



COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



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360° PANORAMIC VIEW

<https://kuula.co/post/hNdXV>



Frank Stanley
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UPTOWN SQUARE OFFICE BUILDING

1270 N Loop 1604 E | San Antonio, TX 78232



***Perfect for Medical Users**



360° PANORAMIC VIEW

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FOR LEASE



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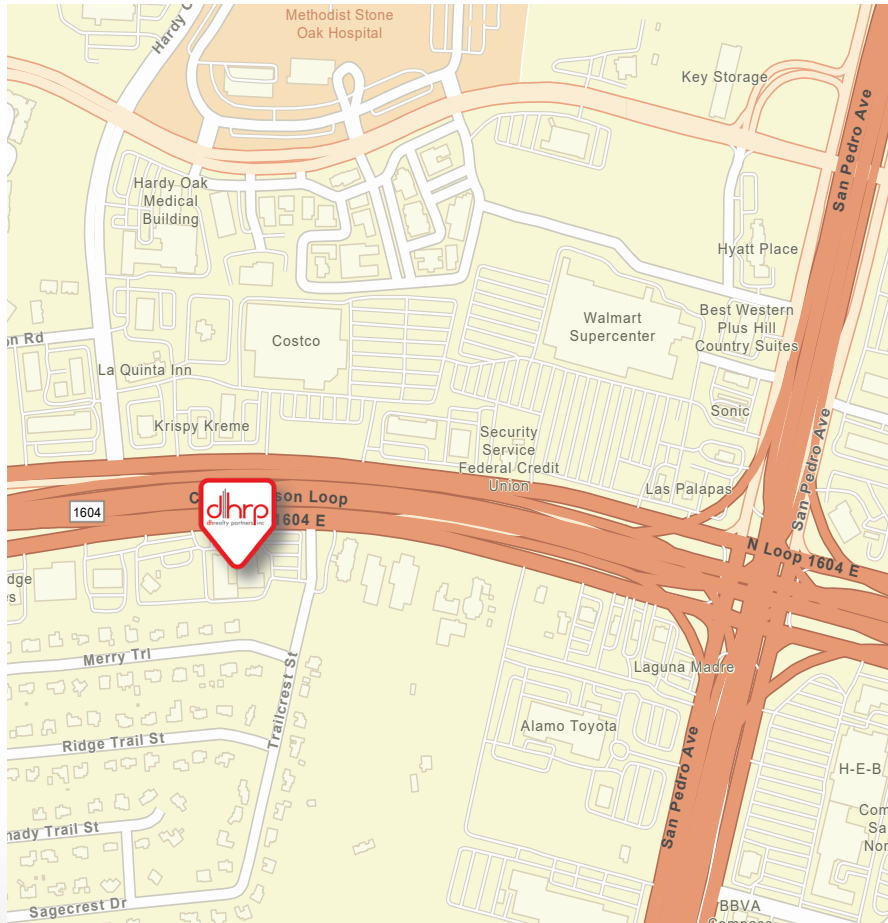
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HIGHLIGHTS

- Quick access to Loop 1604 and Hwy 281
- Pylon signage available
- Outdoor courtyard
- Common area on each floor
- Parking ratio 4:1,000 SF

DESCRIPTION

Uptown Square is an office building with a beautiful outdoor courtyard and a common area on each floor. It is located near the intersection of Loop 1604 and US 281. Easy connectivity to major highways and in close proximity to many retail, entertainment and dining options. There is pylon signage opportunities available.

