



Class A Medical Office Condo

For Sale

Villages on Sonterra

1314 E Sonterra Blvd, Ste. 5201
San Antonio, TX 78258

This 5,253 sq ft condominium occupies the top floor of a two story building at 1314 E Sonterra Blvd, offers Class A medical-office space in the heart of San Antonio's Stone Oak area, ideal for healthcare or professional services. Located within the prestigious Villages on Sonterra Office Park across the street from Methodist Hospital Stone Oak and a short drive to North Central Baptist Hospital, the property provides easy access to Loop 1604 and U.S. 281, ensuring convenient connectivity for clients and staff across the city. Surrounded by complementary medical and professional offices, this location combines high visibility with a thriving, upscale commercial environment.



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

CHAD GUNTER
210.771.8282 mobile
210.366.2222 office
cgunter@endurasa.com

Villages on Sonterra

1314 E Sonterra Blvd, Bldg 5, Suite 5201, San Antonio, TX 78258

Medical Office Condo *For Sale*

BUILDING SIZE: 23,556 SF

AVAILABLE: 5,253 SF

YEAR BUILT: 2008

ASKING PRICE: *Contact Broker*

1314 E Sonterra Blvd
Bldg. 5, Suite 5201

6.17.26

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller makes no representation as to the exact condition of the property and recommends purchaser's or tenant's independent verification.



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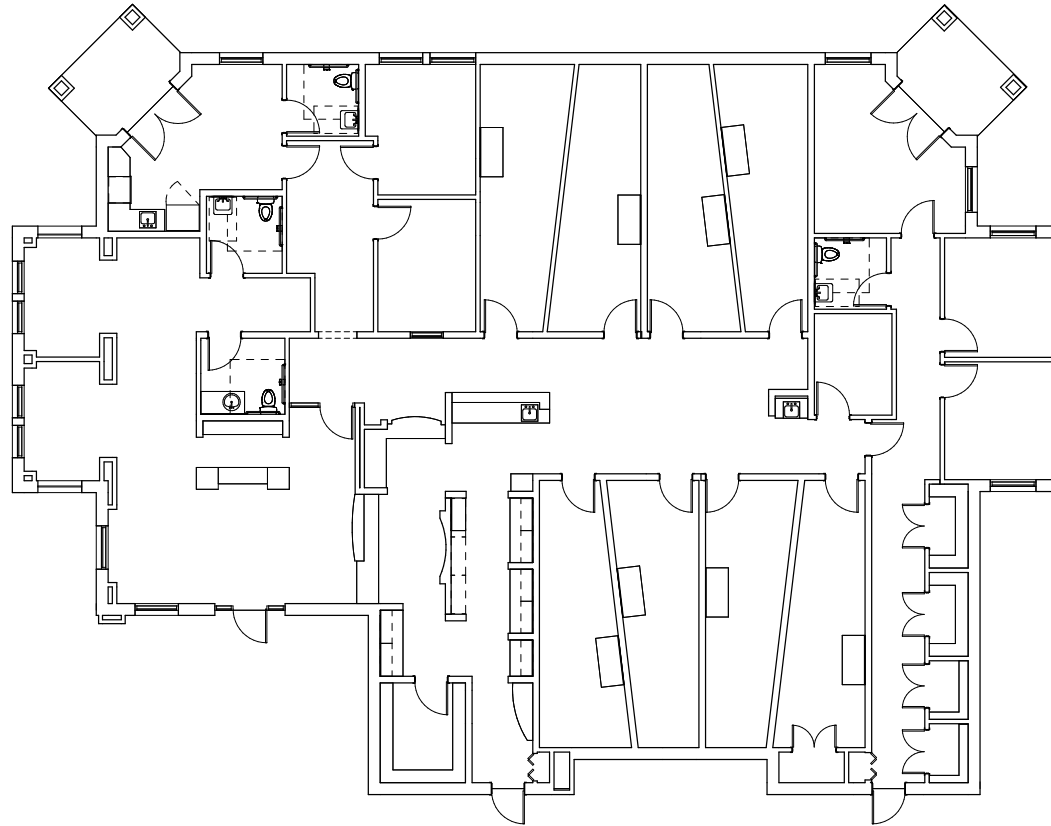
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EXISTING FLOOR PLAN SUITE 1501 - 5,253 SF



