

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.

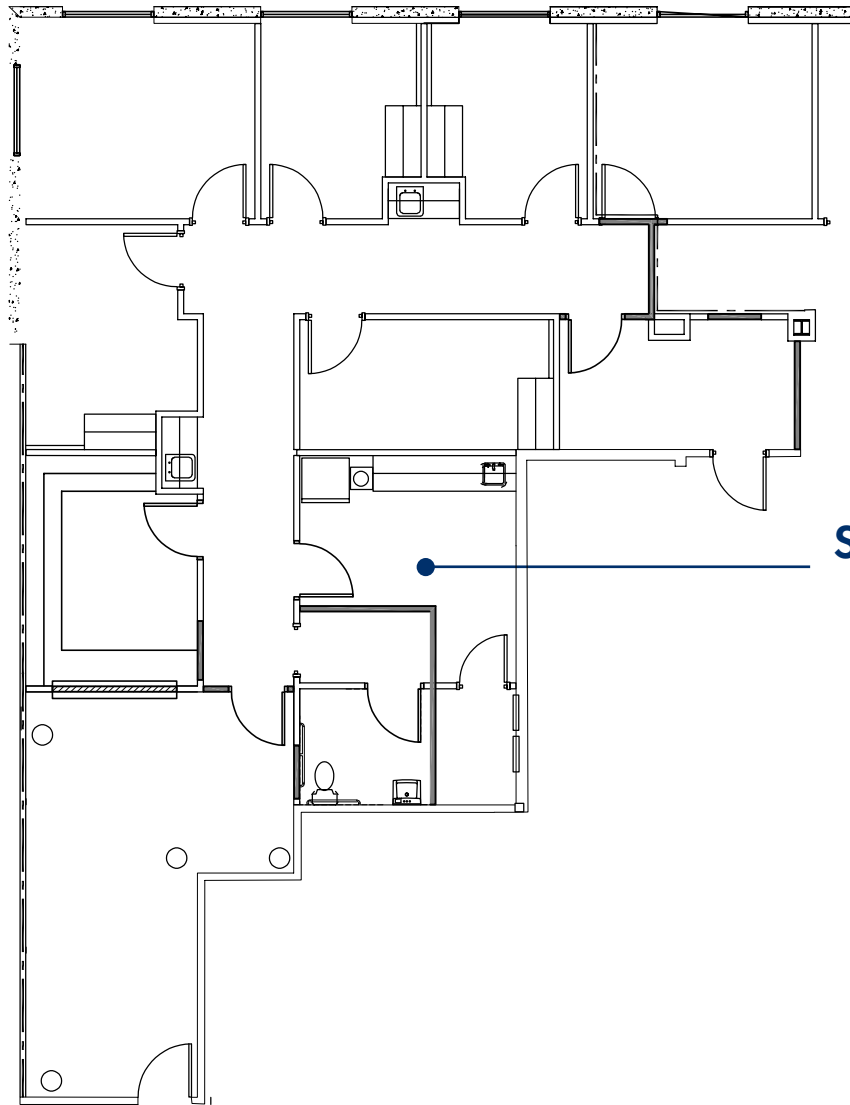


LOCATION HIGHLIGHTS

- 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

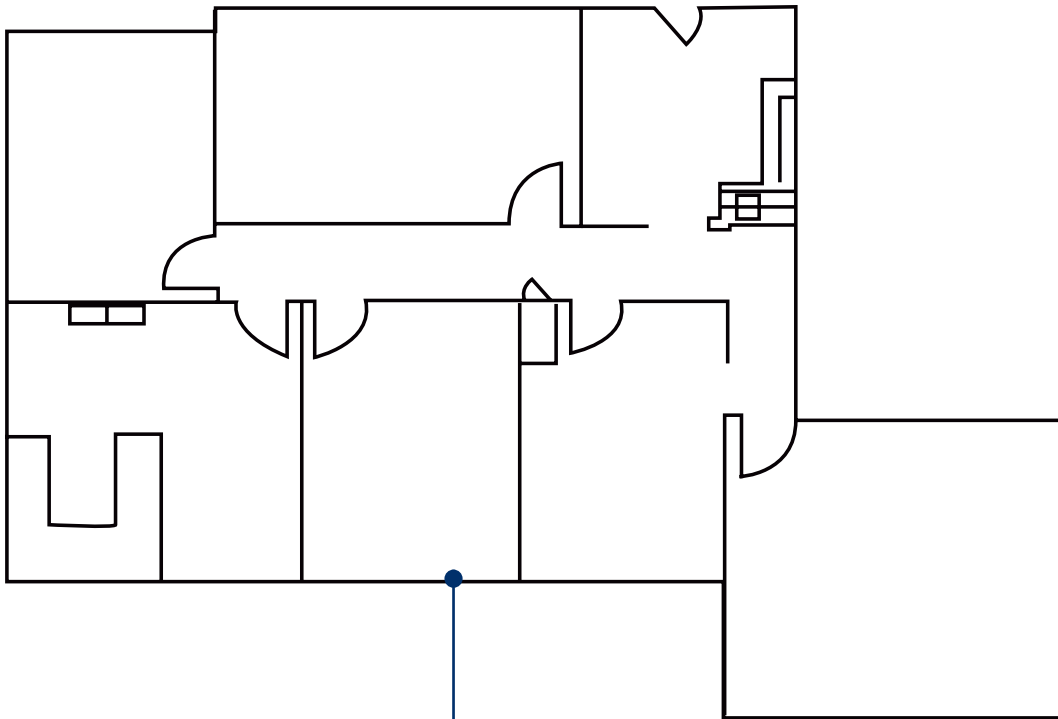
AVAILABLE FLOORPLAN

BUILDING II: 225 E SONTERRA BLVD



