



**ELEVATE YOUR WORKSPACE AT 800 SONTERRA**



# A PREMIER CLASS A OFFICE DESTINATION



[www.worthsa.com](http://www.worthsa.com)

**Elevate your workspace experience at 800 Sonterra, where convenience, style, and functionality come together to create the ultimate office environment.**

Spanning 99,632 square feet across four stories, 800 Sonterra offers a prestigious and functional workspace in the heart of San Antonio's thriving Stone Oak area. This Class A office building combines functional design, convenience, and accessibility. Key features include ample parking with 69 subsurface spaces and 355 surface spaces (some covered) at an efficient 4.3/1000 parking ratio, a loading dock, secure building access, and back-up generators. The elegant two-story lobby showcases luxurious terrazzo flooring and African Sapele Wood paneling, creating a welcoming impression. Outdoor seating areas provide a

relaxing environment, while monument signage enhances visibility. Conveniently located near Loop 1604 and Highway 281, this property offers unparalleled accessibility to major San Antonio destinations. Positioned in a vibrant area, the building is surrounded by a variety of amenities, many of which are within walking distance. High-end retail shops, diverse dining options, hotels, and healthcare facilities create a convenient and dynamic environment that caters to businesses and their teams alike.

With its blend of style, amenities, and prime location, 800 Sonterra is the ultimate choice for businesses seeking a dynamic and professional workspace.







# PROPERTY HIGHLIGHTS

Located in a prime area with easy access to Loop 1604 and Highway 281, 800 Sonterra is the epitome of professional sophistication. This Class A office building offers a seamless blend of functionality and modern design, perfect for businesses seeking a prestigious workspace.

- Class A Office Building
- Four Story, 99,632 Sq. Ft.
- Two-Story Lobby with Exceptional Finishes
- Loading Dock and Secure Building Access
- Outdoor Seating Areas
- Monument Signage
- **Backup Generators** Providing Fully Redundant Power
- Underground Executive Parking (69 Spaces)
- On-Site Property Management
- Energy Star Certified



- 4.3/1000 Parking with Some Covered Spaces
- New Reflective TPO Roof
- High Efficiency Dual Pane Glass
- Numerous Amenities with Walking Distance
- Located in the Vibrant Stone Oak Area of San Antonio
- Easy Access to Loop 1604 and Highway 281

