

WHERE BUSINESS WORKS



CONCORD PARK II

## DISCOVER A NEW STANDARD IN WORKPLACE PRESTIGE

San Antonio's preferred business address is in Concord Park, the city's most prestigious business park. Concord Park II reflects the upscale surroundings of the Stone Oak sub-market, San Antonio's fastest-growing, most affluent executive corner.



## UPTOWN ELEGANCE. SUBURBAN CONVENIENCE.

FORWARD-THINKING  
CONSTRUCTION FOR  
FORWARD-THINKING  
BUSINESSES

Progressive and elegant meet environmentally sensitive in this mid-rise 3-story building. With an eye to contemporary style, we focused our design plans on energy efficiency and utilization, delivering an elevated class of building for today's office space demands.

THE AMENITIES  
YOU EXPECT, BUT  
NEVER TAKE FOR  
GRANTED

Outside, unique stone construction as sturdy as Wall Street. Inside, a distinguished lobby featuring African Sapele wood leads you to custom designed office space. Attention to detail is found throughout the building, including proximity card access for security, high performance dual pane insulated glass, state-of-the-art HVAC systems, beautiful finishes, and contemporary art.

BUSINESS AND  
ENVIRONMENT:  
FROM THE  
GROUND UP

Your office at Concord Park II keeps you close to home. Exclusive country club communities, rambling estates and country acreage are just blocks or minutes away. With that comes the convenience of nearby fine dining, casual and fast food, retail and specialty shops and a full range of residential and business services.



*Located within minutes of more than 50 restaurants and 2 million square feet of retail, and within walking distance to The Plaza at Concord Park, which includes a convenient FedEx Kinkos, the Lion & Rose Pub, Blimpie Sandwiches and other service and food related tenants.*

#### PRIMARY BUILDING FEATURES

- Elegant lobby finishes that include beautiful African Sapele wood paneling, natural stone flooring and architectural metal railings
- High performance dual-pane insulated glass
- State-of-the-art HVAC System, featuring highly efficient, air-cooled chillers with high density VAV's
- Proximity card access system
- Beautiful elevators featuring cabs of architectural glass, wood and stone
- Lobby and entrance court features public art

#### LOCATION

Prestigious Concord Park, San Antonio's premier office environment located at 401 E. Sonterra Boulevard at the corner of Ronald Reagan Drive

#### BUILDING SIZE

121,700 rentable square feet  
Add-On Factors - 16.18% Building Wide Multi-Tenant, 3.6% Single Tenant

#### ELEVATORS/UPPER FLOOR ACCESS

2—3,500 pound Thyssen-Krupp  
Central lobby architectural stairway, plus two emergency exit stairs

#### PARKING

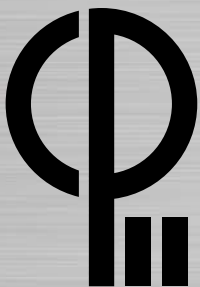
476 total, with covered/reserved spaces available

#### STATE OF THE ART HVAC SYSTEM INCLUDES

- Local cooling is provided by 6 air handlers with variable frequency drives, offering the capability 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, qualify 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, or locally with the push of a button
- 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
- Phone/Data: Fiber optic available to the building



CONCORD PARK II

AMENITIES/SPECS



210.308.9888

PROFESSIONALLY DEVELOPED AND MANAGED BY



PROPERTY CORPORATION