

**FOR LEASE**  
**919 SW MILITARY DRIVE**  
**SAN ANTONIO, TX 78221**



**REPRESENTING THE OWNER**

**Steve Soble**  
**ERNEST SOBLE COMMERCIAL PROPERTIES, INC.**  
[ssoble@escp-inc.com](mailto:ssoble@escp-inc.com)  
**210-771-7758**

**Bill Osborne**  
**OSBORNE PROPERTIES**  
[bill@osborneproperties.net](mailto:bill@osborneproperties.net)  
**830-217-4011**



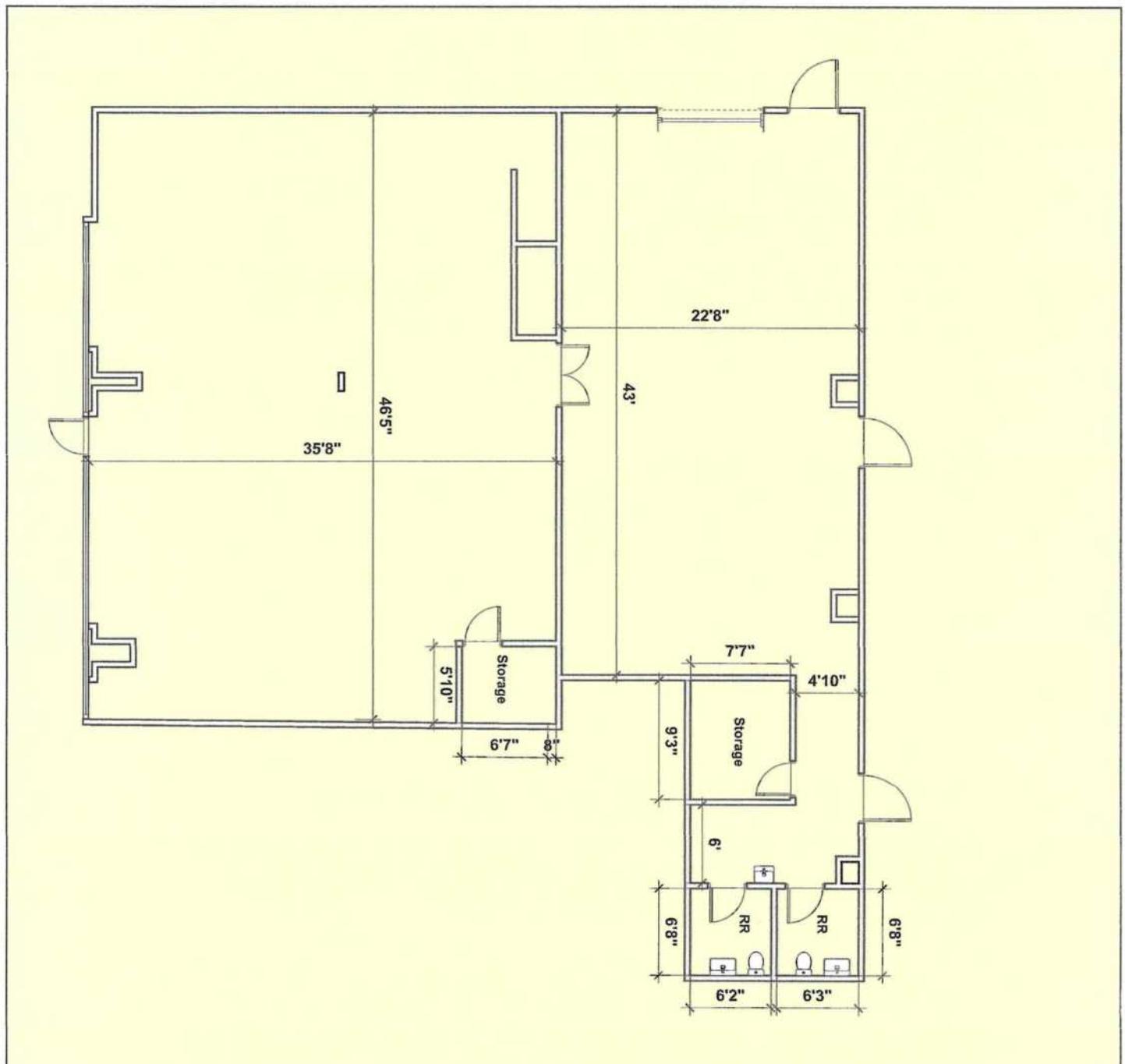
919 SW Military Drive

## PROPERTY INFORMATION

PROPERTY:	919 SW Military Drive
UPDATES:	New flooring and paint. Ready to move in
LAND SIZE:	25,813.66 SF
BUILDING SIZE:	9,240 SF
SPACE AVAILABLE:	3,770 SF Former Trophy Store #100 3,435 SF Former Medical Clinic #102
ZONING:	C-2. City of San Antonio
PARKING:	26 Spaces in front Employee parking in back
TRAFFIC COUNT:	45,000 VPD
ACCEPTANCE OF SPACE:	Lessee to accept space in its "AS IS" condition
UTILITIES:	All utilities are available to the property. However Lessee is advised to retain an Engineer to confirm the location, accessibility and capacity of all utilities to determine if utilities are adequate for Lessee's intended use
