STONE OAK OFFICE

19230 STONE OAK PKWY

SAN ANTONIO, TEXAS 78258

FOR LEASE

MOVE-IN READY OFFICE SPACE

AVAILABILITY

STE 308 & 310

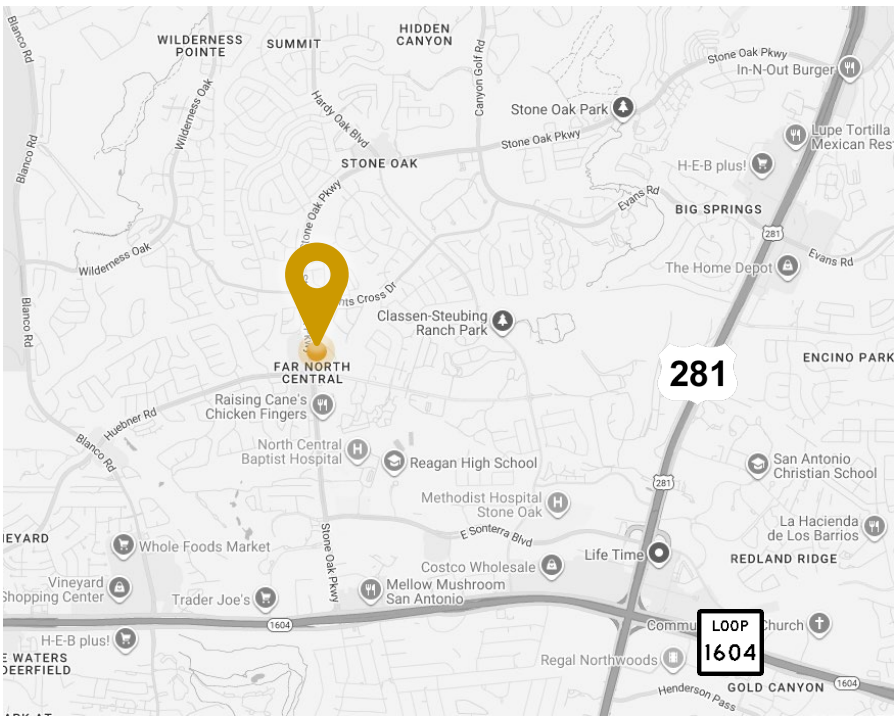
2,097 RSF **

**can be subdivided

CLASS A OFFICE AVAILABLE

- Prime Stone Oak Pkwy location
- Signage Opportunities
- Well-designed office layouts
- Beautiful finishes
- Large Building Conference Area
- Card Access (24/7)
- On-Site Management
- 4.57:1,000 Parking Ratio
- Covered Parking (additional spaces available)
- Anchor Tenant : Falcon Intl Bank

Excellent location on Stone Oak Pkwy, just north of Huebner Rd with convenient access to Loop 1604 and Hwy 281.



SULLIVAN COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

sullivansa.com

For information or to schedule a tour:

PETE TASSOS
210 341 9292 x303
ptassos@sullivansa.com

STONE OAK OFFICE

19230 STONE OAK PKWY

SAN ANTONIO, TEXAS 78258

FOR LEASE

LOCATION HIGHLIGHTS

- Class A office in the heart of Stone Oak
- Excellent visibility off Stone Oak Pkwy, just north of Huebner Rd.
- Convenient access to Loop 1604 and Hwy 281
- Minutes from North Central Baptist Hospital
- Surrounded by restaurants, retail, and medical offices
- In one of San Antonio's most desirable submarkets

