



dhrealty partners inc

**COMMERCIAL PROPERTIES**

Brokerage • Management • Investments • Accounting

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Holly Sandoval  
210.683.8795  
hollysandoval@dhrp.us

## UPTOWN SQUARE OFFICE BUILDING

1270 N Loop 1604 E | San Antonio, TX 78232



**\*Perfect for Medical Users**



**360° PANORAMIC VIEW**  
<https://kuula.co/post/5Mz02>

# FOR LEASE





**DRONE FOOTAGE**  
<https://youtu.be/3ttFFwaWthc>

**360° PANORAMIC VIEW**  
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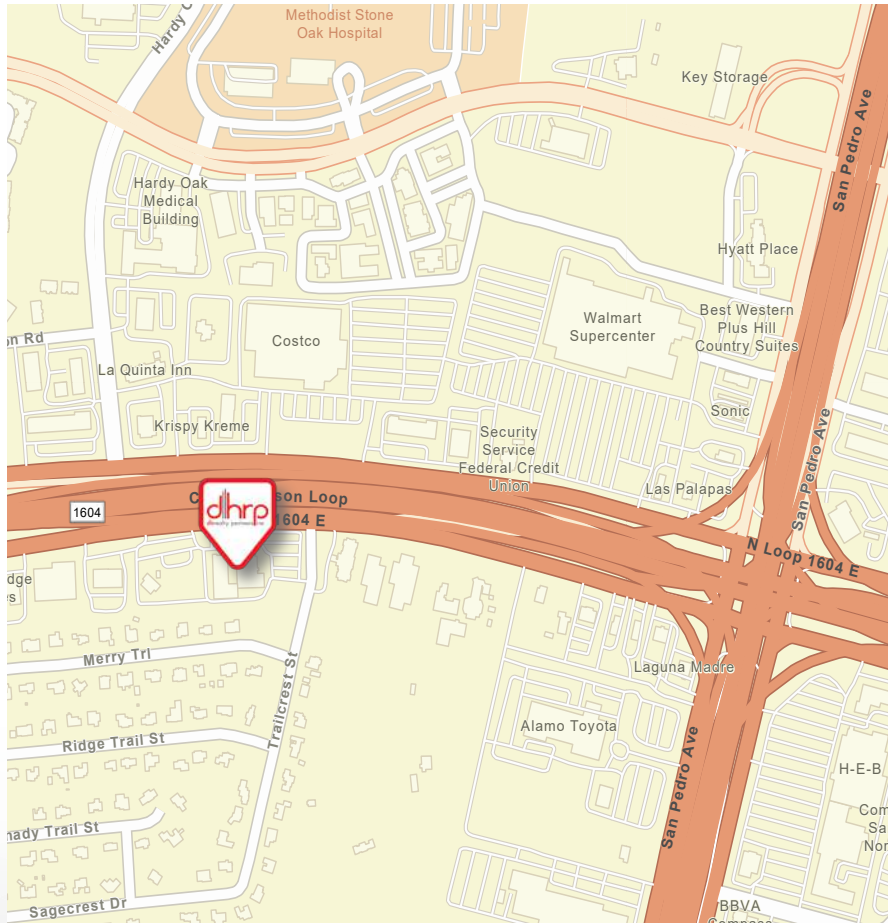
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## HIGHLIGHTS

- Quick access to Loop 1604 and Hwy 281
- Pylon signage available
- Concessions Available
- Flexible Terms
- Outdoor courtyard
- Common area on each floor
- Parking ratio 4:1,000 SF

## DESCRIPTION

Uptown Square is an office building with a beautiful outdoor courtyard and a common area on each floor. It is located near the intersection of Loop 1604 and US 281. Easy connectivity to major highways and in close proximity to many retail, entertainment and dining options. There is pylon signage opportunities available.

