

**800**  
SONTERRA

**ELEVATE YOUR WORKSPACE AT 800 SONTERRA**



**W** | **WORTH**  
& ASSOCIATES

**800 E. Sonterra Blvd | San Antonio, TX 78258**

# A PREMIER CLASS A OFFICE DESTINATION



[www.worthsa.com](http://www.worthsa.com)

**Elevate your workspace experience at 800 Sonterra, where convenience, style, and functionality come together to create the ultimate office environment.**

Spanning 99,632 square feet across four stories, 800 Sonterra offers a prestigious and functional workspace in the heart of San Antonio's thriving Stone Oak area. This Class A office building combines functional design, convenience, and accessibility. Key features include ample parking with 69 subsurface spaces and 355 surface spaces (some covered) at an efficient 4.3/1000 parking ratio, a loading dock, secure building access, and back-up generators. The elegant two-story lobby showcases luxurious terrazzo flooring and African Sapele Wood paneling, creating a welcoming impression. Outdoor seating areas provide a

relaxing environment, while monument signage enhances visibility. Conveniently located near Loop 1604 and Highway 281, this property offers unparalleled accessibility to major San Antonio destinations. Positioned in a vibrant area, the building is surrounded by a variety of amenities, many of which are within walking distance. High-end retail shops, diverse dining options, hotels, and healthcare facilities create a convenient and dynamic environment that caters to businesses and their teams alike.

With its blend of style, amenities, and prime location, 800 Sonterra is the ultimate choice for businesses seeking a dynamic and professional workspace.



# PROPERTY HIGHLIGHTS

Located in a prime area with easy access to Loop 1604 and Highway 281, 800 Sonterra is the epitome of professional sophistication. This Class A office building offers a seamless blend of functionality and modern design, perfect for businesses seeking a prestigious workspace.

- Class A Office Building
- Four Story, 99,632 Sq. Ft.
- Two-Story Lobby with Exceptional Finishes
- Loading Dock and Secure Building Access
- Outdoor Seating Areas
- Monument Signage
- **Backup Generators** Providing Fully Redundant Power
- Underground Executive Parking (69 Spaces)
- On-Site Property Management
- Energy Star Certified



- 4.3/1000 Parking with Some Covered Spaces
- New Reflective TPO Roof
- High Efficiency Dual Pane Glass
- Numerous Amenities with Walking Distance
- Located in the Vibrant Stone Oak Area of San Antonio
- Easy Access to Loop 1604 and Highway 281

