



dhrealty partners inc

**COMMERCIAL PROPERTIES**

Brokerage • Management • Investments • Accounting



Matthew Baylor  
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## **FLEXIBLE SPACE OPPORTUNITY: MOVE-IN READY MEDICAL SUBLEASE**

335 E. Sonterra Blvd. | San Antonio, TX 78258



# **FOR SUBLEASE**



**DRONE FOOTAGE**

[https://youtu.be/4XeBHa\\_Gs1E](https://youtu.be/4XeBHa_Gs1E)

**360° PANORAMIC VIEW**

<https://kuula.co/post/5qJgY>

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**HIGHLIGHTS**

- Beautifully finished 2nd Gen Medical Office
- Flexible space opportunity
- Thriving MOB tenant synergy including CPL Labs
- Stone Oak Location
- Ample Parking
- Easy access to Hwy 281 & Loop 1604
- Central to Stone Oak Healthcare District
- Near Methodist & Baptist Hospitals

**LOCATION**

Situated within a prominent healthcare district in Stone Oak on Sonterra Blvd and blocks away from both Methodist and Baptist Hospitals.

**DESCRIPTION**

Unique opportunity for sublease in a beautiful, professional and fully occupied Medical Office building. Available medical space includes a minimum of 3 exams with plumbing, group work space, and reception/waiting area. Negotiable options from ±2,500 SF to ±4,000 SF+ within the current bariatric practice space. Entertaining all proposals related to space needs.

**BUILDING SIZE**

±30,556 SF

**AVAILABLE SPACE**

Suite 200: ±2,500 SF to ±4,000 SF

**ZONING**

C-2, C-3

**LEASE RATE**

\$19 - \$24/SF/YR + \$15.45 NNN

**LEASE TERM**

Flexible

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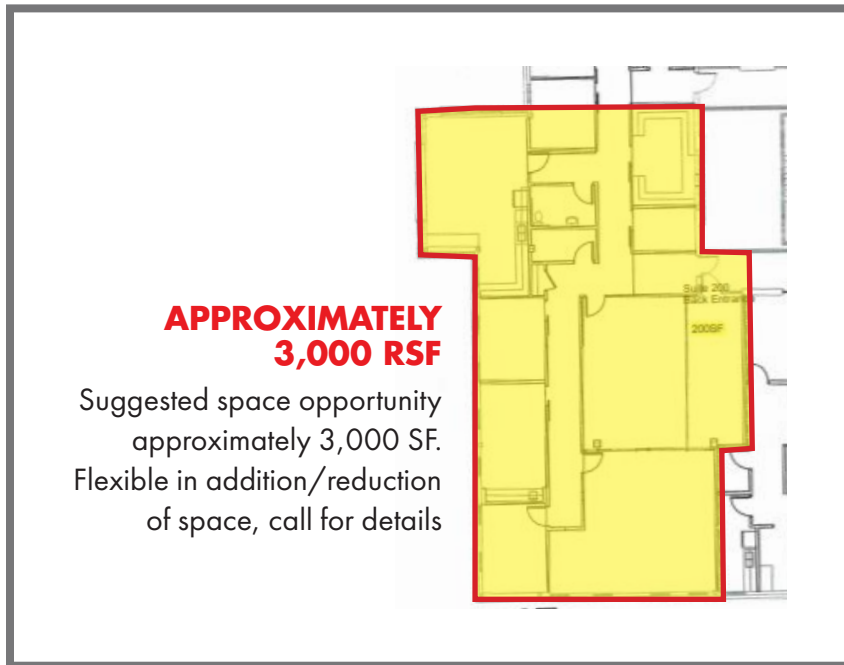
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### FLOOR PLAN: SUITE 200