## BUILDING SIZE

± 36,017 SF

## ZONING

C-2, C-3

## LEASE TERMS

NNN - Contact Broker

## AVAILABLE SPACE

### 1st Floor

Suite 1112: ± 3,326 SF

### 2nd Floor

Suite 1201: ± 3,864 SF

Suite 1206: ± 1,017 SF

### 3rd Floor

Suite 1306: ± 1,711 SF

Suite 1302: ± 2,522 SF

Suite 1310: ± 1,537 SF

Suite 1311: ± 791 SF

## LEASE RATE

Contact Brokers

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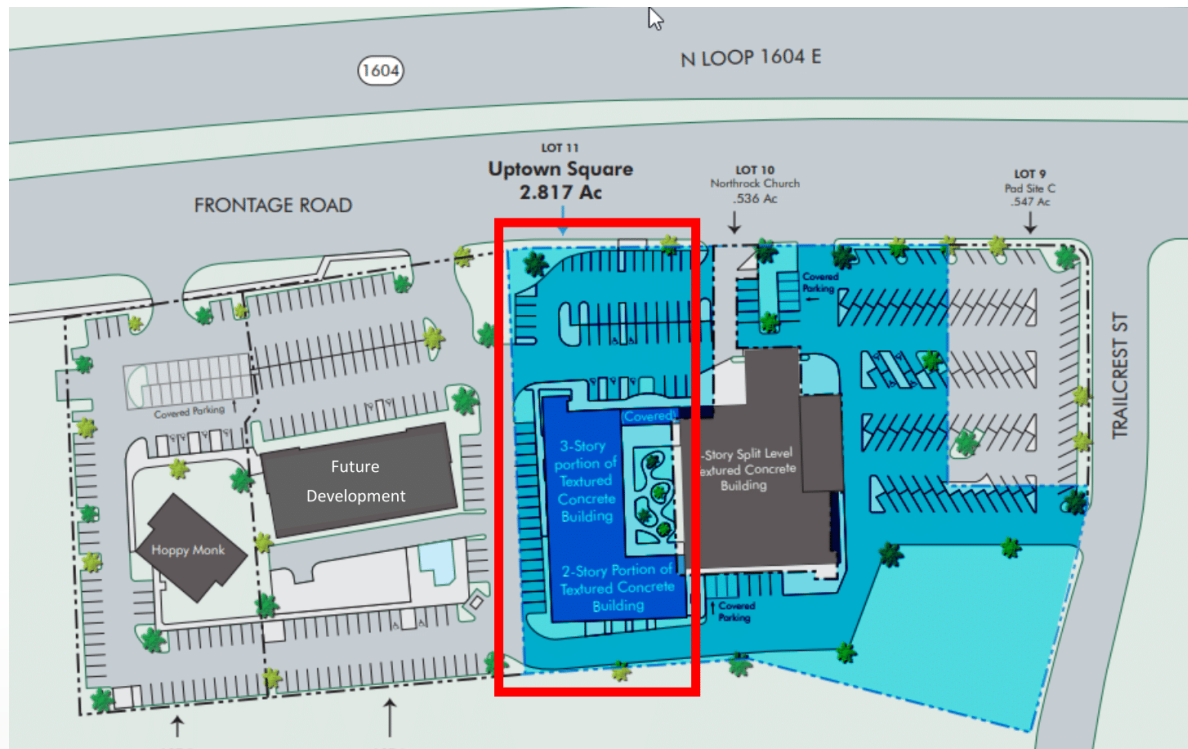
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### SITE PLAN



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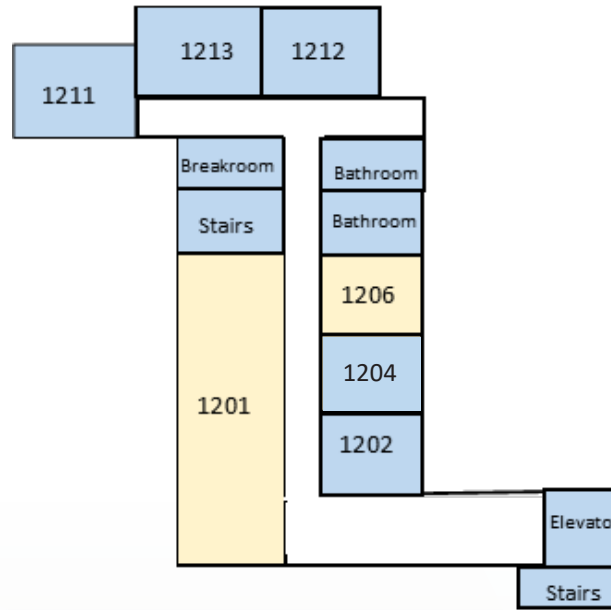
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**1ST FLOOR SITE PLAN**



**2ND FLOOR SITE PLAN**



**3RD FLOOR SITE PLAN**



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### SUITE 1112 FLOOR PLAN (± 3,326 SF) - 1ST FLOOR



