



CONCORD PARK II

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401 E Sonterra Blvd | San Antonio, TX 78258

For Lease



TAYLOR DORRIS
Concord Properties
tdorris@concord-corp.com
210.777.2107



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BUILDING FEATURES

- Located in prestigious Concord Park, San Antonio's premier office environment on the corner of Sonterra Blvd and Ronald Regan Dr
- Within minutes of more than 50 restaurants and 2 million square feet of retail and within walking distance to The Plaza at Concord Park
- Three-story Class A office building totaling 121,640 SF
- Professionally managed by Concord Properties
- Green Cleaning Practices in accordance with LEED standards utilized by janitorial staff
- Free parking at a ratio of 4.5:1,000; reserved/covered parking is available



AVAILABILITIES

Suite 200	4,181 RSF	} UP TO 12,256 RSF
Suite 215	8,075 RSF	
Suite 223	2,870 RSF	

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PROGRESSIVE AND ELEGANT MEET ENVIRONMENTALLY SENSITIVE IN THIS MIDRISE THREE STORY BUILDING

- Elegant lobby finishes that include beautiful African Sapele wood paneling, ceramic flooring and architectural metal railings
- High performance dual-pane insulated glass
- Beautiful elevators featuring cabs of architectural glass, wood and stone
- Lobby and entrance court features public art
- 10 ft. ceilings in tenant spaces
- Highly efficient heat reflective TPO roofing system



ELEVATORS/UPPER FLOOR ACCESS

2-3,500 pound Schindler elevators
Central lobby architectural stairway, plus two emergency exit stairs

PARKING

476 total, with covered/reserved parking spaces available, with capability to accommodate ratio of up to 7:1,000 RSF



STATE OF THE ART HVAC SYSTEM

- Local cooling is provided by 6 air handlers with variable frequency drives, offering the capacity to match fan speed to floor load requirements for optimum energy efficiency
- 2-160 ton, high efficiency rotary screw chillers utilizing environmentally friendly R-134A refrigerant, for the highest CPS energy rating for this type of unit
- A minimum of 24 VAV boxes per floor offer the ultimate in temperature control
- Heating is accomplished by exterior VAV's
- State of the art, web-based digital control system offers tenants after hours connectivity remotely via internet
- Constant air circulation promotes a healthier and more constant indoor environment

ADDITIONAL BUILDING INFORMATION

- Proximity card access for after hours security
- Normal building hours are 7 a.m. to 6 p.m., Monday through Friday and 7 a.m. to 12:30 p.m. on Saturday
- Features original commissioned art by internationally renowned artists, Laddie John Dill and Brad Howe
- Phone/Data: AT&T, TW Telecom and Time Warner Cable provide service; Fiber optic available to the building
- Web based IMPAK Work Order System Platform

