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UPTOWN SQUARE - PREMIER PROFESSIONAL OFFICE BUILDING

1270 N Loop 1604 E | San Antonio, TX 78232



***Perfect for Medical Users**



DRONE FOOTAGE: <https://youtu.be/yvME9ppXjuo>

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

FOR LEASE



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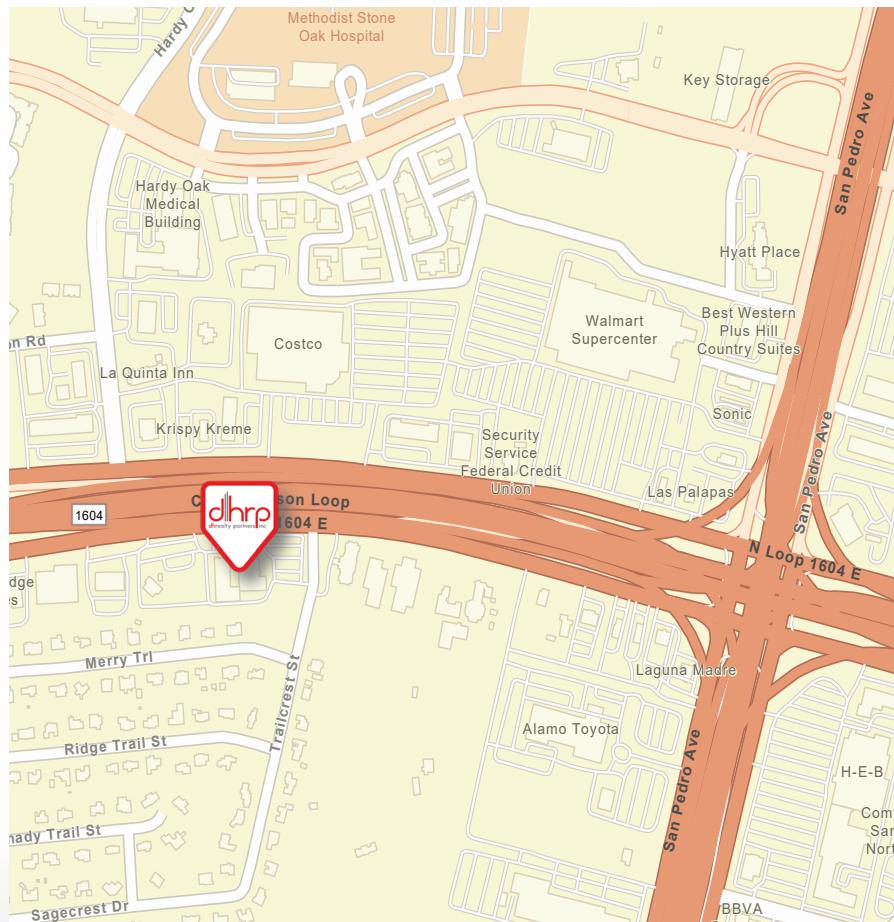
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HIGHLIGHTS

- Prime Loop 1604 and Hwy 281 intersection with 131,400+ vehicles daily and direct I-10 access
- Outdoor courtyard, common areas on each floor, and 4:1,000 SF parking ratio
- Benefits from \$1.4 billion TxDOT infrastructure improvements in highly desirable Stone Oak area
- Pylon signage opportunities with flexible lease terms and concessions available
- 6.9 miles from SAT Airport with proximity to premier retail and dining destinations

DESCRIPTION

Uptown Square is a professional office building with a beautiful outdoor courtyard and common area on each floor, strategically located near the intersection of Loop 1604 and US 281. This prime location provides exposure to over 131,400 VPD and easy connectivity to major highways. The property benefits from TxDOT's \$1.4 billion Loop 1604 North Expansion project, which is transforming this corridor with improved mobility and reduced congestion. Located in the highly desirable Stone Oak area with proximity to premier retail destinations including The Rim, La Cantera, The Pearl, and The Quarry.