## AVAILABLE SPACE

- Suite 101: 8,450 RSF
- Suite 190: 1,699 RSF
- Suite 250: 12,352 RSF



**Four Story, Class A Office Building**



**Outdoor Seating Areas**



**Underground Executive Parking**



**Loading Dock & Secured Parking Entry**



**Elegant Two Story Lobby**



**Amenities Within Walking Distance**



# ALL NEW ENHANCEMENTS

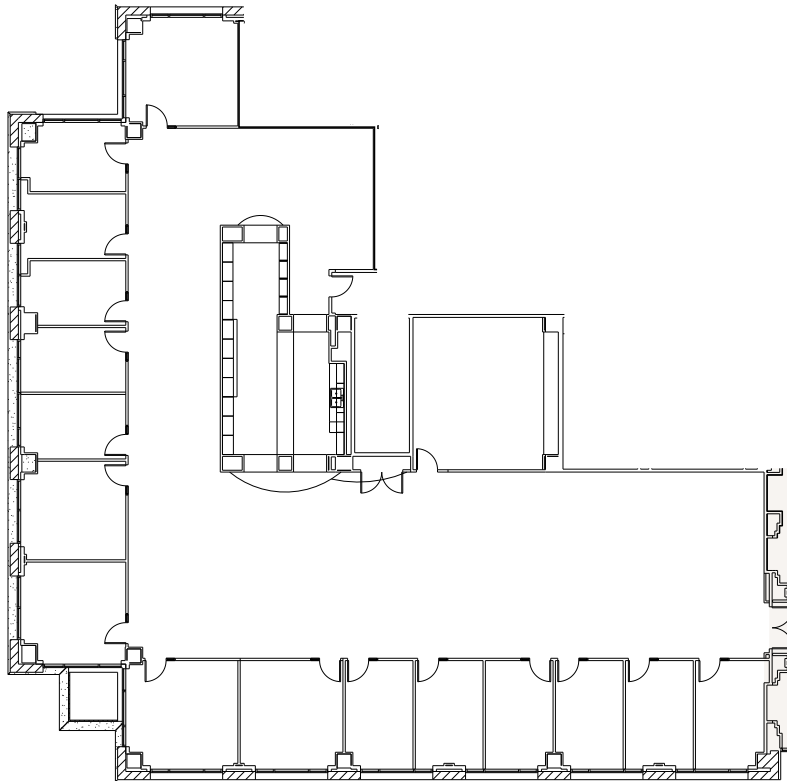
- New Reflective TPO Roof
- Updated Monument Sign
- Updated Interior Lobby Spaces, Corridors & Elevator Cab Finishes
- New State of the Art Access Control System and Cameras
- Installed Access Controlled Parking Garage Security Gate
- Full Cleaning of the Building Exterior and Paved Surfaces
- New LED Lighting throughout Common Building Areas Including the Garage, Lobbies, Corridors, Restrooms and Stairwells
- Installed Automatic Door Operators at Main Lobby Entrance
- New Eco-Friendly Water Softener to Serve Building HVAC System
- Refreshed Landscaping



