

Office Space For Lease



323 N Loop 1604 W  
San Antonio, TX 78232

*Offered by:*  
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# Benefits

## Property Highlights

Address	323 N Loop 1604 W, San Antonio, TX 78232
Property Details	10,940 RSF Office Building 3.15 Acres
Legal Description	NCB 16331 (CORNERSTONE WEST SUBD), BLK 1 LOT SW IRR 162.42 FT OF 19
Bldg. Class	B
# of Floors	1
Year Built	2011
Zoning	C-2

## Description

Highly desirable shell space available at the Texas MedClinic-anchored medical office building. The premises are well-landscaped and maintained, with ample parking. Multiple points of ingress and egress with monument & building signage available for large tenants. Strong medical co-tenancy in close proximity to major retail & entertainment.

## Key Highlights

- Up to 2,190 SF of Flexible Medical/Retail Space
- Established Medical Service Co-Tenancy
- Ample Surface Parking with Additional Employee Parking
- Professionally Managed & Well-Landscaped
- Excellent visibility and access to N Loop 1604
- Monument signage available
- Surrounding businesses include Cornerstone Christian Church, Trader Joe’s and Medical Health Centers

Demographics	1 Mile	3 Mile	5 Mile
Population	10,078	80,885	208,027
Median Age	39.4	40.3	39.3
Average Household Size	2.12	2.42	2.43
Median Household Income	\$92,490	\$102,547	\$94,352

Source: Esri Forecasts for 2024

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.