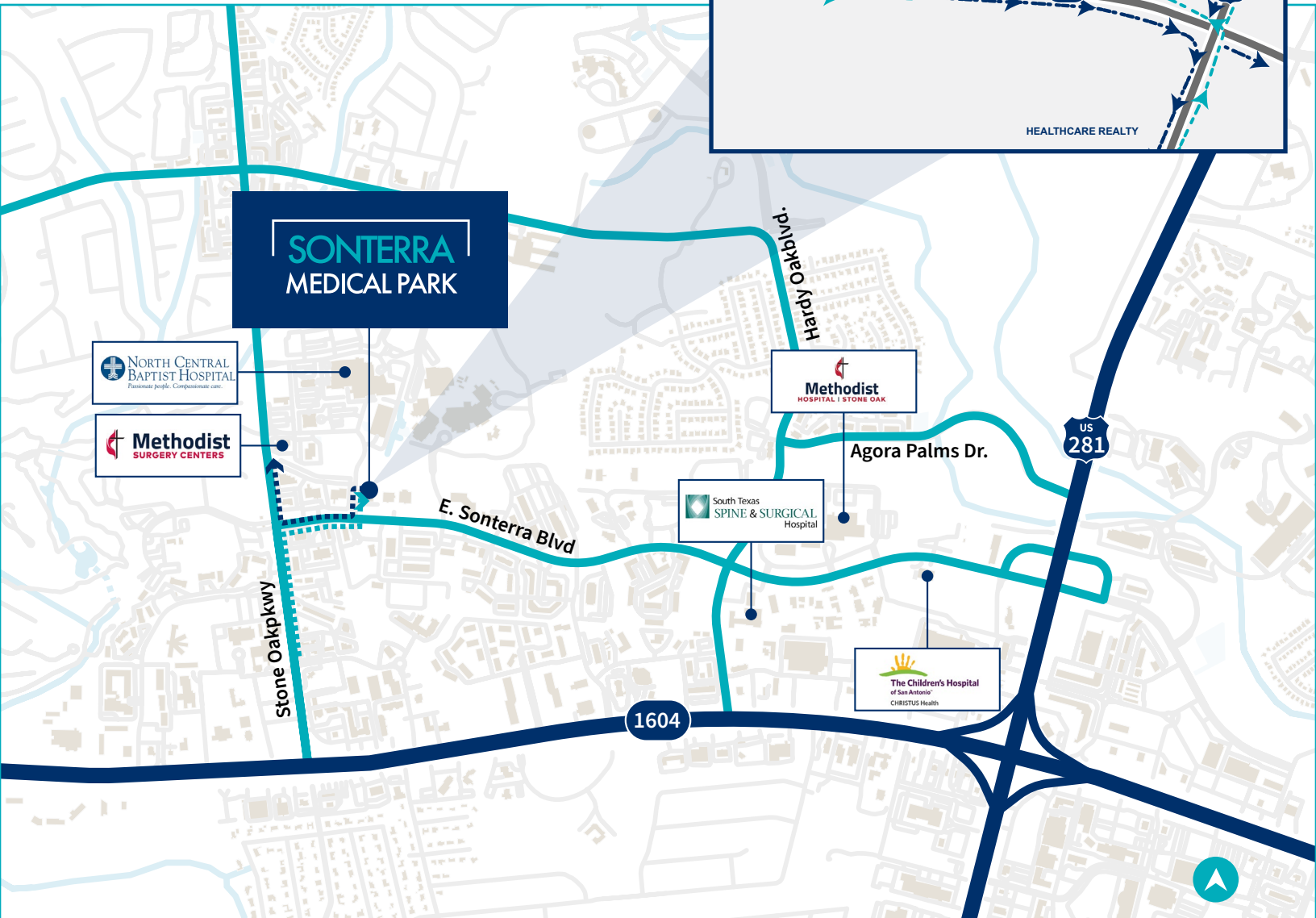
SUITE 213
1,823 SF

BUILDING IV: 325 EAST SONTERRA BLVD



SUITE 230
2,259 SF

HEALTHCARE INFRASTRUCTURE



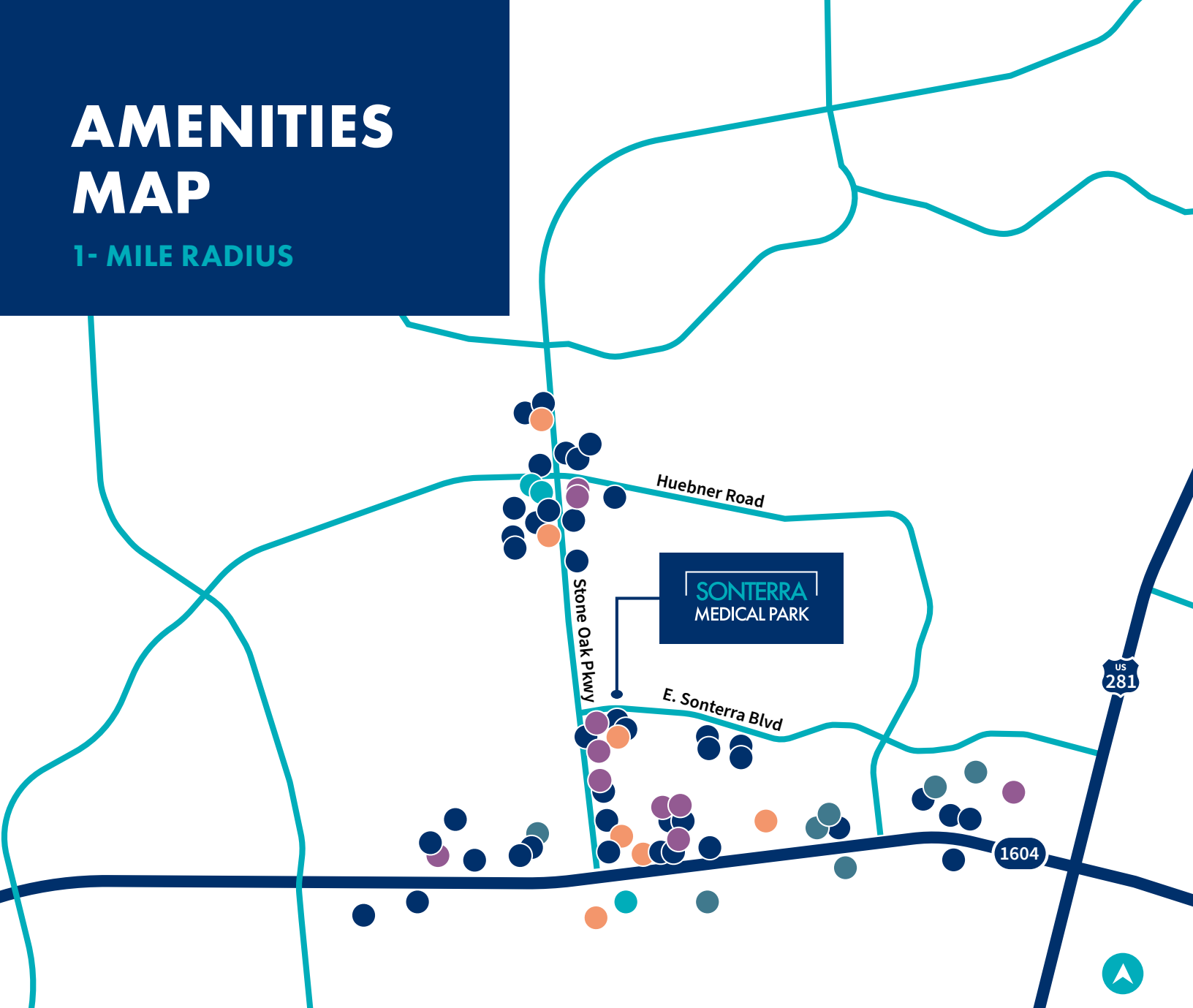
DRIVE TIME FROM SONTERRA MEDICAL PARK

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

3 Mins
 2 Mins
 3 Mins
 4 Mins
 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

Pharmacies

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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HEALTHCARE REALTY



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date