LEASE RATE:	\$20.00 SF Annually, NNN.
EXPENSES:	Lessee to pay pro rata share of real estate taxes, Insurance and Common area maintenance estimated to be \$8.00 SF Annually
PRIMARY LEASE TERM:	Five (5) or Ten (10) years
AGENCY:	Ernest Soble Commercial Properties, Inc and Osborne Properties represent the owner. Information About Brokerage Services included in this package

1 : 125

FORMER TROPHY STORE



Not to Scale	3770 sf	919 SW Military Suite 100 San Antonio TX 78221	Ernest Soble Commercial Properties 7400 Blanco Rd San Antonio TX 78216 210-490-9444	Tripod Contracting LLC 910 Persian Pass San Antonio TX 78260
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## FORMER MEDICAL CLINIC

Loft Square Footage : 315sf

Office Space Square Footage : 3120sf

Total Square Footage: 3435sf

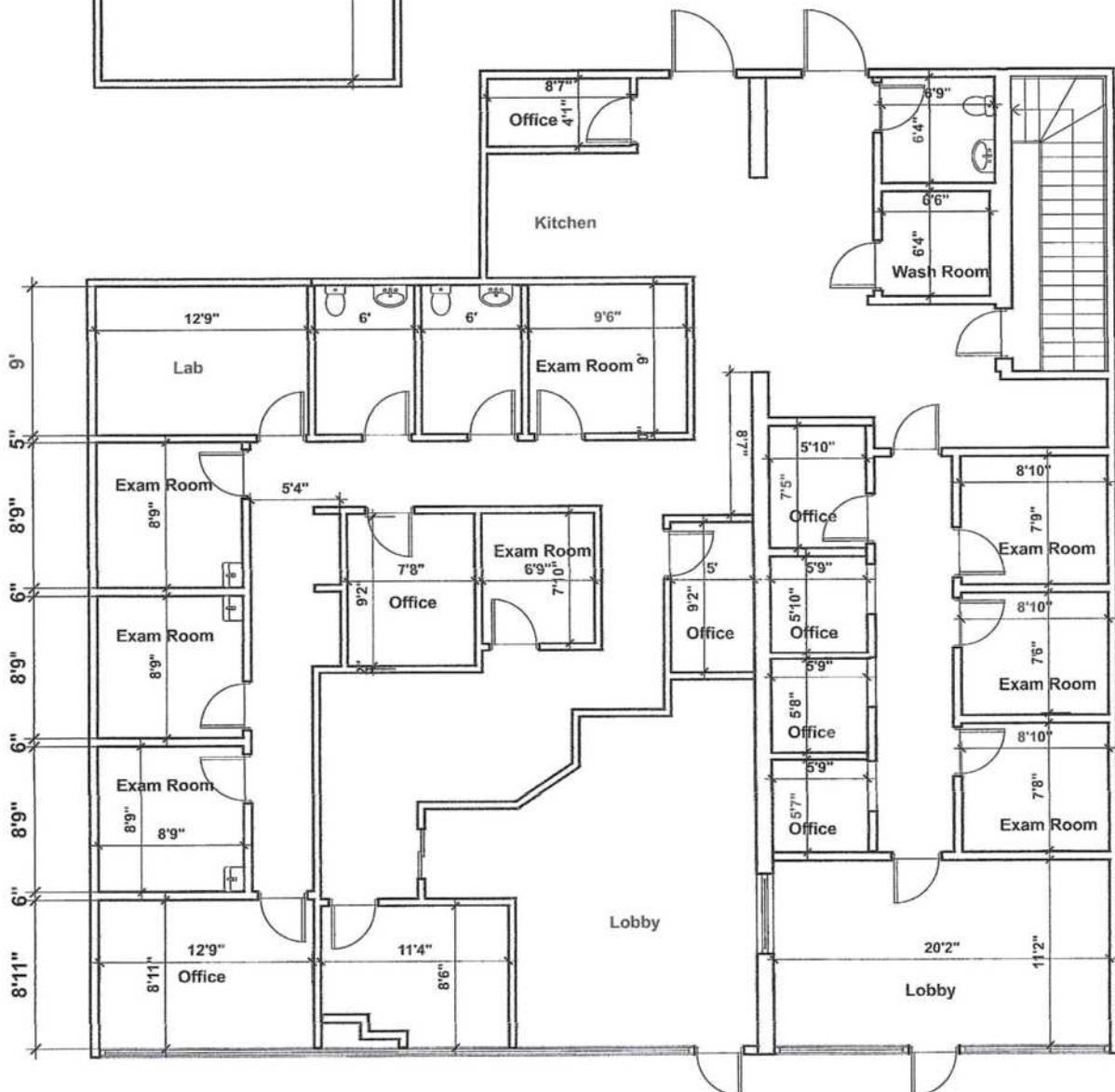
Tripod Contracting LLC  
910 Persian Pass  
San Antonio TX 78260