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### AERIAL MAP



**POINTS OF INTEREST**

- Academy
- Bank of America
- Baptist Hospital
- Best Buy
- Best Western Plus
- Bill Miller BBQ
- Chama Gaucha
- Chick-Fil-A
- Costco
- Methodist Hospital
- CVS
- Drury Plaza Hotel
- First Watch
- Frost Bank
- H-E-B
- Kirby's Steakhouse
- L.A. Fitness
- La Madeleine
- La Quinta Inn & Suites
- Lifetime Fitness
- Lowe's
- Main Event
- Pizza Hut
- P. Terry's
- Santa Rosa Children's Hospital
- Staybridge Hotel
- Security Service
- Silo
- Red Lobster
- Regal Cinema
- Target
- Trader Joe's
- Walmart Supercenter
- Wells Fargo
- Whole Foods

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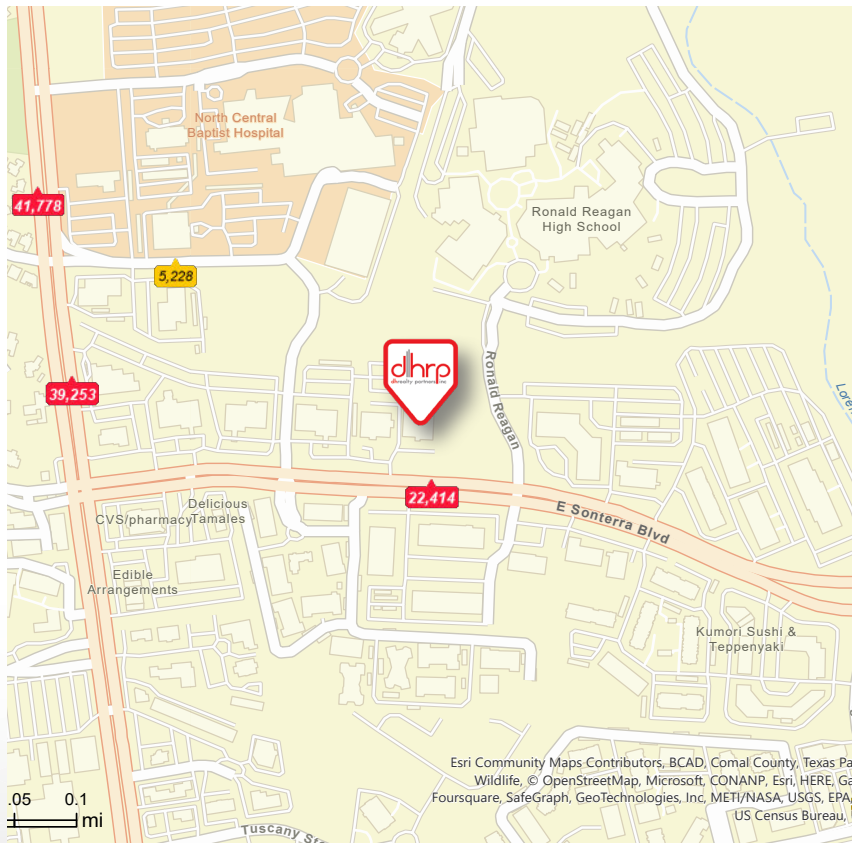


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### LOCATION INFORMATION

#### TRAFFIC COUNTS



#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,921	82,403	210,152
Households	3,543	32,693	85,446
Avg Household Income	\$129,558	\$148,510	\$144,901
Median Household Income	\$90,340	\$106,813	\$102,570

Source: ESRI, 2023



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### SAN ANTONIO MARKET OVERVIEW

San Antonio has been named "Military City, USA" for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio's healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio's second largest employer.

With a thriving local economy, a **central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience and healthcare, aerospace, IT and cybersecurity**.



**2.3M**  
TOTAL  
POPULATION

**7<sup>TH</sup>**  
LARGEST CITY  
IN THE U.S.

**3<sup>RD</sup>**  
FASTEST  
GROWING  
ECONOMY

**28%**  
PROJECTED  
POPULATION  
GROWTH

**12**  
ACCREDITED  
UNIVERSITIES &  
COLLEGES

**120**  
NEW RESIDENTS  
PER DAY

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### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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