

MEDICAL OFFICE FOR LEASE

SONTERRA MEDICAL PARK

155/225/255 E. SONTERRA BLVD.
SAN ANTONIO, TEXAS 78258

SECOND-GENERATION SPACE AVAILABLE

FOR INFORMATION, CONTACT:

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ALLIE SLEDGE, ASSOCIATE

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Building owned and managed by
HEALTHCARE REALTY
Leased by


STREAM

FOR LEASE

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SAN ANTONIO, TEXAS 78258

PROJECT

Sonterra Medical Park I, II, & III is a three-building, Class A medical park, totaling 117,597 Square Feet. Located in the heart of the Stone Oak market, this convenient location allows for immediate access to North Central Baptist Hospital and Methodist Stone Oak with second-generation medical space and above standard finishes. The buildings have excellent visibility on Sonterra Blvd. and ample free parking for both tenants and patients.

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DETAILS

Class A

Building I: 155 E Sonterra Blvd – 41,175 SF

Building II: 225 E Sonterra Blvd – 38,714 SF

Building III: 255 E Sonterra Blvd – 38,708 SF

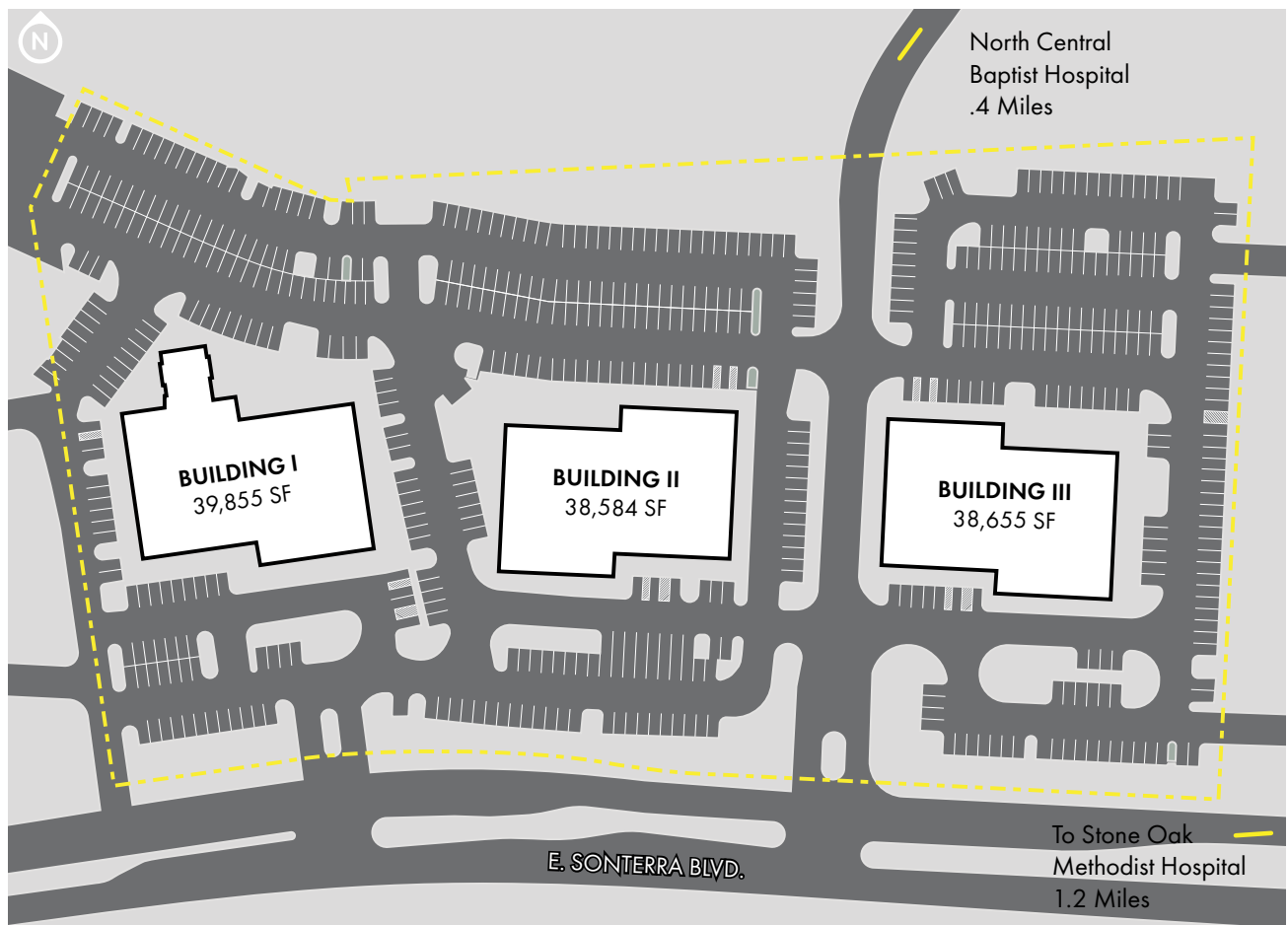
Owner: Healthcare Realty

Parking: 4/1000

HIGHLIGHTS

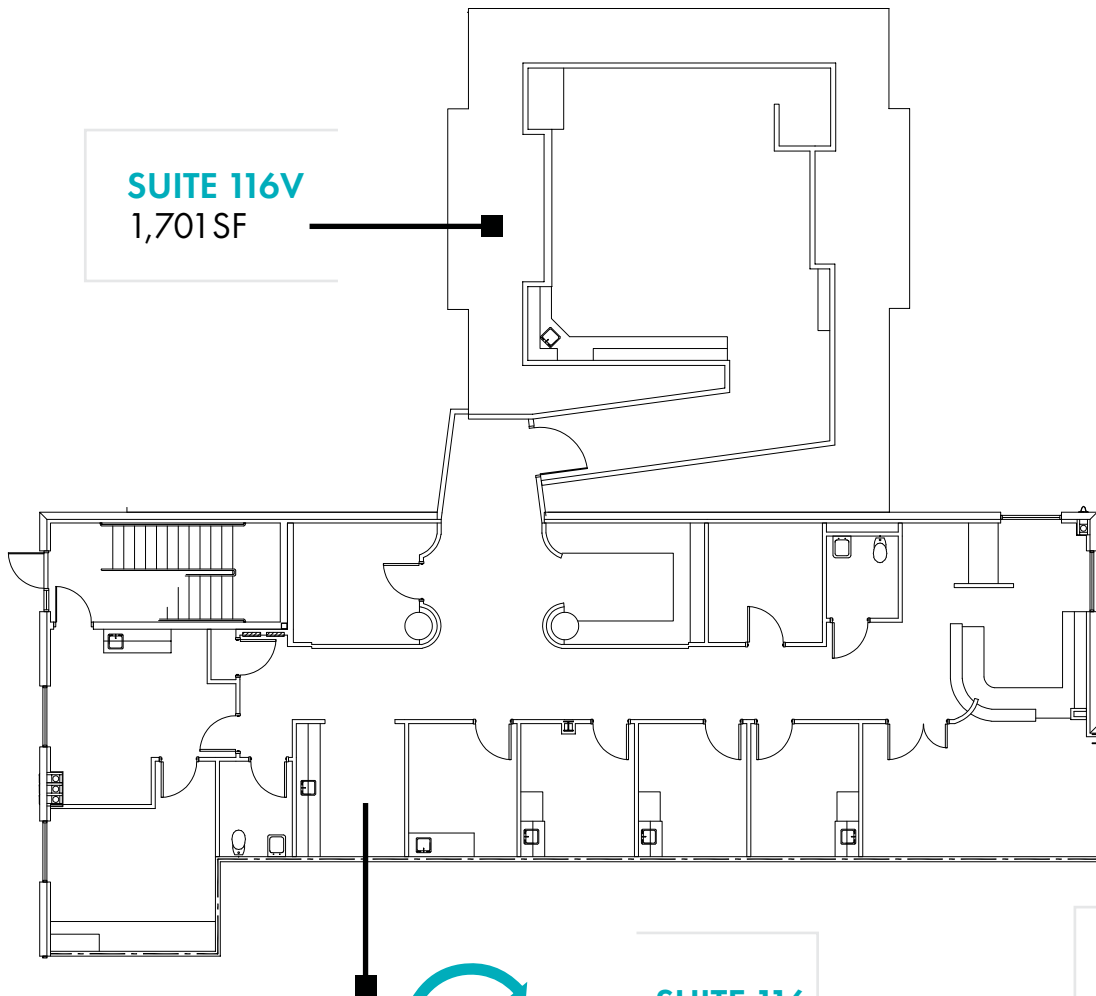
- Second-generation space available
- Located in the heart of the Stone Oak market
- Easy access to Hwy 281 and Loop 1604
- Within 1-mile of both Methodist Stone Oak Hospital and North Central Baptist Hospital
- Adjacent to Methodist Ambulatory Surgical Center
- 40,000+ vehicles per day pass through Stone Oak Parkway and Oak Center Dr. South
- Monument signage available