# 1ST FLOOR

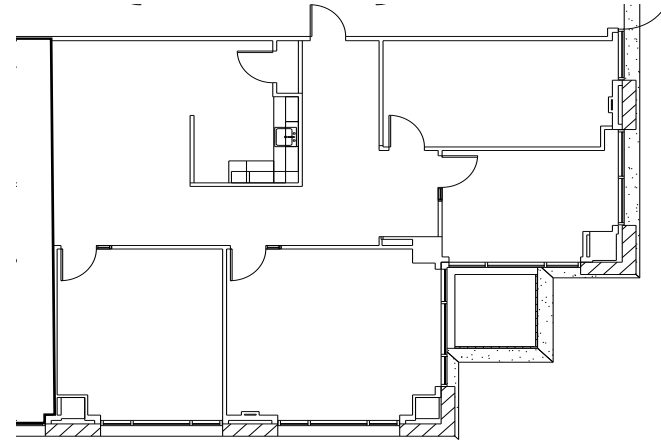
10,149 RSF AVAILABLE FOR LEASE

Suite 101 - 8,450 SF AVAILABLE

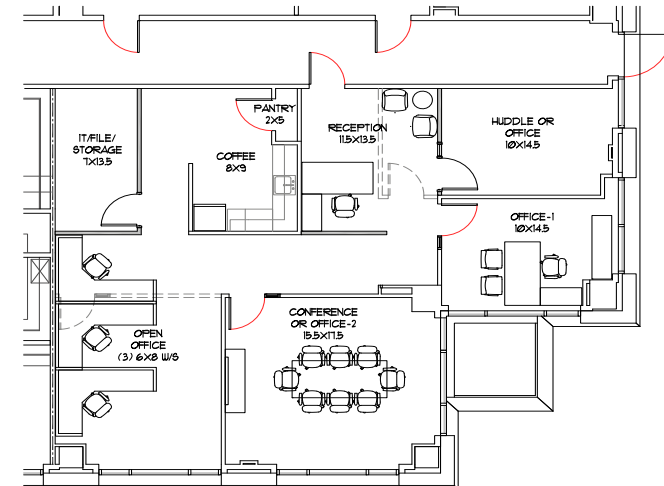


Suite 190 - 1,699 SF AVAILABLE

As Built



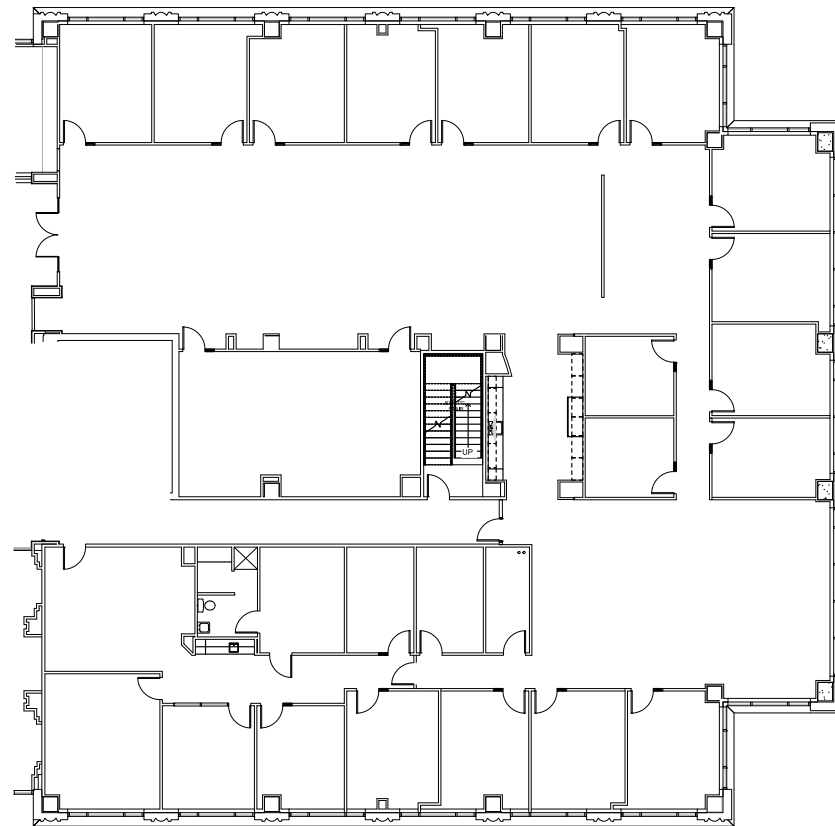
Spec Plan



# 2ND FLOOR

12,352 RSF AVAILABLE FOR LEASE

Suite 250 - 12,352 SF AVAILABLE



# WALKABLE AMENITIES, RIGHT OUTSIDE YOUR OFFICE



Located within walking distance of 800 Sonterra, **The Plaza at Concord Park** offers a diverse array of retail, dining, and service options to enhance your workday. Enjoy easy access to popular restaurants, cozy coffee shops, boutique stores, and essential services, creating a vibrant and convenient environment for professionals.