1st Soble Commercial Properties  
7400 Blanco Rd  
San Antonio TX 78216  
210-490-9444

919 SW Military Suite 105  
San Antonio TX 78221

## Floorplan

Not To Scale



## **3,435 SF MEDICAL CLINIC AMENITIES**

**2 Reception Areas**

**8 Exam Rooms**

**3 Clerical Offices**

**1 1,300 SF Doctor's Office**

**3 Small Offices**

**3 Bathrooms**

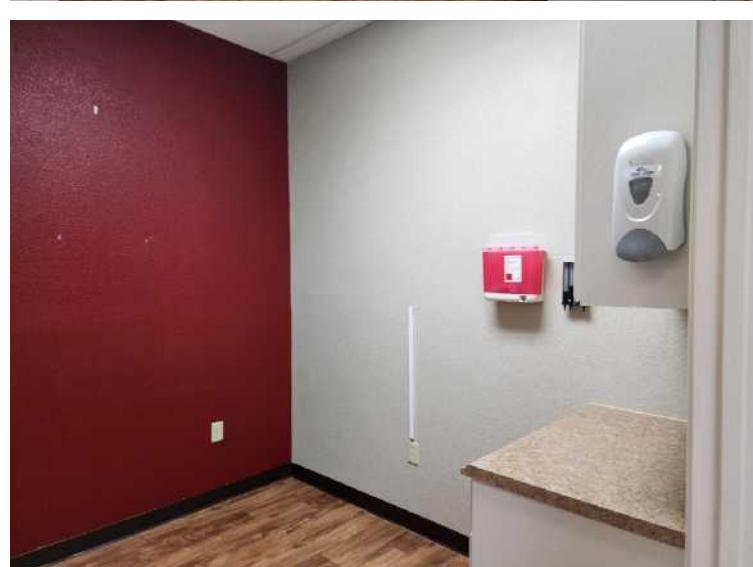
**1 Kitchen**

**1 Lab**

**1 Billing Room**

**1 Triage Room**

**1 Wash Room**



A

CAKES  
& SUPPLIES  
923-8803

FAMILY DOCTOR  
ABIGAIL BARRERA, M.D.  
210-927-6600



