



CONCORD PARK II

401 East Sonterra Blvd
San Antonio, TX 78258

For Lease



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

TAYLOR DORRIS
Vice President
210.366.2222 office
210.249.0781 direct
tdorris@endurasa.com





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BUILDING FEATURES

- Located in prestigious Concord Park, San Antonio's premier office environment on the corner of Sonterra Boulevard and Ronald Regan Drive

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 114	3,725 RSF	
Suite 125	4,263 RSF	
Suite 235	5,252 RSF	} Contiguous 8,728 RSF
Suite 262 (Sublease)	3,473 RSF	

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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

OTHER

- 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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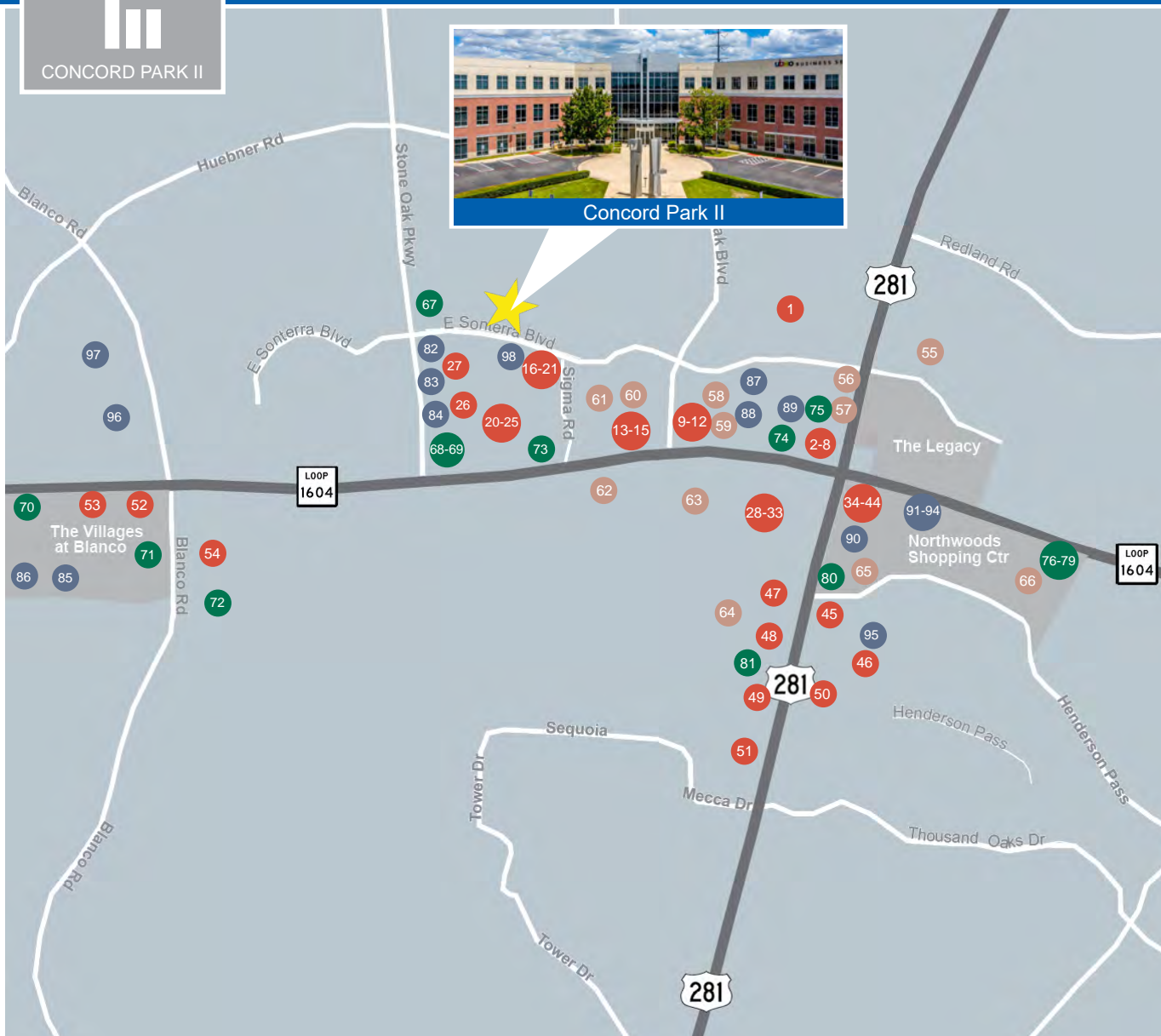


