



CONCORD PARK II

CONCORD PARK II

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 100	6,905 RSF	} UP TO 12,256 RSF
Suite 160	5,602 RSF	
Suite 200	4,181 RSF	
Suite 215	8,075 RSF	
Suite 223	2,870 RSF	

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



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7/12/2026



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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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DINING

1. Chick-fil-A	20. Starbucks	39. Fish City Grill
2. Whataburger	21. Kirby Steak House	40. Orange Leaf
3. Sonic Drive-in	22. Toro Kitchen	41. Zio's Italian Kitchen
4. Chuck E. Cheese's	23. Mellow Mushroom	42. La Madeleine
5. Five Guys	24. Sushi Zushi	43. Chili's Grill & Bar
6. Ay Chihuahua Mexican Cafe	25. Project Poll / Closed	44. Sizzling Wok
7. Jason's Deli	26. Taipeio	45. Saltgrass Steakhouse
8. Smoothie King	27. Schlotzky's Deli	46. Chester's Hamburgers
9. Krispy Kreme Doughnuts	28. Laguna Madre	47. Texas Roadhouse
10. La Panaderia	29. Bill Miller Bar-B-Q	48. Walk-On's Sports Bistreaux
11. Gorditas Dona Tota	30. KFC	49. Kumi Buffet
12. Munchies	31. Taco Bell	50. Red Lobster
13. Kumori Sushi	32. Las Palapas	51. Jim's (Blanco Rd)
14. Jimmy Johns	33. Chuy's	52. Crepes & Coffee
15. Nothing Bundt Cakes	34. Red Robin	53. Starbucks / Closed
16. Salata	35. Stone Cold Creamery	54. Popeyes (Blanco Rd)
17. Merit Coffee	36. Pei Wei	55. McDonalds (Blanco Rd)
18. Smashin Crab	37. Firehouse Subs	
19. First Watch	38. Stout's Pizza	

LODGING/HOSPITALITY

56. Courtyard by Marriott	62. Drury Inn & Suites	68. Hampton Inn
57. Hyatt Place	63. Homewood Suites	
58. Best Western	64. Staybridge Suites	
59. Residence Inn & Suites	65. Fairfield Inn & Suites	
60. La Quinta Inn	66. Days Inn & Suites	
61. Drury Plaza Hotel	67. Comfort Suites	

BANKING

69. RBFCU	77. Prosperity Bank
70. Firstmark Credit Union	78. Broadway Bank
71. Farm Bureau Bank	79. Frost Bank
72. Wells Fargos	80. Jefferson Bank
73. PNC Bank	81. Bank of America
74. Commerce Bank	82. Chase Bank
75. Woodforest National	83. Frost Bank
76. Security Service	

GROCERY/PHARMACY/MAJOR RETAIL

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



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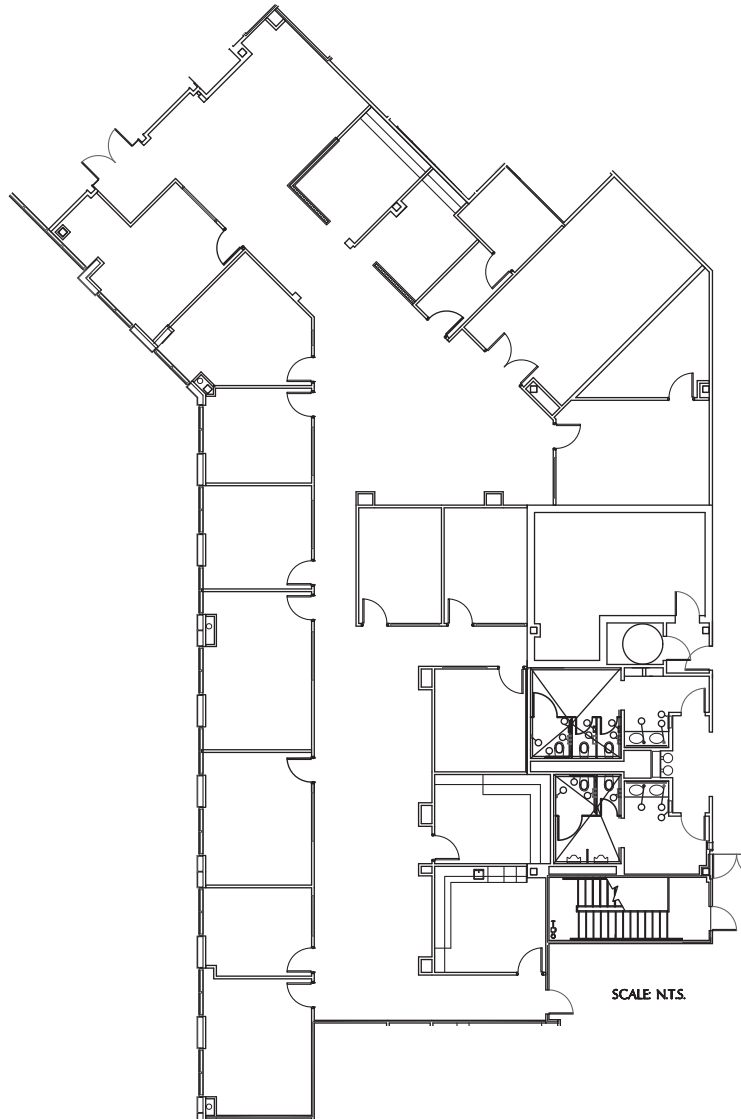


