b>	



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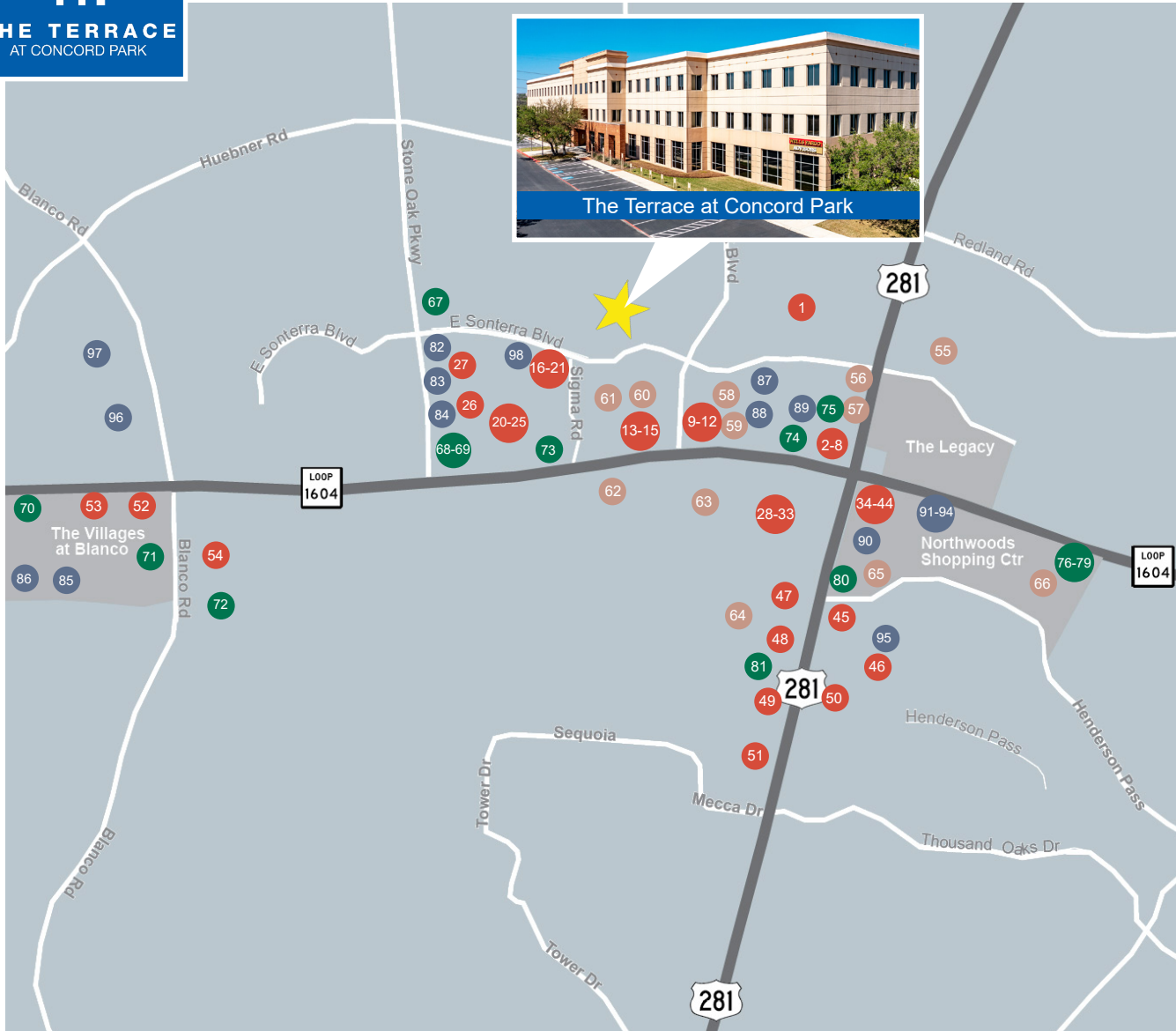
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### DINING

