

FOR LEASE OR SALE

1314

E SONTERRA BLVD
BLDG 5 - SUITE 5201

San Antonio, TX

CBRE

PROPERTY DESCRIPTION

5,253 SF condo unit within the Villages on Sonterra Office Park can be split to lease or sell the unit as small as 2,400 SF.

Medical office in the heart of the Stone Oak Market surrounded by healthcare and other professional services. This property offers customizable floor plans - designed to fit the user's need!

Condo Size	2,400 - 5,253 SF
Year Built	2008
Parking	4.5 PER 1,000 SF
Pricing	\$320 PSF
Rent Rate	\$24.00 NNN



PROPERTY HIGHLIGHTS

Located within the highly-desirable 17-building Villages on Sonterra office park, this former Pediatric Ophthalmology practice is a 5,253 square-foot condominium unit on the top floor of a two-story, Class A, multi-tenant medical office building built in 2008. Villages on Sonterra serves primarily medical tenants and is the preferred destination for medical services in the area.



Move-in ready, well-maintained medical clinic



Class A design and thoughtful finish out



Easy access immediately off the elevator and next to a wide, attractive staircase



Desireable quick in-and-out access from Sonterra Blvd and to Highway 281 and 1604



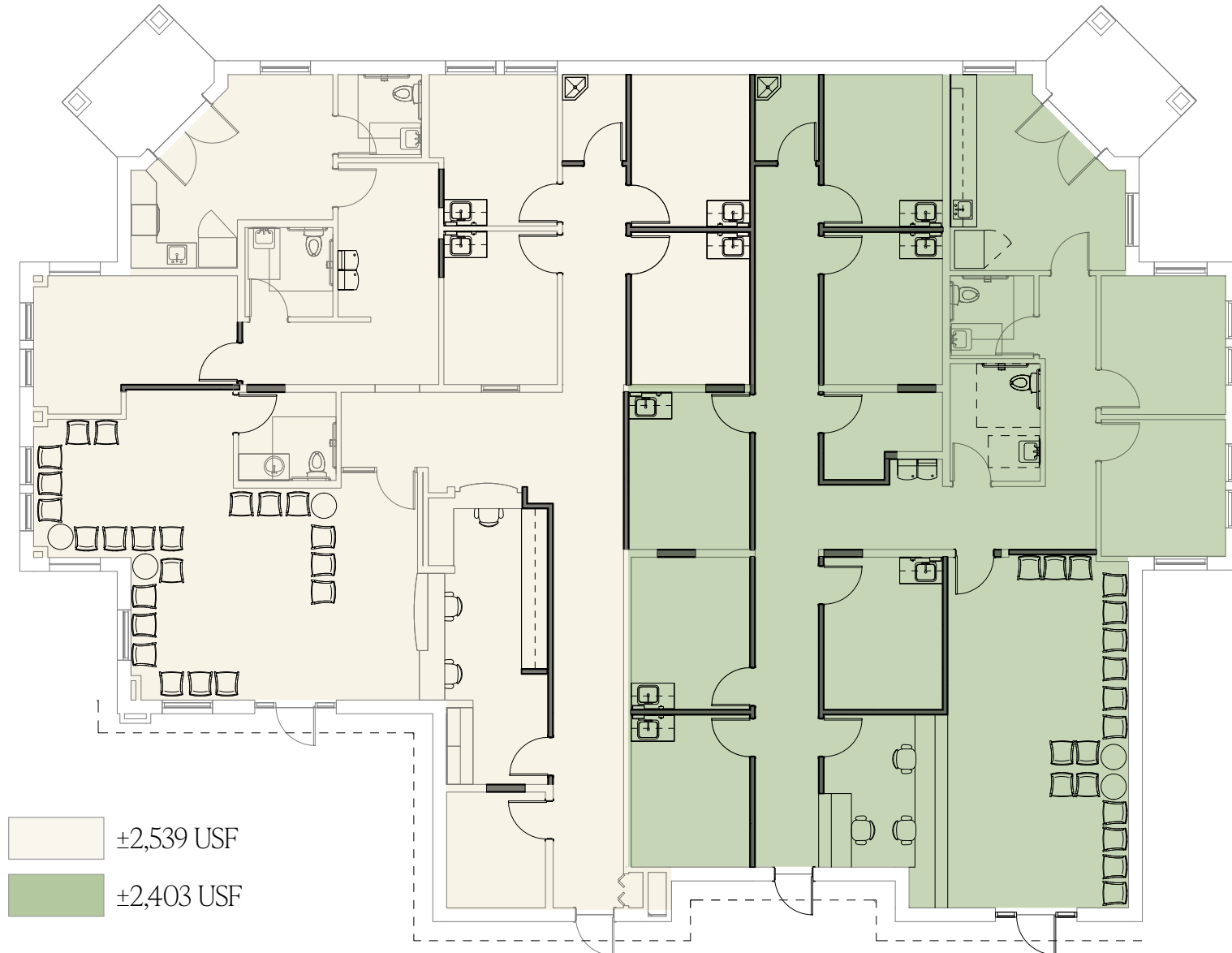
Across the street from Methodist Hospital Stone Oak and a short drive to North Central Baptist Hospital campus