BUILDING SIZE

± 36,017 SF

LEASE TERMS

NNN - Contact Broker

LEASE RATE

Contact Brokers

ZONING

C-2, C-3

AVAILABLE SPACE

1st Floor

Suite 1112: ± 3,326 SF

3rd Floor

Suite 1308: ± 1,200 SF

Suite 1302: ± 2,522 SF

Suite 1310: ± 1,537 SF

Suite 1311: ± 791 SF

2nd Floor

Suite 1206: ± 1,017 SF

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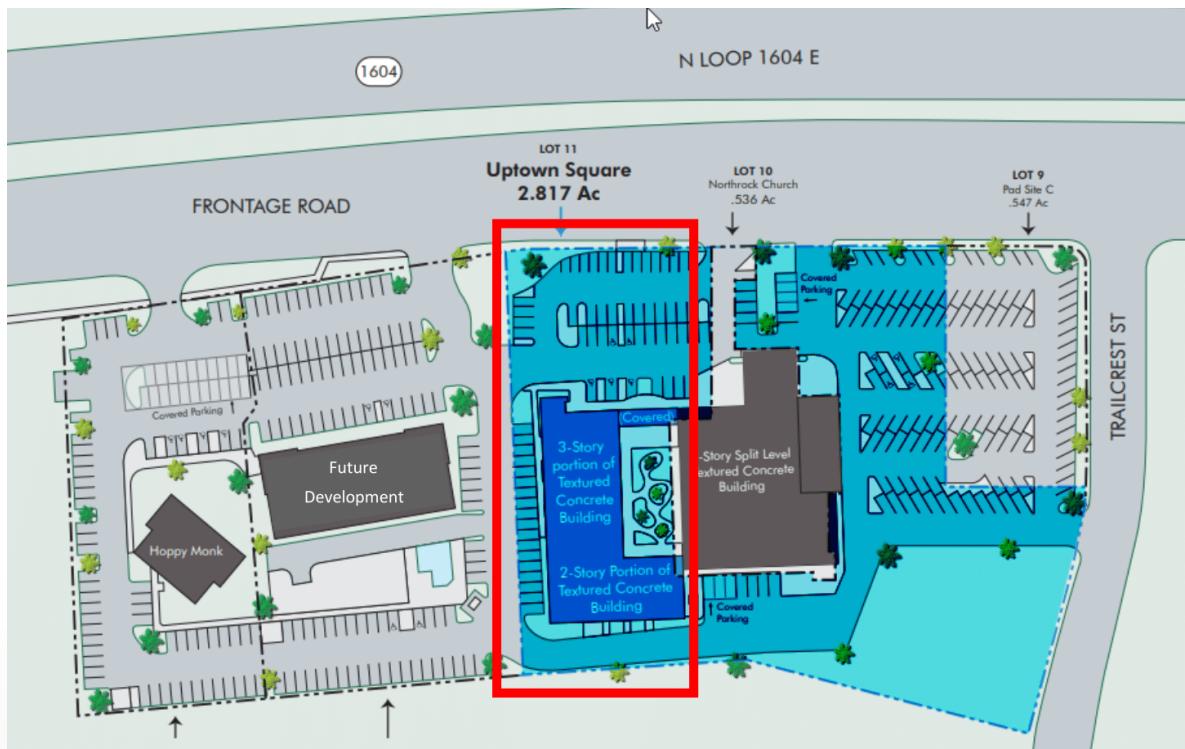
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SITE PLAN