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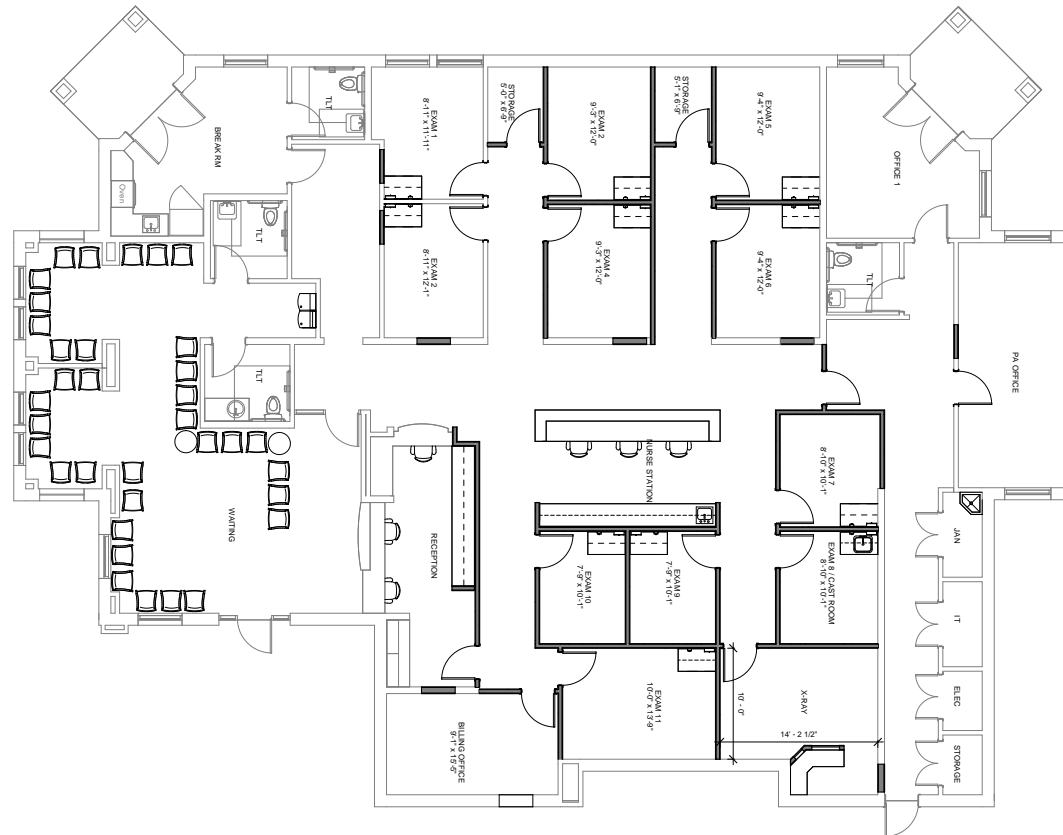
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CONCEPT FLOOR PLAN SUITE 1501 - 5,253 SF



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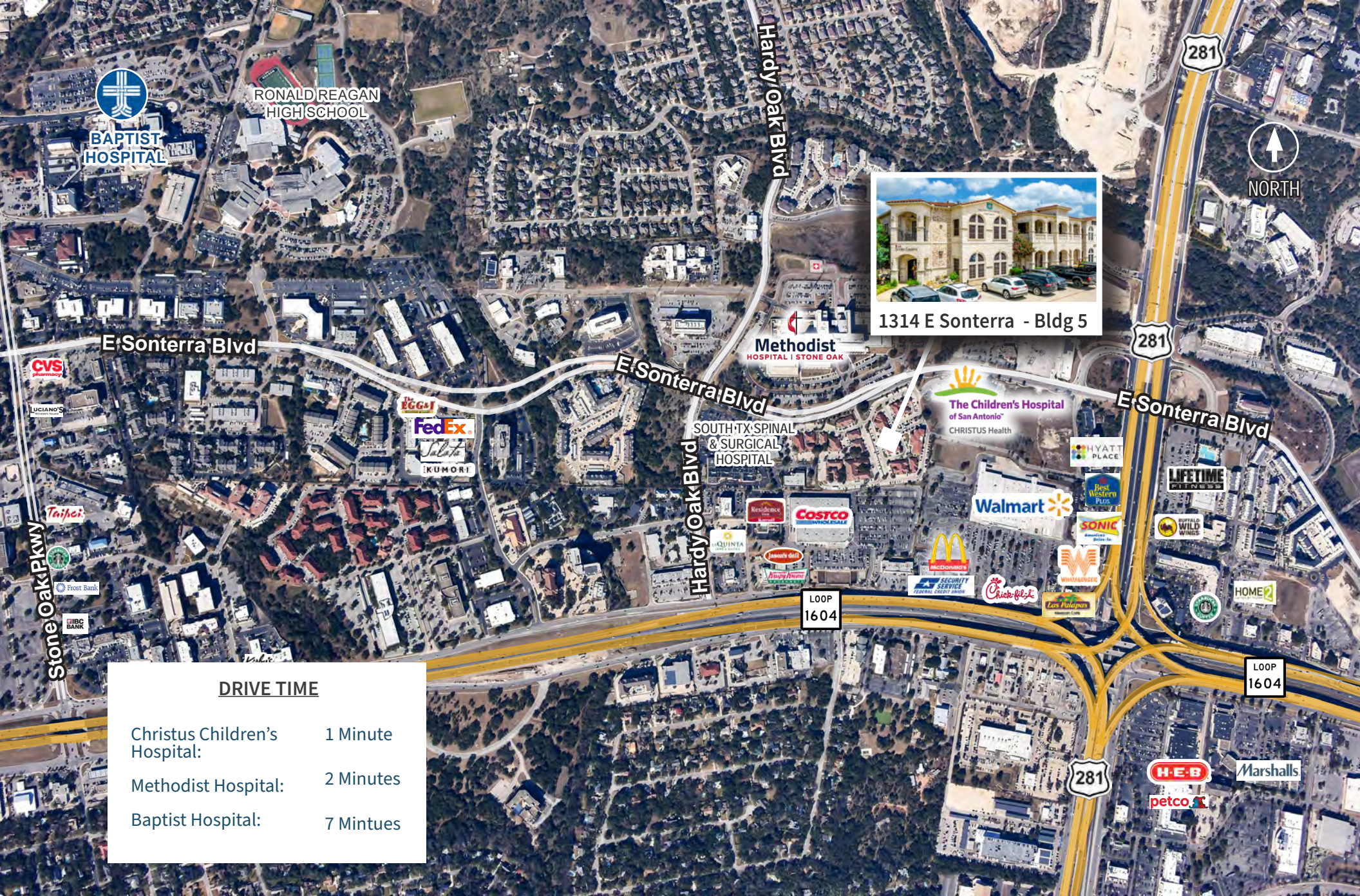
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1314 E Sonterra - Bldg 5

DRIVE TIME	
Christus Children's Hospital:	1 Minute
Methodist Hospital:	2 Minutes
Baptist Hospital:	7 Mintues



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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chad Gunter	411003	cgunter@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