SITE PLAN

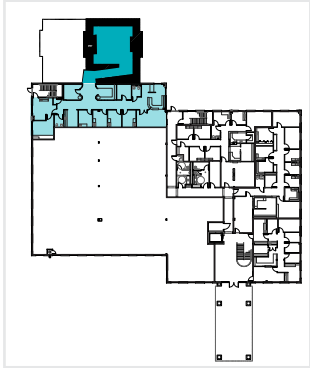


AVAILABLE FLOORPLANS

SONTERRA MEDICAL PARK BUILDING I



**1ST FLOOR
SITE PLAN**



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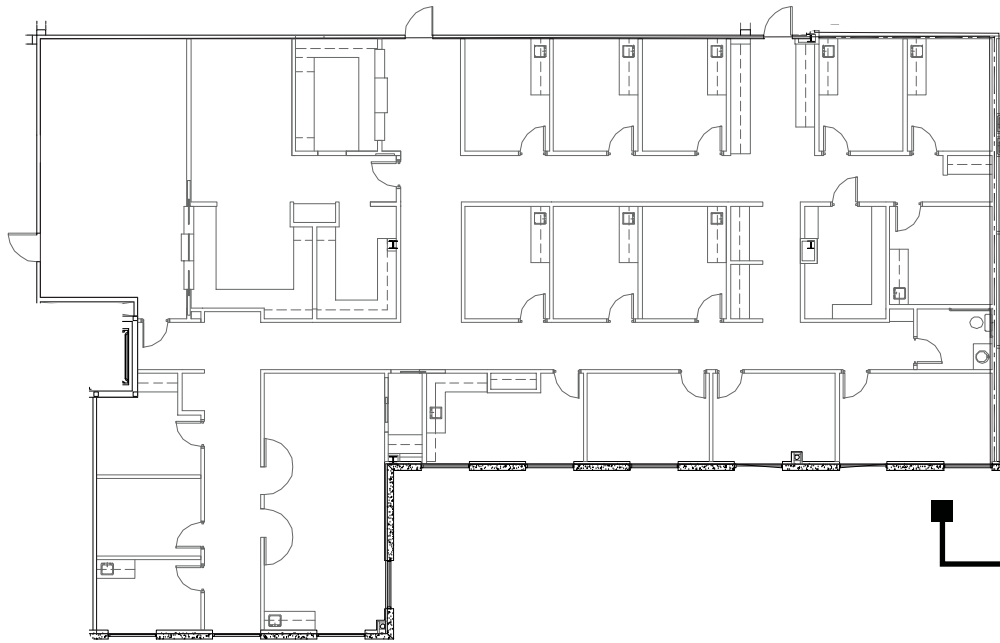
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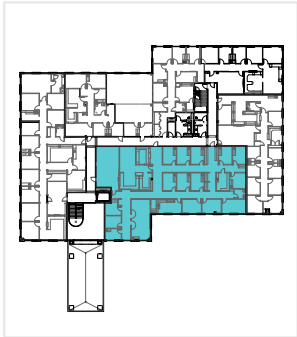
AVAILABLE FLOORPLANS