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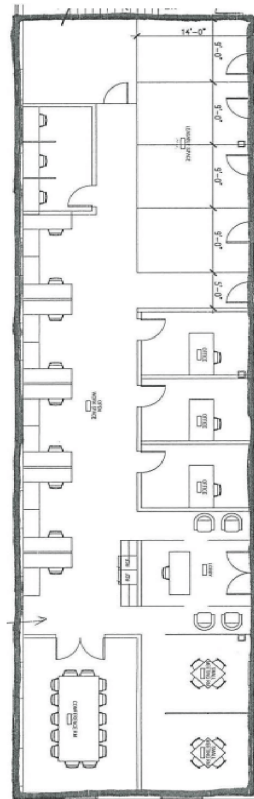
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### SUITE 1201 FLOOR PLAN (± 3,864 SF) - 2ND FLOOR



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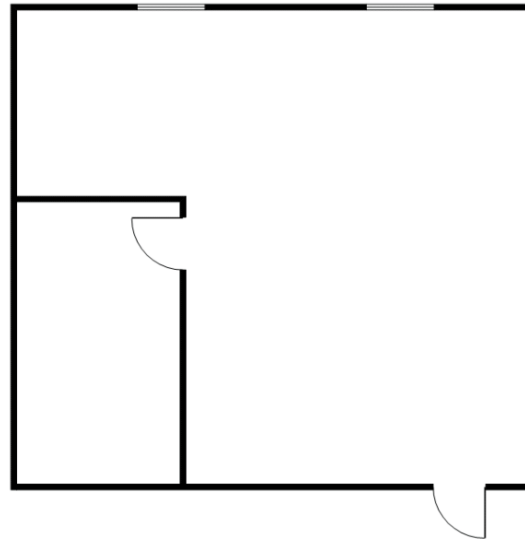
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## SUITE 1206 FLOOR PLAN (± 1,017 SF) - 2ND FLOOR



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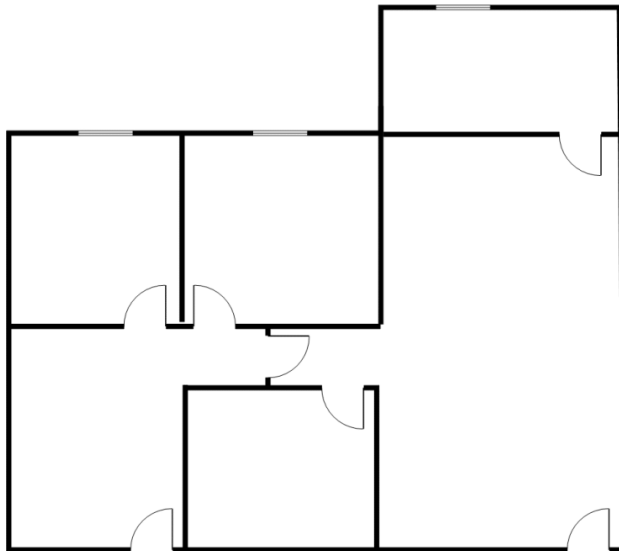
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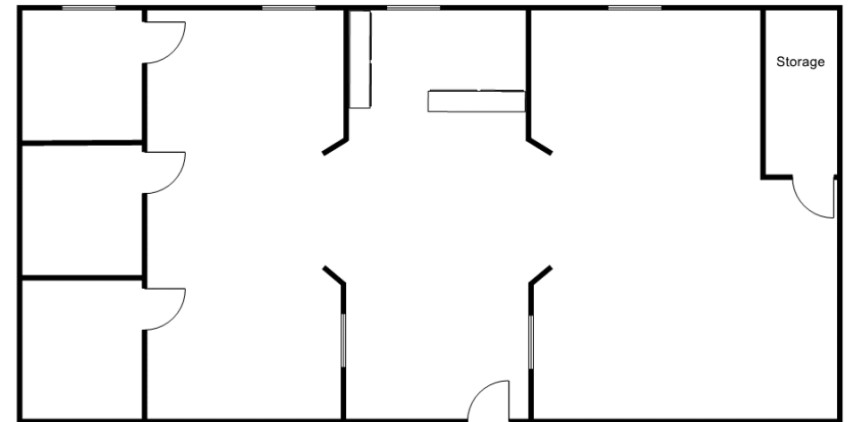
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**SUITE 1306 FLOOR PLAN (± 1,711 SF) - 3RD FLOOR**



