

**SONTERRA**  
MEDICAL PARK

# MEDICAL OFFICE FOR LEASE

155/225/255/325 E. SONTERRA  
BLVD, SAN ANTONIO, TEXAS 78258

MOVE-IN READY SPACE AVAILABLE







CLASS A



MEDICAL OFFICE  
FOR LEASE



OWNER:  
HEALTHCARE  
REALTY



PARKING:  
4/1000



LEASING RATE:  
CONTACT  
BROKER



## PARK DETAILS

Sonterra Medical Park I, II, III & IV is a four-building, Class A medical park, totaling 139,643 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. 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 buildings have excellent visibility on Sonterra Blvd. and ample free parking for both tenants and patients.



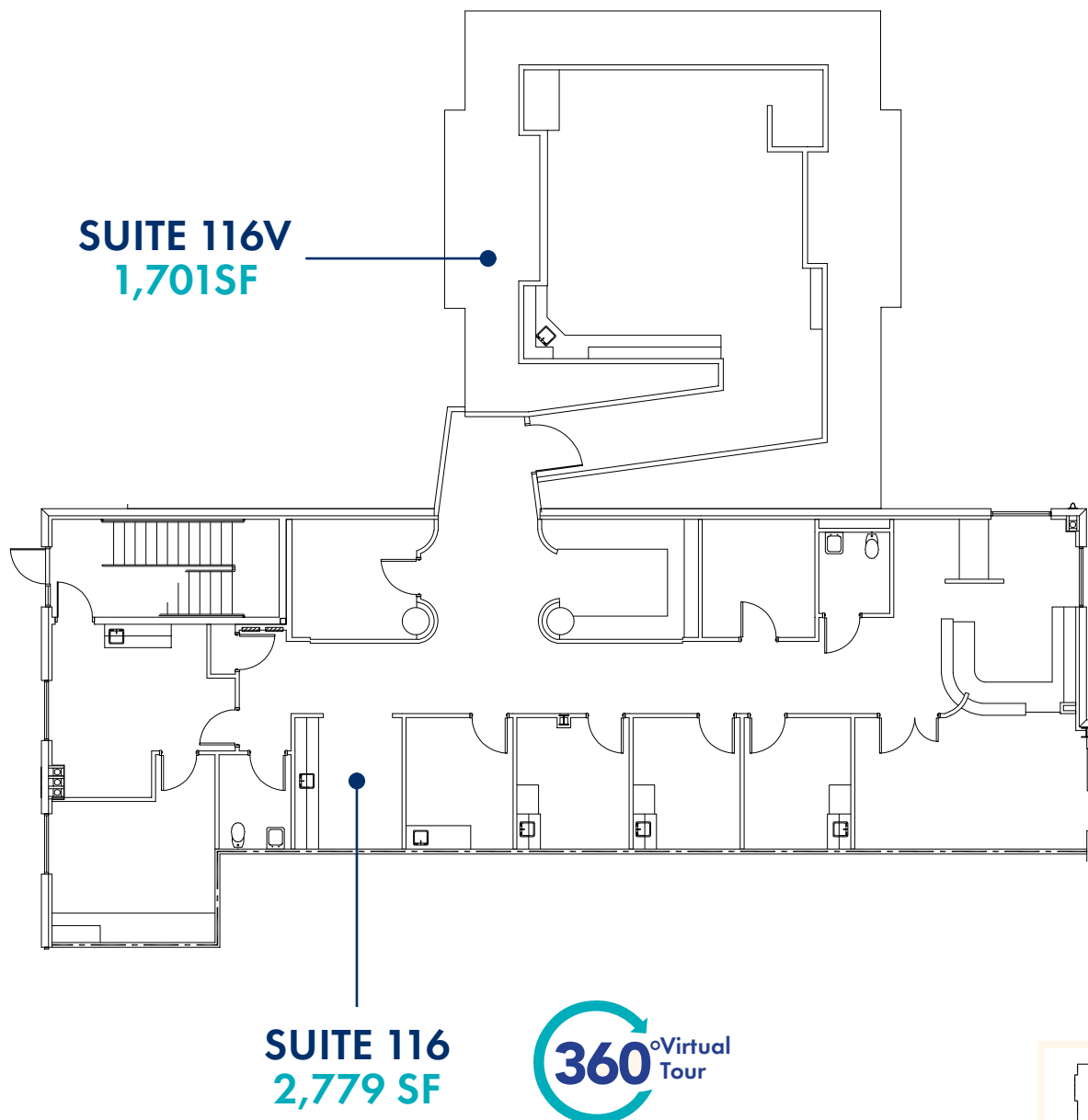


## LOCATION HIGHLIGHTS

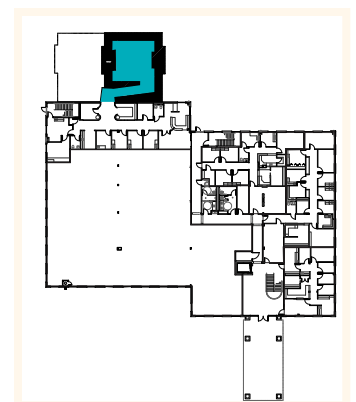
- Second-generation space available
- Located in the heart of the Stone Oak market
- Easy access to Hwy 281 and Loop 1604
- Within 1-mile of both Methodist Stone Oak Hospital and North Central Baptist Hospital
- Adjacent to Methodist Ambulatory Surgical Center
- 40,000+ vehicles per day pass through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