SONTERRA MEDICAL PARK BUILDING II



SUITE 200
5,586 SF

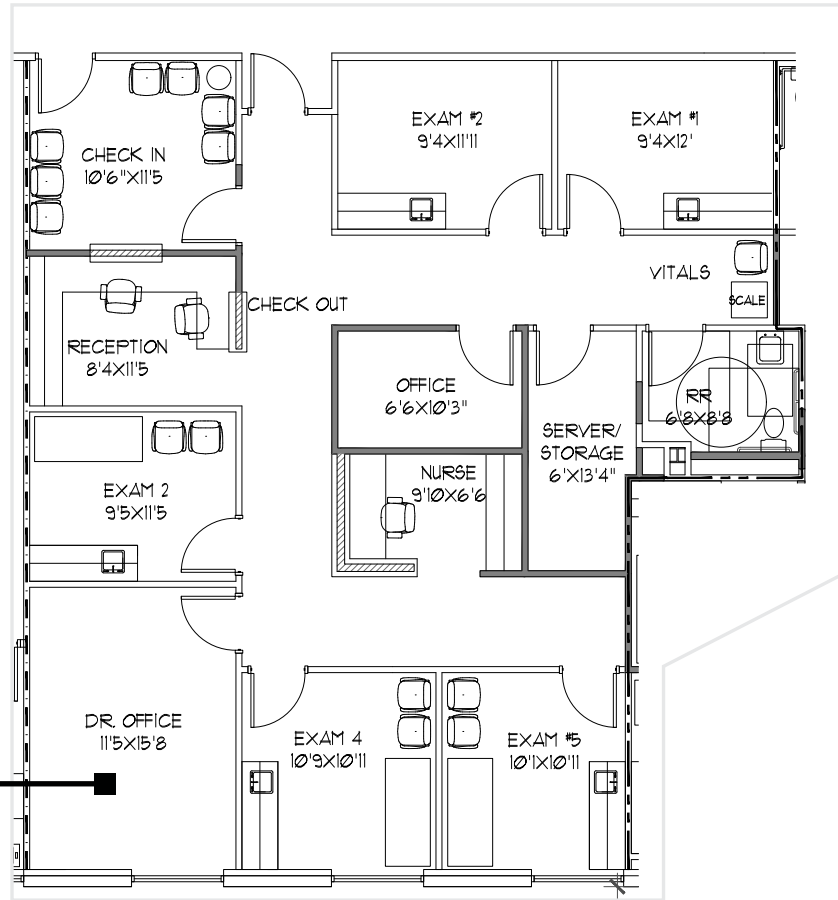
**2ND FLOOR
SITE PLAN**



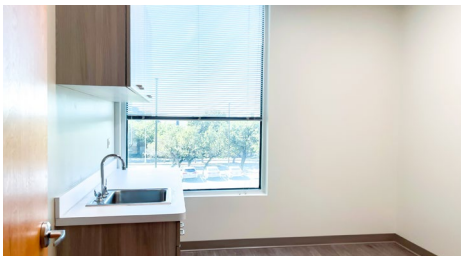
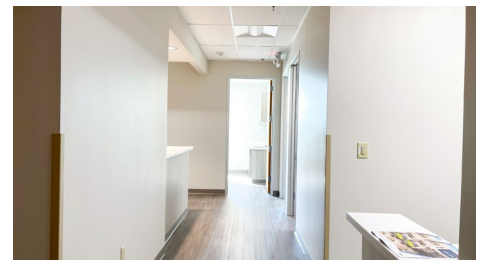
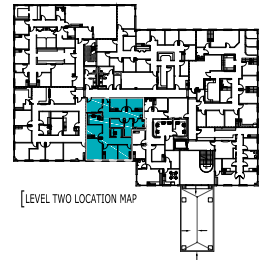
AVAILABLE FLOORPLANS