Below replacement cost

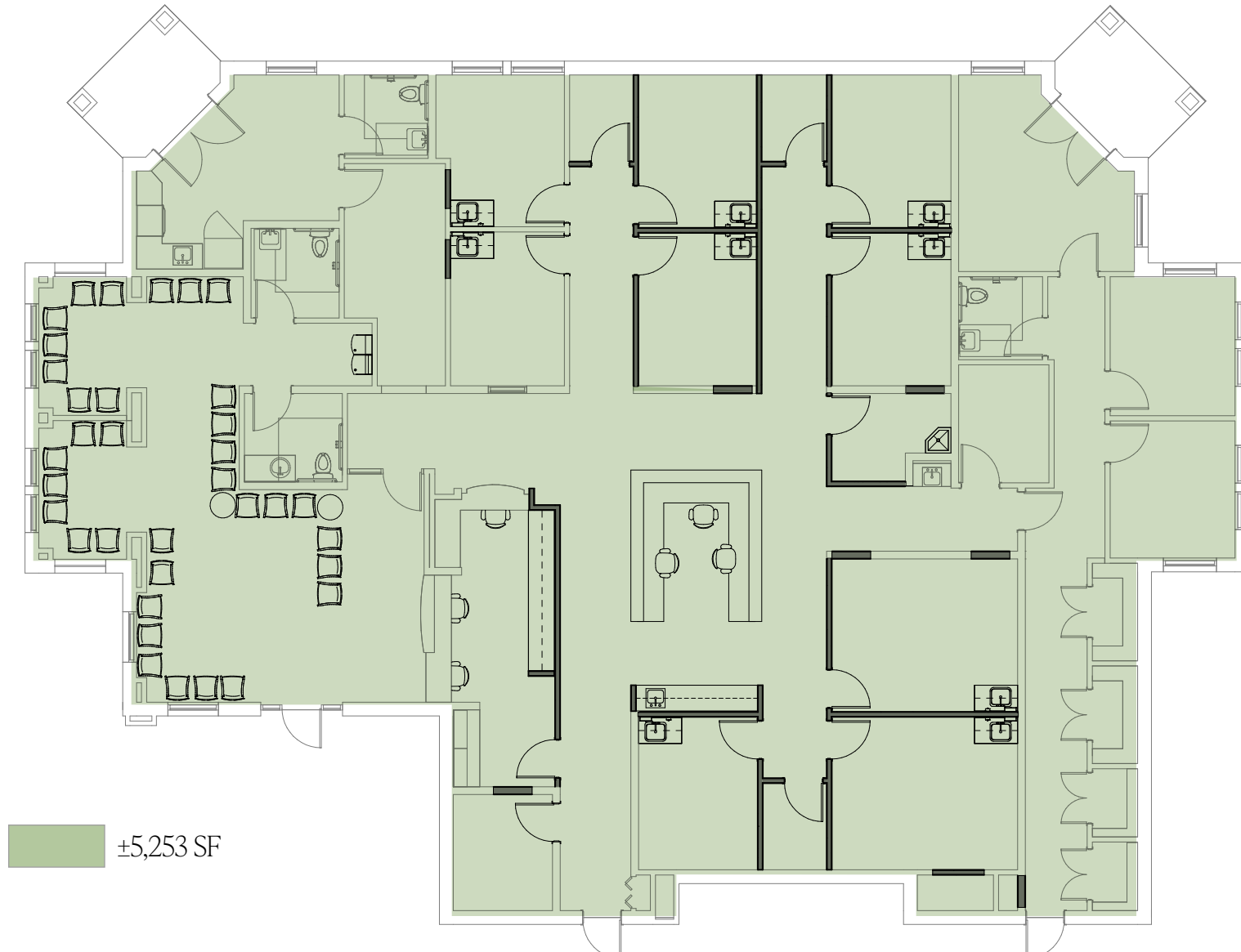
FLOOR PLAN - SUITE 5201

POTENTIAL RECONFIGURATION - TWO SUITES

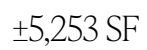


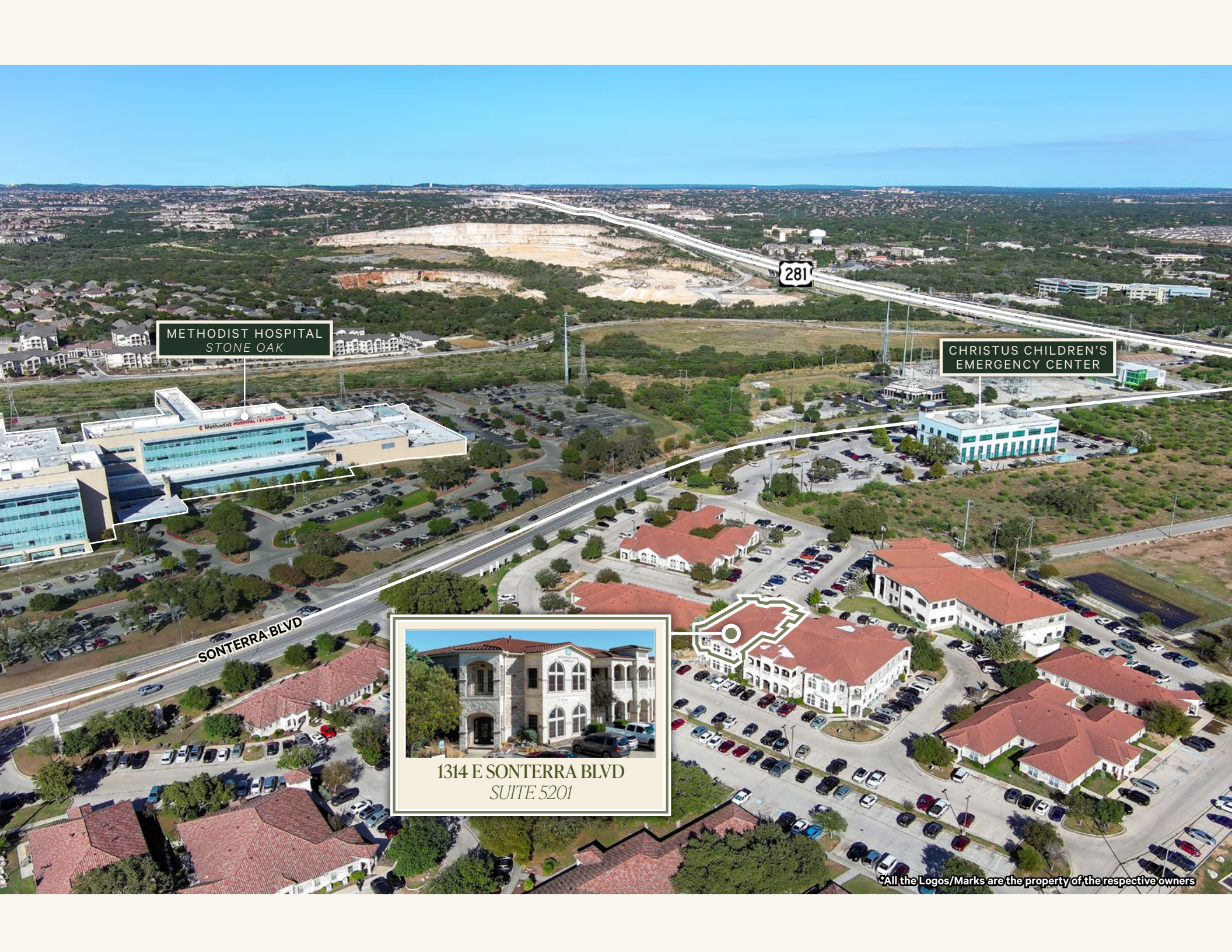
FLOOR PLAN - SUITE 5201

POTENTIAL RECONFIGURATION - ONE SUITE



CURRENT CONFIGURATION

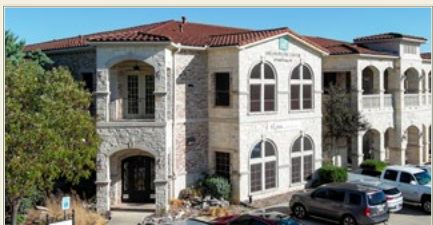




METHODIST HOSPITAL
STONE OAK

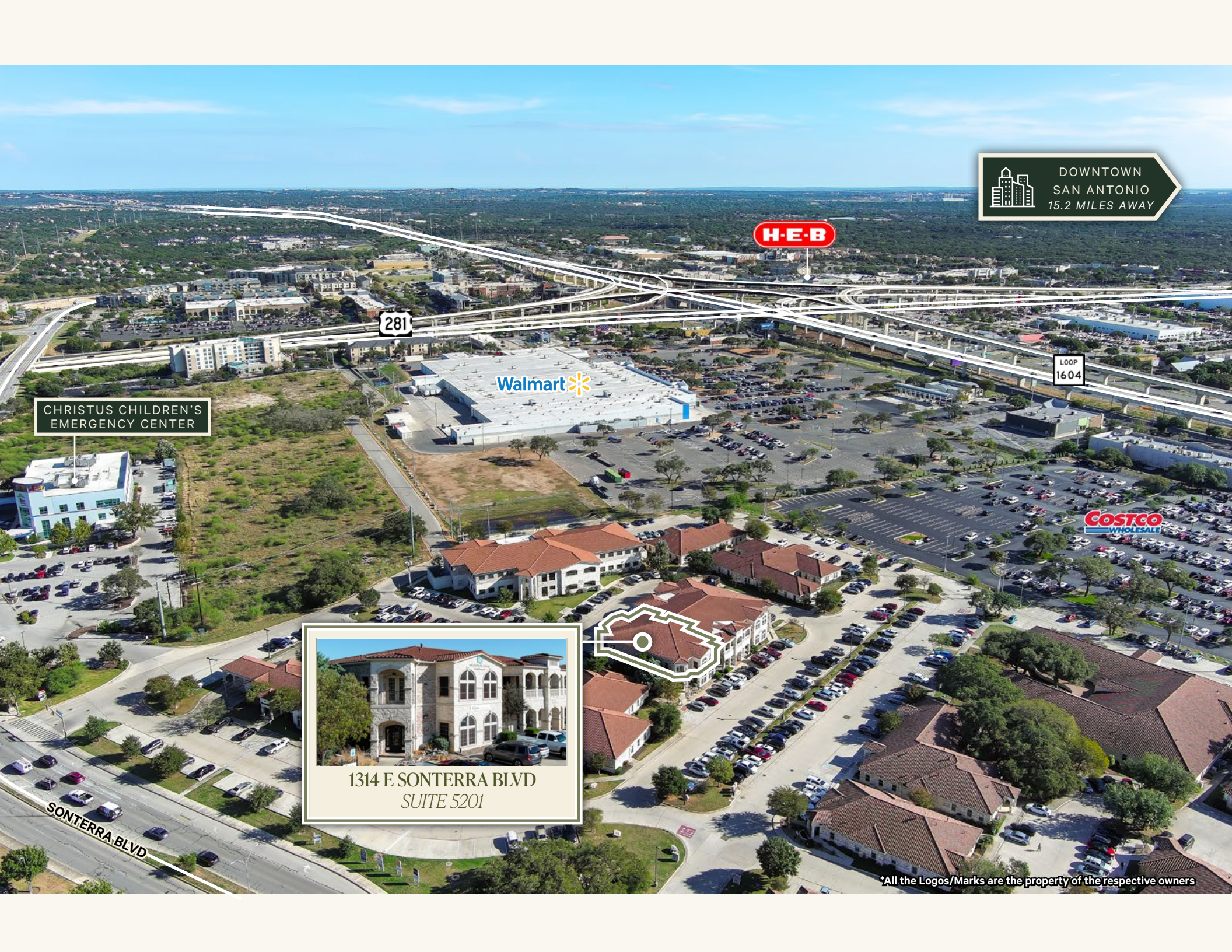
CHRISTUS CHILDREN'S