BUILDING SIZE

± 36,017 SF

ZONING

C-2, C-3

LEASE TERMS

NNN - Contact Broker

AVAILABLE SPACE

1st Floor

Suite 1112: ± 3,326 SF

3rd Floor

Suite 1306: ± 1,711 SF

2nd Floor

Suite 1201: ± 3,864 SF

Suite 1206: ± 1,017 SF

Suite 1302: ± 2,522 SF

Suite 1310: ± 1,537 SF

Suite 1311: ± 791 SF

LEASE RATE

Contact Broker

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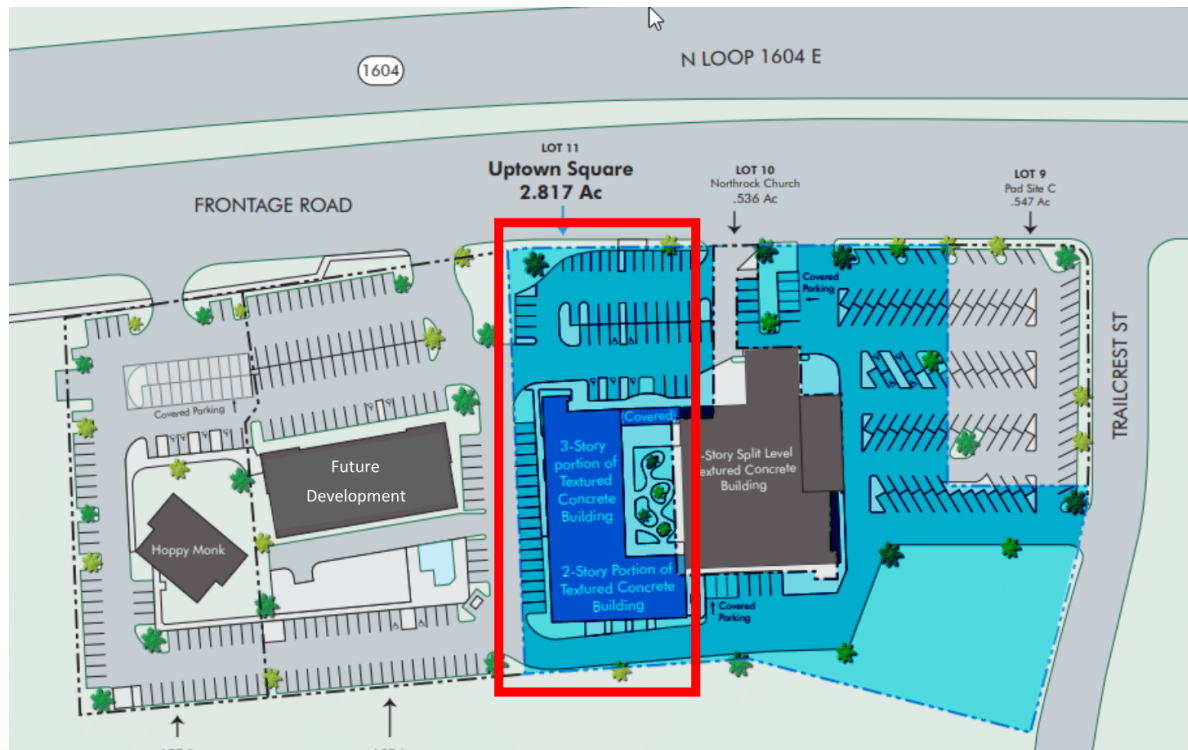
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SITE PLAN



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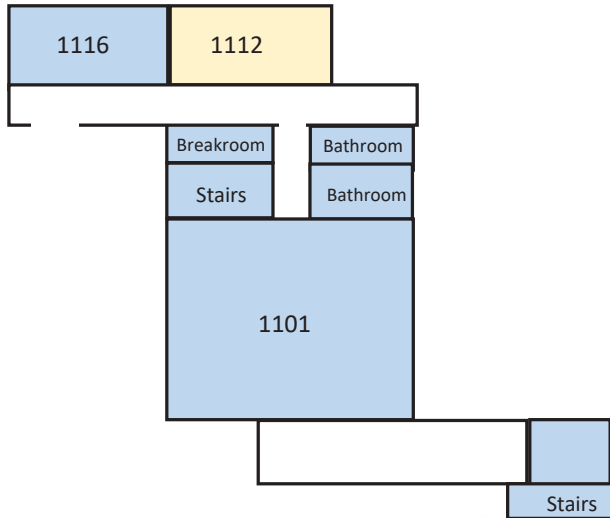
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1ST FLOOR SITE PLAN



