

SONTERRA
MEDICAL PARK

MEDICAL OFFICE FOR LEASE

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

MOVE-IN READY SPACE AVAILABLE



BUILDING OWNED & MANAGED BY
HEALTHCARE REALTY





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.

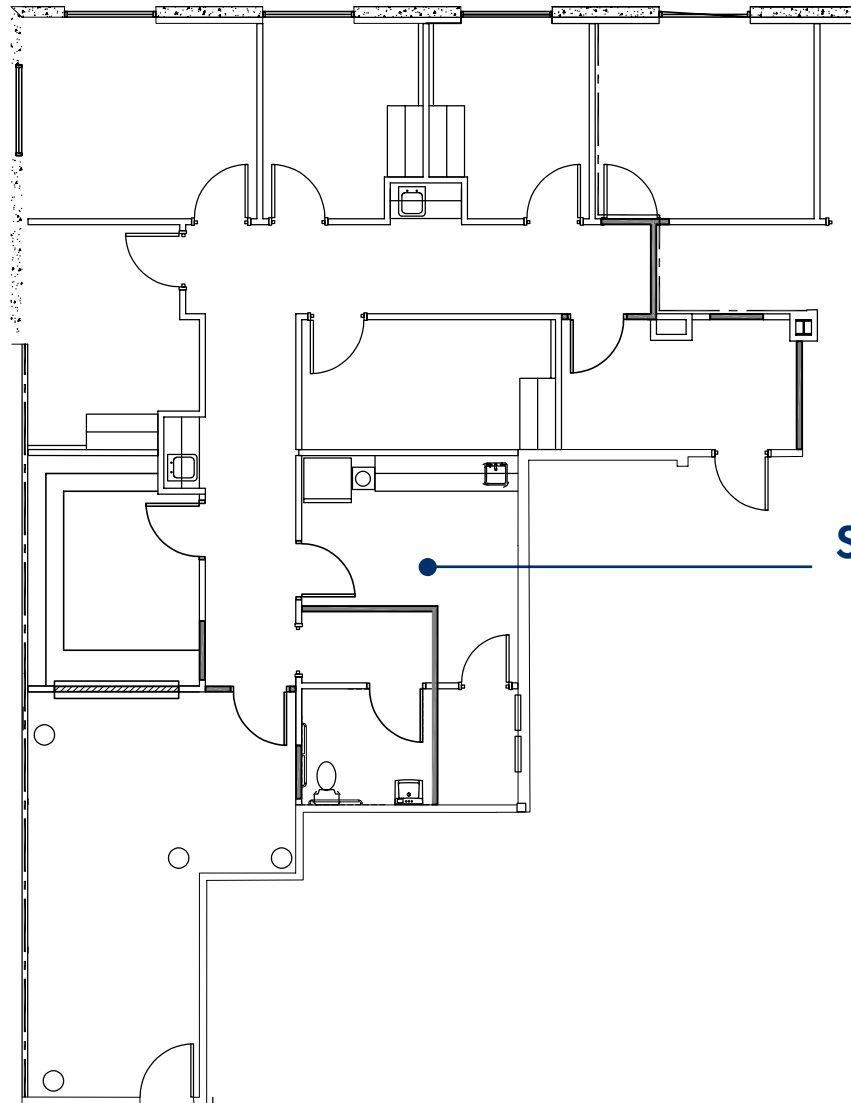


LOCATION HIGHLIGHTS

- 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

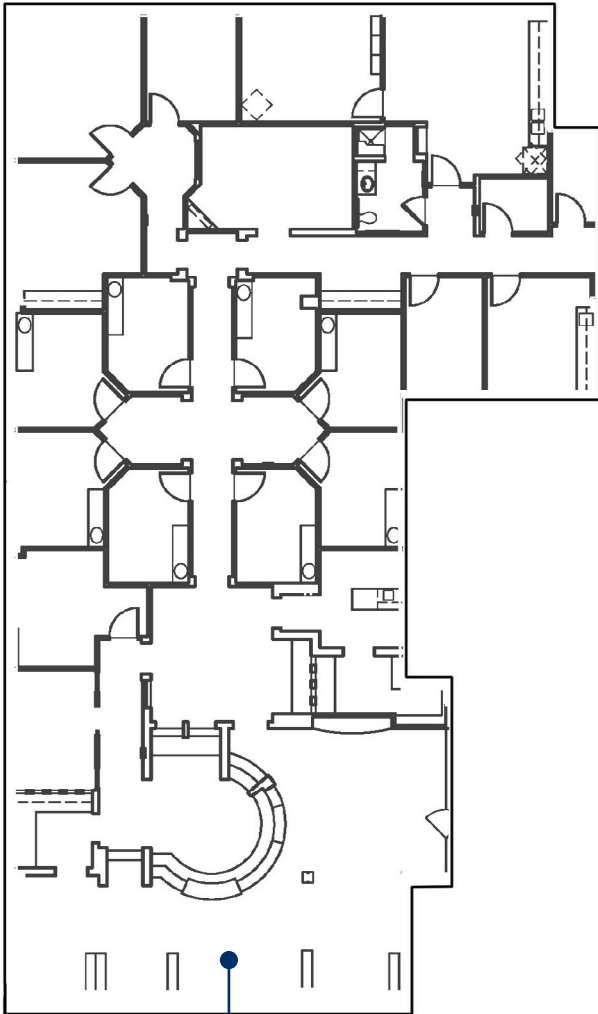
AVAILABLE FLOORPLAN

BUILDING II: 225 E SONTERRA BLVD

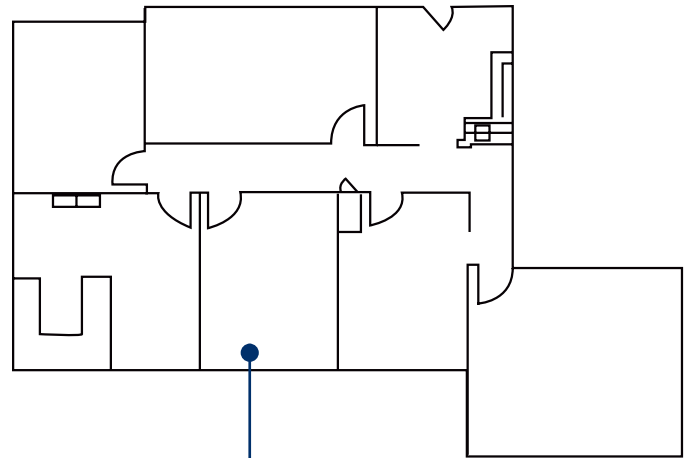


SUITE 213
1,823 SF

BUILDING IV: 325 EAST SONTERRA BLVD



SUITE 100
5,762 SF



SUITE 230
2,259 SF