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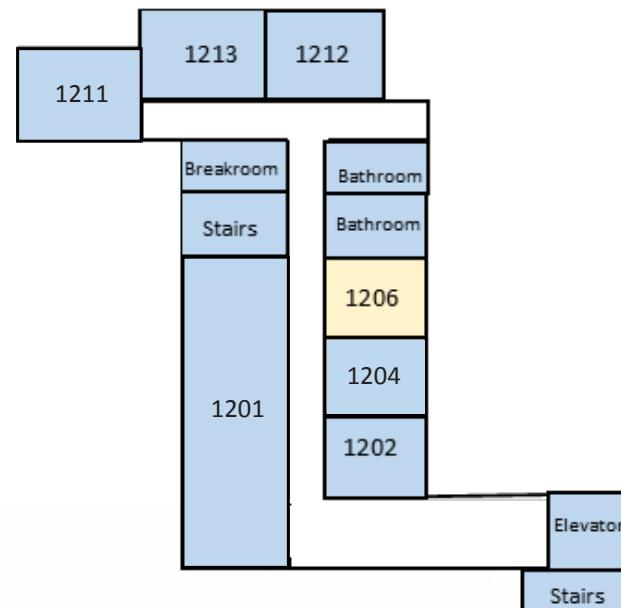
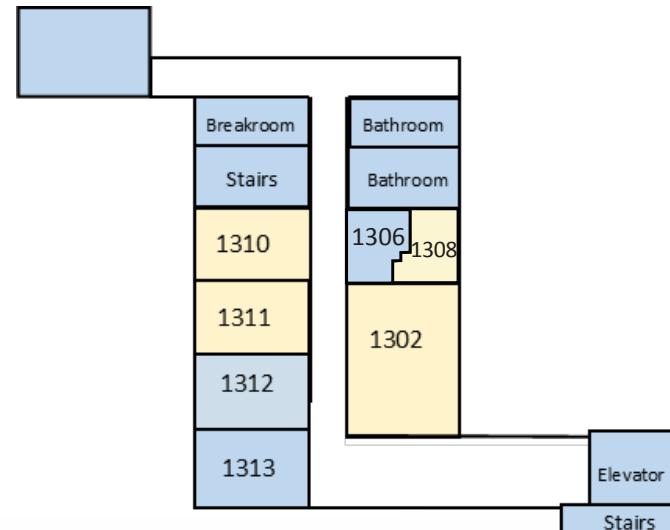
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1ST FLOOR SITE PLAN**2ND FLOOR SITE PLAN****3RD FLOOR SITE PLAN**

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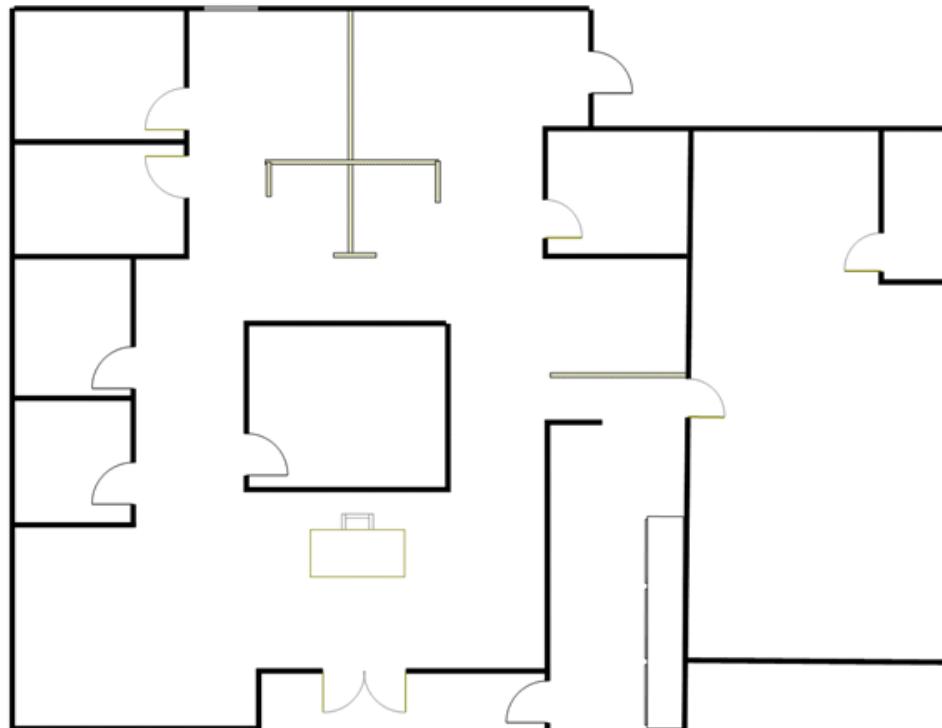
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SUITE 1112 FLOOR PLAN (\pm 3,326 SF) - 1ST FLOOR