2ND FLOOR SITE PLAN



3RD FLOOR SITE PLAN



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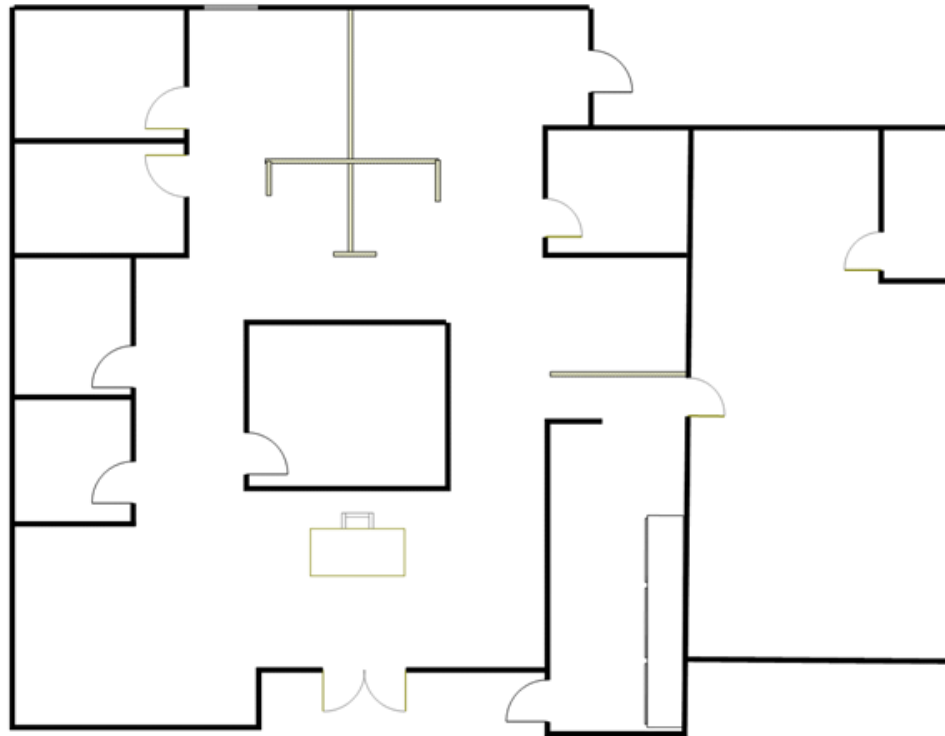
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SUITE 1112 FLOOR PLAN (± 3,326 SF) - 1ST FLOOR



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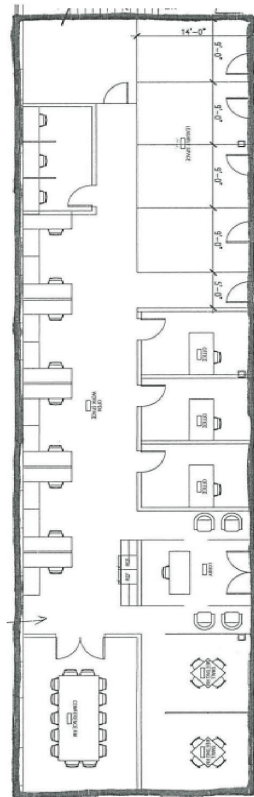
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SUITE 1201 FLOOR PLAN (± 3,864 SF) - 2ND FLOOR



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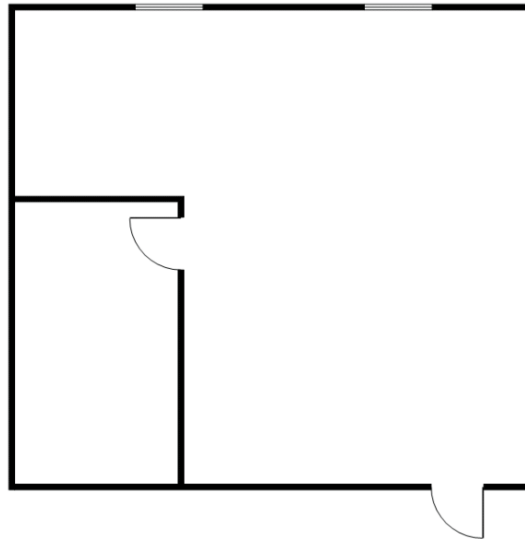
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SUITE 1206 FLOOR PLAN (± 1,017 SF) - 2ND FLOOR