1. Pericos Mexican Cuisine	20. Merit Coffee Co.	39. Starbucks
2. Chick-fil-A	21. First Watch	40. Fish City Grill
3. Whataburger	22. Kirby Steak House	41. Orange Leaf
4. Sonic Drive-in	23. Toro Kitchen	42. Zio's Italian Kitchen
5. McDonald's	24. Mellow Mushroom	43. La Madeleine
6. Chuck E. Cheese's	25. Sushi Zushi	44. Chuy's
7. Five Guys	26. Taipei	45. Chili's Grill & Bar
8. Las Palapas	27. Luciano Pizzeria	46. Sizzling Wok
9. Jason's Deli	28. Laguna Madre	47. Red Lobster
10. Smoothie King	29. Bill Miller Bar-B-Q	48. China Harbor
11. Krispy Kreme Doughnuts	30. KFC	49. Texas Roadhouse
12. Brick House Tavern	31. Taco Bell	50. Saltgrass Steakhouse
13. Gorditas Dona Tota	32. IHOP	51. Chester's Hamburgers
14. Munchies	33. Schlotzky's Deli	52. Jim's (Blanco Rd)
15. Rise Bakery	34. Red Robin	53. Taco Cabana
16. Kumori Sushi	35. Stone Cold Creamery	54. McDonald's (Blanco Rd)
17. Jimmy Johns	36. Pei Wei	
18. Nothing Bundt Cakes	37. Firehouse Subs	
19. Salata	38. Stour's Pizza	

### LODGING/HOSPITALITY

55. Courtyard by Marriott	61. Drury Inn & Suites
56. Hyatt Place	62. Slaybridge Suites
57. Best Western	63. Fairfield Inn & Suites
58. Residence Inn & Suites	64. Days Inn & Suites
59. La Quinta Inn	65. Comfort Suites
60. Drury Plaza Hotel	66. Hampton Inn

### BANKING

67. Jefferson Bank	75. Woodforest National
68. IBC Bank	76. RBCU
69. Frost Bank	77. Firstmark Credit Union
70. Frost Bank (Blanco Rd)	78. Farm Bureau Bank
71. Chase (Blanco Rd)	79. Wells Fargo Bank
72. Bank of America (Blanco Rd)	80. BBVA
73. The Bank of San Antonio	81. Commerce Bank
74. Security Service	

### GROCERY/PHARMACY/MAJOR RETAIL

82. CVS Pharmacy	88. Costco	94. Stein Mart
83. Stone Oak Pharmacy	89. Walmart	95. Old Navy
84. Oakdell Pharmacy	90. H.E.B. (Northwoods)	96. Target (Blanco Rd)
85. H.E.B. (Blanco Rd)	91. Bed Bath & Beyond	97. Whole Foods (Blanco Rd)
86. Low's (Blanco Rd)	92. Marshall's	98. Fed Ex
87. Sonterra RX	93. Petco	



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777 E Sonterra Blvd  
Bldg 4 - Ste 100



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Bldg 4 - Ste 110



Entrance



Open area



Work room



Conference room



Office door



Office

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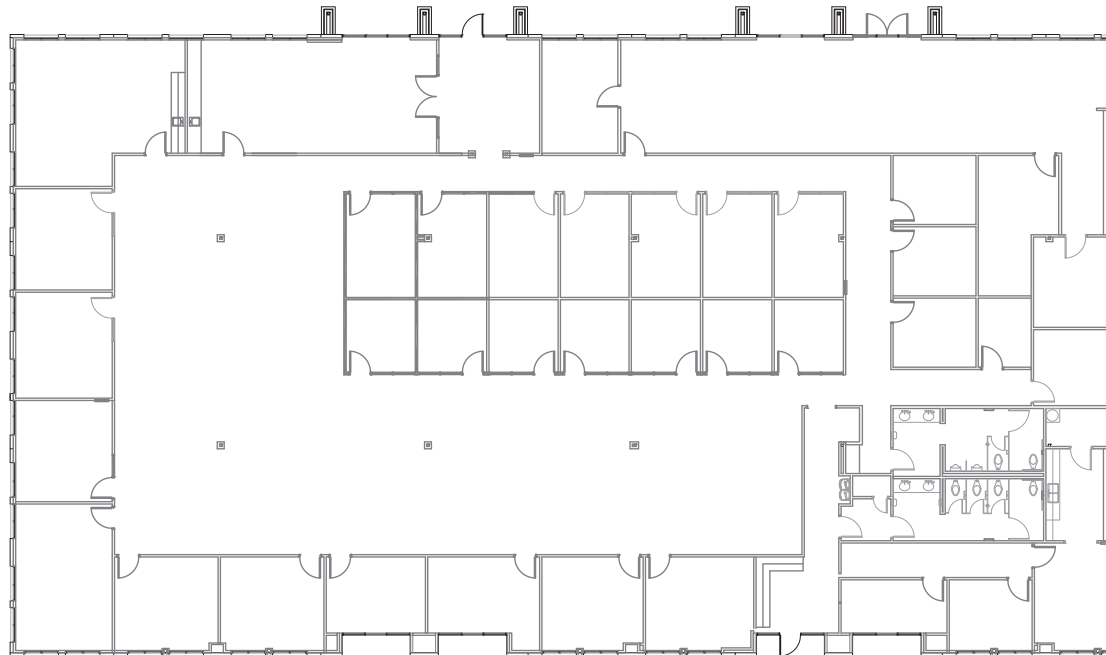
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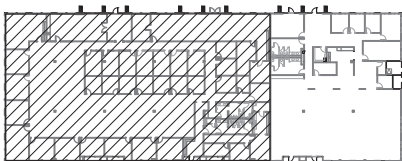
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607 E Sonterra Blvd

