



# SONTERRA OFFICE PARK

270 N. Loop 1604 E., San Antonio, Texas, 78232

## SUBLEASE

- Three-story building consisting of 36,903 SF in the North Central submarket
- Located off Loop 1604 between Hwy 281 & Stone Oak Parkway with prime exposure and accessibility from Loop 1604
- Minutes from The San Antonio International Airport
- Numerous retailers and restaurants at the intersection of Hwy 281 & Loop 1604
- Monument signage available
- Elevator lobby exposure
- Covered parking available
- Multiple ingress/egress possibilities



## CLASS A OFFICE SPACE FOR LEASE

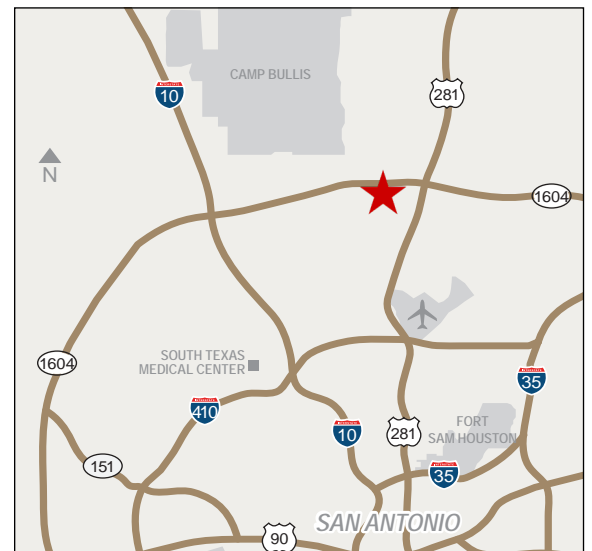


## EXCELLENT ACCESS TO/FROM LOOP 1604

Availability: 3,243 RSF (3rd Floor)

Rental Rate: \$22.19 SF/YR  
(\$8.37 NNN plus  
\$13.82 Expenses)

Parking Ratio: 4.5:1000

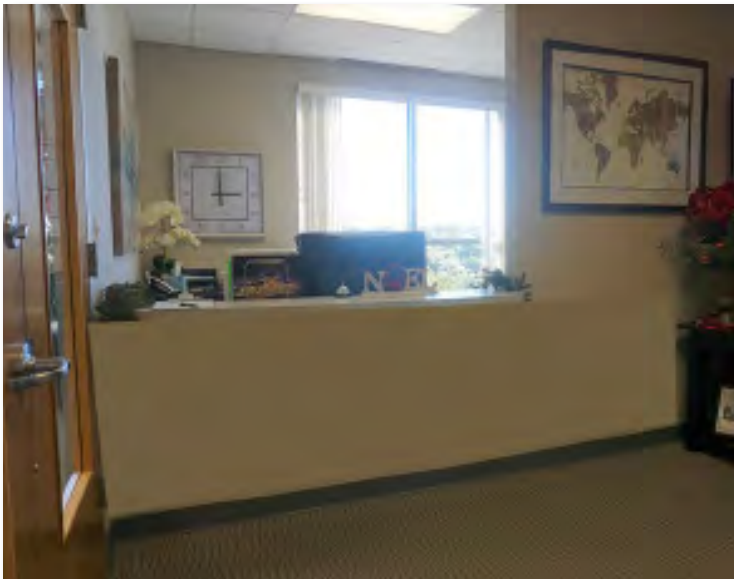


9311 San Pedro, Suite 850  
San Antonio, Texas 78216  
210.366.2222 phone  
210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

**TERESA CORBIN, CCIM**  
210.918.6399 d  
210.241.4686 c  
[tcorbin@endurasa.com](mailto:tcorbin@endurasa.com)

**DAVID HELD**  
210.918.6401 d  
210.846.6666 c  
[dheld@endurasa.com](mailto:dheld@endurasa.com)

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.

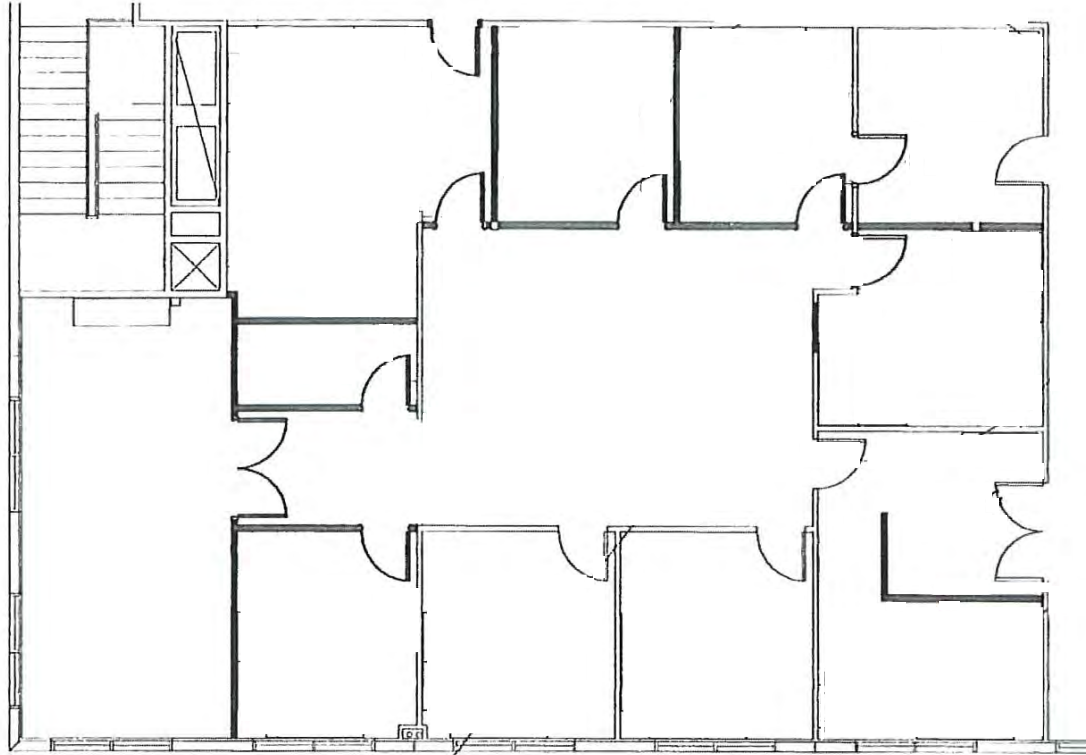


9311 San Pedro, Suite 850  
San Antonio, Texas 78216  
210.366.2222 phone  
210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

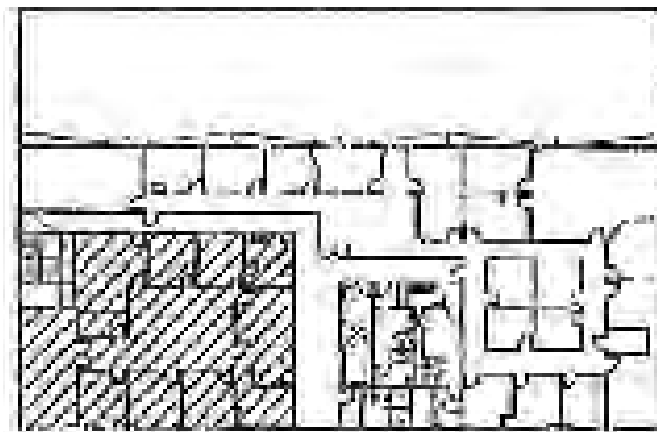
**TERESA CORBIN, CCIM**  
210.918.6399 d  
210.241.4686 c  
[tcorbin@endurasa.com](mailto:tcorbin@endurasa.com)

**DAVID HELD**  
210.918.6401 d  
210.846.6666 c  
[dheld@endurasa.com](mailto:dheld@endurasa.com)

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.



Suite 300  
3,243 rsf



9311 San Pedro, Suite 850  
San Antonio, Texas 78216  
210.366.2222 phone  
210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

**TERESA CORBIN, CCIM**  
210.918.6399 d  
210.241.4686 c  
[tcorbin@endurasa.com](mailto:tcorbin@endurasa.com)

**DAVID HELD**  
210.918.6401 d  
210.846.6666 c  
[dheld@endurasa.com](mailto:dheld@endurasa.com)

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.