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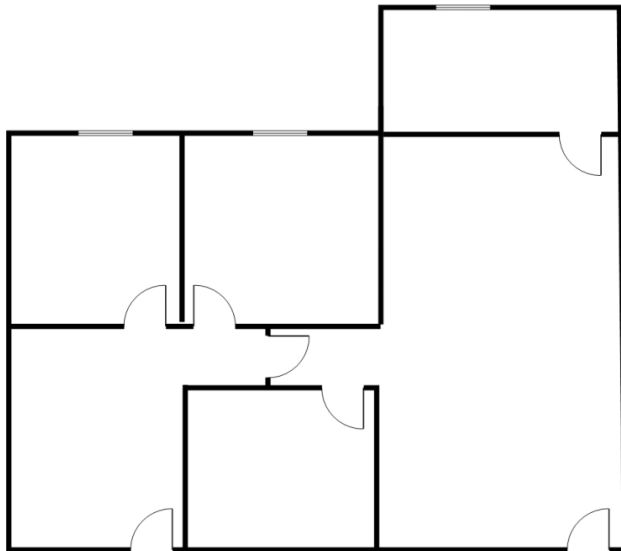
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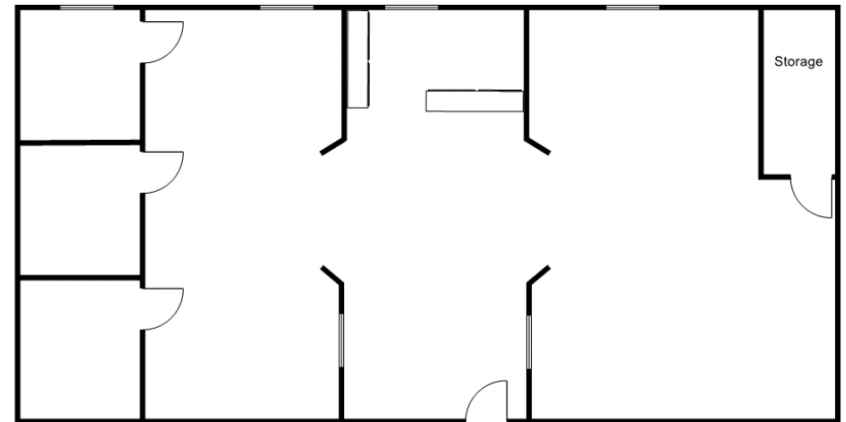
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SUITE 1306 FLOOR PLAN (± 1,711 SF) - 3RD FLOOR



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



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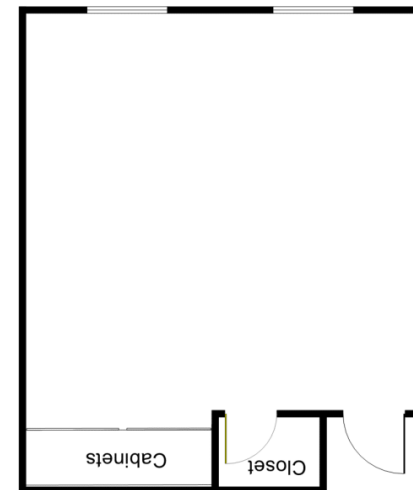
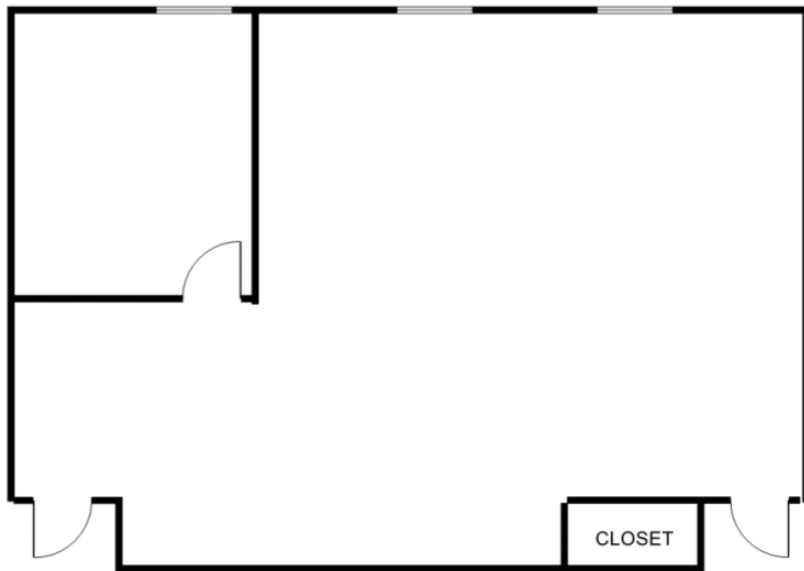
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SUITE 1310 FLOOR PLAN (± 1,537 SF) - 3RD FLOOR

