

MEDICAL OFFICE FOR LEASE

325
EAST SONTERRA BLVD.
SAN ANTONIO, TEXAS 78258



MOVE-IN READY SPACE AVAILABLE

FOR INFORMATION, CONTACT:

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Building owned and managed by
HEALTHCARE REALTY
Leased by



FOR LEASE

325
EAST SONTERRA BLVD.

PROJECT

325 East Sonterra is a 22,046 SF Class A medical office building in the heart of the Stone Oak market, between the Methodist Stone Oak Hospital and North Central Baptist Hospital. This convenient location allows tenants an opportunity to benefit from the surrounding healthcare presence in addition to a growing number of conveniently located amenities for entertainment, dining, and hospitality. The building boasts excellent visibility from Sonterra Boulevard and easy access to Loop 1604 and Highway 281. The building offers a second generation, move-in-ready space with above standard finishes as well as ample free surface parking for both patients and tenants.

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DETAILS

Class A

Building Size: 22,046 Square Feet

Owner: Healthcare Realty

Parking: 5/1,000

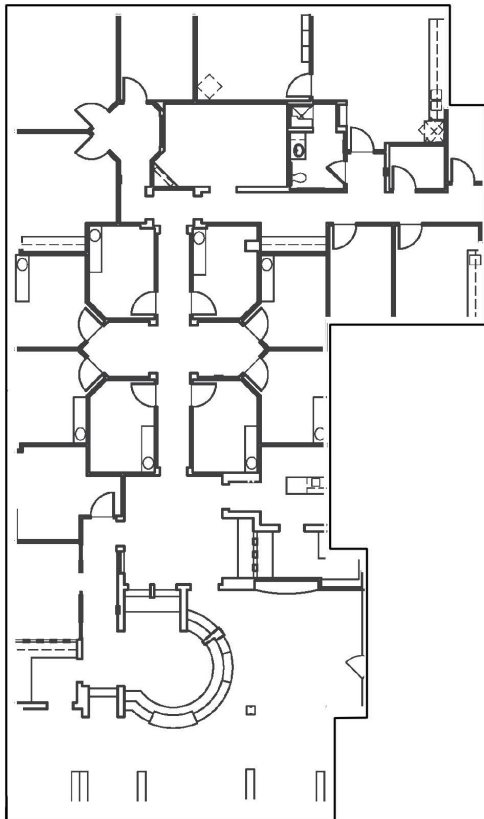
Leasing Rate: Contact Broker

HIGHLIGHTS

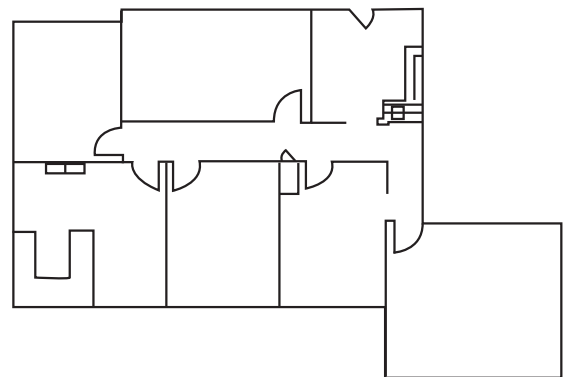
- Located in the heart of the Stone Oak market
- Easy access to Hwy 281 and Loop 1604
- Within 1-mile of both Methodist Stone Oak Hospital and North Central Baptist Hospital
- 40,000+ vehicles per day pass through Stone Oak Pkwy and Oak Center Dr. South
- Synergistic tenancy with a variety of specialties to include behavioral health, ophthalmology, and orthopedics, among others

AVAILABLE FLOORPLANS

SUITE 100
5,762 SF
(Avail. 1/1/25)