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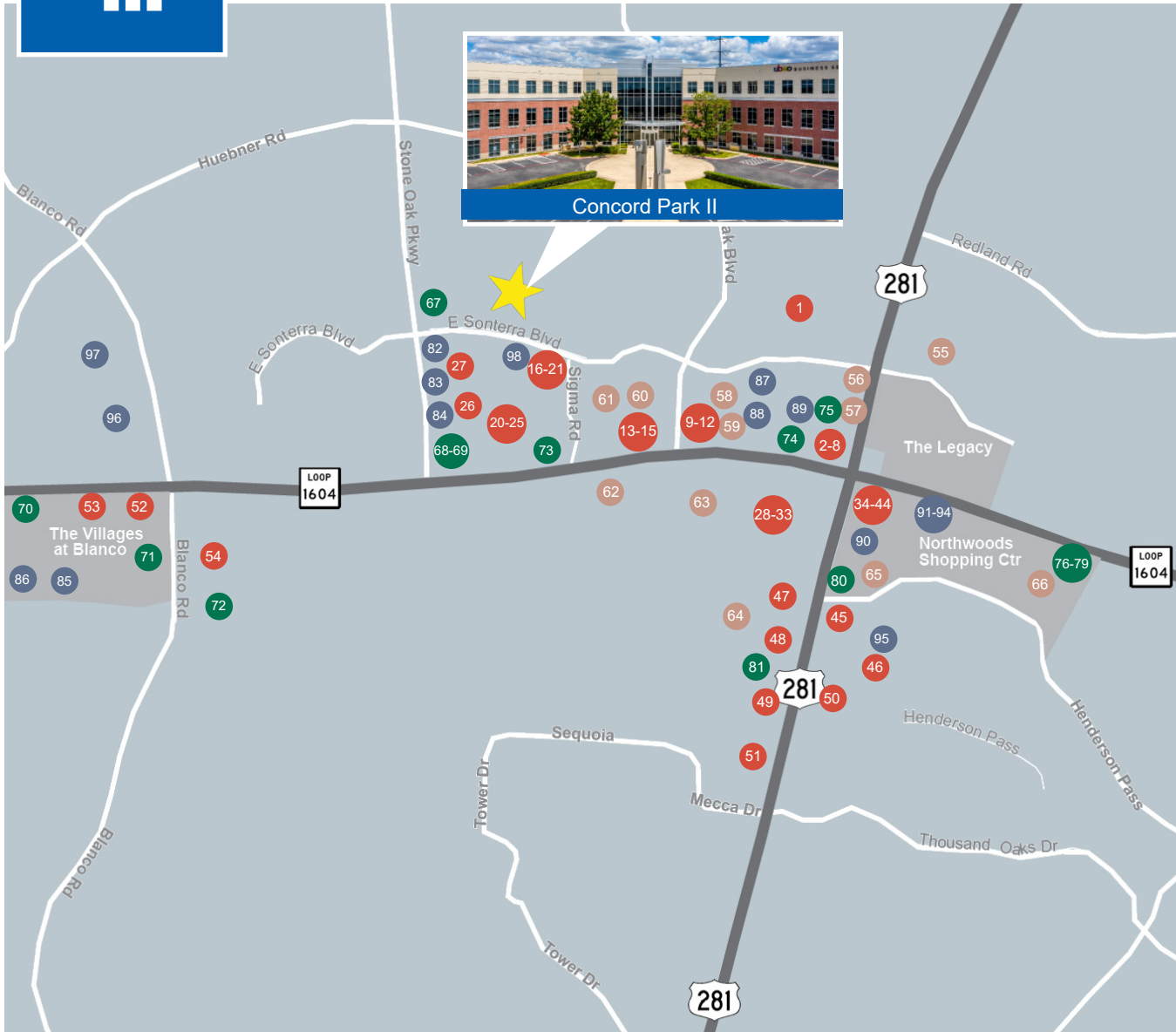
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DINING

1. Pericos Mexican Cuisine	20. Merit Coffee Co.	39. Starbucks
2. Chick-fil-A	21. First Watch	40. Fish City Grill
3. Whataburger	22. Kirby Steak House	41. Orange Leaf
4. Sonic Drive-in	23. Toro Kitchen	42. Zio's Italian Kitchen
5. McDonald's	24. Mellow Mushroom	43. La Madeleine
6. Chuck E. Cheese's	25. Sushi Zushi	44. Chuy's
7. Five Guys	26. Taipei	45. Chili's Grill & Bar
8. Las Palapas	27. Luciano Pizzeria	46. Sizzling Wok
9. Jason's Deli	28. Laguna Madre	47. Red Lobster
10. Smoothie King	29. Bill Miller Bar-B-Q	48. China Harbor
11. Krispy Kreme Doughnuts	30. KFC	49. Texas Roadhouse
12. Brick House Tavern	31. Taco Bell	50. Saltgrass Steakhouse
13. Gorditas Dona Tota	32. IHOP	51. Chester's Hamburgers
14. Munchies	33. Schlotzky's Deli	52. Jim's (Blanco Rd)
15. Rise Bakery	34. Red Robin	53. Taco Cabana
16. Kumori Sushi	35. Stone Cold Creamery	54. McDonalds (Blanco Rd)
17. Jimmy Johns	36. Pei Wei	
18. Nothing Bundt Cakes	37. Firehouse Subs	
19. Salata	38. Stouf's Pizza	

