

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

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 180: 4,099 RSF
- 2nd Floor: 25,130 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

SITE AERIAL



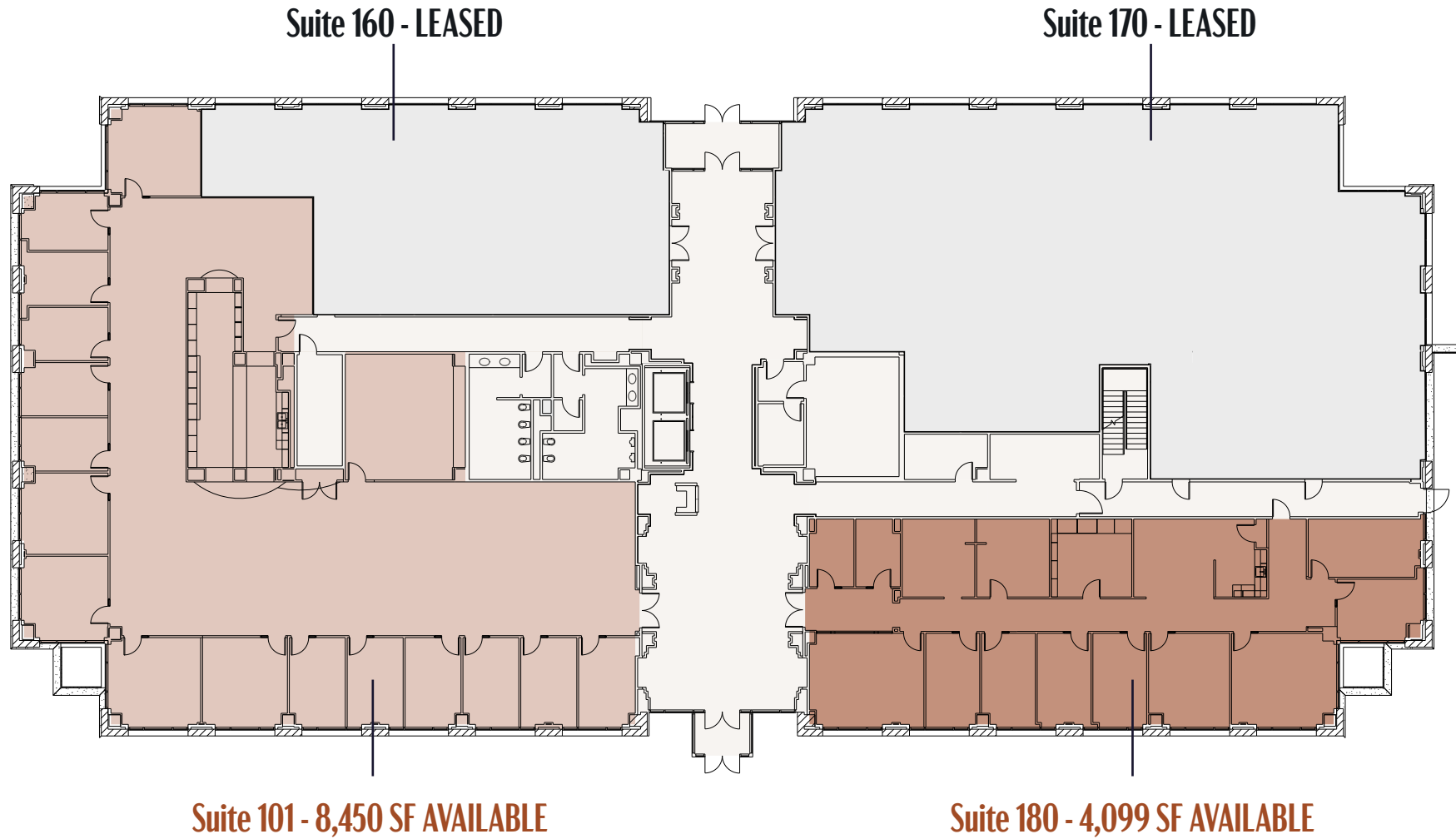
ALL NEW ENHANCEMENTS

- 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

12,549 RSF AVAILABLE FOR LEASE



2ND FLOOR

25,130 RSF AVAILABLE FOR LEASE



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