**BUILDING 2** Suite 250  
14,537  
SQUARE FEET



LOCATION MAP



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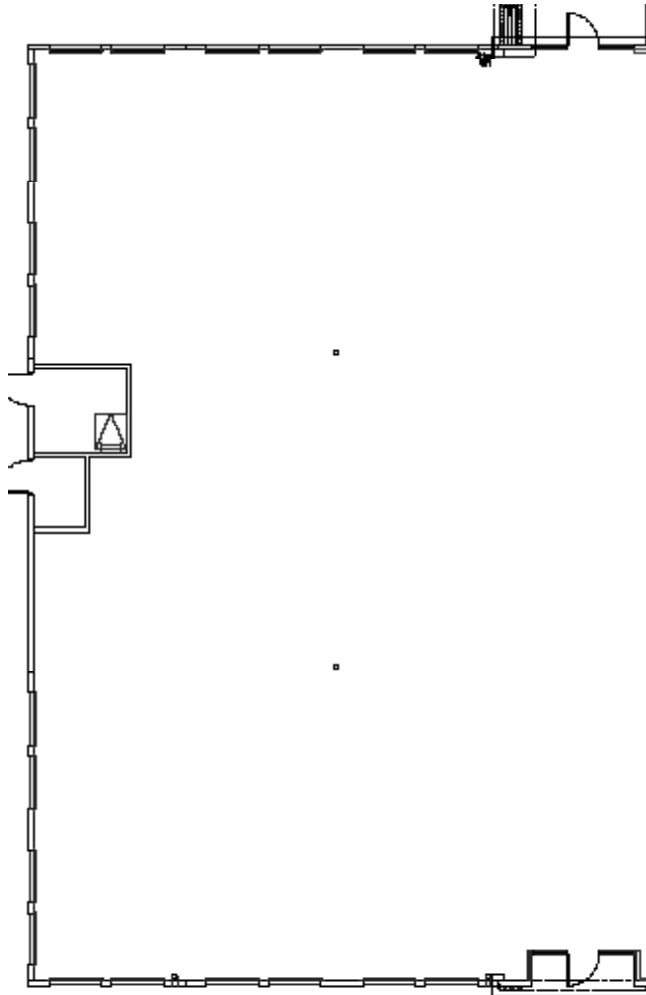
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607 E Sonterra Blvd