SUITE 230
2,259 SF



HEALTHCARE INFRASTRUCTURE



DRIVE TIMES FROM 325 EAST SONTERRA

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

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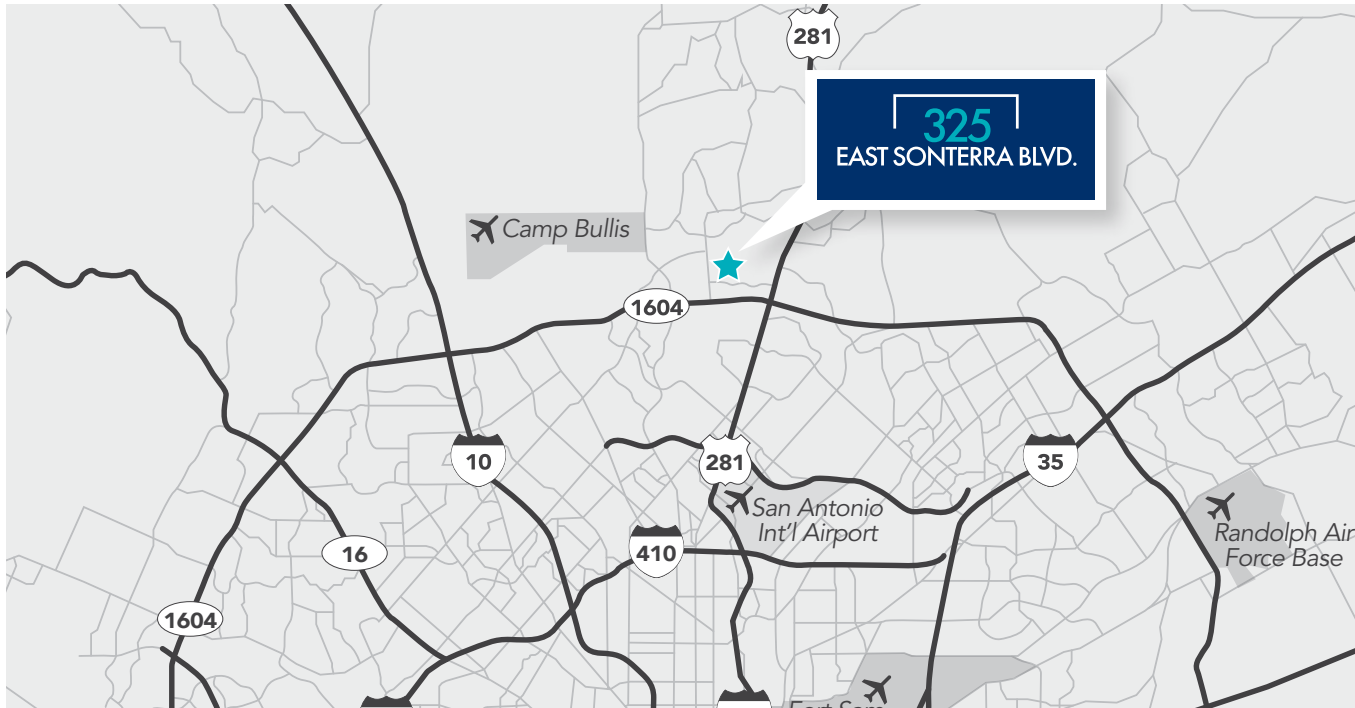
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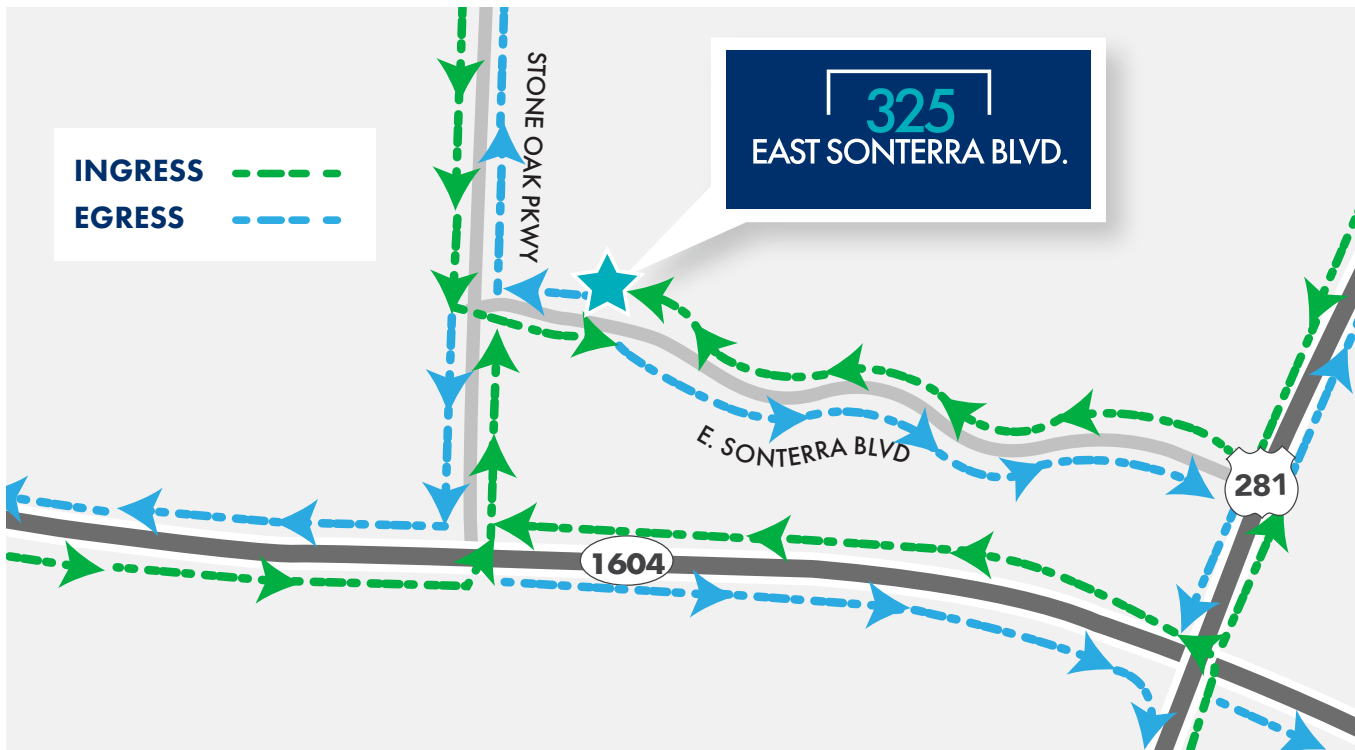
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SAN ANTONIO MAP