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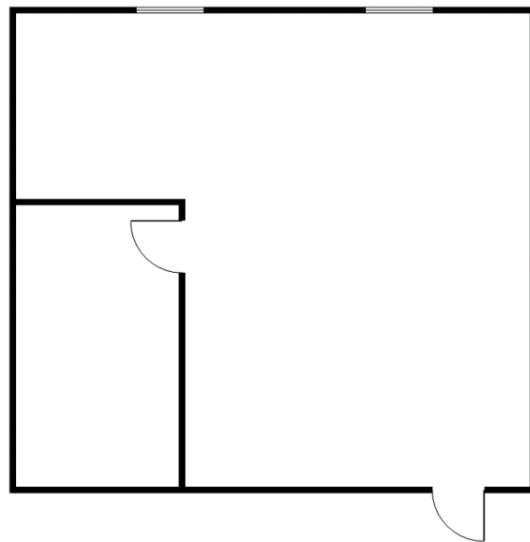
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SUITE 1206 FLOOR PLAN (\pm 1,017 SF) - 2ND FLOOR



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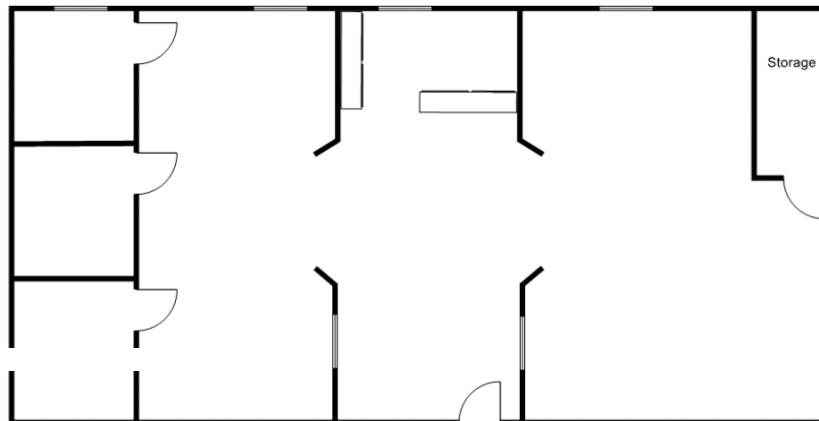
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SUITE 1302 FLOOR PLAN (\pm 2,522 SF) - 3RD FLOOR



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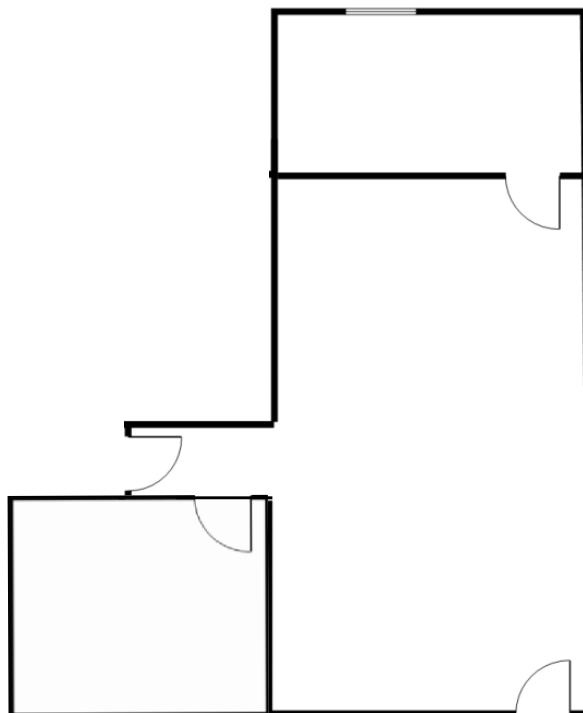
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SUITE 1308 FLOOR PLAN (\pm 1000 SF) - 3RD FLOOR