**SUITE 1302 FLOOR PLAN (± 2,522 SF) - 3RD FLOOR**



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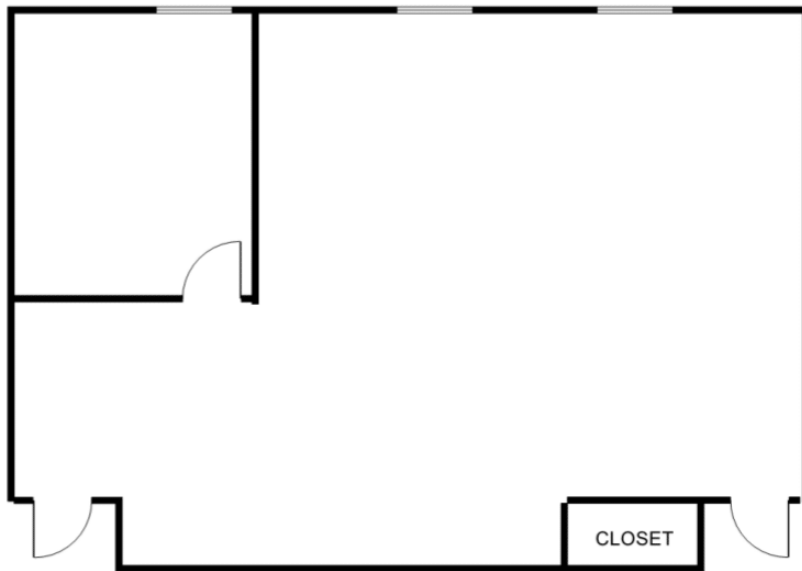
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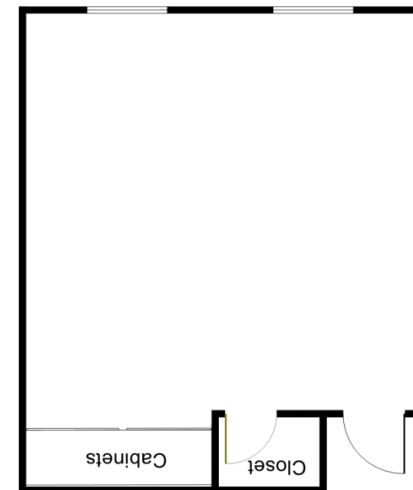
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**SUITE 1310 FLOOR PLAN (± 1,537 SF) - 3RD FLOOR**