LODGING/HOSPITALITY

55. Courtyard by Marriott	61. Drury Inn & Suites
56. Hyatt Place	62. Staybridge Suites
57. Best Western	63. Fairfield Inn & Suites
58. Residence Inn & Suites	64. Days Inn & Suites
59. La Quinta Inn	65. Comfort Suites
60. Drury Plaza Hotel	66. Hampton Inn

BANKING

67. Jefferson Bank	75. Woodforest National
68. IBC Bank	76. RBCU
69. Frost Bank	77. Firstmark Credit Union
70. Frost Bank (Blanco Rd)	78. Farm Bureau Bank
71. Chase (Blanco Rd)	79. Wells Fargo Bank
72. Bank of America (Blanco Rd)	80. BBVA
73. The Bank of San Antonio	81. Commerce Bank
74. Security Service	

GROCERY/PHARMACY/MAJOR RETAIL

82. CVS Pharmacy	88. Costco	94. Stein Mart
83. Stone Oak Pharmacy	89. Walmart	95. Old Navy
84. Oakdell Pharmacy	90. H.E.B. (Northwoods)	96. Target (Blanco Rd)
85. H.E.B. (Blanco Rd)	91. Bed Bath & Beyond	97. Whole Foods (Blanco Rd)
86. Low's (Blanco Rd)	92. Marshall's	98. Fed Ex
87. Sonterra RX	93. Petco	



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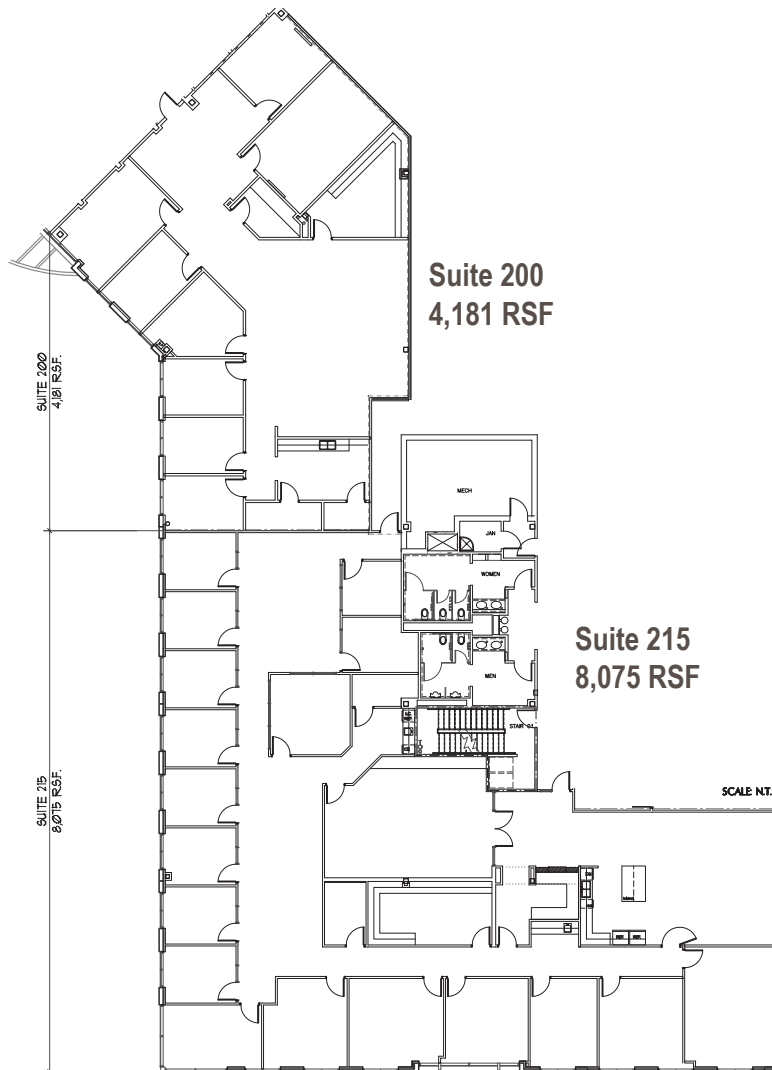