HEALTHCARE INFRASTRUCTURE

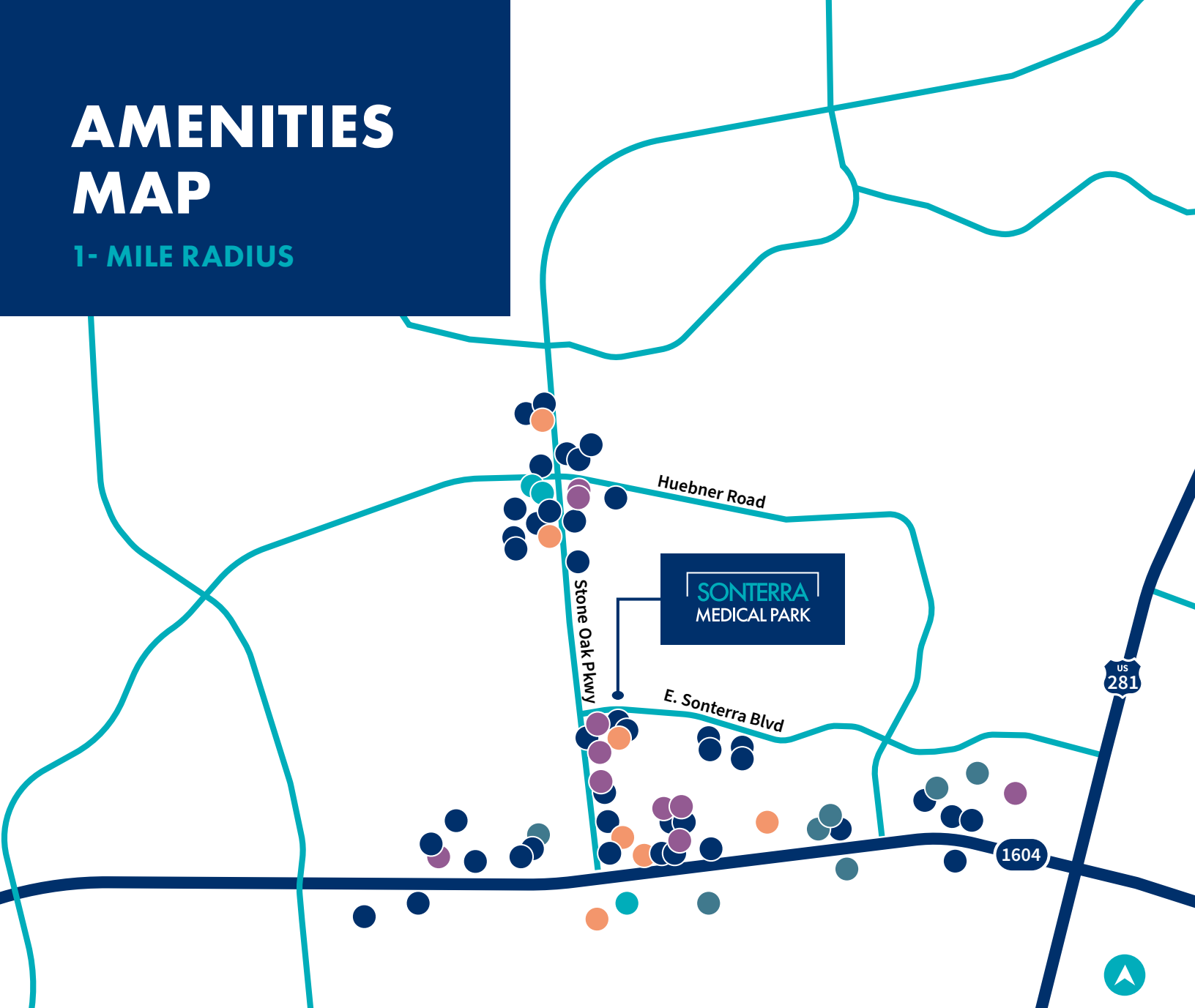


DRIVE TIME FROM **SONTERRA MEDICAL PARK**

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

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

Gas

Shell
Chevron
Valero

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

Hotels

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

Hotels

Homewood Suites
Drury Inn & Suites
Drury Plaza Hotel
Staybridge Suites
La Quinta Inn & Suites
Residence Inn



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SONTERRA MEDICAL PARK

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