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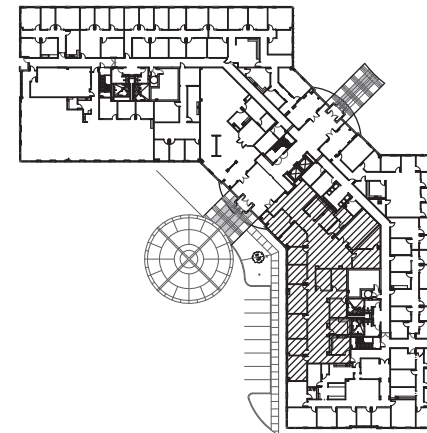
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SUITE 100
6,905 RSF



LOCATION MAP - LEVEL 1



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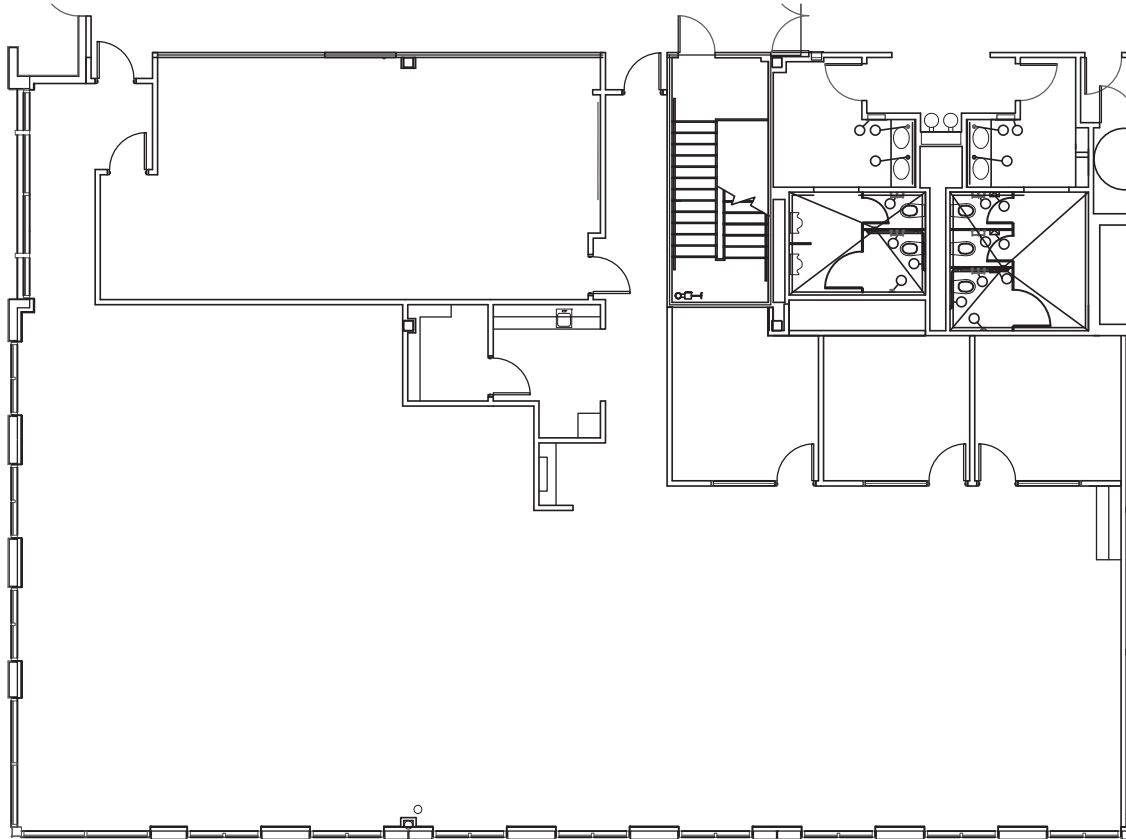