RESTAURANTS

RESTAURANTS

FITNESS

RETAIL

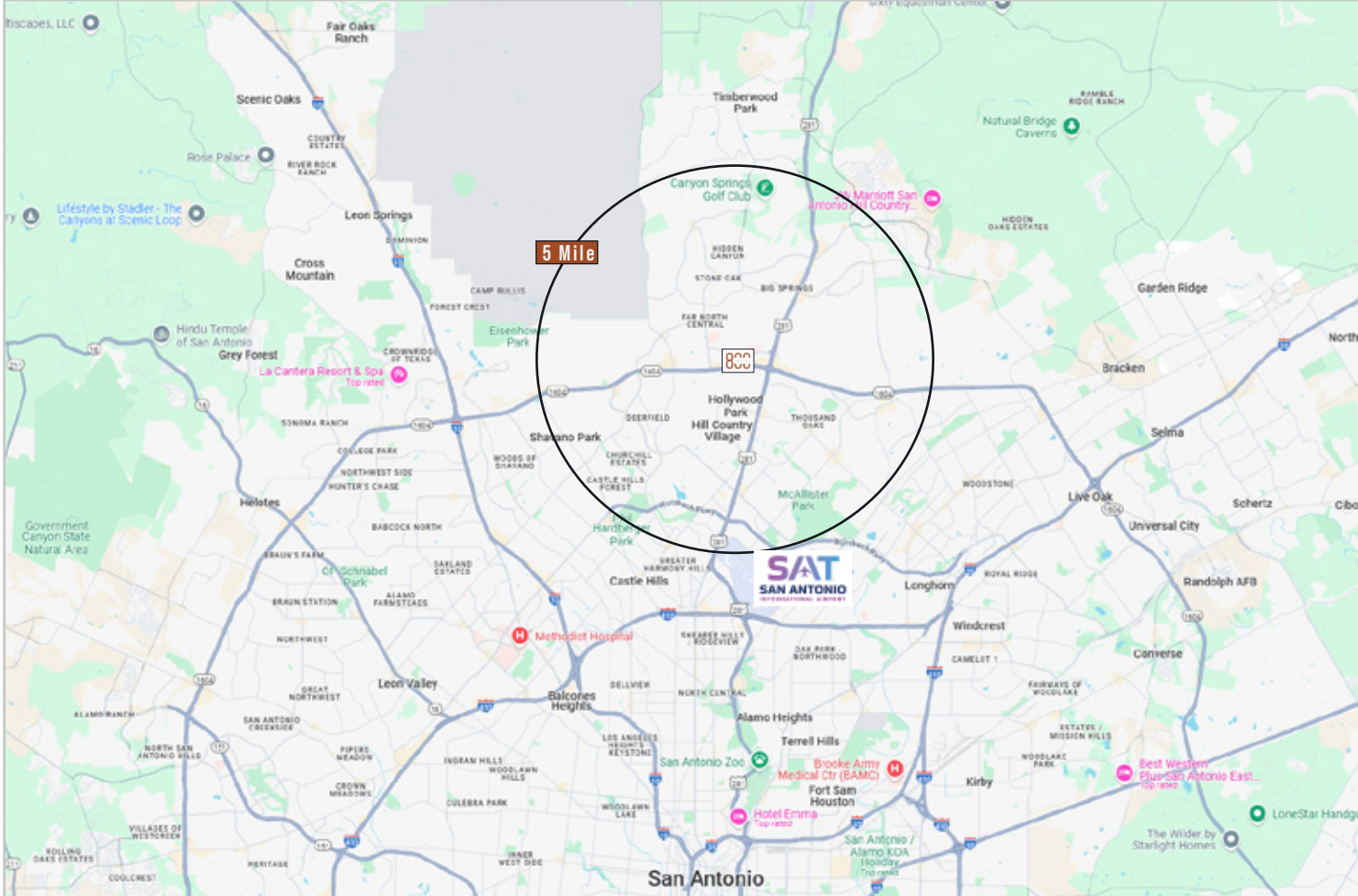


# LOCATION ANALYSIS



## DRIVE TIMES

<b>1</b> Min	<b>4</b> Min	<b>10</b> Min	<b>14</b> Min	<b>19</b> Min
Loop 1604	Highway 281	Interstate 10	Interstate 35	Downtown San Antonio



## DEMOGRAPHICS - 5 Mile

**215,000**

Population

**\$133,000**

Average Household Income

**56%**

Bachelor's Degree or Higher

**86,272**

Number of Households

**39.2**

Median Age

**78.6%**

White Collar Labor Force



**Stone Oak**  
Neighborhood



**Far North Central**  
Submarket



**San Antonio**  
Metro

The strategic placement of 800 Sonterra in the Stone Oak area offers businesses a prime location in a thriving, professional community with access to a skilled workforce, excellent infrastructure, and a dynamic mix of nearby amenities, ensuring a perfect balance of convenience and prestige.



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