

Office Leasing Opportunity

Dominion Advisory Group, Inc. is proud to present the upcoming Two Creeks office building- perfect for medical or general office. Located on the I-10 corridor just West of Fair Oaks, this 24,320 SF two-story office development boasts mature trees, close cross access across I-10 via Ralph Fair Rd. and Old Fredericksburg Rd, and is located in one of the fastest growing submarkets in the Bexar County MSA.



Two Creeks

25555 West IH-10, San Antonio, TX 78257



SQUARE FEET: **24,320** | TYPE: **Office / Retail / Medical**



DOMINION
ADVISORY GROUP, INC.



RASHID KHALIFE
BROKER

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Two Creeks

25555 West IH-10, San Antonio, TX 78257

LISTING HIGHLIGHTS

Now pre-leasing at Two Creeks, this new two-story office development is located at the corner of Two Creeks Road and West IH-10. The 24,320 SF building will feature excellent visibility from the highway, beautiful mature trees, and off-ramp access half a mile from the site.

Two Creeks Road connects IH-10 and Boerne Stage Road, and is a major artery for several residential neighborhoods.

Delivery anticipated for December 2020.

ADDRESS: 25555 West IH-10, San Antonio, TX 78257

TOTAL AREA: 27,320 SF | **RENTS:** Contact Broker | **LEASE TYPE:** NNN

AVAILABILITY: 2,669 RSF Minimum | 7,839 RSF Maximum



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Commercial Real Estate Brokerage & Development
150 N. Loop 1604 East, Suite 202, San Antonio, TX 78232
Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