Stone Oak Pkwy

E Sonterra Blvd

Sonterra Pl

Cornerstone Church

LOOP 1604

132,172 AADT

Walmart

COSTCO WHOLESALE

281

TRADER JOE'S

Alzafar Shriners

EL MIRASOL

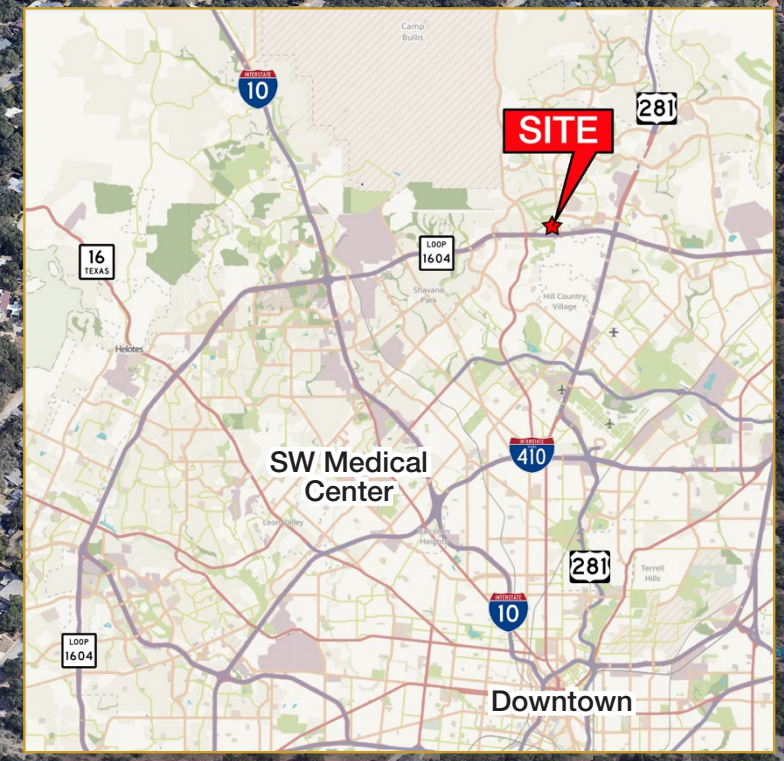
délice

STARBUCKS COFFEE

Blanco Rd

NONNA Osteria

SA International Airport



# Aerial & Location Map

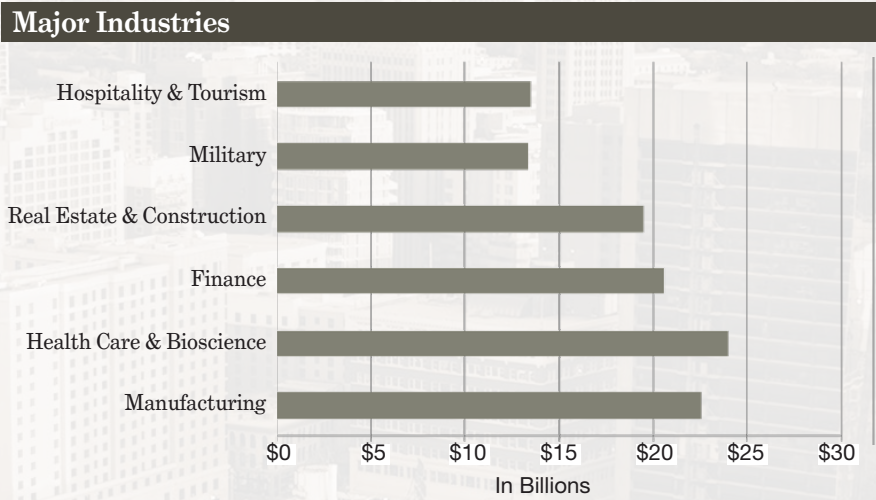
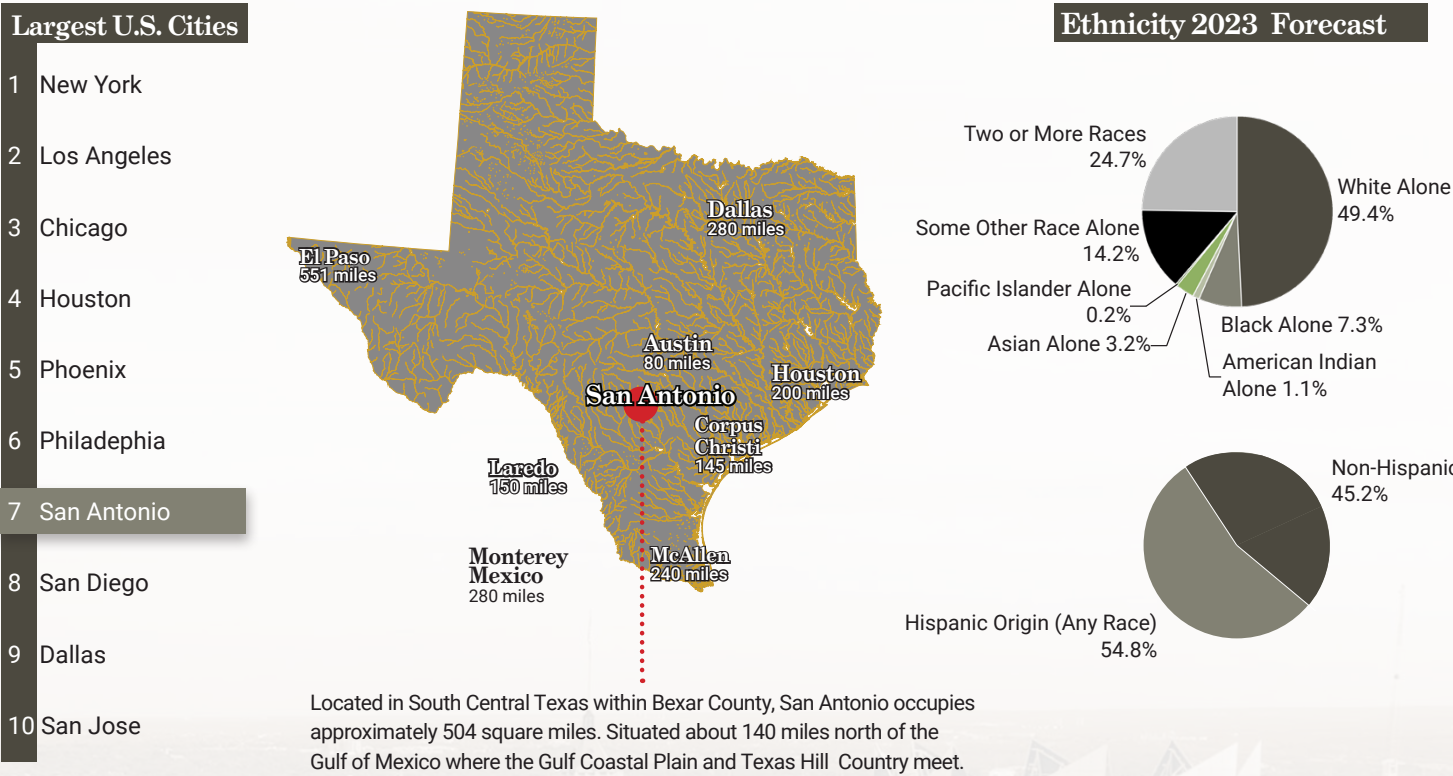
Traffic Counts Source: TxDOT TPP Statewide Annual Average Daily Traffic (2023)

# Availability & Rates

Spaces Available	Suite 101 - 1,479 SF Suite 102 - 2,190 SF
Total Available SF	3,669
Lease Rate	\$21.50 PSF
Triple Net	Call Broker
First Month's Rental	Due upon execution of lease document by Tenant
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

# San Antonio Market Overview



Fortune 500 Companies		
SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

# Leasing Contacts



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## San Antonio-New Braunfels Metro Area

2010 Census	Population	2,142,508	Median Age	34.1	Total Households	763,022	Avg. Household Income	—	Median Household Income	—	Per Capita Income	—
2020 Census	Population	2,558,143	Median Age	36.0	Total Households	925,609	Avg. Household Income	—	Median Household Income	—	Per Capita Income	—
2023 Estimate	Population	2,698,487	Median Age	36.5	Total Households	984,040	Avg. Household Income	\$98,647	Median Household Income	\$68,549	Per Capita Income	\$36,100
2028 Projection	Population	2,872,957	Median Age	37.3	Total Households	1,059,737	Avg. Household Income	\$111,302	Median Household Income	\$77,763	Per Capita Income	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune



## 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.*

2-10-2025



### 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.

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