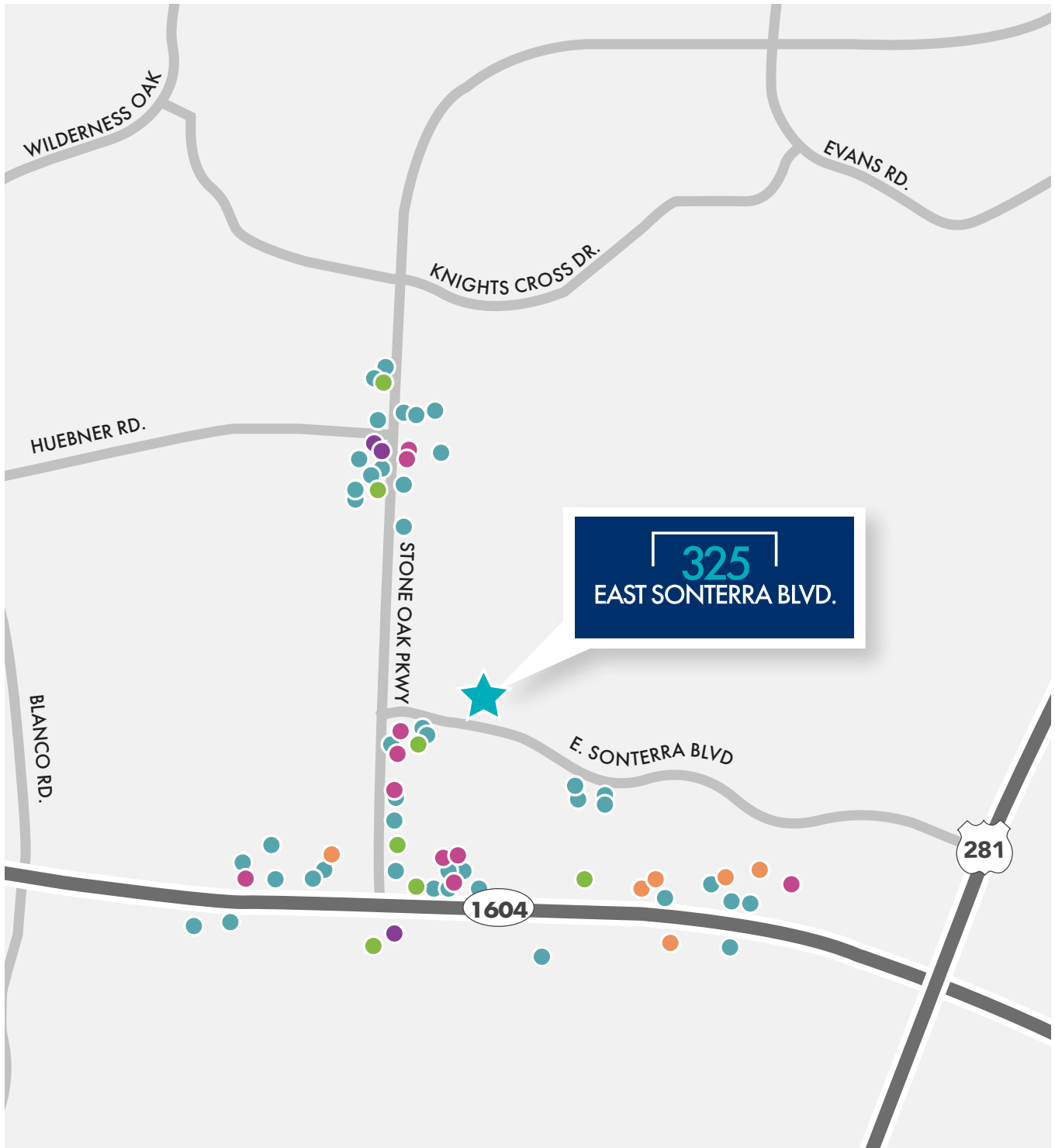


INGRESS/EGRESS



AMENITIES MAP

1 - MILE RADIUS



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RESTAURANTS

Merit Coffee
First Watch
Gorditas Dona Tota
Brick House Tavern & Tap
Krispy Kreme
Honmachi Sushi
Chuck E. Cheese
Chick Fil-A
McDonald's
The Hoppy Monk
Little Woodrow's
Schlotzky's
Bill Miller Bar BQ

Laguna Madre Seafood
Buffalo Wild Wings
Café Art
Starbucks
Genghis Grill
Red Robin
HEB
Zio's Italian Restaurant
La Madeleine French Bakery
Pei Wei
Chuy's
Red Lobster
China Harbor
Chili's Grill & Bar

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

SHOPPING

North Pointe Shopping Center
Legacy Shops
Waterford at Stone Oak
Stone Oak Plaza
Sonterra Village
Blanco Market
Stonehue Center

Stone Oak Crossing
Walgreens Pharmacy
Macy's
Village at Stone Oak
Encino Park Center
The Shops at Fossil Creek
The Commons at Wilderness Oaks
Vineyard Shopping Center

GAS

Shell
Chevron
Valero



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