BUILDING **3** Single Story  
5,252  
SQUARE FEET



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777 E Sonterra Blvd

BUILDING

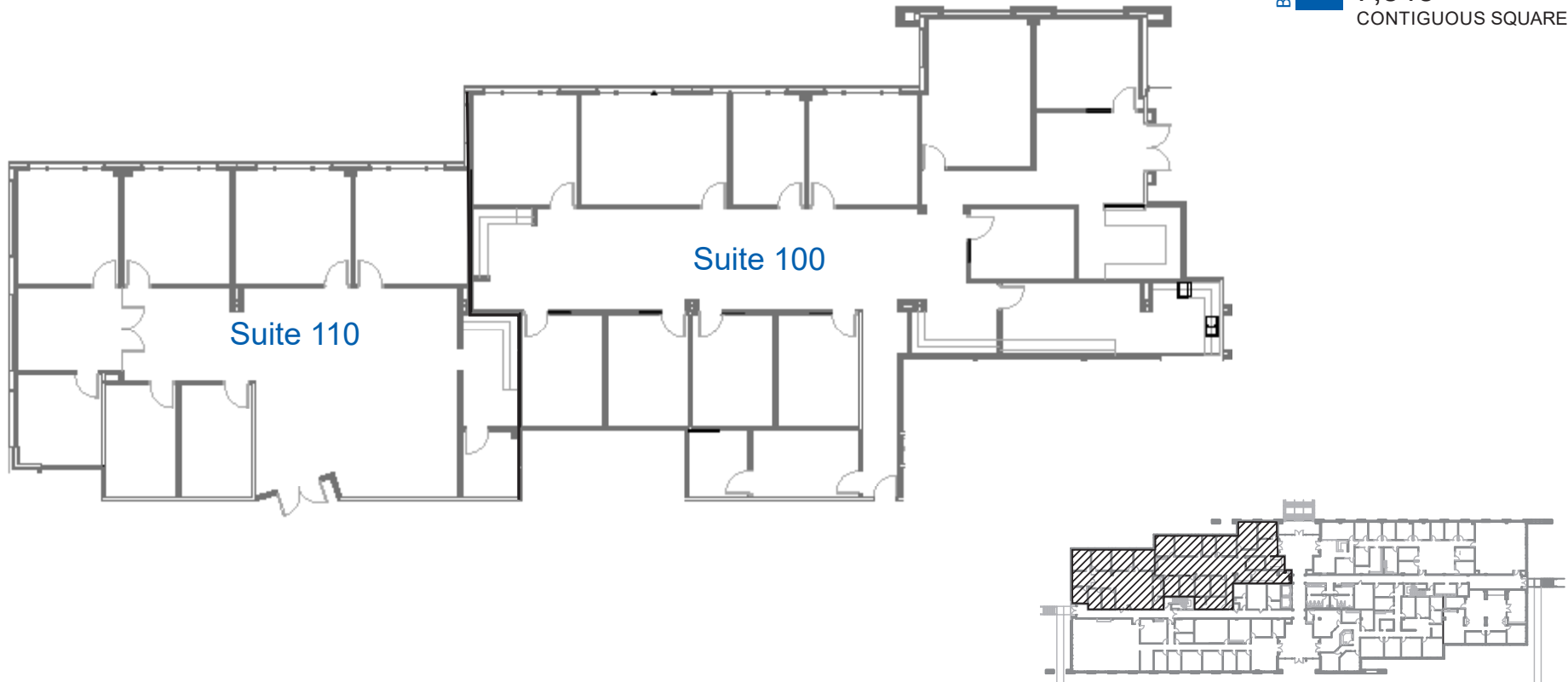
4

1st Floor | Suite 100 - 4,769 rsf

1st Floor | Suite 110 - 3,079 rsf

**7,848**

CONTIGUOUS SQUARE FEET



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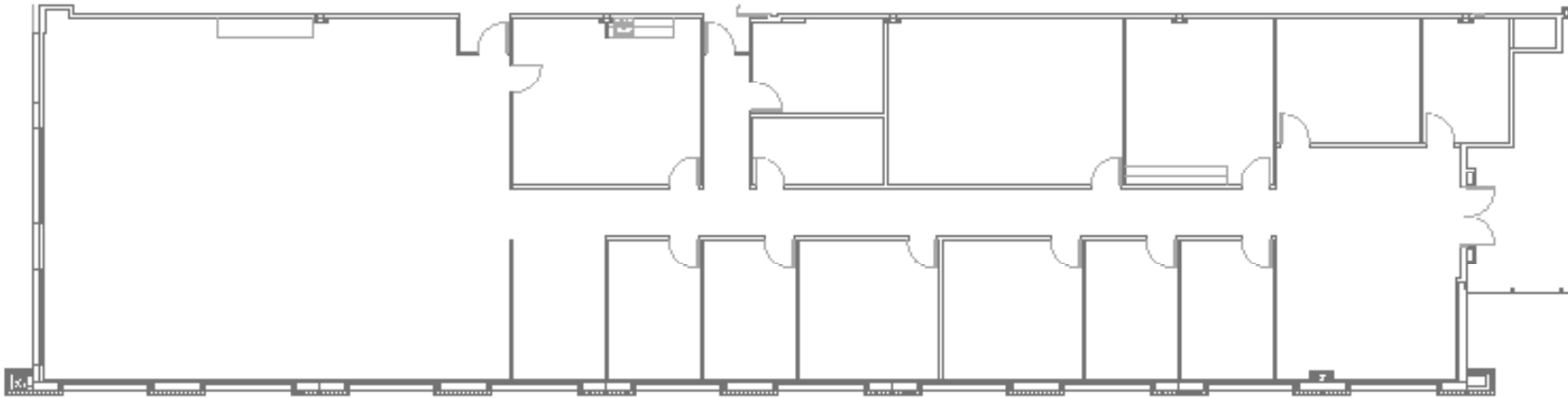
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777 E Sonterra Blvd

BUILDING **4** 1st Floor | Suite 150  
6,544  
SQUARE FEET



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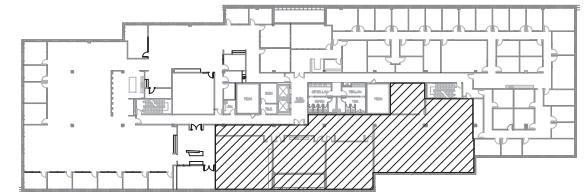
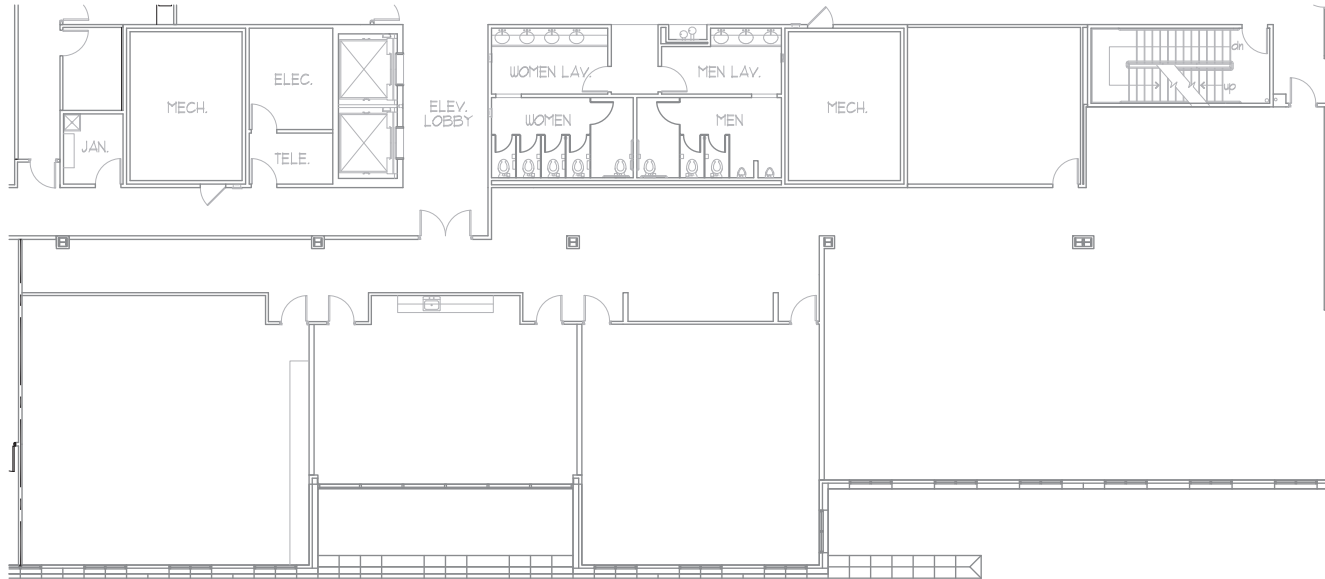
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777 E Sonterra Blvd

BUILDING **4** 2nd Floor | Suite 250  
7,239  
SQUARE FEET



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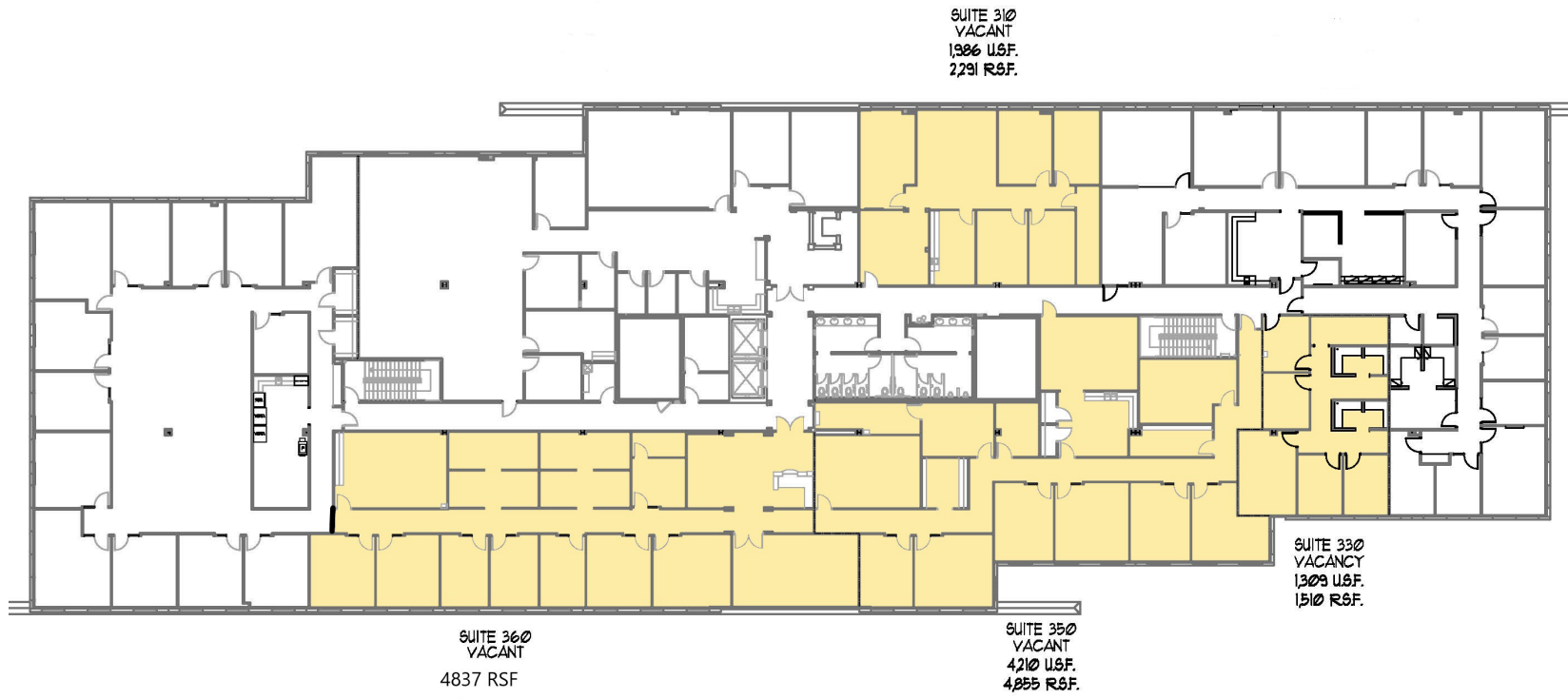
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777 E Sonterra Blvd

**BUILDING 4**

3rd Floor
Suite 310: 2,291 RSF
Suite 330: 1,510 RSF
Suite 350: 4,885 RSF
Suite 360: 4,837 RSF

11,202 *Contiguous Square Feet*



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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.

11-2-2015



## 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.

**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.

**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.

<b>Taylor Benedict Dorris</b>	<b>503845</b>	<b>tdorris@concord-corp.com</b>	<b>210-822-8600 x 219</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Taylor Benedict Dorris</b>	<b>503845</b>	<b>tdorris@concord-corp.com</b>	<b>210-822-8600 x 219</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

IABS 1-0