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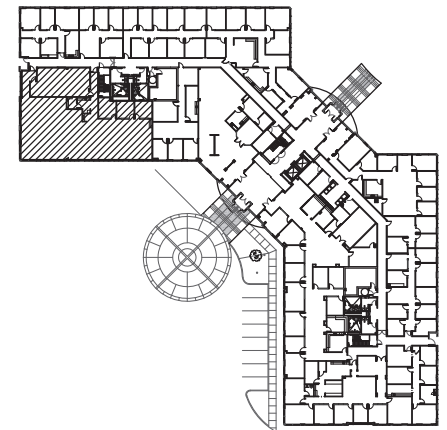
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SUITE 160
5,602 RSF



SCALE 1/16" = 1'-0"

LOCATION MAP - LEVEL 1



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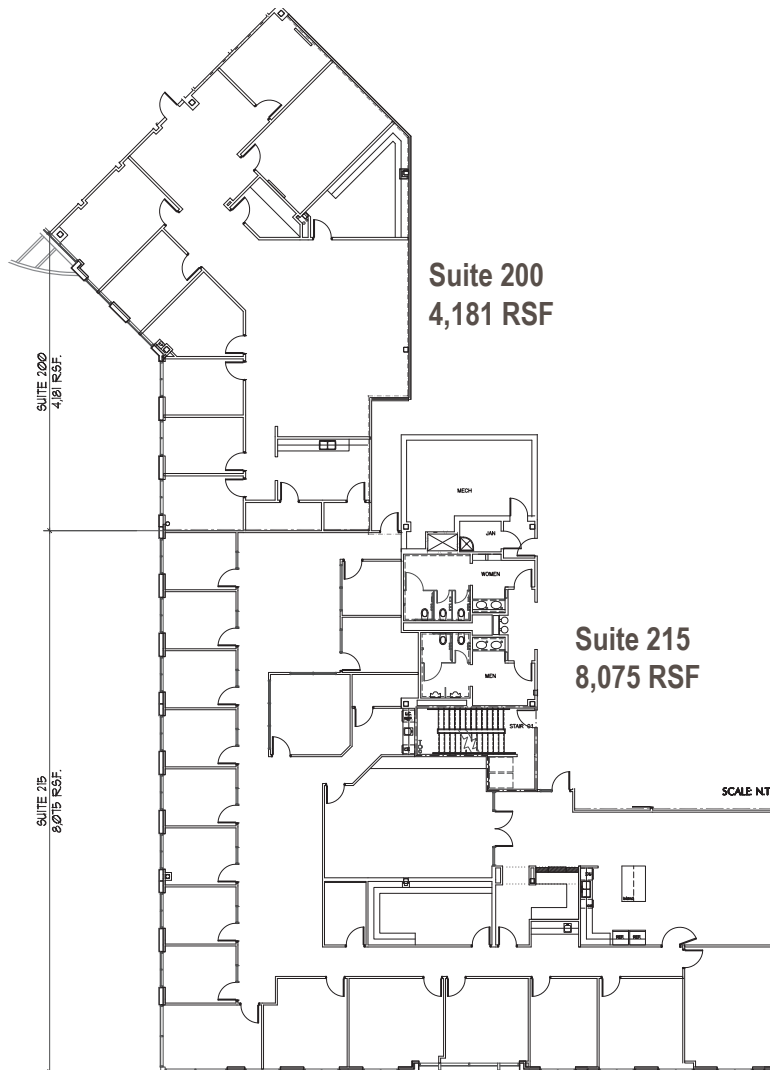


