



NOTEWORTHY SONTERRA ADDRESS

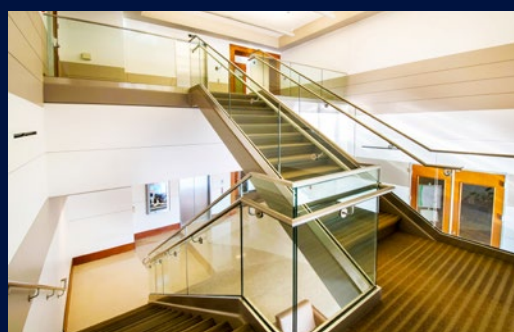
OUTSTANDING ACCESS

COVERED PARKING AVAILABLE

# The Commons at Concord Park

300 E SONTERRA BLVD.  
SAN ANTONIO, TX 78258

PROPERTY  
VIDEO



# Where Work and Wellness Converge

The Commons at Concord Park is conveniently located on E. Sonterra Boulevard, just northwest of the Loop 1604/US Hwy 281 interchange with multiple access points of ingress/egress. Situated in Stone Oak, one of the fastest growing and most affluent areas in San Antonio, The Commons at Concord park is just minutes from key business centers, hotels, preferred retail, entertainment and dining establishments. The 4-building property is within proximity to the San Antonio International Airport, some of San Antonio's most preferred residential neighborhoods and the prestigious Sonterra Country Club.



## Key Features



Executive covered parking



Nearby Dining



Fitness Nearby



Nearby Hotels

## EXCEPTIONAL AMENITIES & ACCESS



### Travel Times



Downtown  
21 MINUTES



The Shops at La  
Canterra  
12 MINUTES



San Antonio  
Airport  
12 MINUTES



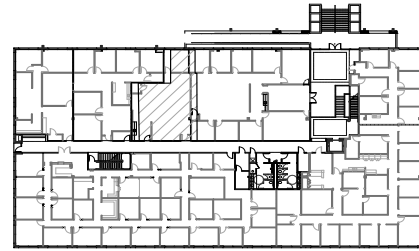
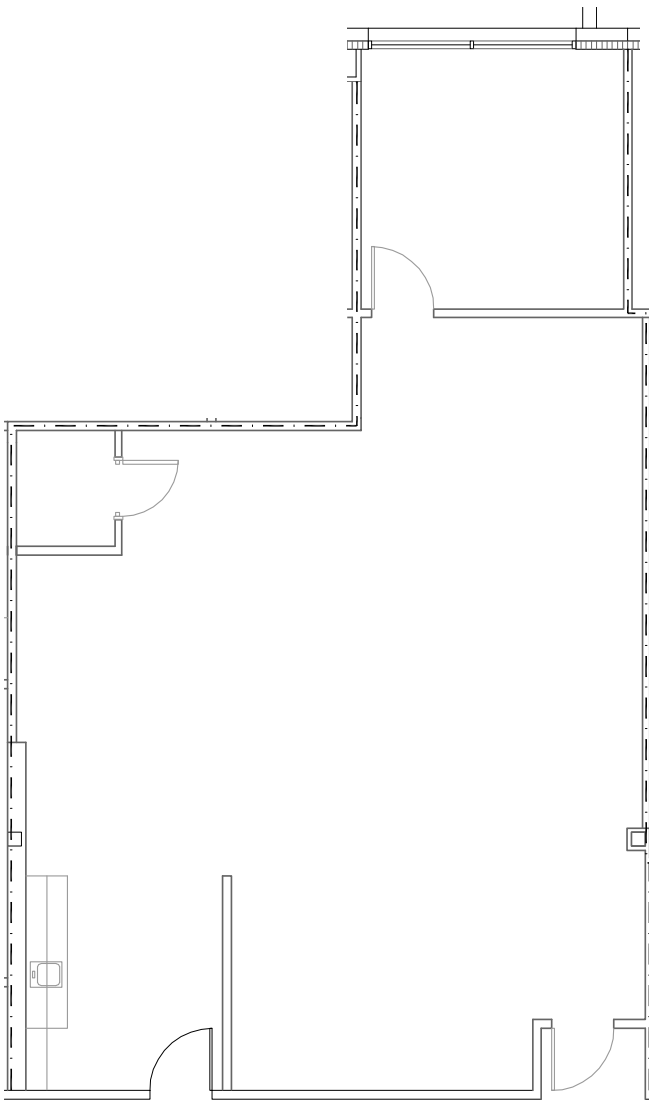
The Pearl Brewery  
18 MINUTES



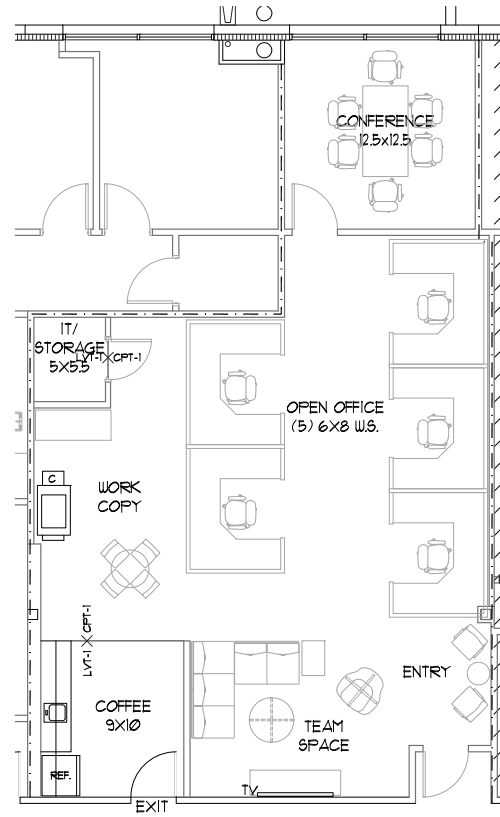
JW Marriott &  
TPC Golf Course  
14 MINUTES

# Floorplans

Building I | Suite 1135  
1,357 RSF



POTENTIAL FURNITURE LAYOUT:



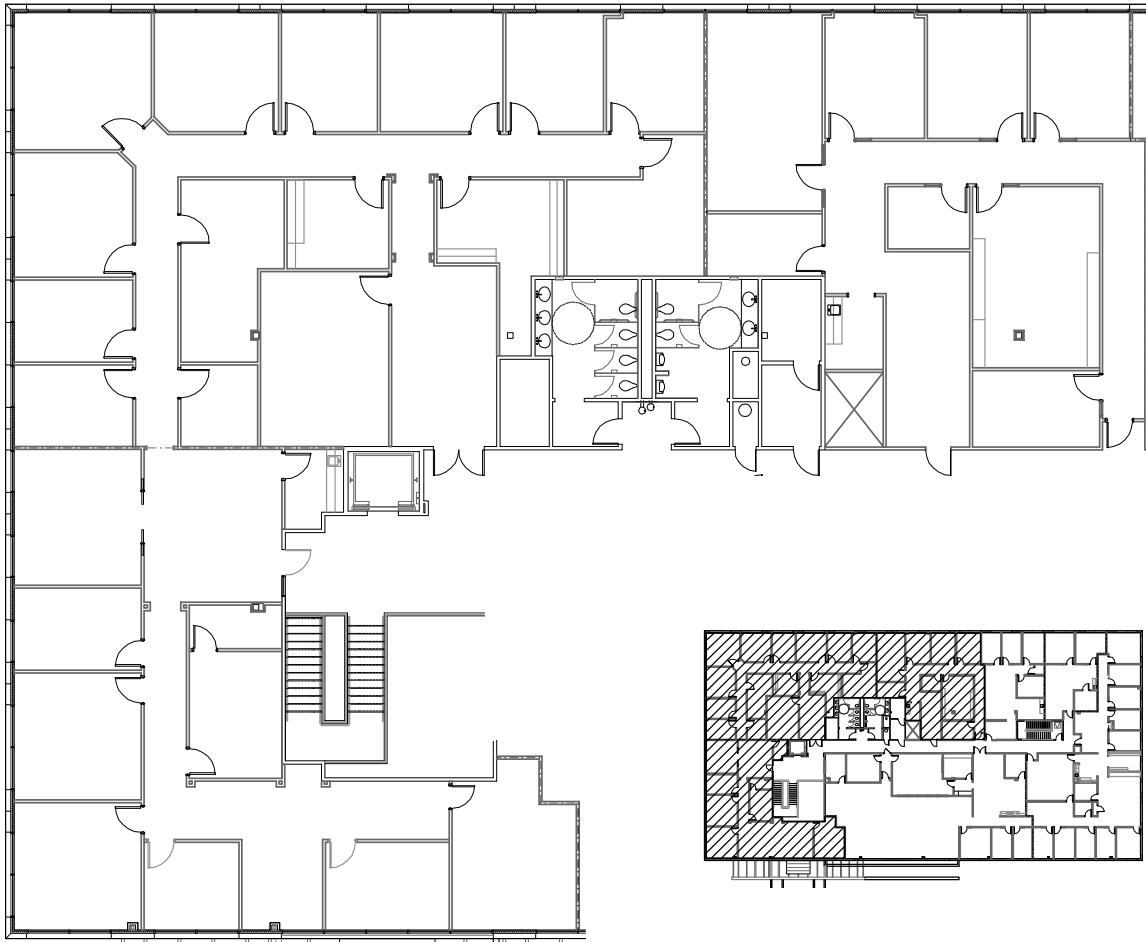
# Floorplans

Building I | Suite 1200/1220/1240  
9,710 RSF

SUITE 1220  
4,253 RSF

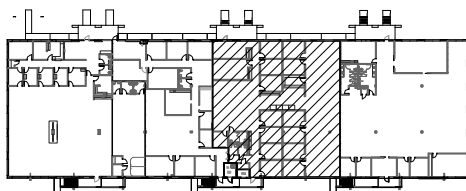
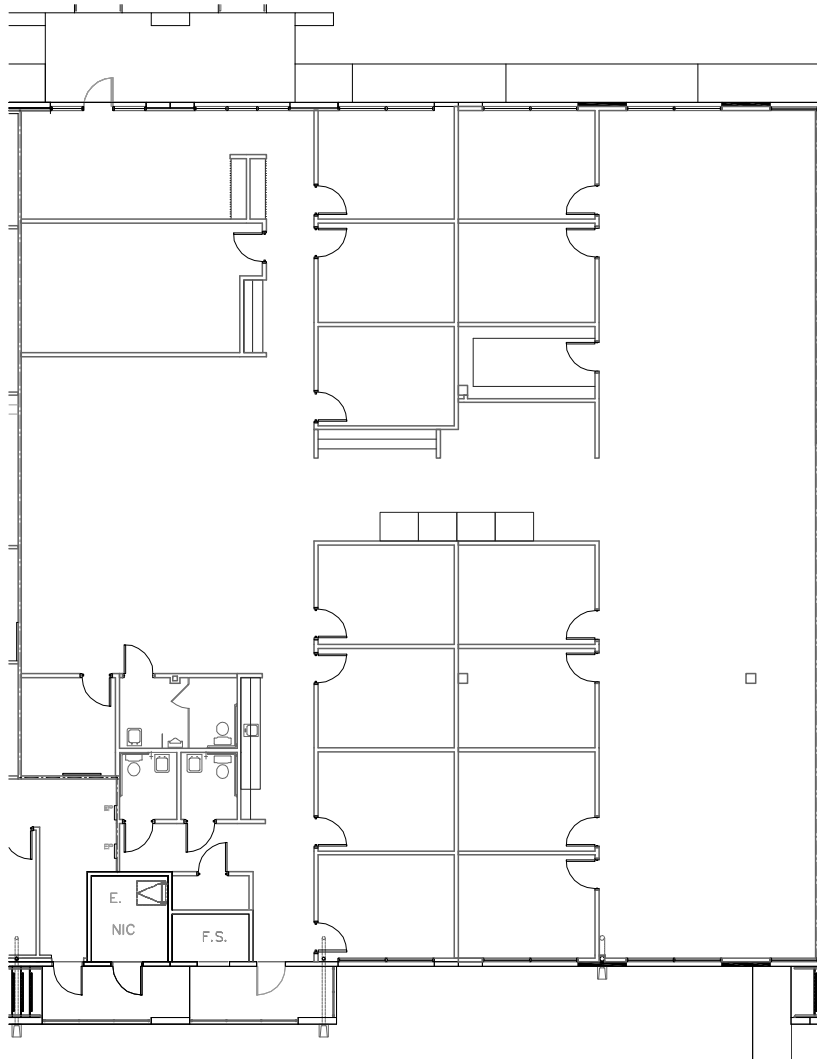
SUITE 1240  
2,627 RSF