SUITE 1311 FLOOR PLAN (± 791 SF) - 3RD FLOOR



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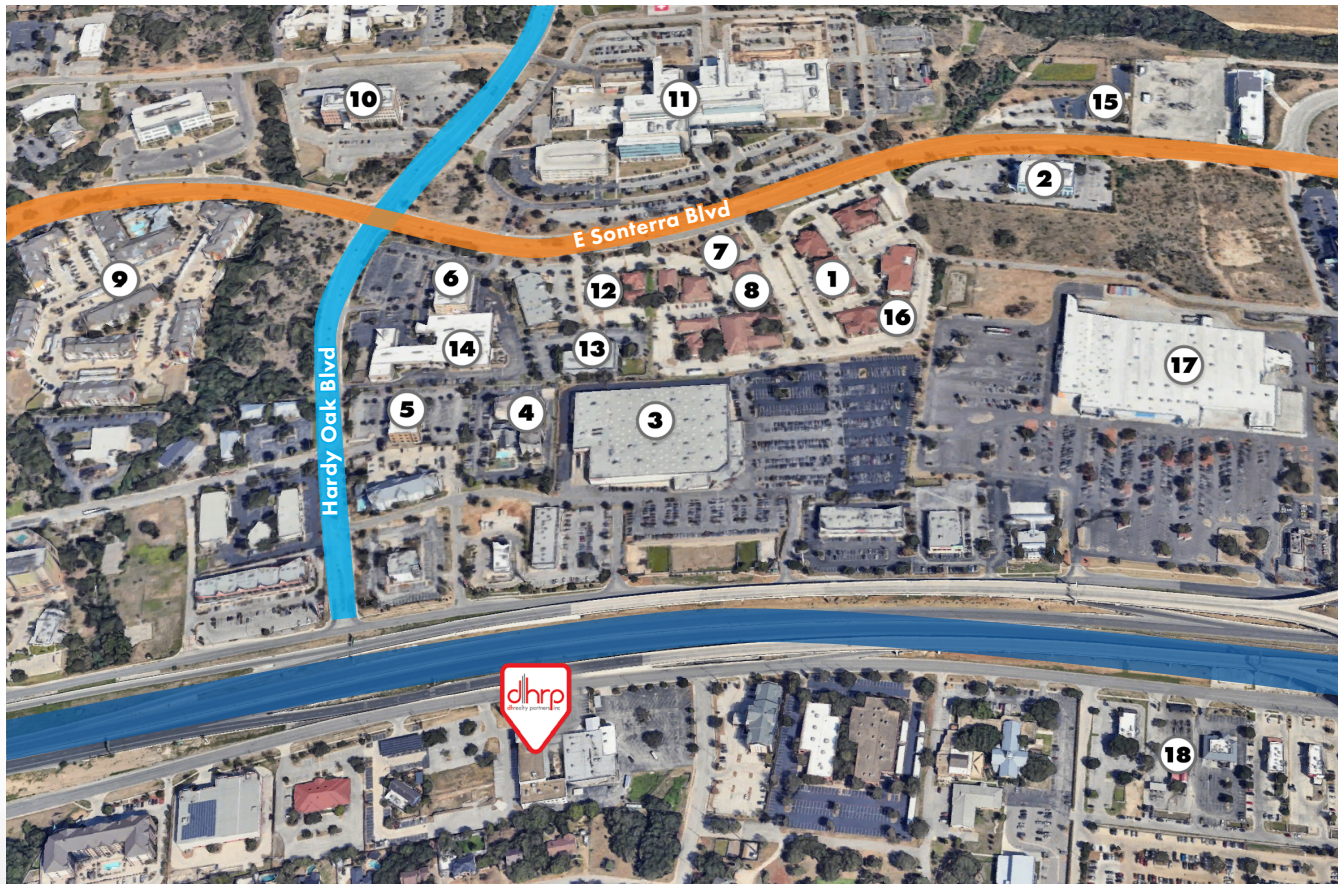
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POINTS OF INTEREST