## AVAILABLE SPACE

- Suite 101: 8,450 RSF
- Suite 180: 4,099 RSF
- 2nd Floor: 25,130 RSF





Four Story, Class A Office Building



Outdoor Seating Areas



Underground Executive Parking



Loading Dock & Secured Parking Entry



Elegant Two Story Lobby



Amenities Within Walking Distance



# SITE AERIAL





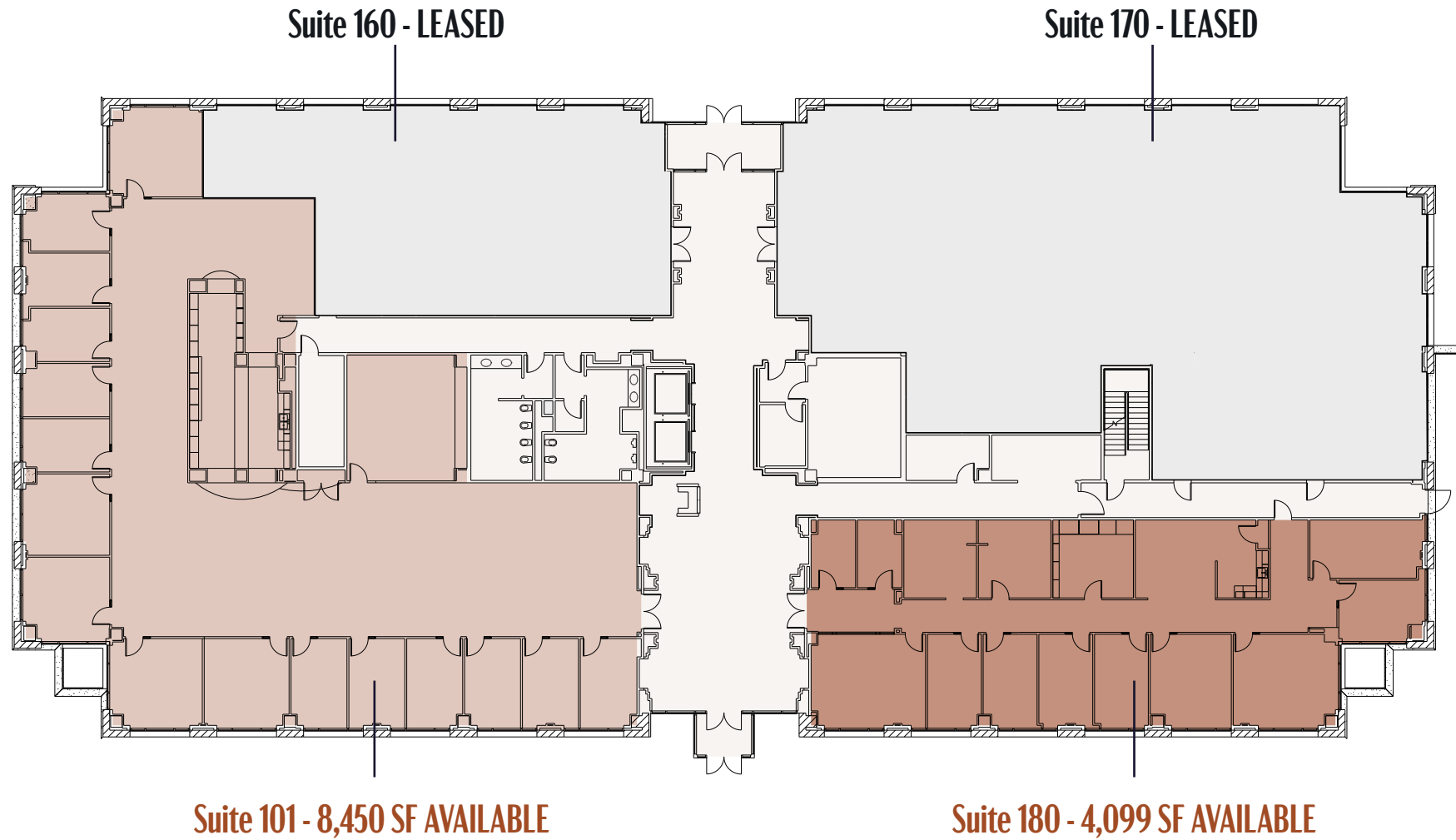
# ALL NEW ENHANCEMENTS

- New Reflective TPO Roof
- Updated Monument Sign
- Updated Interior Lobby Spaces, Corridors & Elevator Cab Finishes
- New State of the Art Access Control System and Cameras
- Installed Access Controlled Parking Garage Security Gate
- Full Cleaning of the Building Exterior and Paved Surfaces
- New LED Lighting throughout Common Building Areas Including the Garage, Lobbies, Corridors, Restrooms and Stairwells
- Installed Automatic Door Operators at Main Lobby Entrance
- New Eco-Friendly Water Softener to Serve Building HVAC System
- Refreshed Landscaping



# 1ST FLOOR

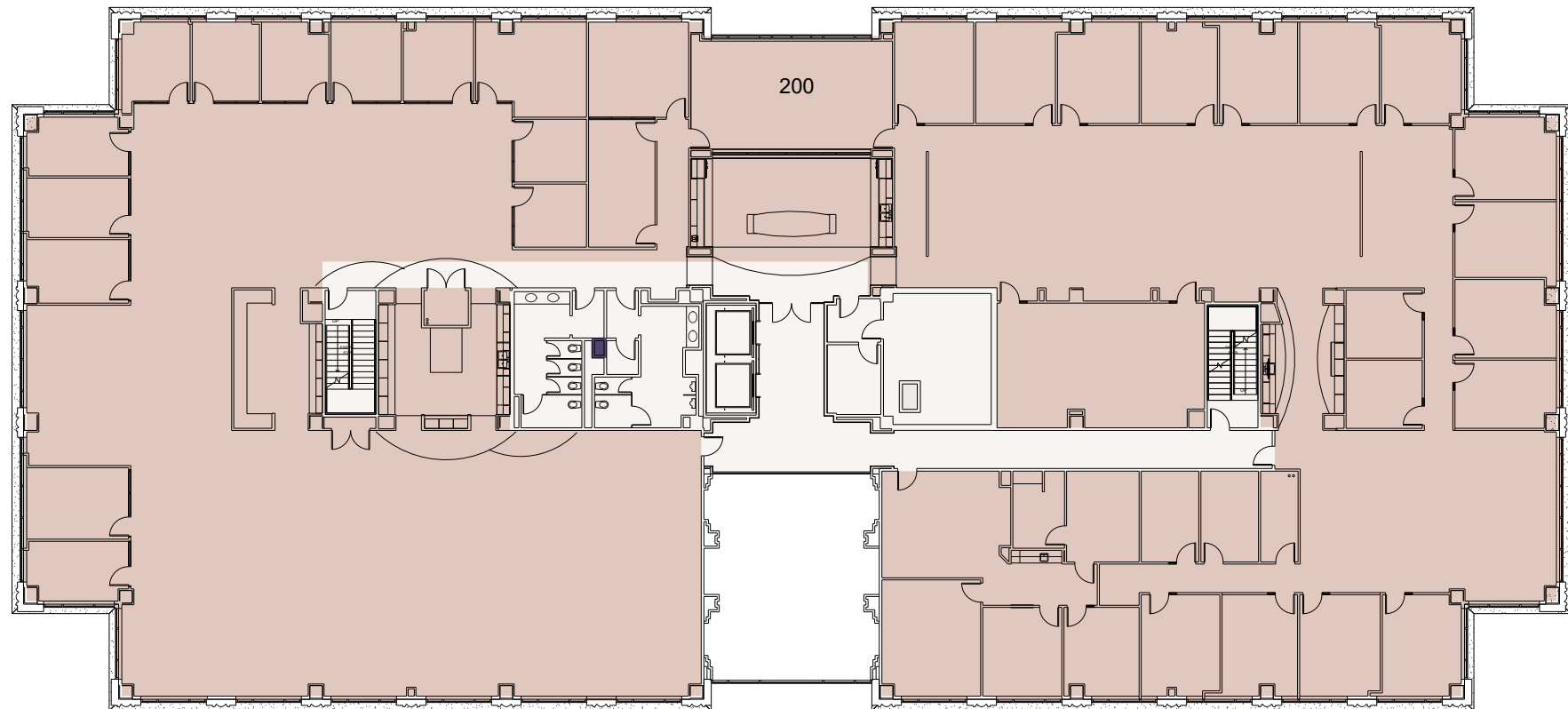
12,549 RSF AVAILABLE FOR LEASE





## 2ND FLOOR

25,130 RSF AVAILABLE FOR LEASE





# WALKABLE AMENITIES, RIGHT OUTSIDE YOUR OFFICE

The logo for Merit Coffee Tex. U.S.A. features the word "Merit" in a white script font, with "COFFEE" in a smaller, white, sans-serif font below it, and "TEX. U.S.A." in an even smaller, white, sans-serif font at the bottom. The entire logo is set against a black square background.The logo for First Watch features the words "FIRST" and "WATCH" in a bold, white, sans-serif font, stacked vertically. The logo is set against a dark gray square background.

Located within walking distance of 800 Sonterra, **The Plaza at Concord Park** offers a diverse array of retail, dining, and service options to enhance your workday. Enjoy easy access to popular restaurants, cozy coffee shops, boutique stores, and essential services, creating a vibrant and convenient environment for professionals.

The logo for Jimmy John's Sandwiches features the words "JIMMY JOHN'S" in a white, sans-serif font, arched over a large, red, stylized "JJ" monogram. Below the monogram, the word "SANDWICHES" is written in a white, sans-serif font. The entire logo is set against a black circular background.The logo for Smashin' Crab features a red, stylized crab holding a wooden mallet. Below the crab, the words "SMASHIN' CRAB" are written in a white, sans-serif font. The entire logo is set against a white square background.The logo for barre3 features the word "barre" in a red, lowercase, sans-serif font, followed by a stylized "3" in a red, sans-serif font. The logo is set against a white square background.The logo for FedEx Office features the word "FedEx" in a purple, sans-serif font, with the word "Office" in a smaller, purple, sans-serif font below it. The logo is set against a white square background.The logo for salata salad kitchen features the word "salata" in a lowercase, sans-serif font, with a green leaf icon replacing the dot of the "a". Below the word, the words "salad kitchen" are written in a smaller, lowercase, sans-serif font. The entire logo is set against a white square background.The logo for KUMORI sushi & teppanyaki features the word "KUMORI" in a white, sans-serif font, enclosed in red brackets. Below the word, the words "sushi & teppanyaki" are written in a smaller, white, sans-serif font. The entire logo is set against a black square background.The logo for Compound Training Co. features the word "COMPOUND" in a white, sans-serif font, enclosed in a black rectangular border. Below the word, the words "TRAINING Co." are written in a smaller, white, sans-serif font. The entire logo is set against a black square background.The logo for Escape Room San Antonio features the words "ESCAPE ROOM" in a bold, black, sans-serif font, with "SAN ANTONIO" in a smaller, black, sans-serif font below it. The logo is flanked by two stylized key icons, one on each side. The entire logo is set against a white square background.

RESTAURANTS

RESTAURANTS

FITNESS

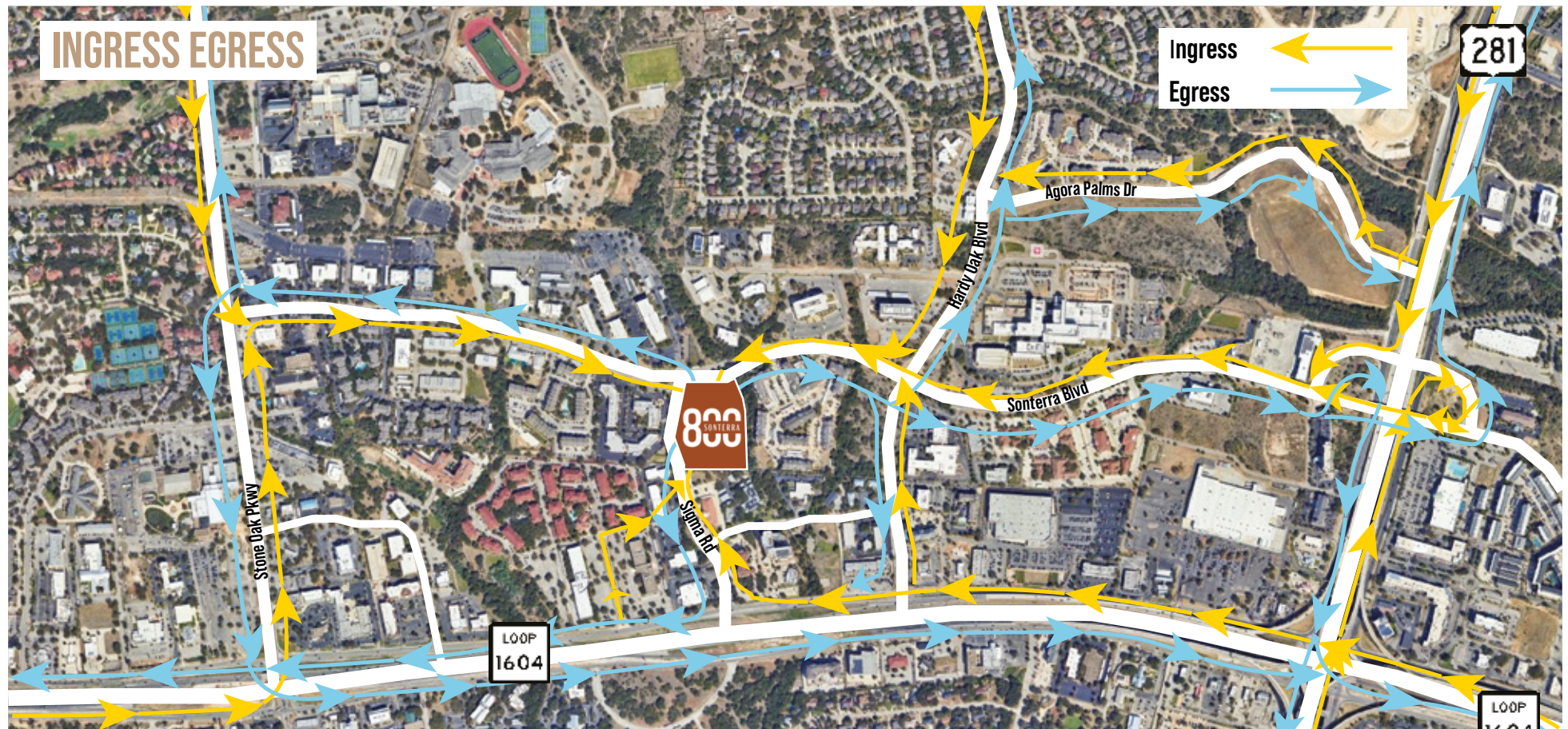
RETAIL







# LOCATION ANALYSIS



## DRIVE TIMES

**1**  
Min

Loop  
1604

**4**  
Min

Highway  
281

**10**  
Min

Interstate  
10

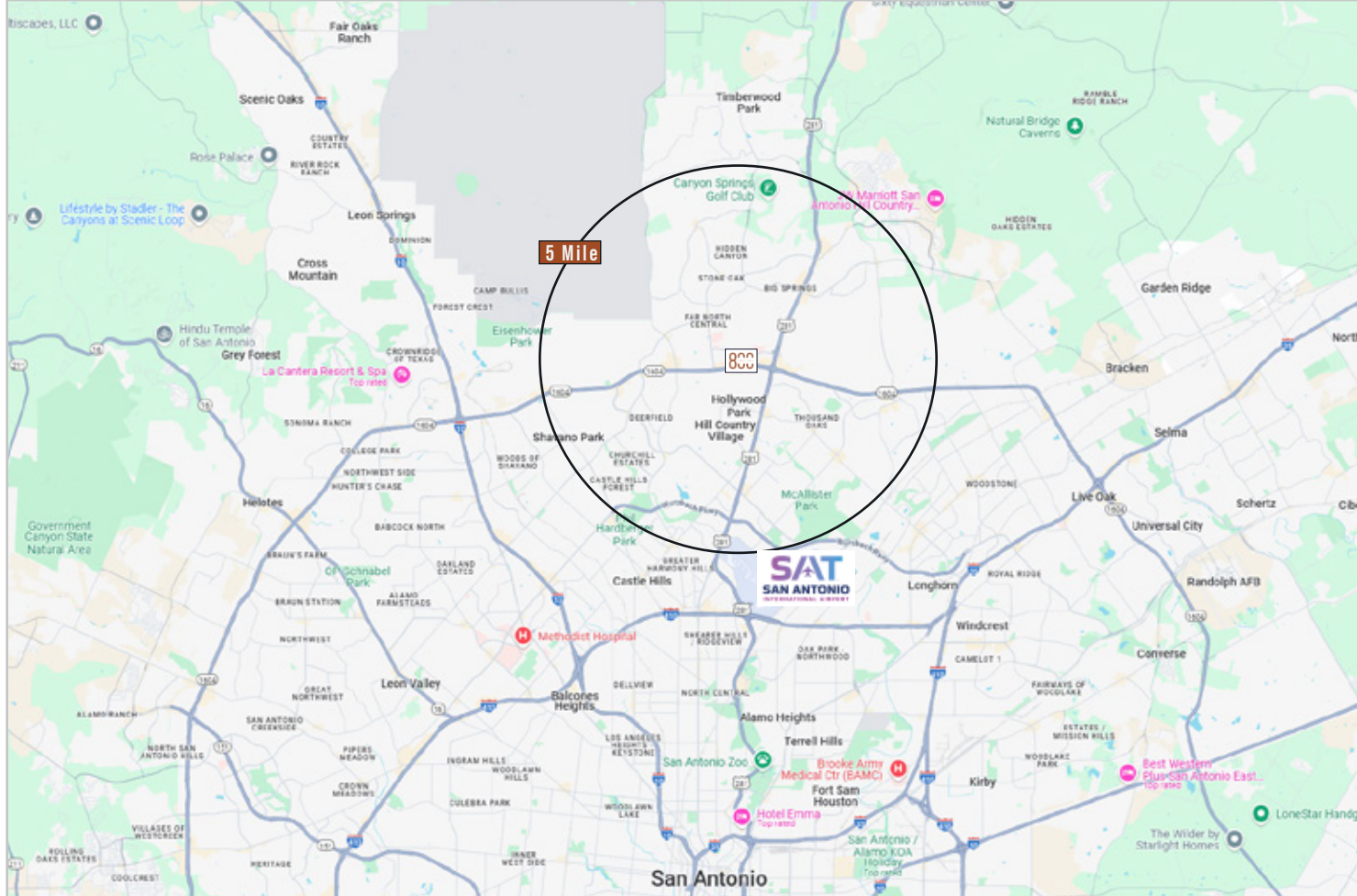
**14**  
Min

Interstate  
35

**19**  
Min

Downtown  
San Antonio





## DEMOGRAPHICS - 5 Mile

**215,000**

Population

**\$133,000**

Average Household Income

**56%**

Bachelor's Degree or Higher

**86,272**

Number of Households

**39.2**

Median Age

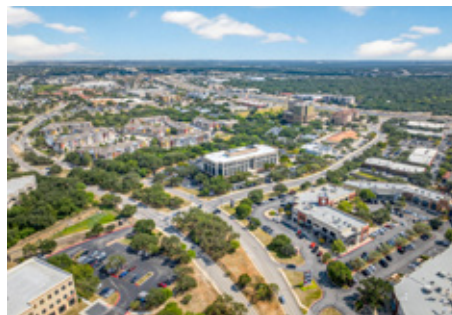
**78.6%**

White Collar Labor Force



### Stone Oak

Neighborhood



### Far North Central

Submarket



### San Antonio

Metro

The strategic placement of 800 Sonterra in the Stone Oak area offers businesses a prime location in a thriving, professional community with access to a skilled workforce, excellent infrastructure, and a dynamic mix of nearby amenities, ensuring a perfect balance of convenience and prestige.





800 E. Sonterra Blvd | San Antonio, TX 78258



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**WORTH**  
& ASSOCIATES