**SUITE 1311 FLOOR PLAN (± 791 SF) - 3RD FLOOR**



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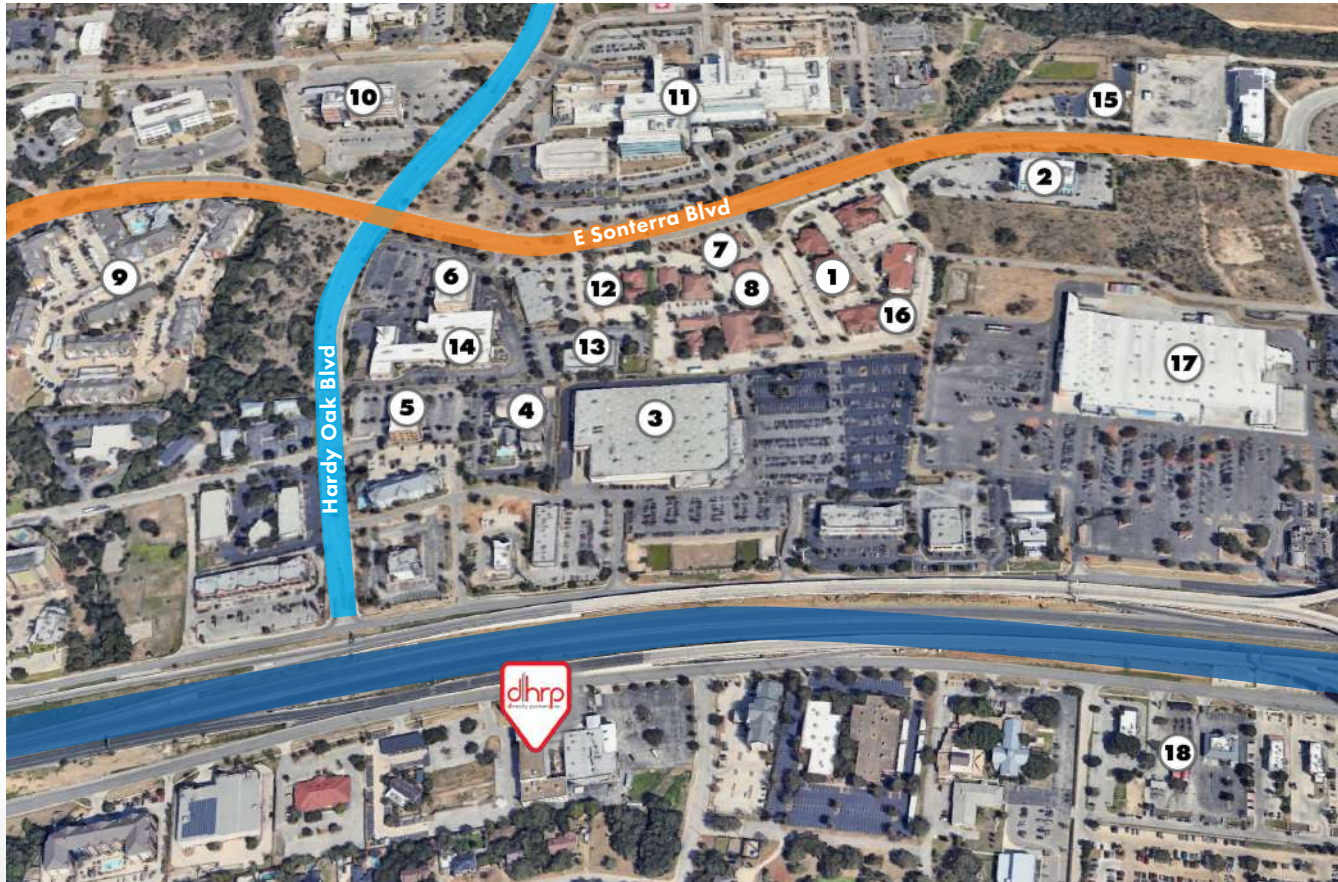
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## POINTS OF INTEREST



1. Summit Family Medicine
2. Medicare Associates of Stone Oak
- 3. Costco Wholesale**
4. Residence Inn by Marriott
5. Sonterra Oaks Medical Plaza
6. Hardy Oaks Medical Building
7. OPTimalMD
8. TX Top Pediatrics
9. Sonterra Blue Apartments
10. Gastroenterology Consultants of San Antonio
- 11. Methodist Hospital Stone Oak**
12. Sonterra RX
13. S.A. Dental Specialists
14. South Texas Spine & Surgical Hospital
15. Children's Eye Center of South Texas
16. San Antonio Podiatry Associates
- 17. Walmart Supercenter**

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## AERIAL



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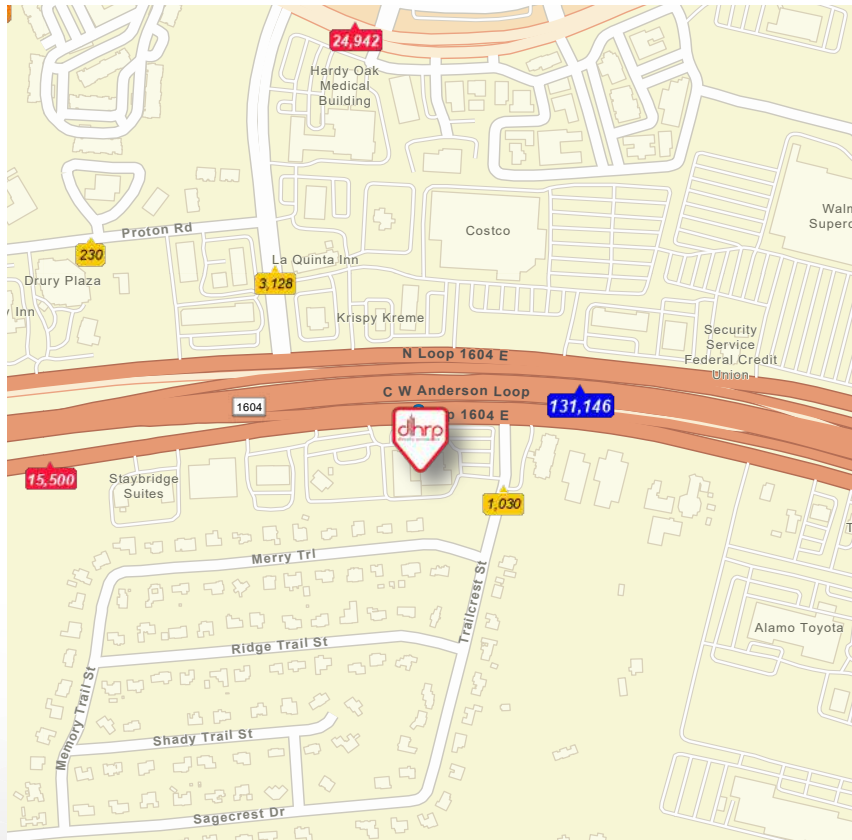
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## LOCATION INFORMATION