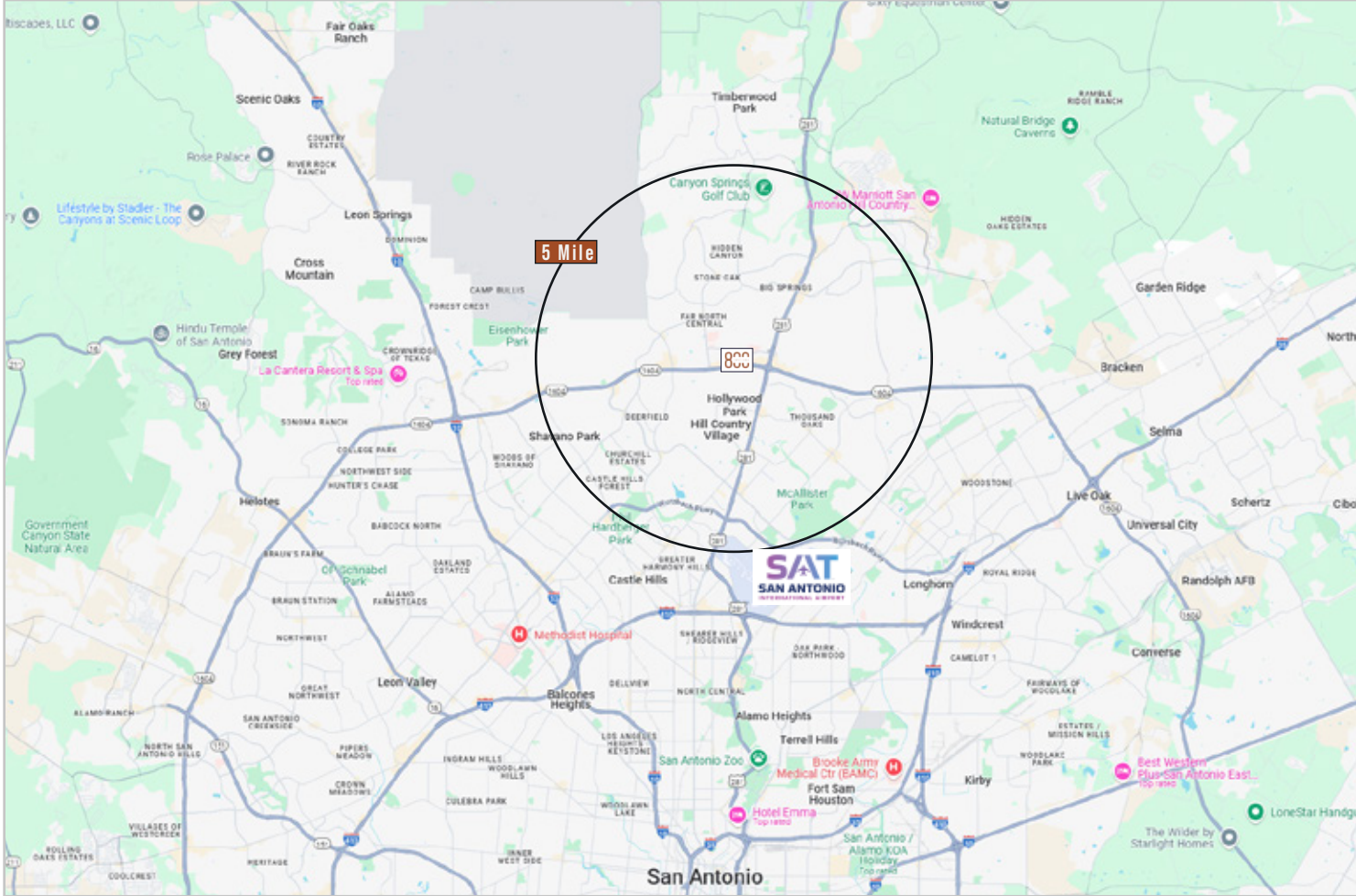


LOCATION ANALYSIS



DRIVE TIMES

1 Min	4 Min	10 Min	14 Min	19 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

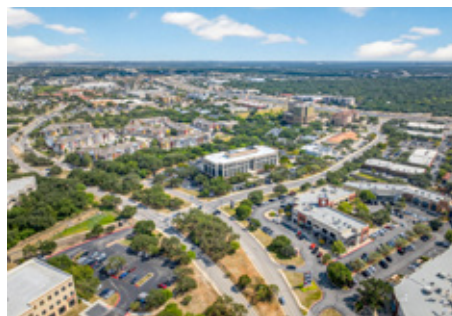
Median Age

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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210.822.5220 | WWW.WORTHSA.COM

CONTACT:

Shawn Gulley
210.805.3333
shawn@worthsa.com

Lukin King
210.805.3322
lukink@worthsa.com



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