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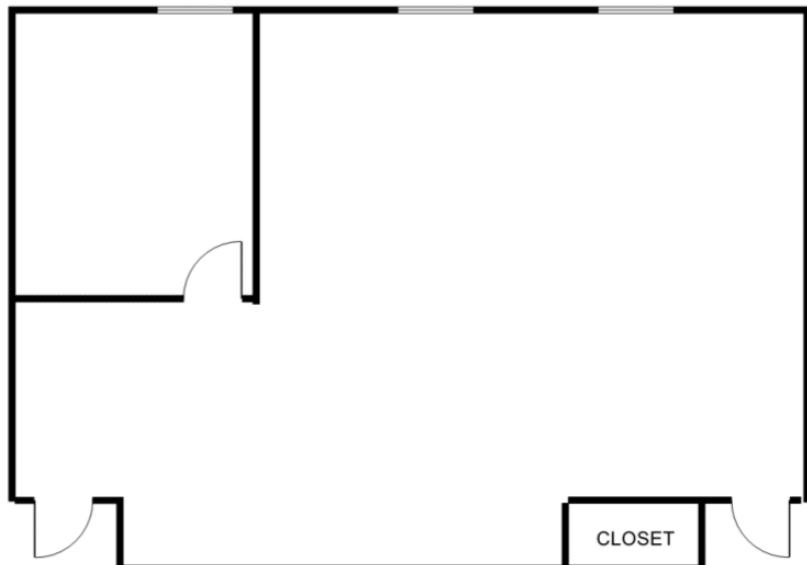
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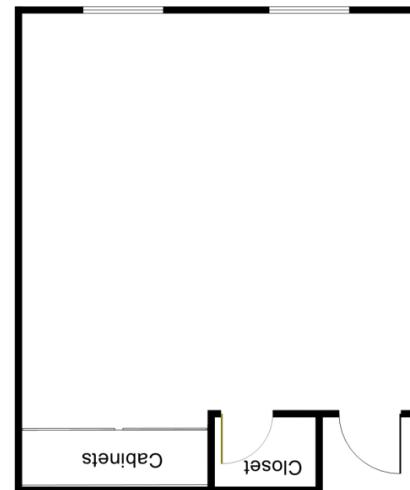
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SUITE 1310 FLOOR PLAN (\pm 1,537 SF) - 3RD FLOOR



SUITE 1311 FLOOR PLAN (\pm 791 SF) - 3RD FLOOR



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POINTS OF INTEREST



1. Summit Family Medicine
2. Medcare Associates of Stone Oak
- 3. Costco Wholesale**
4. Residence Inn by Marriott
5. Sonterra Oaks Medical Plaza
6. Hardy Oaks Medical Building
7. OPTimalMD
8. TX Top Pediatrics
9. Sonterra Blue Apartments
10. Gastroenterology Consultants of San Antonio
- 11. Methodist Hospital Stone Oak**
12. Sonterra RX
13. S.A. Dental Specialists
14. South Texas Spine & Surgical Hospital
15. Children's Eye Center of South Texas
16. San Antonio Podiatry Associates
- 17. Walmart Supercenter**
18. (unlabeled)