# AVAILABLE FLOORPLAN

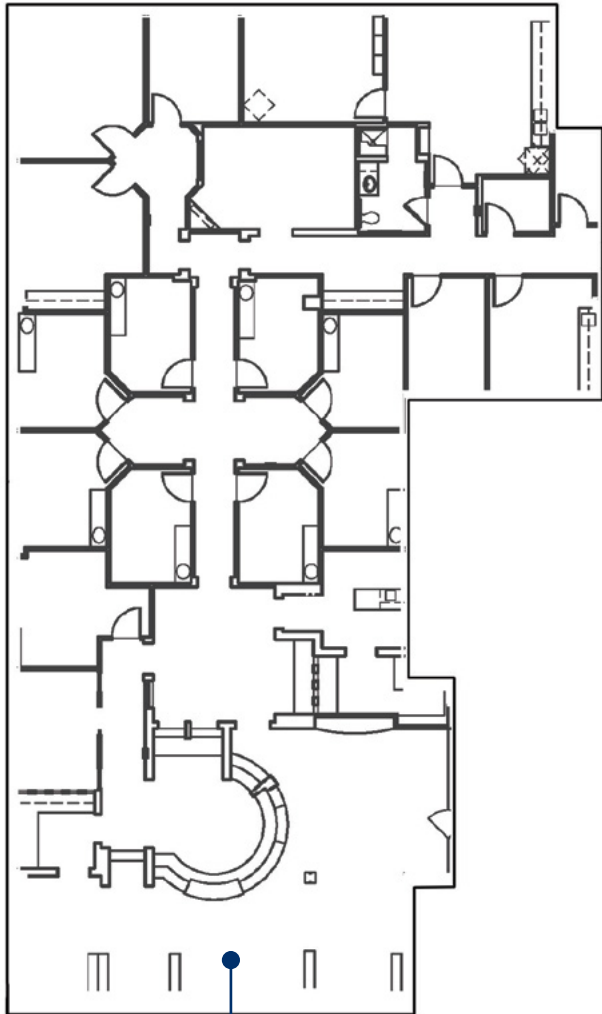
## BUILDING I: 155 E SONTERRA BLVD



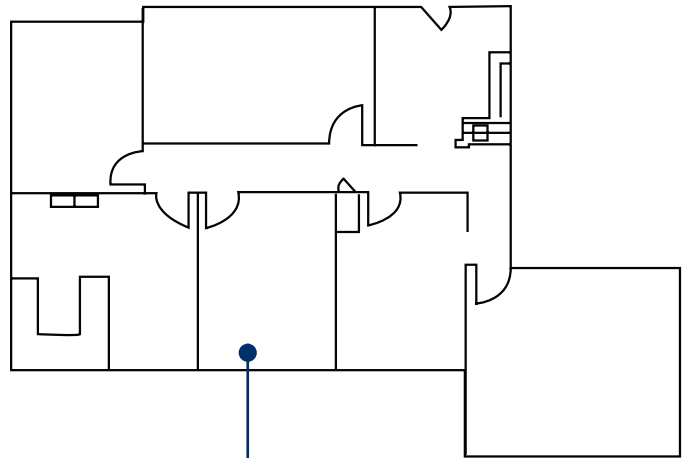
1ST FLOOR  
SITE PLAN



## BUILDING IV: 325 EAST SONTERRA BLVD



**SUITE 100**  
5,762 SF



**SUITE 230**  
2,259 SF

# HEALTHCARE INFRASTRUCTURE

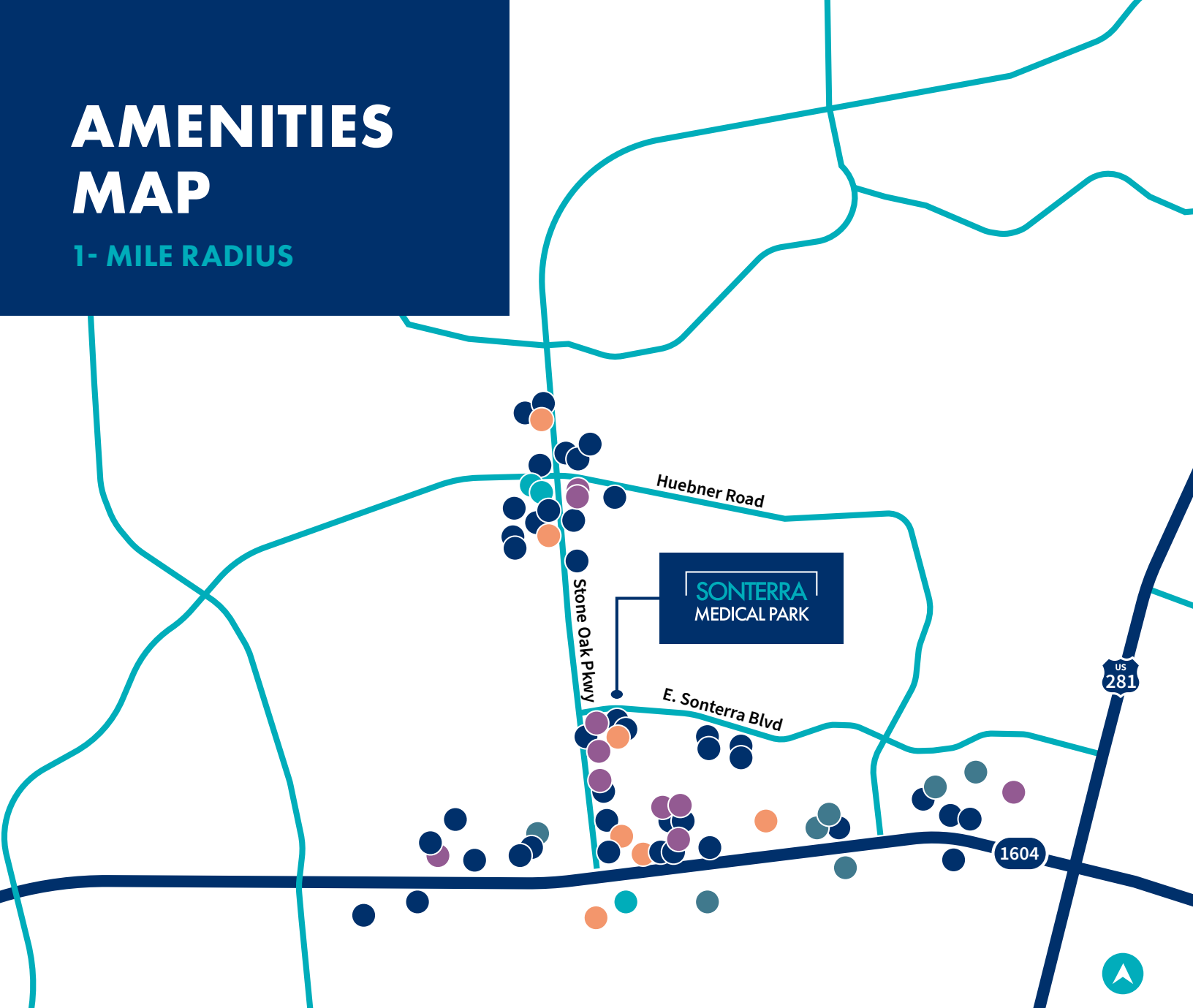


## DRIVE TIME FROM SONTERRA MEDICAL PARK

North Central Baptist Hospital	3 Mins
Methodist Ambulatory Surgery Center	2 Mins
Methodist Hospital   Stone Oak	3 Mins
South Texas Spine & Surgical Center	4 Mins
The Children's Hospital of San Antonio Emergency Center & Multi-Specialty Clinic	5 Mins

# AMENITIES MAP

1- MILE RADIUS



## Restaurants

1. Merit Coffee
2. First Watch
3. Gorditas Dona Tota
4. Brick House Tavern & Tap
5. Krispy Kreme
6. Honmachi Sushi
7. Chuck E. Cheese
8. Chick Fil-A
9. McDonald's
10. The Hoppy Monk
11. Little Woodrow's
12. Schlotzky's
13. Bill Miller Bar BQ
14. Laguna Madre Seafood
15. Buffalo Wild Wings
16. Café Art
17. Starbucks

18. Genghis Grill
19. Red Robin
20. HEB
21. Zio's Italian Restaurant
22. La Madeleine French
23. Bakery
24. Pei Wei
25. Chuy's
26. Red Lobster
27. China Harbor
28. Chili's Grill & Bar

## Gas

29. Shell
30. Chevron
31. Valero

## Banks

32. BB&T
33. Amegy Bank
34. PlainsCapital Bank
35. Frost Bank
36. Broadway Bank
37. Lone Star Capital Bank
38. The Bank of San Antonio

## Shopping

39. North Pointe Shopping
40. Center
41. Legacy Shops
42. Waterford at Stone Oak
43. Stone Oak Plaza
44. Sonterra Village
45. Blanco Market
46. Stonehue Center
47. Stone Oak Crossing

48. Walgreens Pharmacy
49. Macy's
50. Village at Stone Oak
51. Encino Park Center
52. The Shops at Fossil Creek
53. The Commons at Wilderness Oaks
54. Vineyard Shopping Center

## Hotels

55. Homewood Suites
56. Drury Inn & Suites
57. Drury Plaza Hotel
58. Staybridge Suites
59. La Quinta Inn & Suites
60. Residence Inn





## SONTERRA MEDICAL PARK

### FOR INFORMATION, CONTACT

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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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
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Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Lee McKenna	715532	lee.mckenna@jll.com	210-293-6842
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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