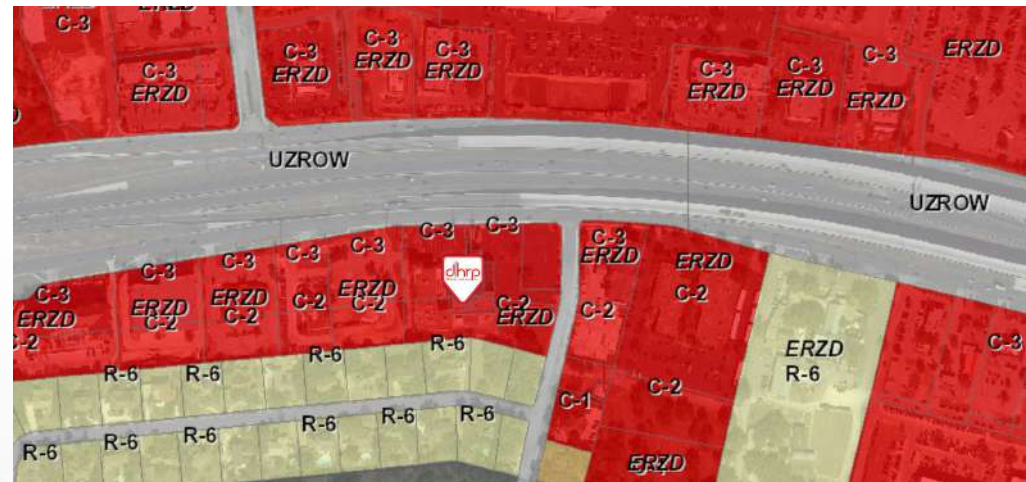
### TRAFFIC COUNTS



### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,371	85,184	220,473
Households	3,254	34,399	87,565
Avg Household Income	\$126,623	\$142,161	\$141,016
Median Household Income	\$96,489	\$103,778	\$101,092

Source: ESRI, 2024



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## SAN ANTONIO MARKET OVERVIEW

San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city’s healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in **healthcare and bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.



**2.7M**  
TOTAL  
POPULATION

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

**9.8%**  
JOB GROWTH  
2018-2023

**15-20%**  
PROJECTED  
POPULATION  
GROWTH

**14**  
ACCREDITED  
UNIVERSITIES &  
COLLEGES

**60**  
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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### Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u><b>DH Realty Partners, Inc.</b></u>	<u><b>147342</b></u>	<u><b>www.dhrp.us</b></u>	<u><b>(210)222-2424</b></u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u><b>Daniel Briggs</b></u>	<u><b>311372</b></u>	<u><b>danielbriggs@dhrp.us</b></u>	<u><b>(210)222-2424</b></u>
Designated Broker of Firm	License No.	Email	Phone
<u><b>Frank Stanley</b></u>	<u><b>483569</b></u>	<u><b>stanley@dhrp.us</b></u>	<u><b>(361)303-3334</b></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u><b>Frank Stanley</b></u>	<u><b>483569</b></u>	<u><b>stanley@dhrp.us</b></u>	<u><b>(361)303-3334</b></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205 Phone: (210)222-2424 Fax: (210)271-0183 Untitled  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)





**Information About Brokerage Services**  
*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11/2/2015

**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:
  - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Daniel Briggs</b>	<b>311372</b>	<b>danielbriggs@dhrp.us</b>	<b>(210)222-2424</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Michael D. Hoover</b>	<b>391636</b>	<b>hoover@dhrp.us</b>	<b>(210)222-2424</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Holly Sandoval</b>	<b>751560</b>	<b>hollysandoval@dhrp.us</b>	<b>(210)222-2424</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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