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AERIAL



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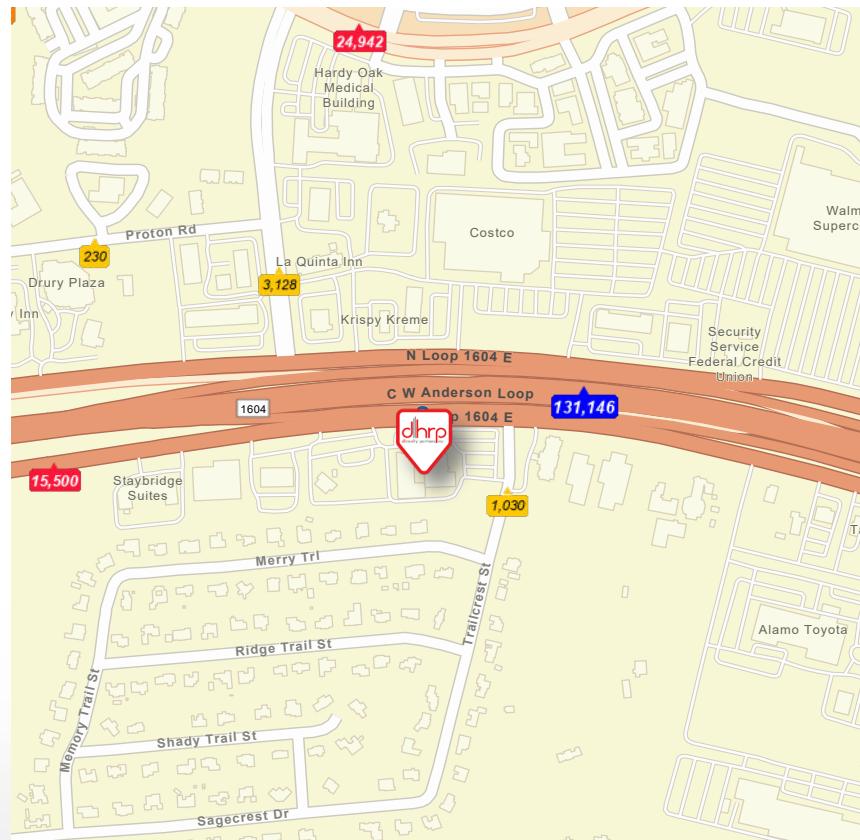
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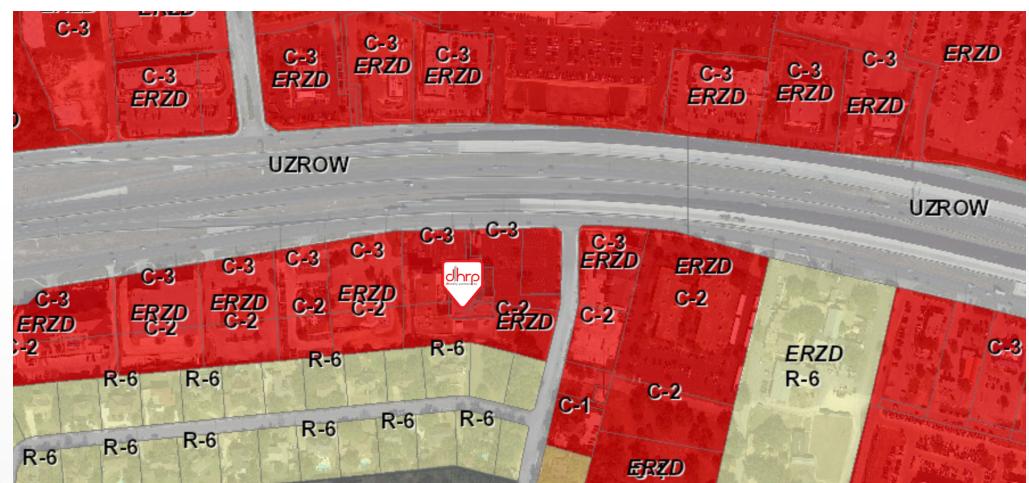
TRAFFIC COUNTS



DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|-----------|-----------|-----------|
| Population | 7,317 | 85,126 | 218,792 |
| Households | 3,272 | 35,044 | 89,567 |
| Avg Household Income | \$127,269 | \$146,500 | \$144,611 |
| Median Household Income | \$98,894 | \$109,482 | \$108,379 |

Source: ESRI, 2025



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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:
 - 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.

| | | | |
|---|---------------|-----------------------------|----------------------|
| 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 |
| Howard Frank Stanley | 483569 | stanley@dhrp.us | (210)222-2424 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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**

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|--|---------------|-----------------------------|----------------------|
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| Daniel Briggs | 311372 | danielbriggs@dhrp.us | (210)222-2424 |

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|--|---------------|------------------------|----------------------|
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Howard Frank Stanley | 483569 | stanley@dhrp.us | (210)222-2424 |

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|---|---------------|----------------------|----------------------|
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Allen Niesinov | 768330 | allen@dhrp.us | (210)222-2424 |

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|-------------------------------|-------------|-------|-------|
| Name of Sales Agent/Associate | License No. | Email | Phone |
| _____ | _____ | _____ | _____ |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Information available at www.trec.state.tx.us • IARC-2