SIGNAGE OPPORTUNITIES

MONUMENT & BUILDING **

** Building signage possibility for larger SF tenant

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STONE OAK OFFICE

19230 STONE OAK PKWY

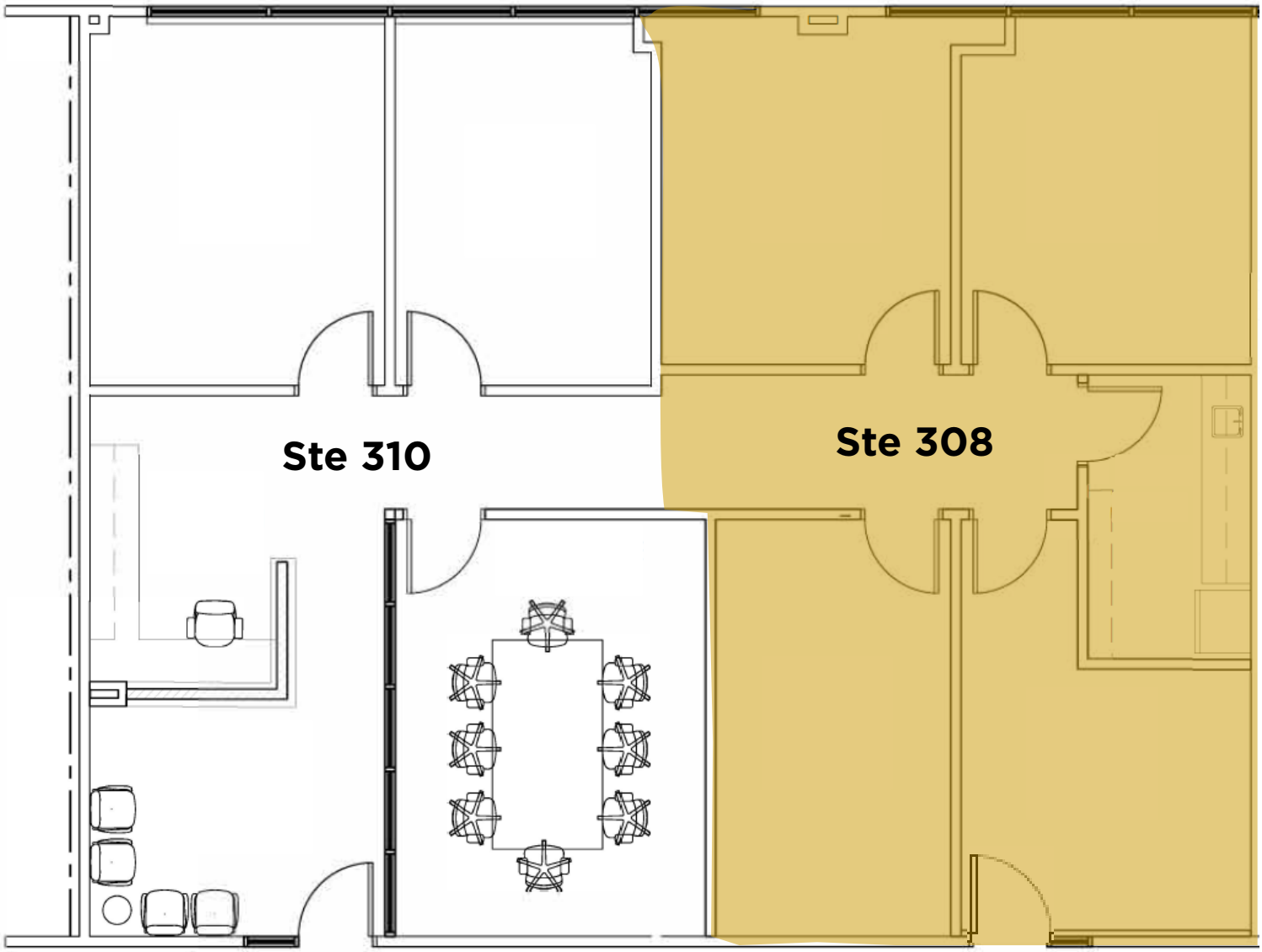
SAN ANTONIO, TEXAS 78258

Suite 308 & 310

Click to Tour

2,097 RSF
(CAN BE SUBDIVIDED)

STE 310 – 1,069 RSF
STE 308 – 1,028 RSF



JG THE JORDAN GROUP
16607 BLANCO RD., STE.801
SAN ANTONIO, TEXAS 78232

SULLIVAN COMMERCIAL REALTY
200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

sullivansa.com
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2-10-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

SULLIVAN COMMERCIAL REALTY	491694		210-341-9292
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James E. Sullivan, Jr., Broker	347973	jsullivan@sullivansa.com	210-910-4234
Designated Broker of Firm	License No.	Email	Phone
Pete Tassos, Broker	488379	ptassos@sullivansa.com	210-910-4233
Zach Davis, Broker	555684	zdavis@sullivansa.com	210-910-4239
Connor Dziuk, Sales Agent	779545	cdziuk@sullivansa.com	210-910-4235
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____