SOUTH SAN  
PHARMACY

CentroMed

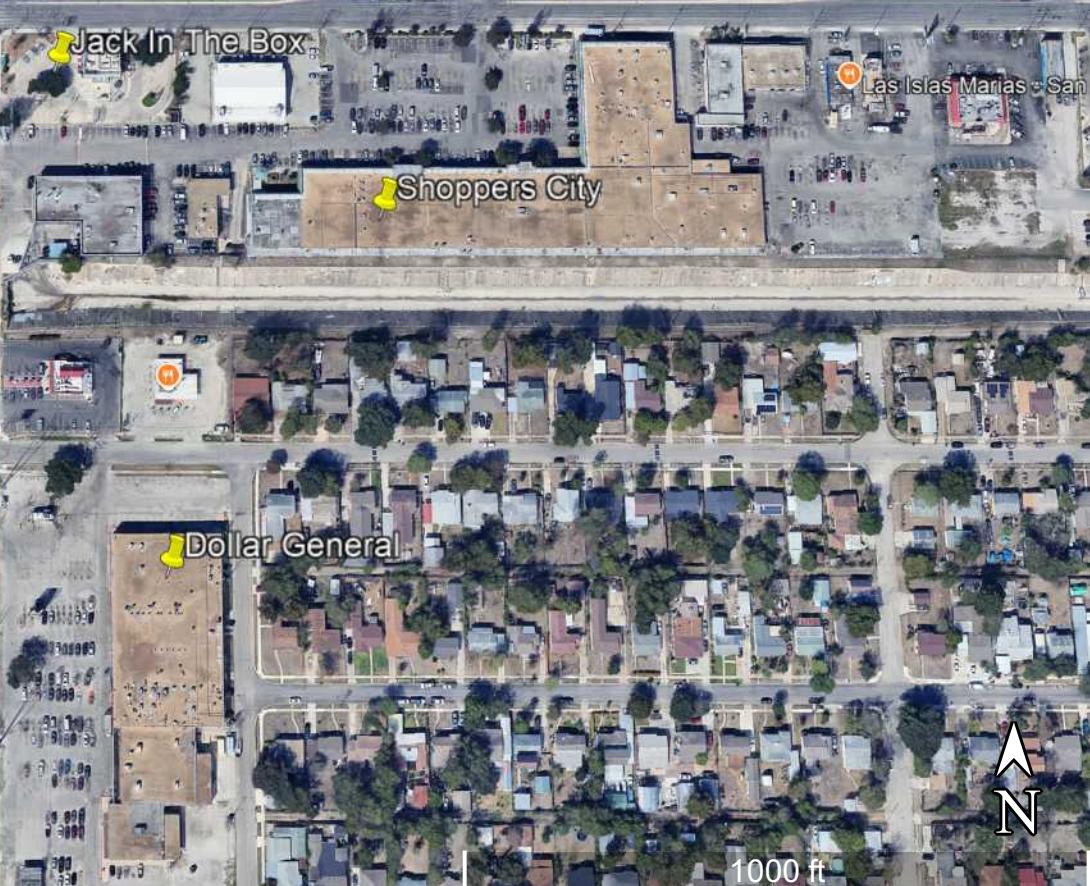
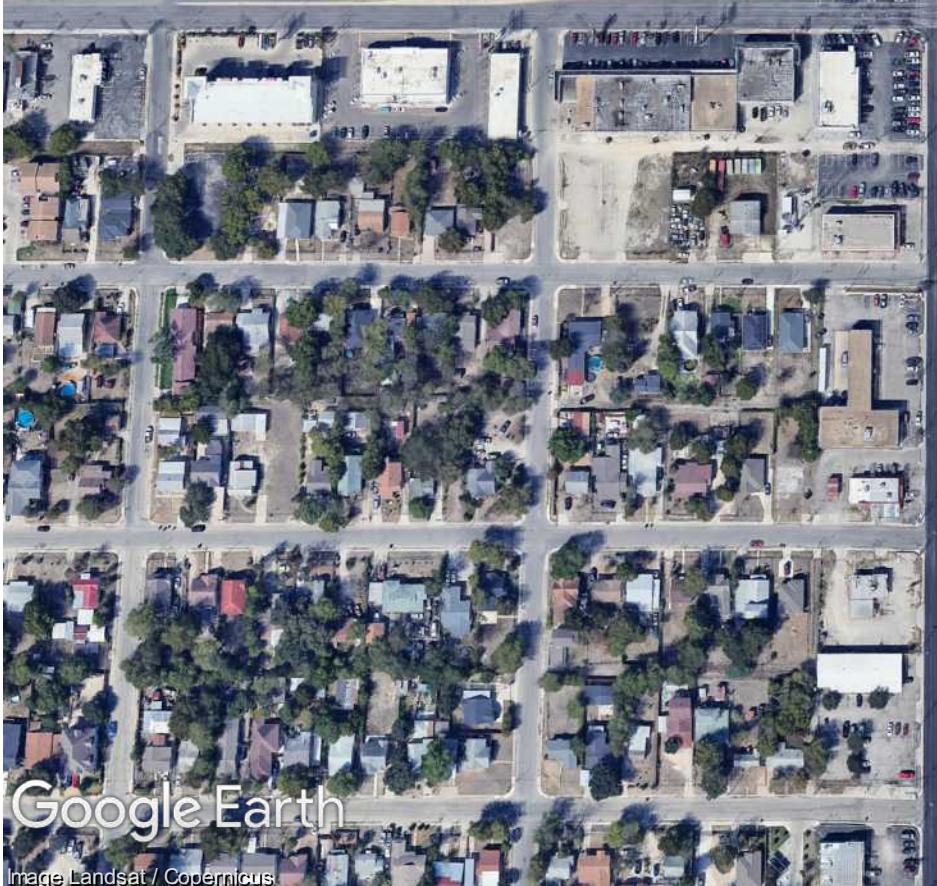
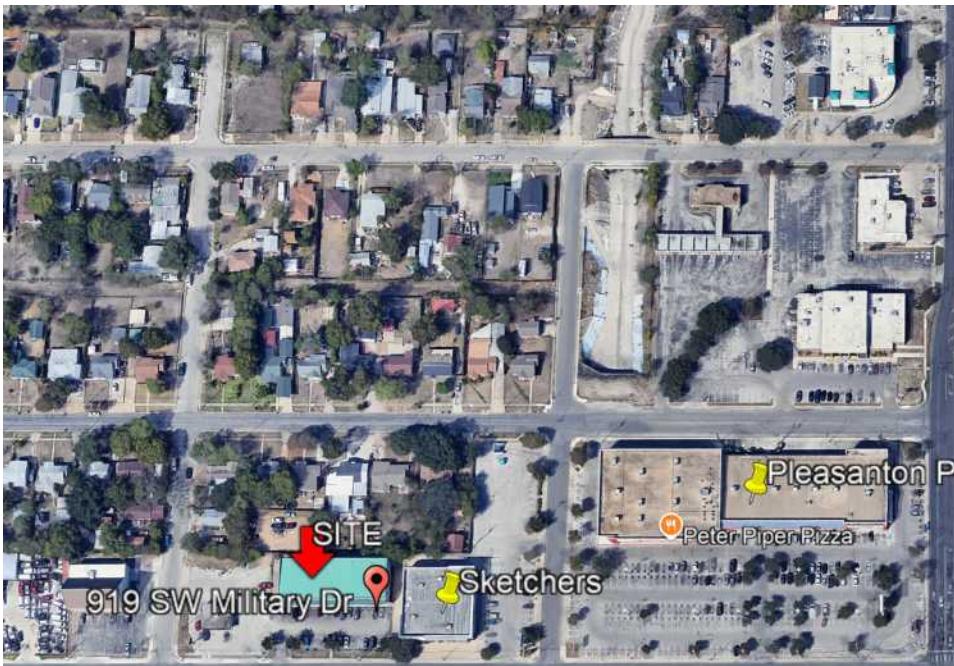
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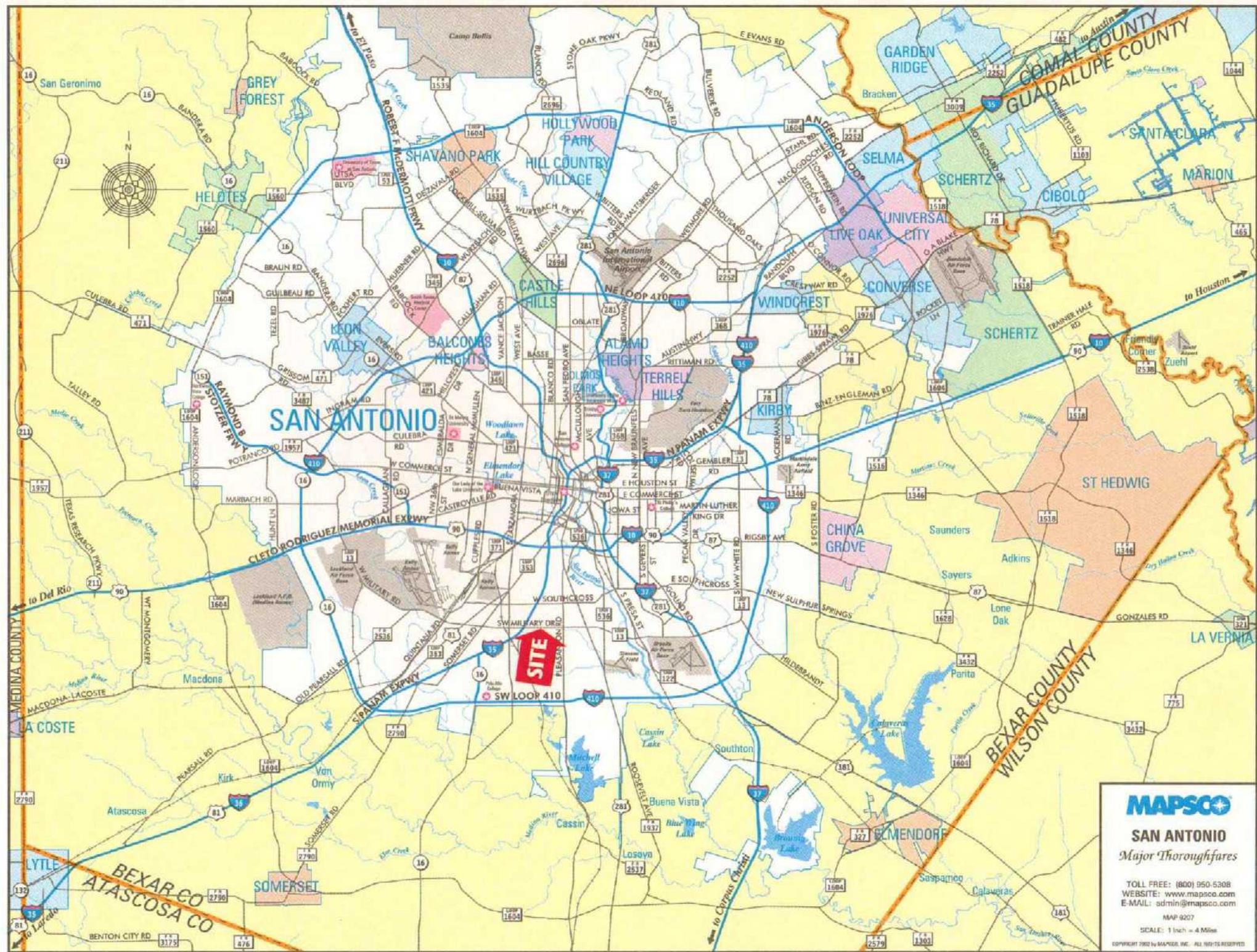
Family AUTO INSURANCE