EMERGENCY CENTER

SONTERRA BLVD



1314 E SONTERRA BLVD
SUITE 5201

All the Logos/Marks are the property of the respective owners



CHRISTUS CHILDREN'S
EMERGENCY CENTER

281

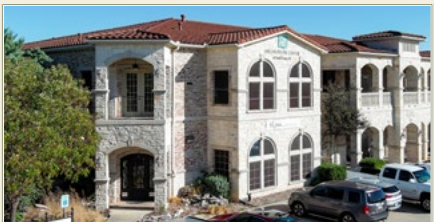
Walmart

H-E-B

DOWNTOWN
SAN ANTONIO
15.2 MILES AWAY

LOOP
1604

Costco
WHOLESALE



1314 E SONTERRA BLVD
SUITE 5201

SONTERRA BLVD

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DRIVE TIME MAP

STONE OAK PKWY

NORTH CENTRAL
BAPTIST HOSPITAL
±1.4 MILES

METHODIST AMBULATORY
SURGERY CENTER
±1.4 MILES

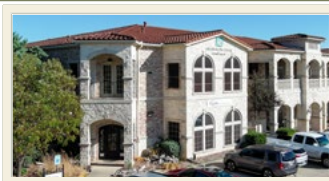
SONTERRA BLVD

HARDY OAK

METHODIST HOSPITAL
STONE OAK
±0.2 MILES

SOUTH TEXAS SPINE &
SURGICAL CENTER
±0.5 MILES

COSTCO
WHOLESALE



1314 E SONTERRA BLVD
SUITE 5201

CHRISTUS CHILDREN'S
EMERGENCY CENTER
±0.2 MILES

Walmart

LOOP
1604

281

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MORGAN DIAZ
Senior Associate

+1 210 253 6053
morgan.diaz@cbre.com

SCOTT HERBOLD
Senior Vice President

+1 210 842 1602
scott.herbald@cbre.com

CBRE

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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.

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:
 - 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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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	