SONTERRA MEDICAL PARK BUILDING III

**SUITE 206
(NEWLY
RENOVATED
SPEC SUITE)
1,945 SF**



**2ND FLOOR
SITE PLAN**



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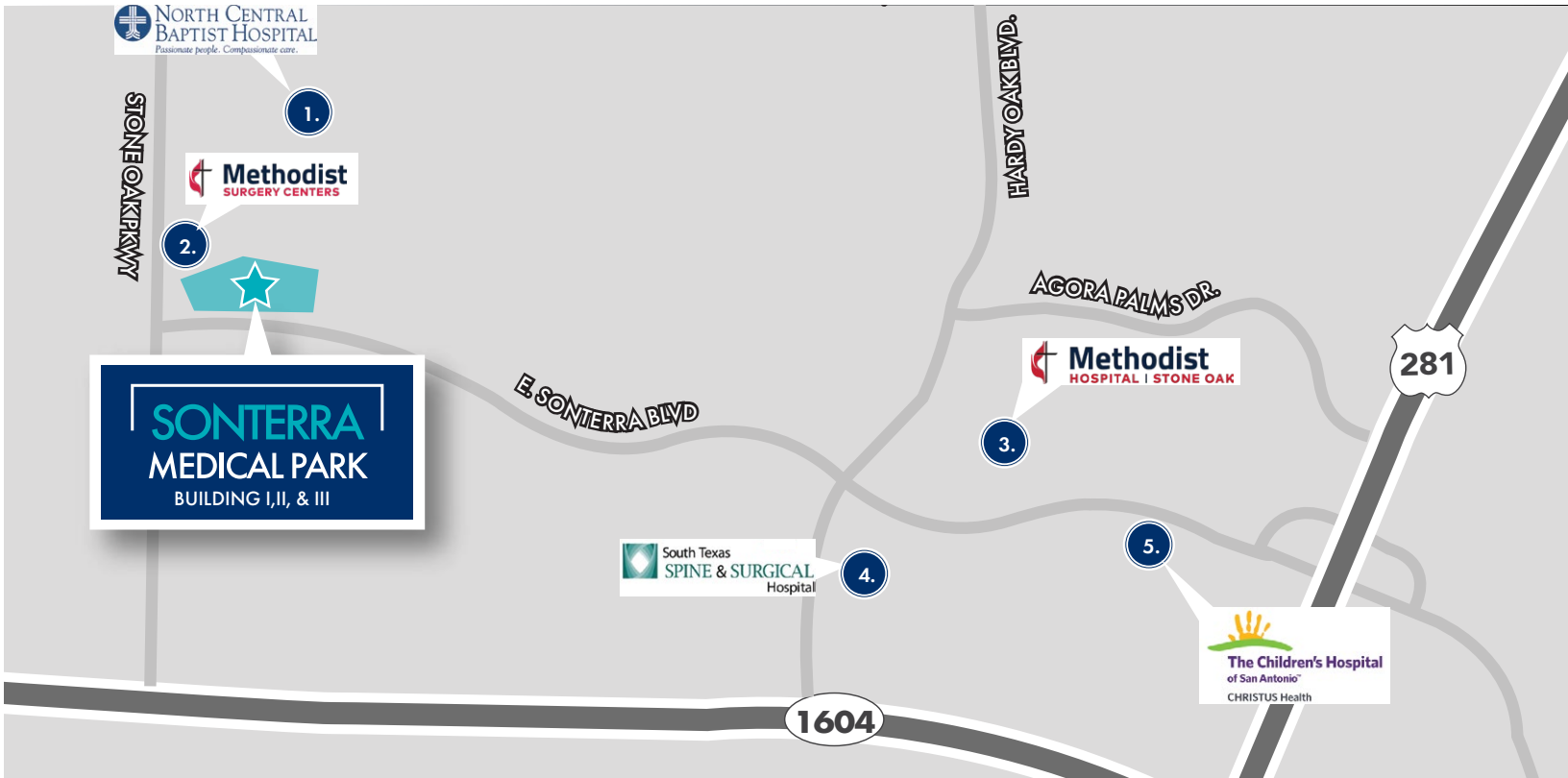
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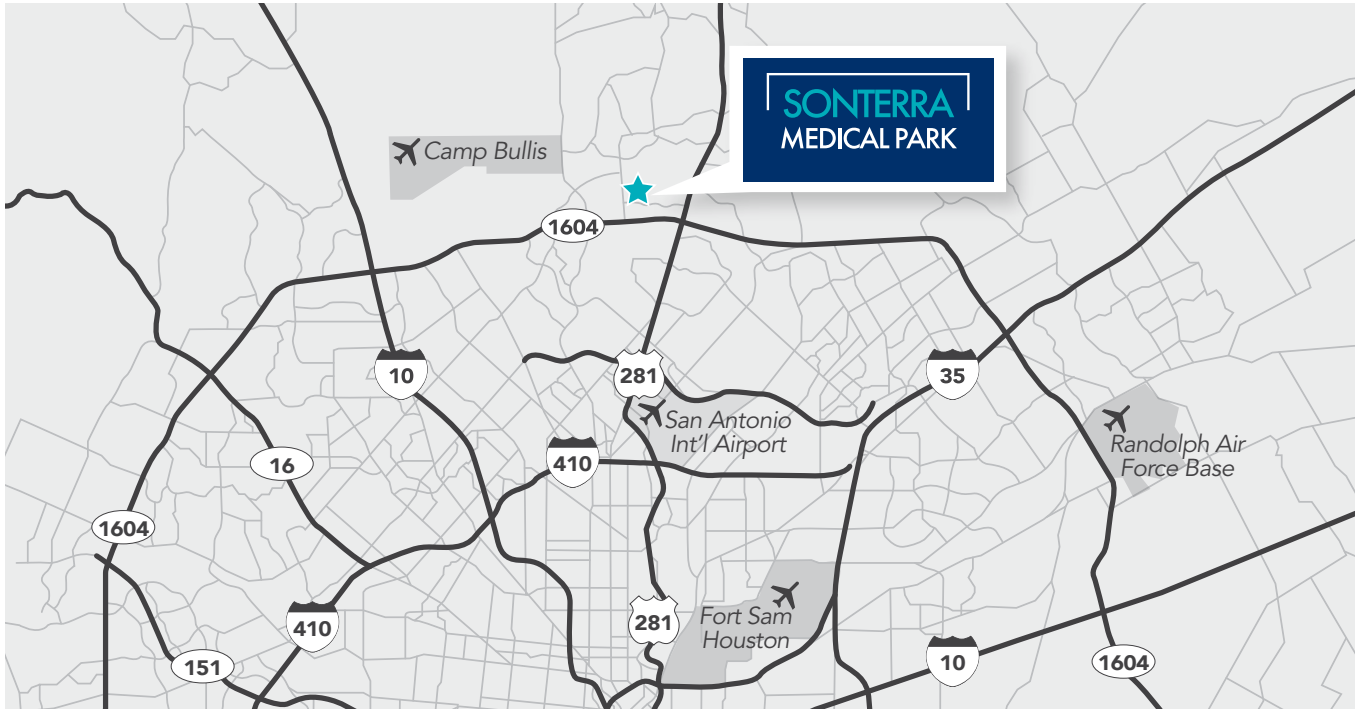
HEALTHCARE INFRASTRUCTURE