\$22  
202-0840

Family AUTO INSURANCE







MAPSCO

## SAN ANTONIO

### *Major Thoroughfares*

TOLL FREE: (800) 950-5308  
WEBSITE: [www.mapsof.com](http://www.mapsof.com)

E-MAIL: [admin@mapsco.com](mailto:admin@mapsco.com)

SCALE: 1 inch = 4 Miles

СУПЕР 2000 by MAXDATA INC. — ВАШ ПОДПОРКА ВЕСНОЙ

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## **PROPERTY INFORMATION DISCLAIMER**

The information included herein was obtained from sources deemed reliable: however the Broker makes no guarantees, warranties or representations, expressed or implied, as to the completeness or accuracy of information. The information included herein is subject to corrections, errors and omissions, change in price, prior sale or lease, or withdrawal of property from the market without notice. The Broker hereby advises prospective Lessee or Buyer to confirm all information included herein with qualified professionals of their choice. No representation is made as to the value of any Lease or Sale; Broker hereby advises prospective Lessee or Buyer to consult their business, tax and legal advisers before making any final decisions and/or submitting any offer to Lease or Purchase.

## **TITLE ADVISE**

As required by law, Lessee/Buyer are advised to have the abstract covering the property examined by an attorney of their own selection or obtain a lease hold owner's policy of title insurance (Lessee) or a policy of title insurance. (Buyer)

## **AMERICANS WITH DISABILITIES ACT DISCLOSURE**

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities: modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and Tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

## **SALE/LEASE HAZARDOUS MATERIALS DISCLOSURE**

Various construction materials may contain items that have been or may, in the future, be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or uses in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above and below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel regarding the Property.

## 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.*

### 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.

William Paul Osborne dba/Osborne Properties	358357	bill@osborneproperties.net	(830)217-4011
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William Paul Osborne (Bill)	358357	bill@osborneproperties.net	(830)217-4011
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
William Paul Osborne (Bill)	358357	bill@osborneproperties.net	(830)217-4011
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Ernest Soble Commercial Properties, Inc.	395695	ssoble@escp-inc.com	(210)771-7758
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Stephen M. Soble	395695	ssoble@escp-inc.com	(210)771-7756
Sales Agent/Associate's Name	License No.	Email	Phone

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