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DINING		
1. Pericos Mexican Cuisine	20. Merit Coffee Co.	39. Starbucks
2. Chick-fil-A	21. First Watch	40. Fish City Grill
3. Whataburger	22. Kirby Steak House	41. Orange Leaf
4. Sonic Drive-in	23. Toro Kitchen	42. Zio's Italian Kitchen
5. McDonald's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

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

BANKING		
67. Jefferson Bank	75. Woodforest National	
68. IBC Bank	76. RBCU	
69. Frost Bank	77. Firstmark Credit Union	
70. Frost Bank (Blanco Rd)	78. Farm Bureau Bank	
71. Chase (Blanco Rd)	79. Wells Fargo Bank	
72. Bank of America (Blanco Rd)	80. BBVA	
73. The Bank of San Antonio	81. Commerce Bank	
74. Security Service		

GROCERY/PHARMACY/MAJOR RETAIL		
82. CVS Pharmacy	88. Costco	94. Stein Mart
83. Stone Oak Pharmacy	89. Walmart	95. Old Navy
84. Oakdell Pharmacy	90. H.E.B (Northwoods)	96. Target (Blanco Rd)
85. H.E.B (Blanco Rd)	91. Bed Bath & Beyond	97. Whole Foods (Blanco Rd)
86. Low's (Blanco Rd)	92. Marshall's	98. Fed Ex
87. Sonterra RX	93. Petco	



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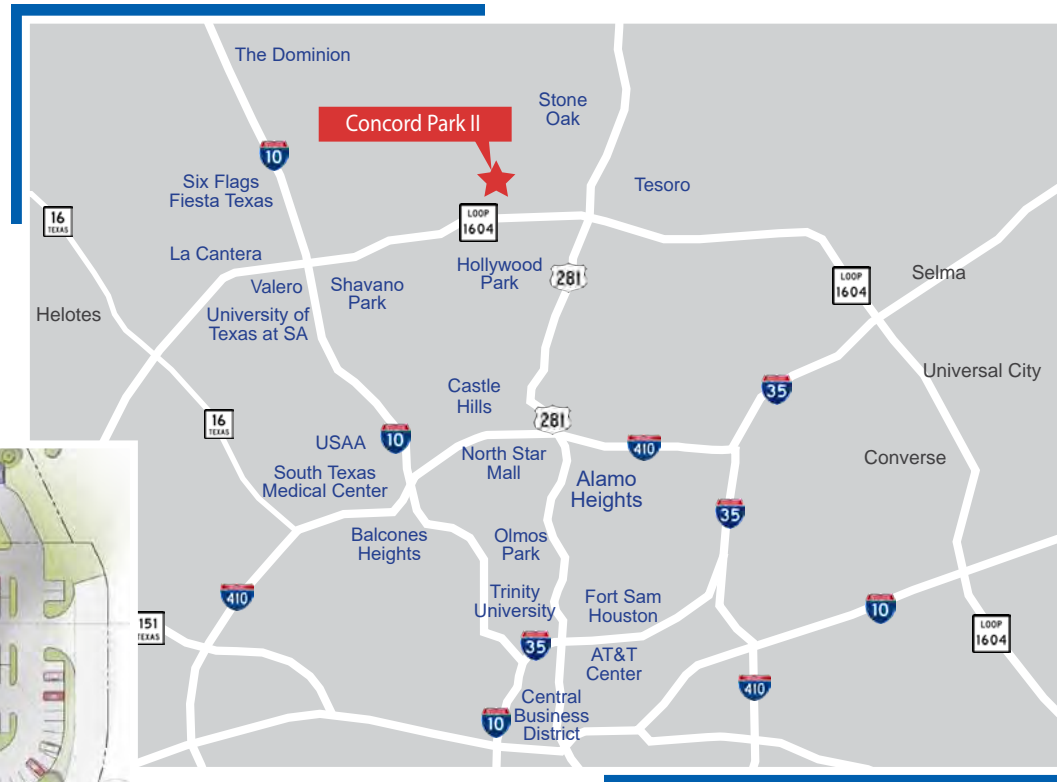




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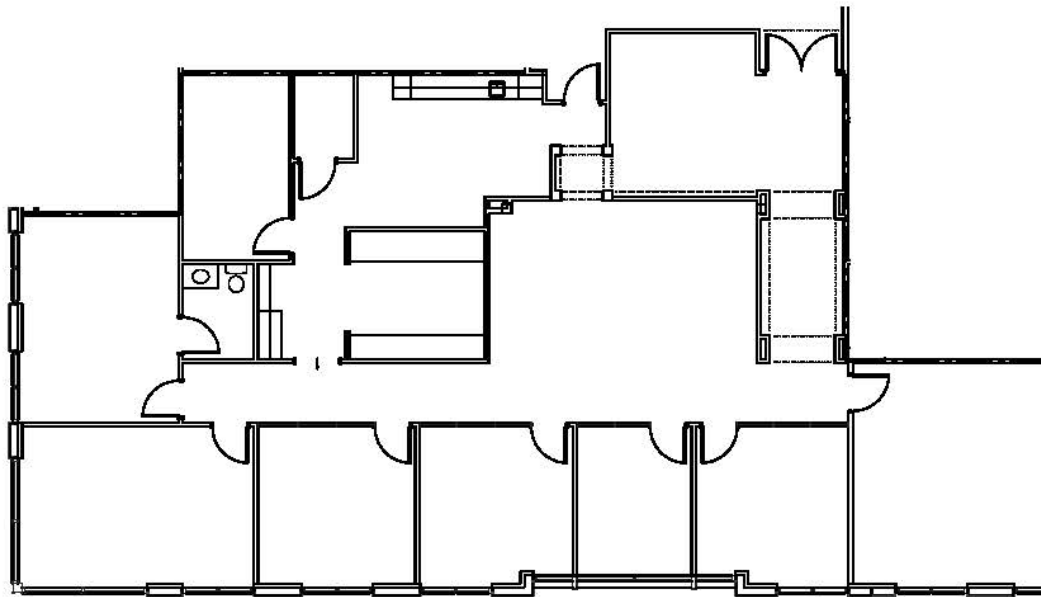


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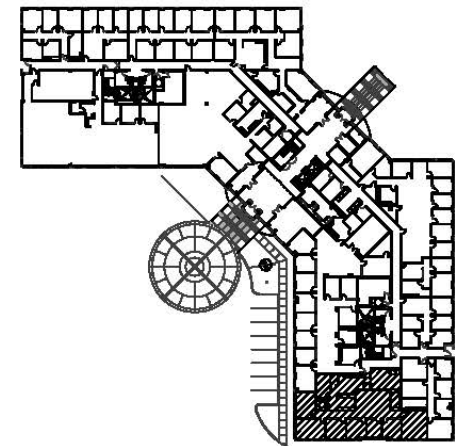
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SUITE 114
3,725 RSF



LOCATION MAP - LEVEL 1



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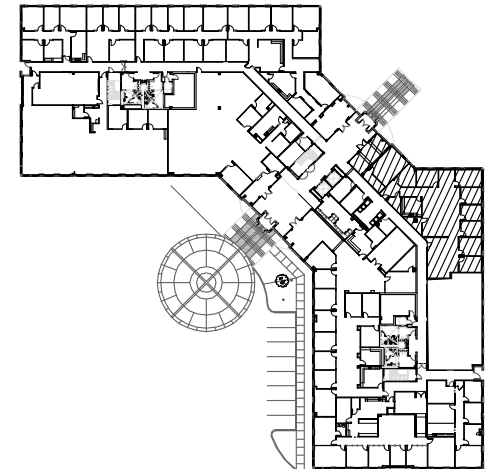
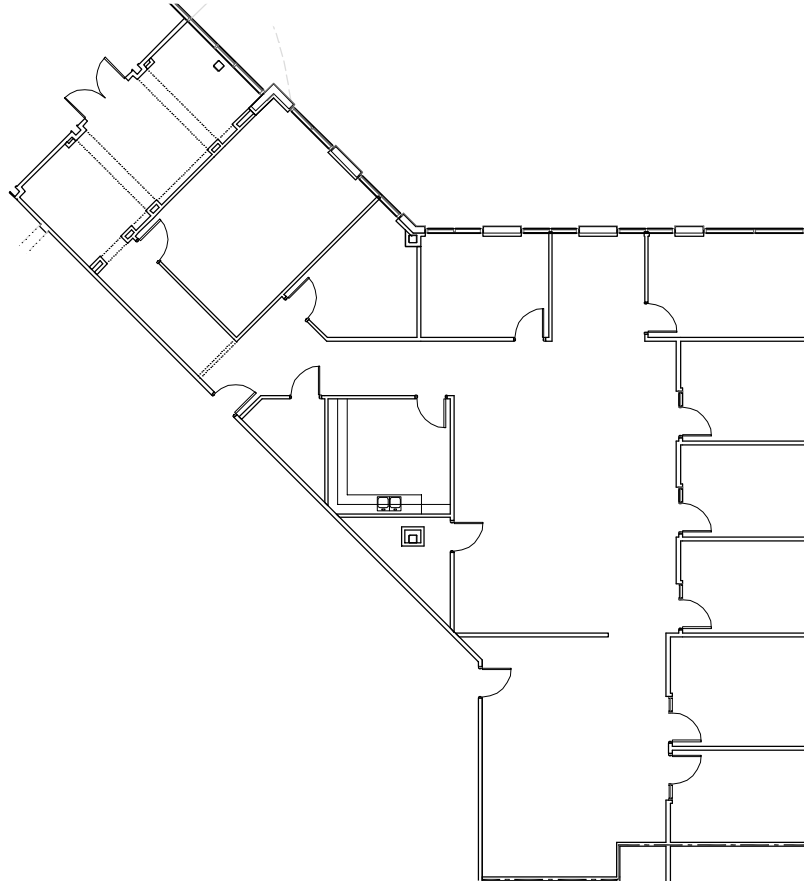


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SUITE 125
4,263 RSF



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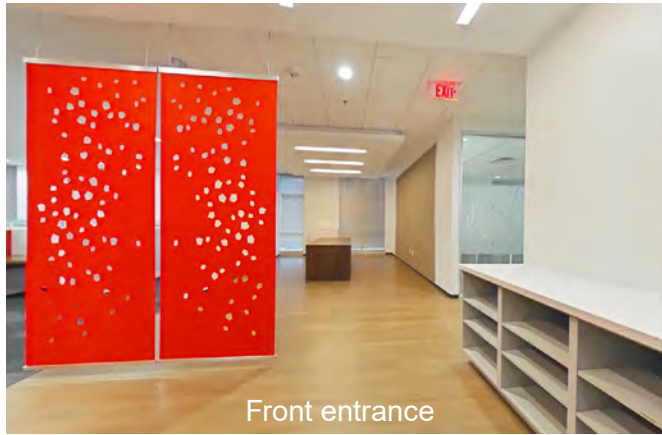


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Suite 235
5,252 rsf



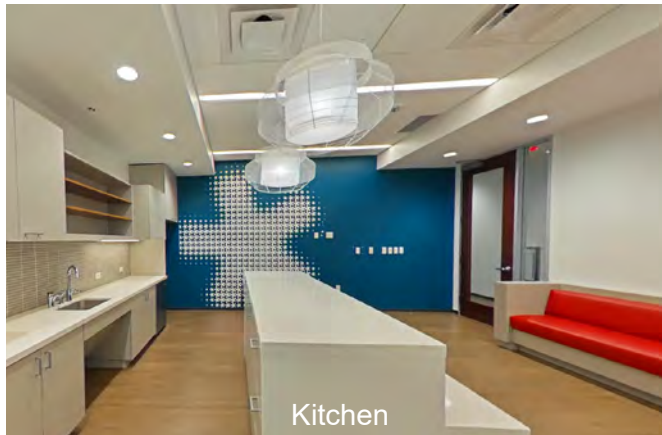
Front entrance



Cubicles



Conference room



Kitchen



Office



Mail / Work room

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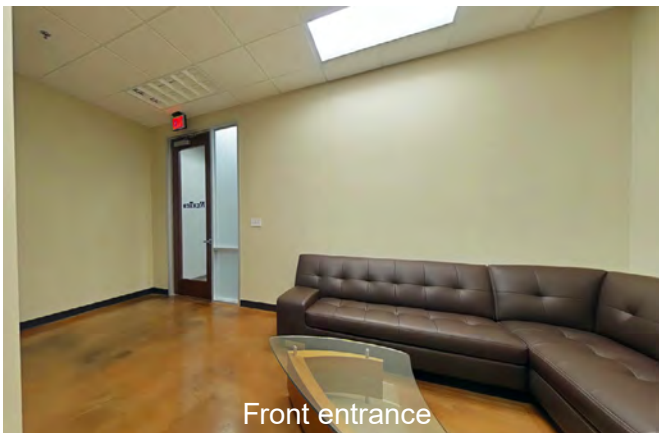
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Suite 262 - Sublease
3,476 rsf



Front entrance



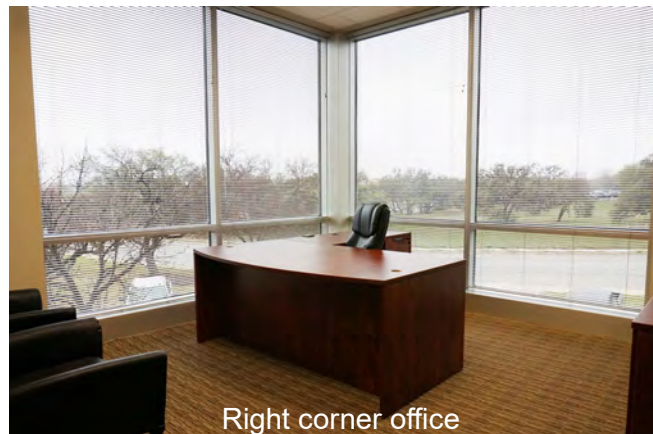
Open work area



Conference room



Left corner office



Right corner office



Kitchen

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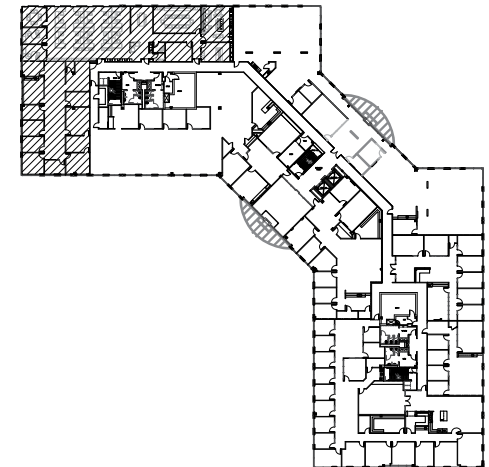
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SUITE 235 - 5,252 RSF
 SUITE 262 - SUBLEASE
 3,476 RSF
 CONTIGUOUS - 8,728 RSF



[Click to view
360° Tour](#)



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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.

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.

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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Taylor Dorris Sales Agent/Associate's Name	503845 License No.	tdorris@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials

Date