1. Summit Family Medicine
2. Medicare 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**

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AERIAL



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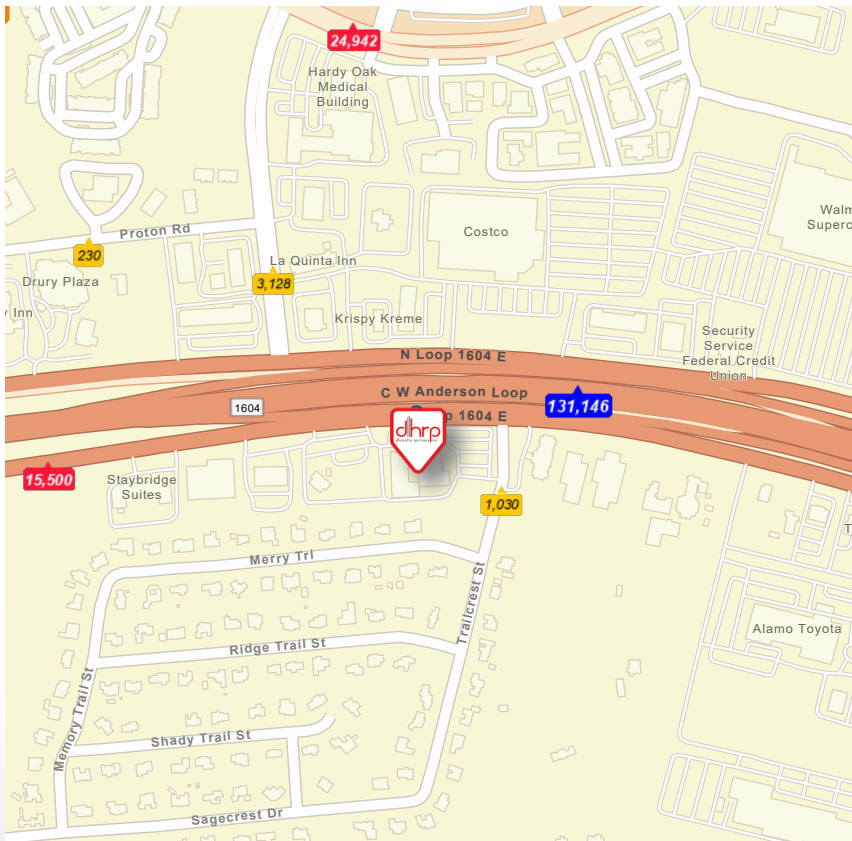
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LOCATION INFORMATION

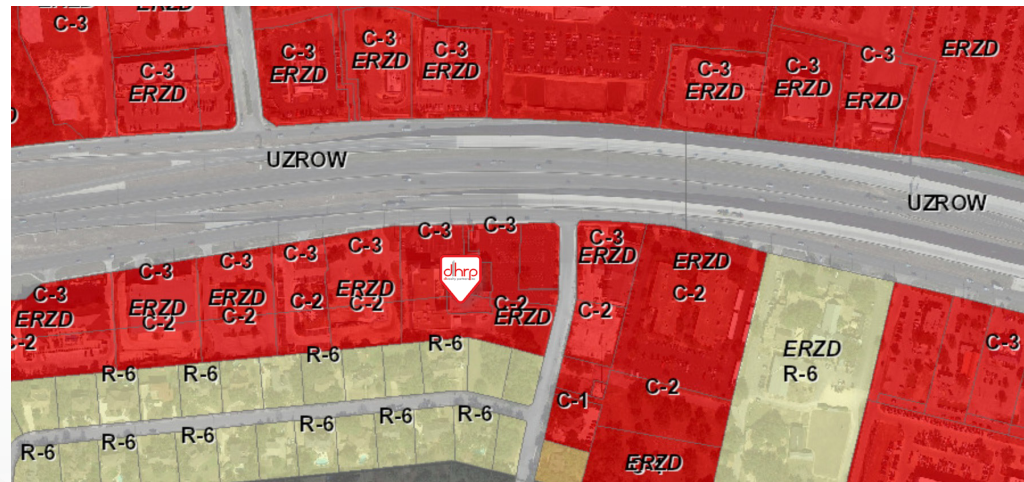
TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,371	85,184	220,473
Households	3,254	34,399	87,565
Avg Household Income	\$126,623	\$142,161	\$141,016
Median Household Income	\$96,489	\$103,778	\$101,092

Source: ESRI, 2024



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SAN ANTONIO MARKET OVERVIEW

San Antonio has been named "Military City, USA" for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio's healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio's second largest employer.

With a thriving local economy, a **central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience and healthcare, aerospace, IT and cybersecurity**.



2.3M
TOTAL
POPULATION

7TH
LARGEST CITY
IN THE U.S.

3RD
FASTEST
GROWING
ECONOMY

28%
PROJECTED
POPULATION
GROWTH

12
ACCREDITED
UNIVERSITIES &
COLLEGES

120
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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