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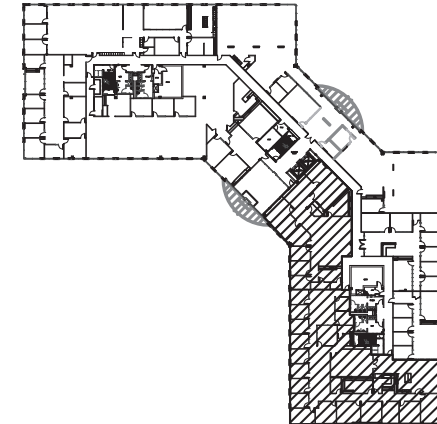
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SUITES 200 & 215
12,256 RSF



LOCATION MAP - LEVEL 2



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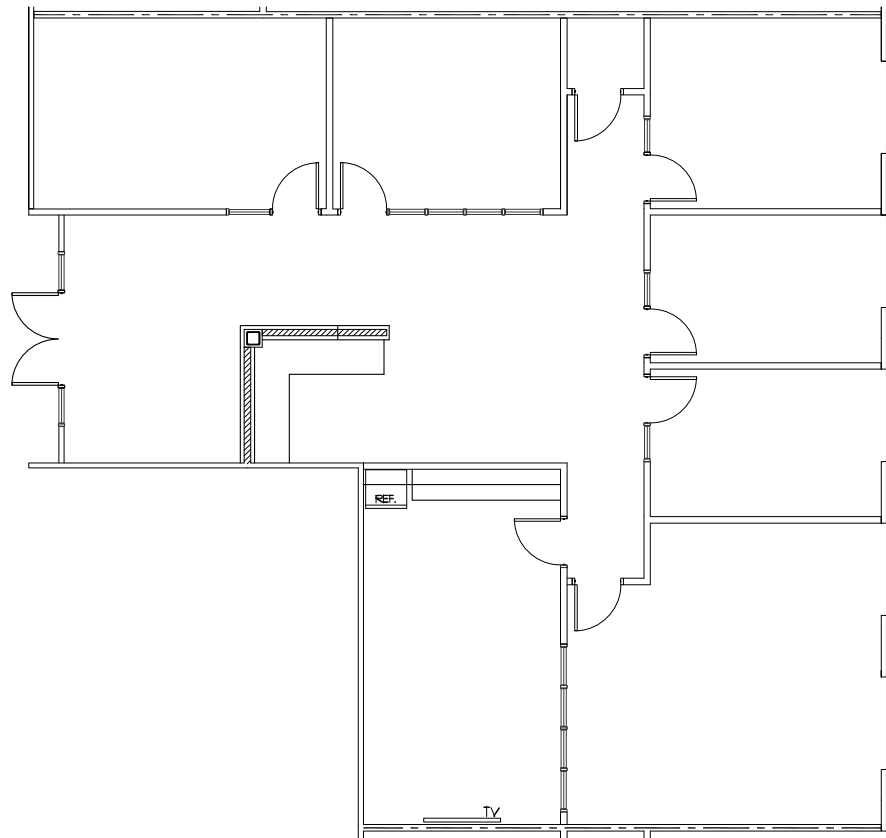


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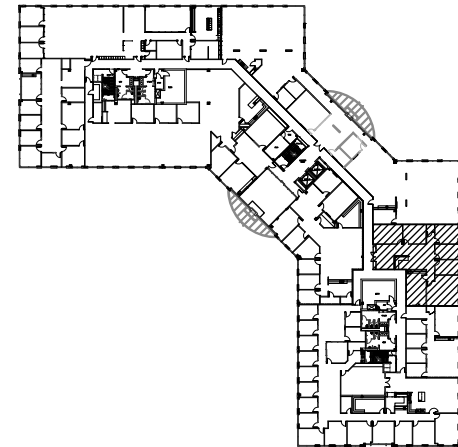
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SUITE 223
2,870 RSF



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:
 - 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.

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
	License No.	Email	Phone
	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov