

OFFICE/RETAIL FOR SALE OR LEASE

THE 2030

2030 NORTH LOOP 1604 WEST, SAN ANTONIO, TX 78248



OFFICE/RETAIL FOR SALE OR LEASE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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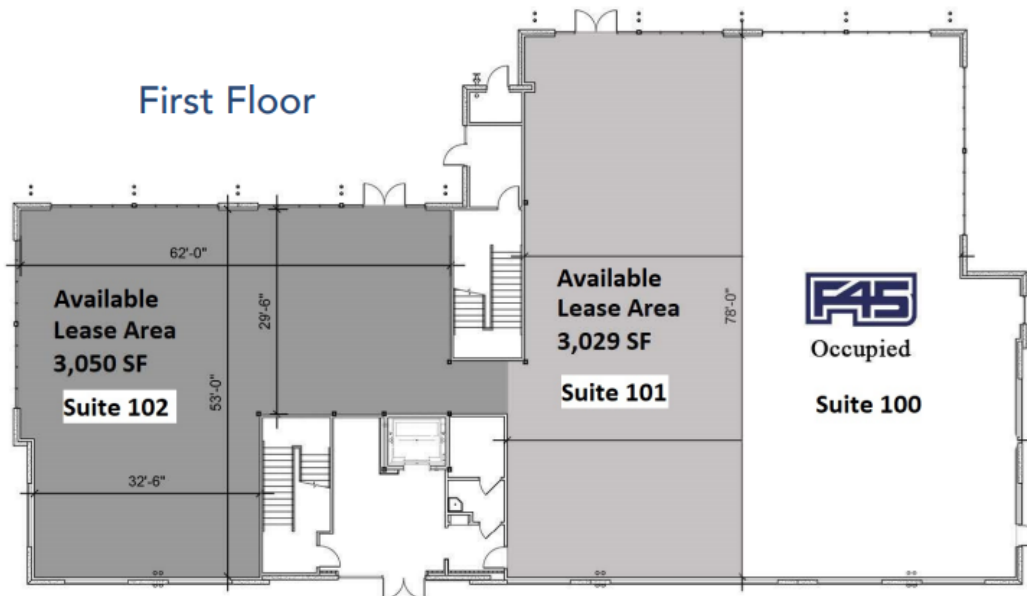
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EXECUTIVE SUMMARY

2030 NORTH LOOP 1604 WEST



OFFERING SUMMARY

OFFER PRICE:	Undisclosed
LEASE RATE:	\$28-\$32/SF(NNN)
LEASE TERM:	3 Years - 15 Years
AVAILABILITY	Immediate
RENTABLE SF:	18,870
AVAILABLE SF:	8,780 SF
YEAR BUILT:	2018
SPACE CONDITION	1st Floor Shell Space 2nd Floor Class A Office
BUILDING CLASS:	A
FLOORS:	2
TI ALLOWANCE/OPEX	Contact Broker
PARKING RATIO:	4.2 per 1000 SF
ZONING:	C2

PROPERTY OVERVIEW

The 2030, an 18,870-SF Class A Office/Retail Building, is located on North Loop 1604 West at the intersection of Huebner Road. The Property has convenient access to both Highway 281 and Interstate 10. It is within a 10-minute drive of La Cantera Resort and mall, The Rim Shopping Center, three hospitals, as well as numerous hotels and retail amenities. The first floor has +/- 6,000 SF of Shell Space immediately available for buildout. The second floor has +/- 2,701 SF of fully built out Class A office space for lease. Flexibility with floor plans for single owner/user or multiple users/tenants; uses include Professional Office, Medical, Clinical, Dental, & Retail.



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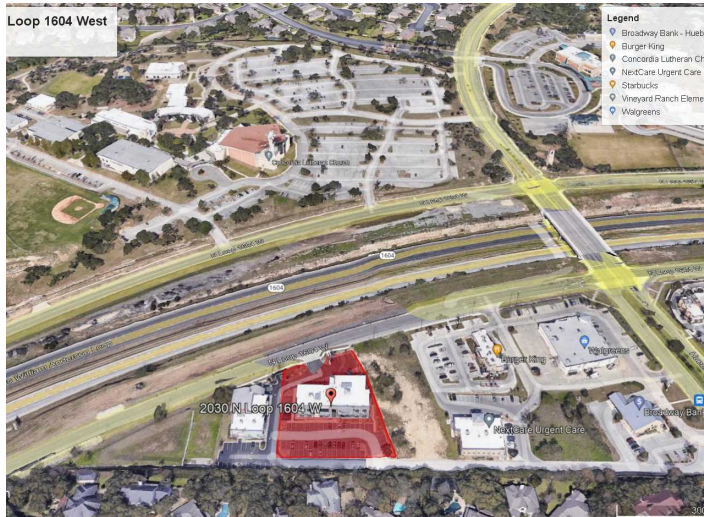
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LOCATION & HIGHLIGHTS

2030 NORTH LOOP 1604 WEST



LOCATION INFORMATION

Building Name: The 2030
Street Address: 2030 West Loop 1604 North
City, State, Zip: San Antonio, TX 78248
County: Bexar
Market: San Antonio
Sub-market: Far North Central

PROPERTY HIGHLIGHTS

- Ideal location on Loop 1604 frontage approximately 3 miles west of Hwy 281
- Close to Area Retailers and Restaurants
- Turn-Key Class A+ Finish Outs
- 193,572 Population Within 5 Miles of Property
- Security Cameras in Place
- Property Accessed through Key Card Entry
- San Antonio Ranks Below the National Average in Terms of Cost of Housing, Grocery, Utilities, Transportation, and Other Goods and Services



[Click Here For An Aerial Tour of The 2030](#)



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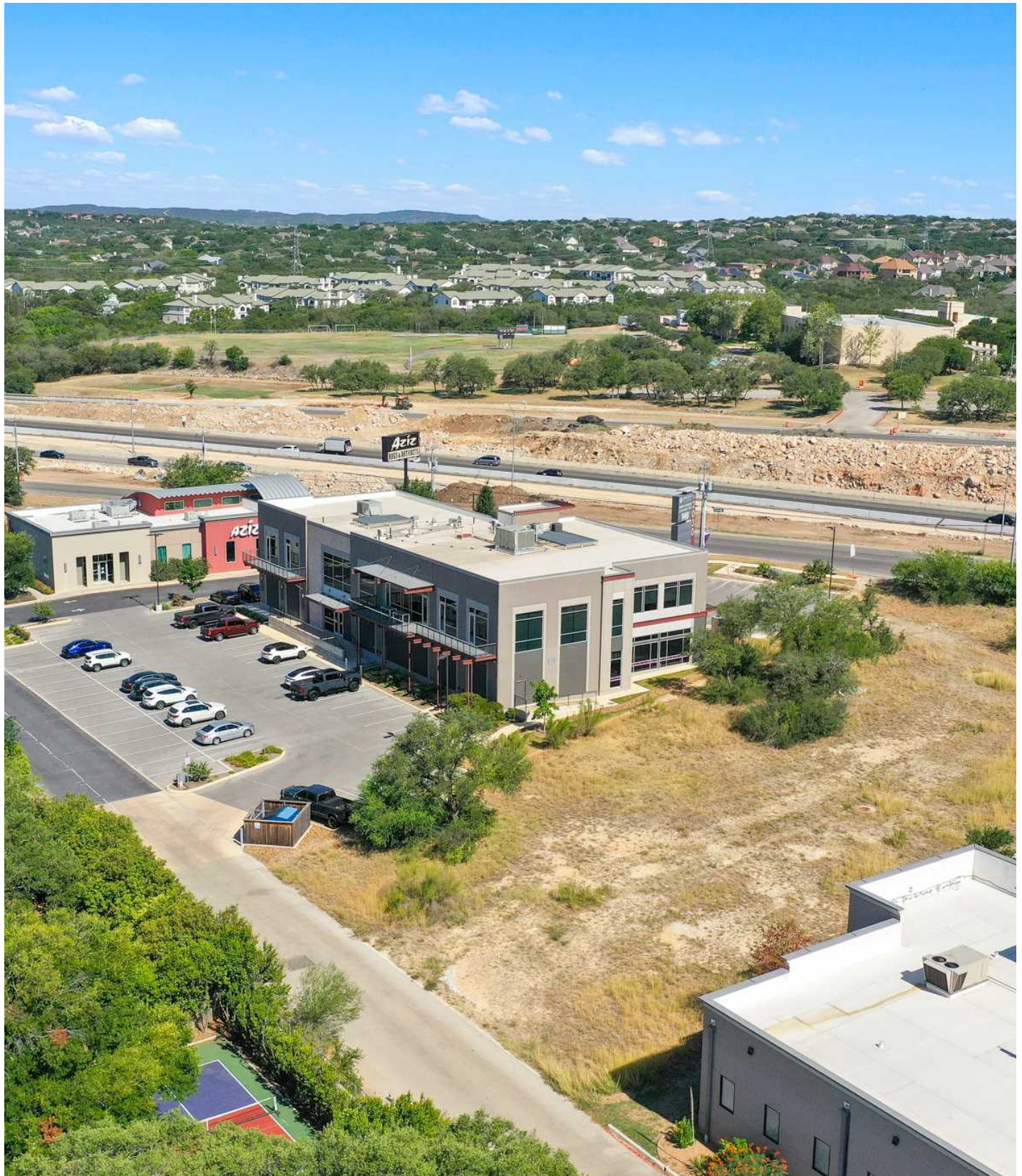
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PROPERTY PHOTOS

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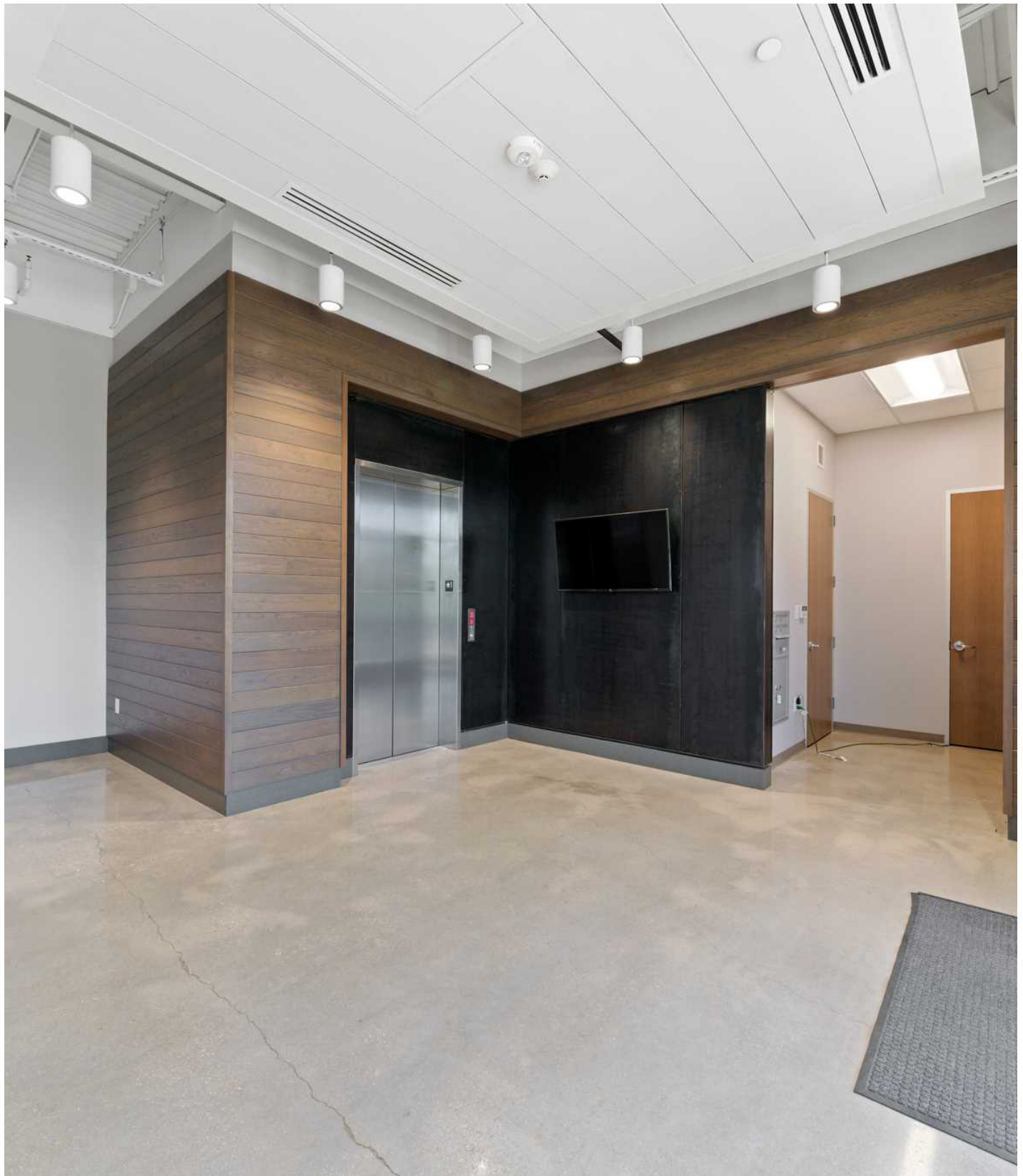
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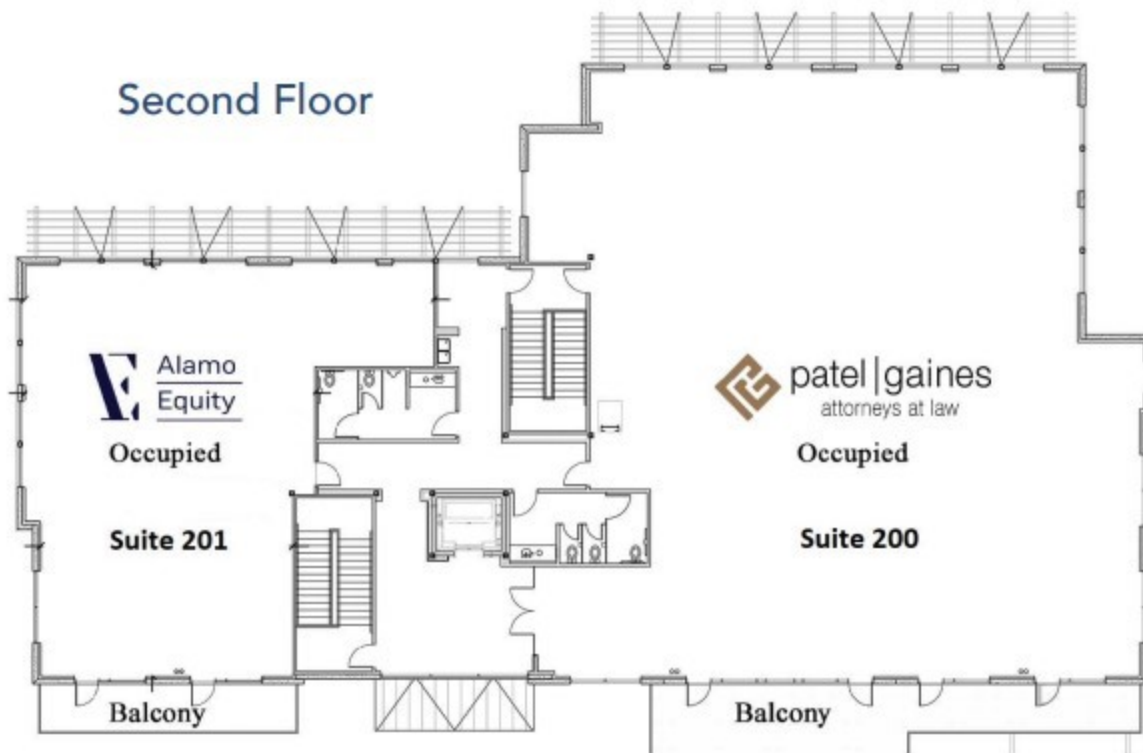
FLOOR PLANS

2030 NORTH LOOP 1604 WEST



Floor Plans

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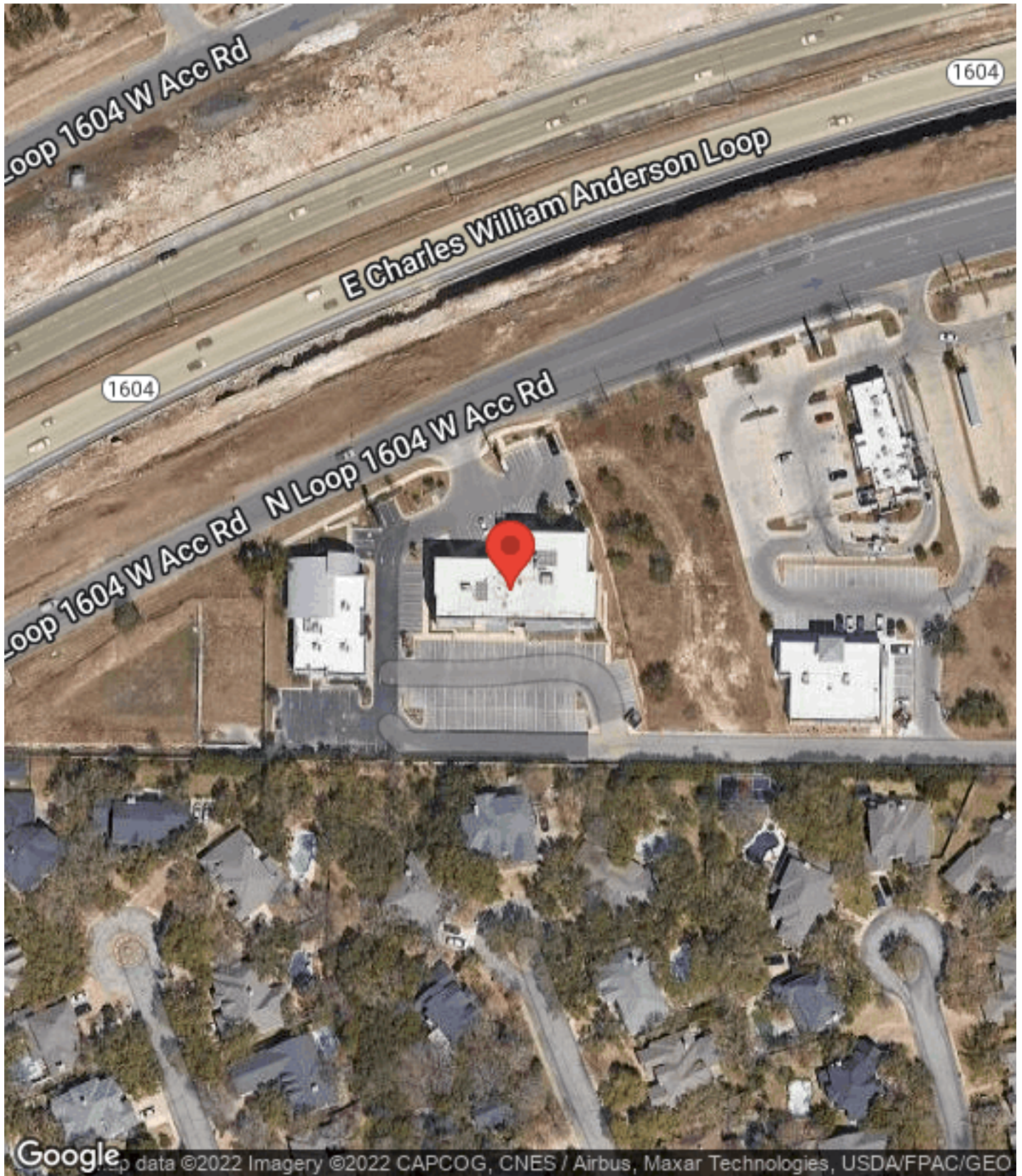
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AERIAL MAP

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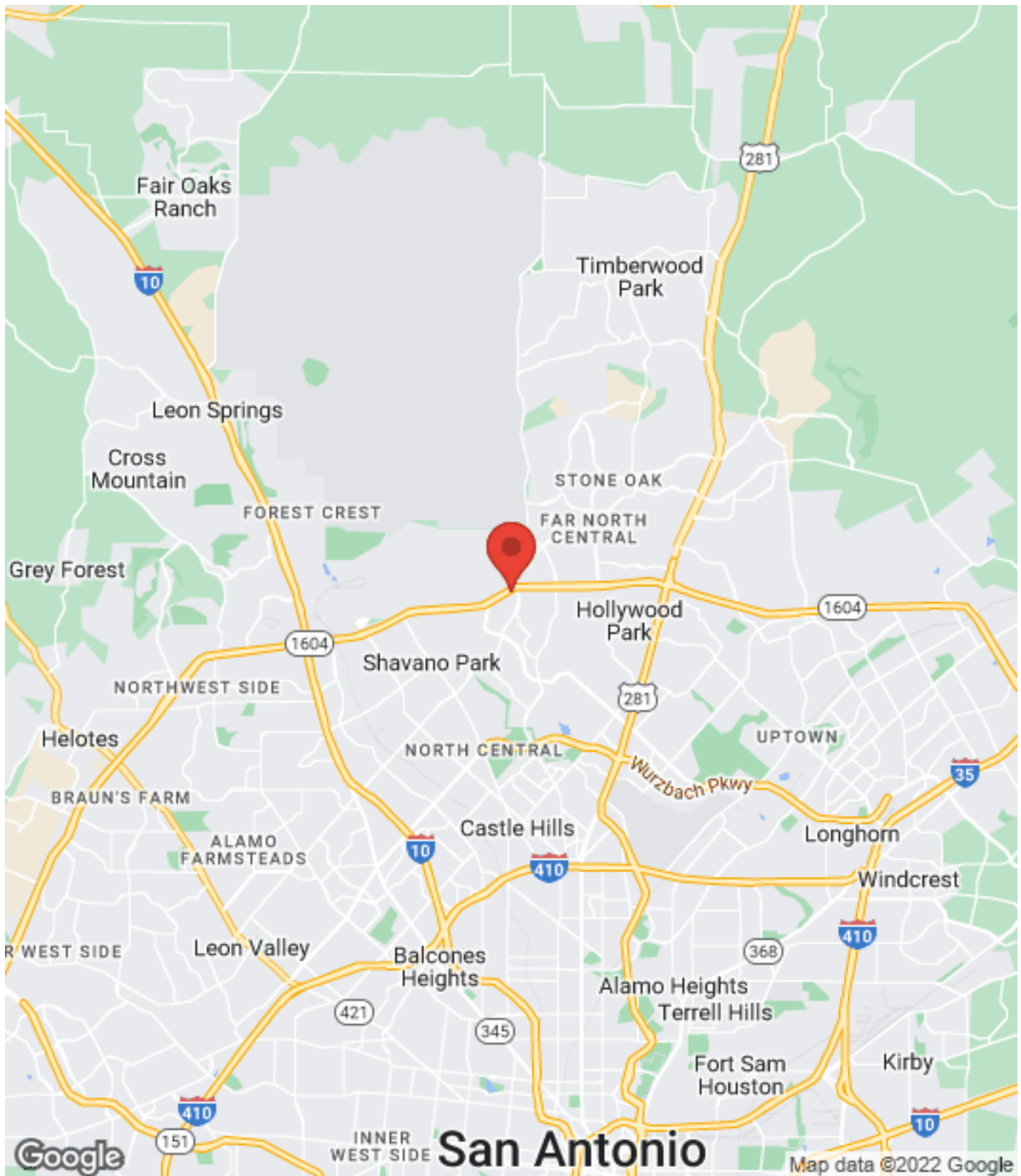
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REGIONAL MAP

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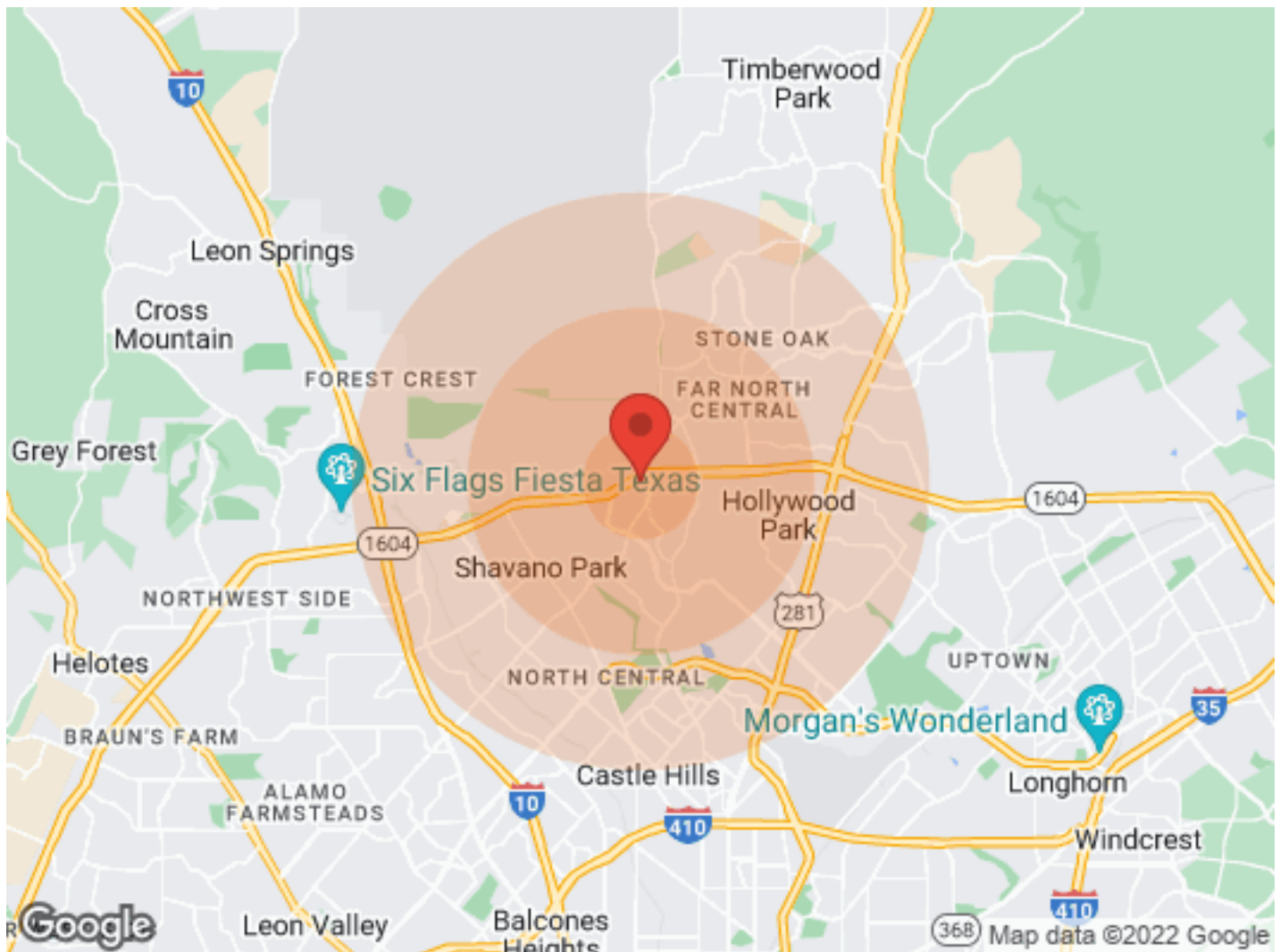
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,230	32,186	94,123
Female	3,075	33,534	99,449
Total Population	6,305	65,720	193,572

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,076	12,571	36,791
Ages 15-24	925	9,119	25,023
Ages 55-64	1,036	9,173	25,536
Ages 65+	802	10,315	29,273

Race	1 Mile	3 Miles	5 Miles
White	5,741	57,280	161,194
Black	108	1,627	7,170
Am In/AK Nat	2	25	311
Hawaiian	N/A	4	10
Hispanic	1,379	18,083	67,351
Multi-Racial	514	7,588	34,198

Income	1 Mile	3 Miles	5 Miles
Median	\$114,913	\$117,357	\$80,347
< \$15,000	97	1,120	6,301
\$15,000-\$24,999	89	1,336	6,297
\$25,000-\$34,999	55	1,297	7,396
\$35,000-\$49,999	132	2,257	9,659
\$50,000-\$74,999	327	3,849	12,629
\$75,000-\$99,999	357	3,512	10,286
\$10,000-\$149,999	503	5,189	13,697
\$150,000-\$199,999	407	3,321	7,073
> \$200,000	555	4,346	7,900

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,729	28,397	87,846
Occupied	2,590	26,113	81,200
Owner Occupied	2,036	17,332	46,397
Renter Occupied	554	8,781	34,803
Vacant	139	2,284	6,646

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DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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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:
 - 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Luke LeGrand</u>	<u>561816</u>	<u>luke@kwcommercialsa.com</u>	<u>(210)843-5853</u>
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date