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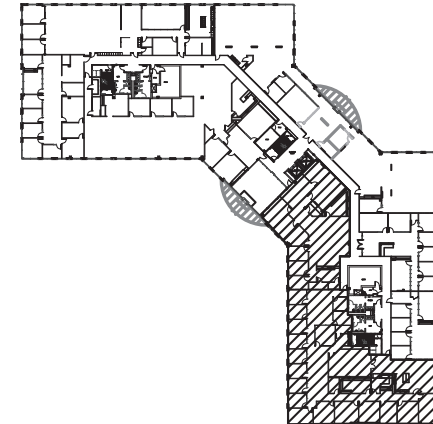
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SUITES 200 & 215
12,256 RSF



LOCATION MAP - LEVEL 2



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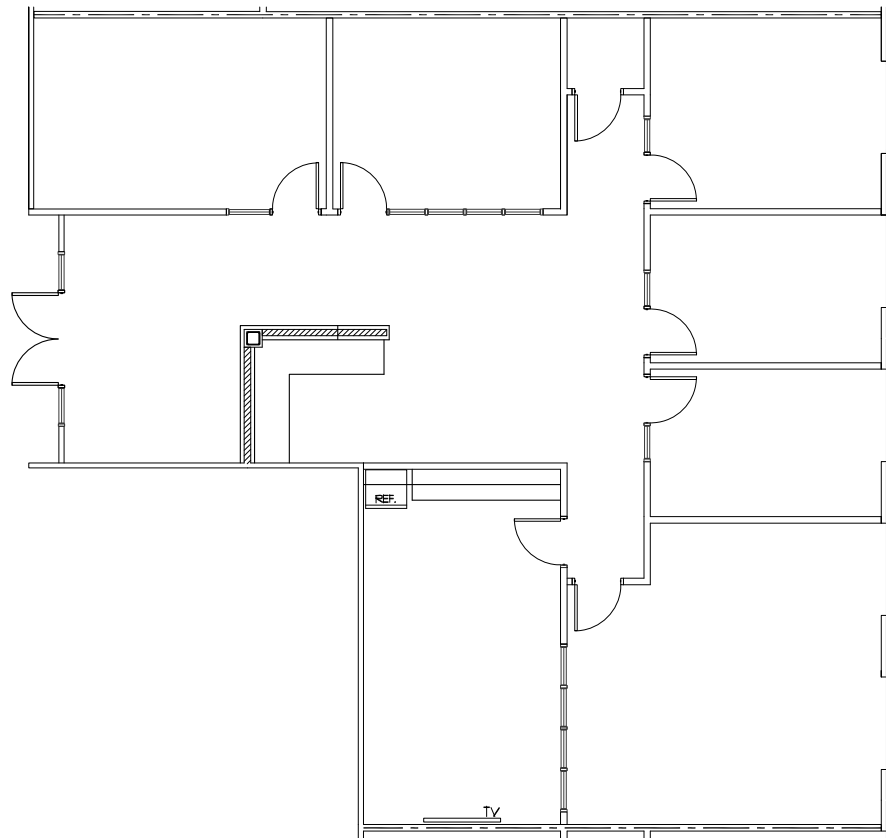


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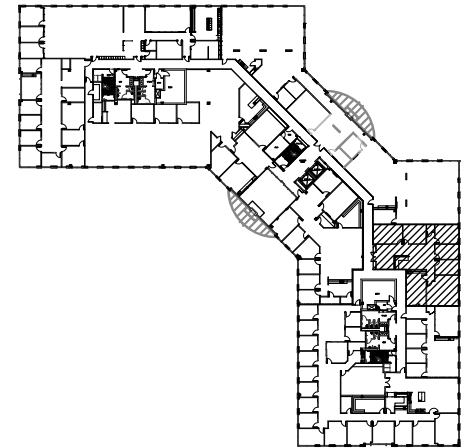
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SUITE 223
2,870 RSF



SCALE 3/32" = 1'-0"

LOCATION MAP - LEVEL 2



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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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Taylor Dorris	503845	tdorris@concord-corp.com	210-822-8600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Taylor Dorris	503845	tdorris@concord-corp.com	210-822-8600
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