SUITE 1200  
2,836 RSF



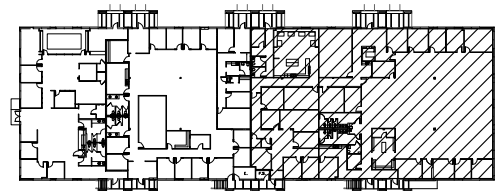
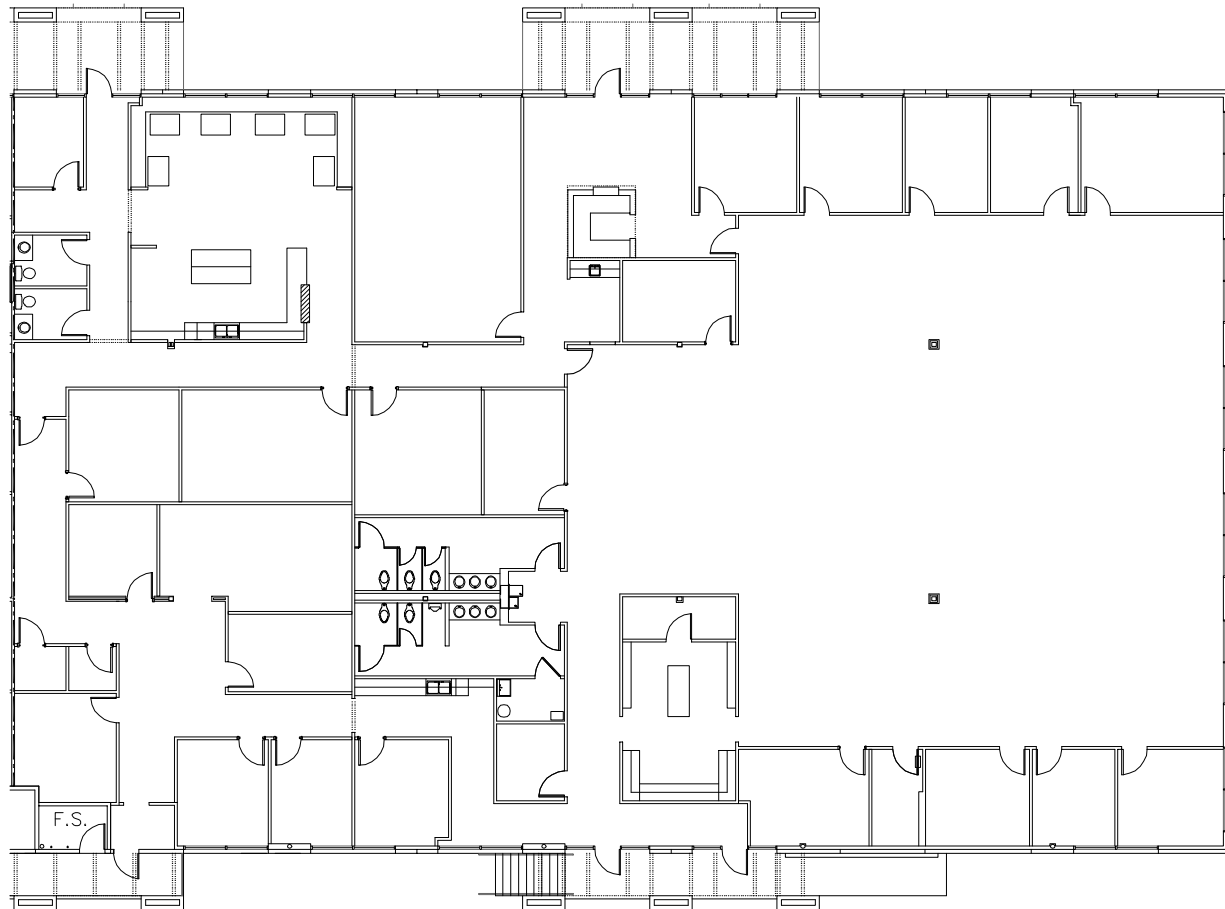
# Floorplans

Building II | Suite 230  
7,215 RSF



# Floorplans

Building III | Suite 350  
14,058 RSF



## SPECIFICATIONS

AVAILABLE SPACE	1,357 -14,058 SF	TELECOM	Fiber optic lines
YEAR BUILT	2001-2004	FLOORS	1-4
PARKING RATIO	4.4/1,000	TYPICAL	
ZONING	C-2 Light Commercial	FLOOR PLATE	12,000 SF



### Building I

- Executive covered parking
- NRA: 43,916 RSF
- Year Built: 2004
- Double Steel Glass Doors
- Staircase with Glass Railing
- Tenant Directory
- Finline Lighting
- Clear height: 10'

### Building II & IV

- NRA: 12,000 RSF - 27,000 RSF
- Year Built: 2001
- Concrete Buildings Featuring Limestone Accents
- 2'x2' Acoustical Ceiling Tile
- Solid Core Cherry Veneer Doors, and 2'x4' Parabolic Lighting
- Clear height: 10'

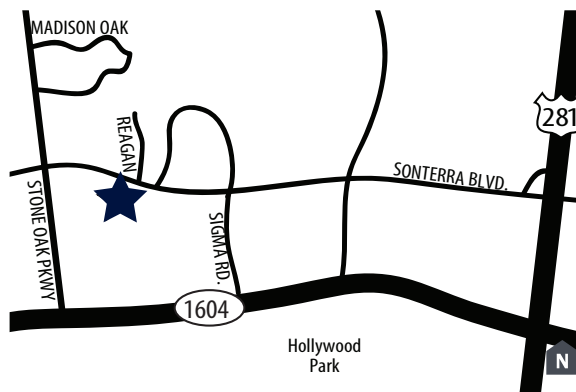
## Leasing Information

**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.

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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