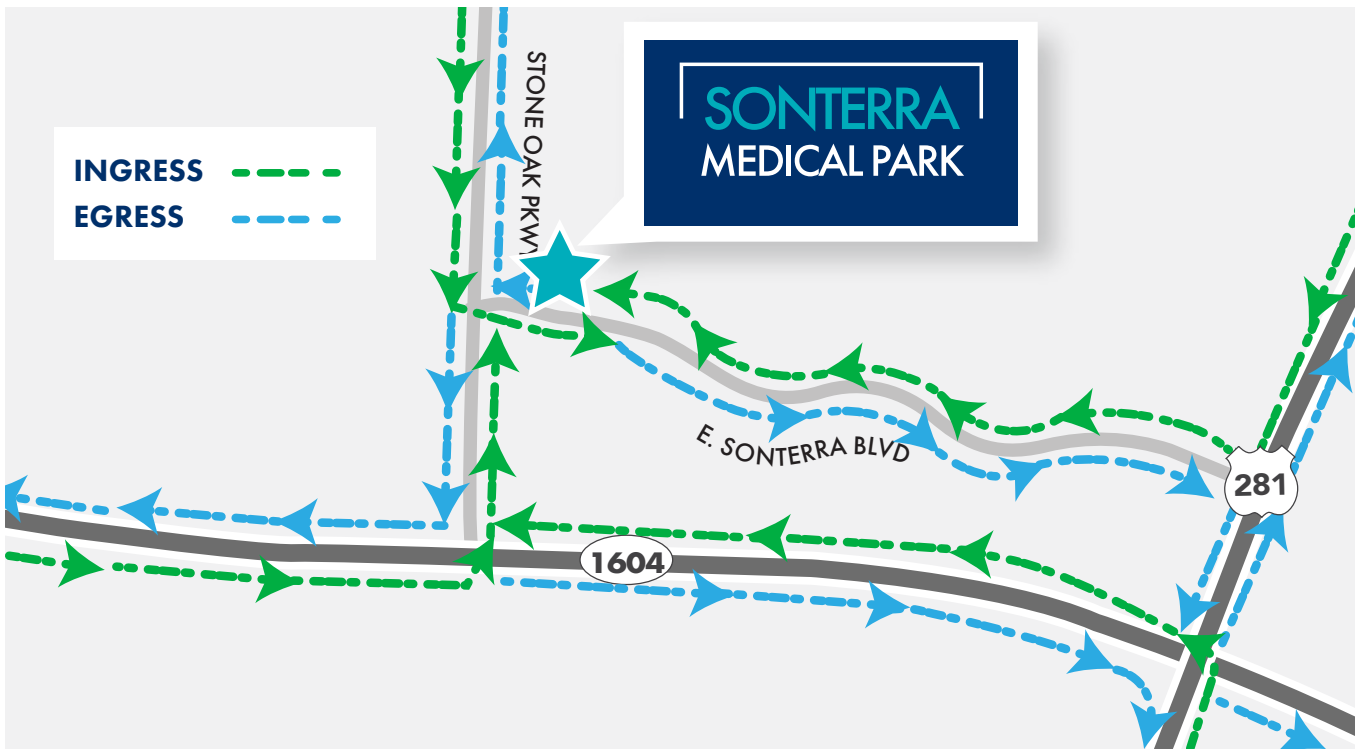
DRIVE TIMES FROM SONTERRA MEDICAL PARK

1. NORTH CENTRAL BAPTIST HOSPITAL	3 MINS	4. SOUTH TEXAS SPINE & SURGICAL CENTE	4 MINS
2. METHODIST AMBULATORY SURGERY CENTER	2 MINS	5. THE CHILDREN'S HOSPITAL OF SAN ANTONIO EMERGENCY CENTER	5 MINS
3. METHODIST HOSPITAL STONE OAK	3 MIN		

LOCATION MAP



INGRESS/EGRESS



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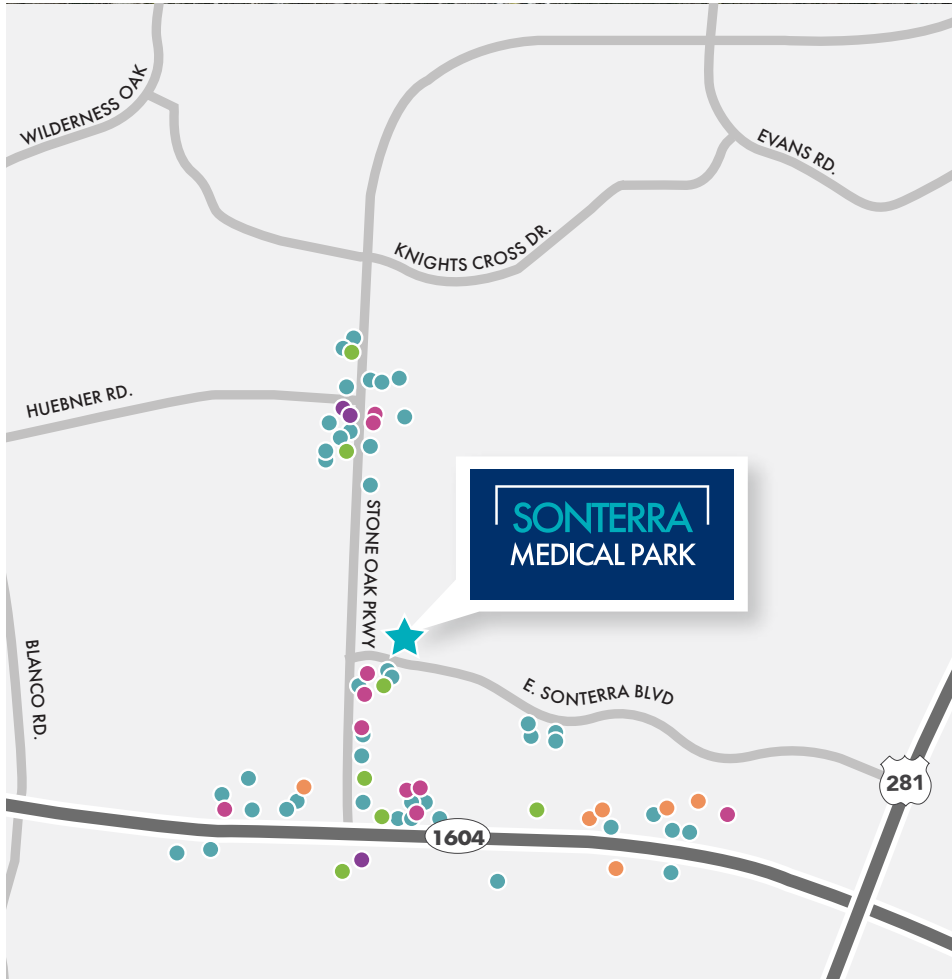
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AMENITIES MAP

1 - MILE RADIUS



HOTELS

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

BANKS

- BB&T
- Amegy Bank
- PlainsCapital Bank
- Frost Bank
- Broadway Bank
- Lone Star Capital Bank
- The Bank of San Antonio

GAS

- Shell
- Chevron
- Valero

RESTAURANTS

- | | | |
|--------------------------|----------------------------|---------------------|
| Merit Coffee | Schlotsky's | Pei Wei |
| First Watch | Bill Miller Bar BQ | Chuy's |
| Gorditas Dona Tota | Laguna Madre Seafood | Red Lobster |
| Brick House Tavern & Tap | Buffalo Wild Wings | China Harbor |
| Krispy Kreme | Café Art | Chili's Grill & Bar |
| Honmachi Sushi | Starbucks | |
| Chuck E. Cheese | Genghis Grill | |
| Chick Fil-A | Red Robin | |
| McDonald's | HEB | |
| The Hoppy Monk | Zio's Italian Restaurant | |
| Little Woodrow's | La Madeleine French Bakery | |

SHOPPING

- | | |
|------------------------------|--------------------------------|
| North Pointe Shopping Center | Walgreens Pharmacy |
| Legacy Shops | Macy's |
| Waterford at Stone Oak | Village at Stone Oak |
| Stone Oak Plaza | Encino Park Center |
| Sonterra Village | The Shops at Fossil Creek |
| Blanco Market | The Commons at Wilderness Oaks |
| Stonehue Center | Vineyard Shopping Center |
| Stone Oak Crossing | |

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