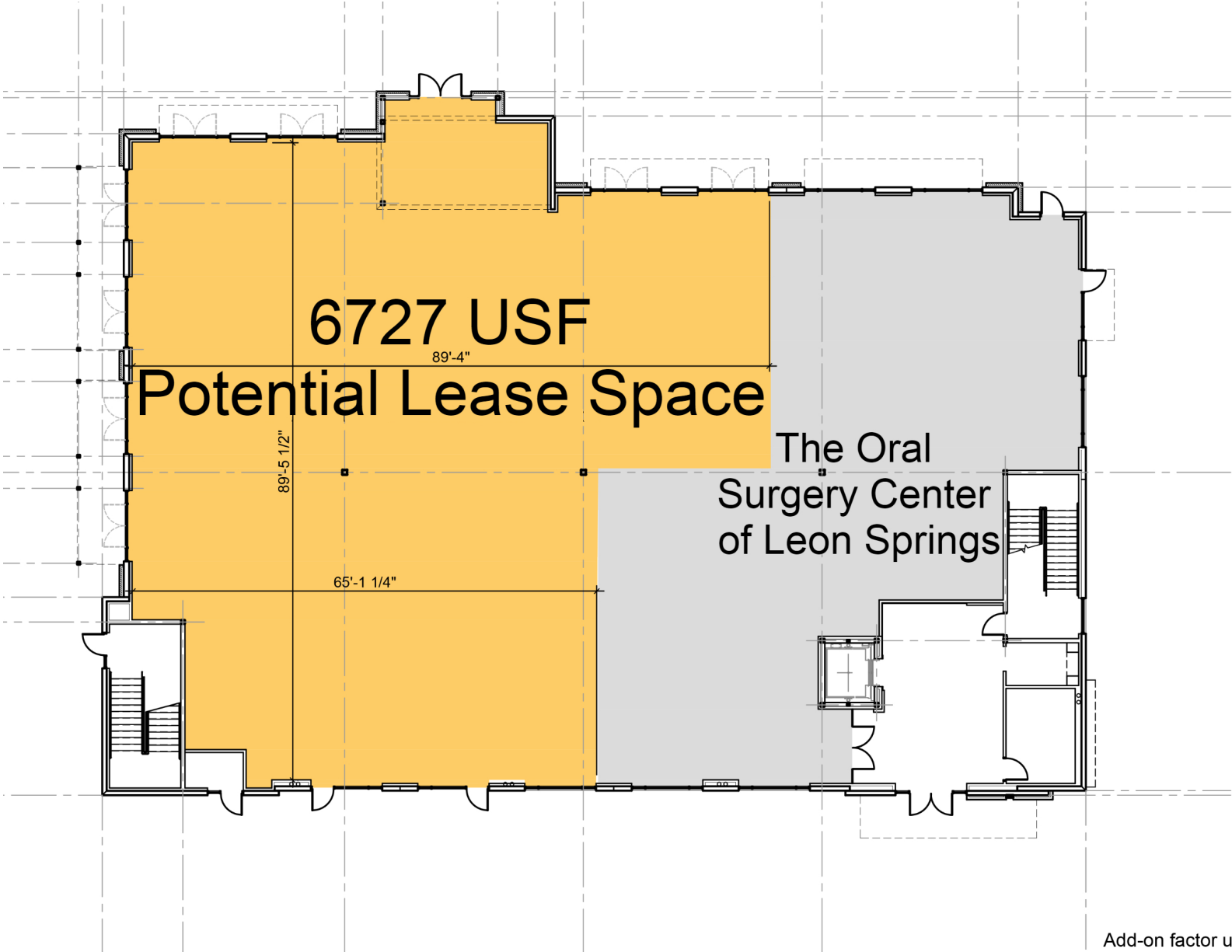
Two Creeks Office Building



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Add-on factor used = 16.52%

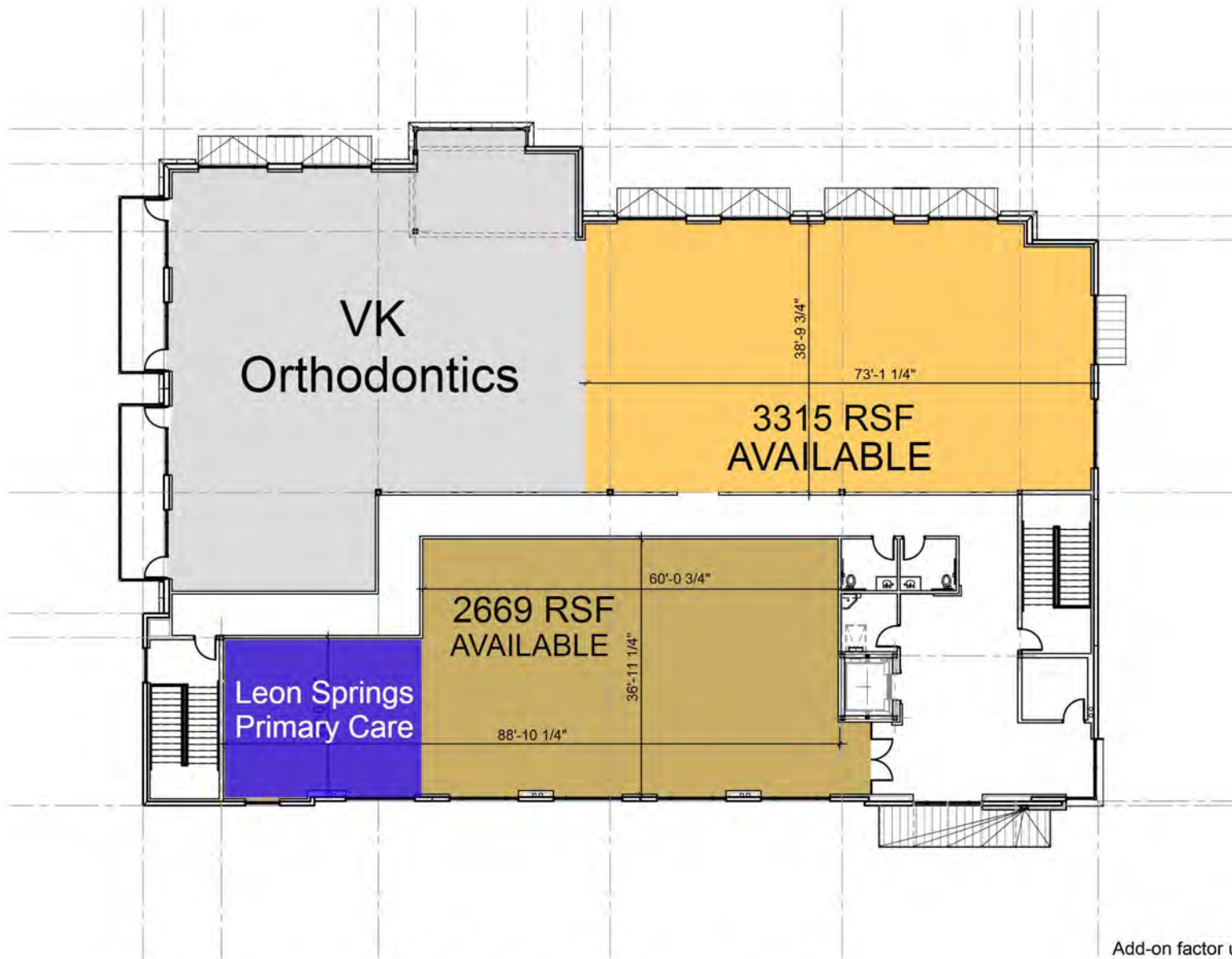
Two Creeks Office Building First Floor Plan



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Two Creeks Office Building Second Floor Plan

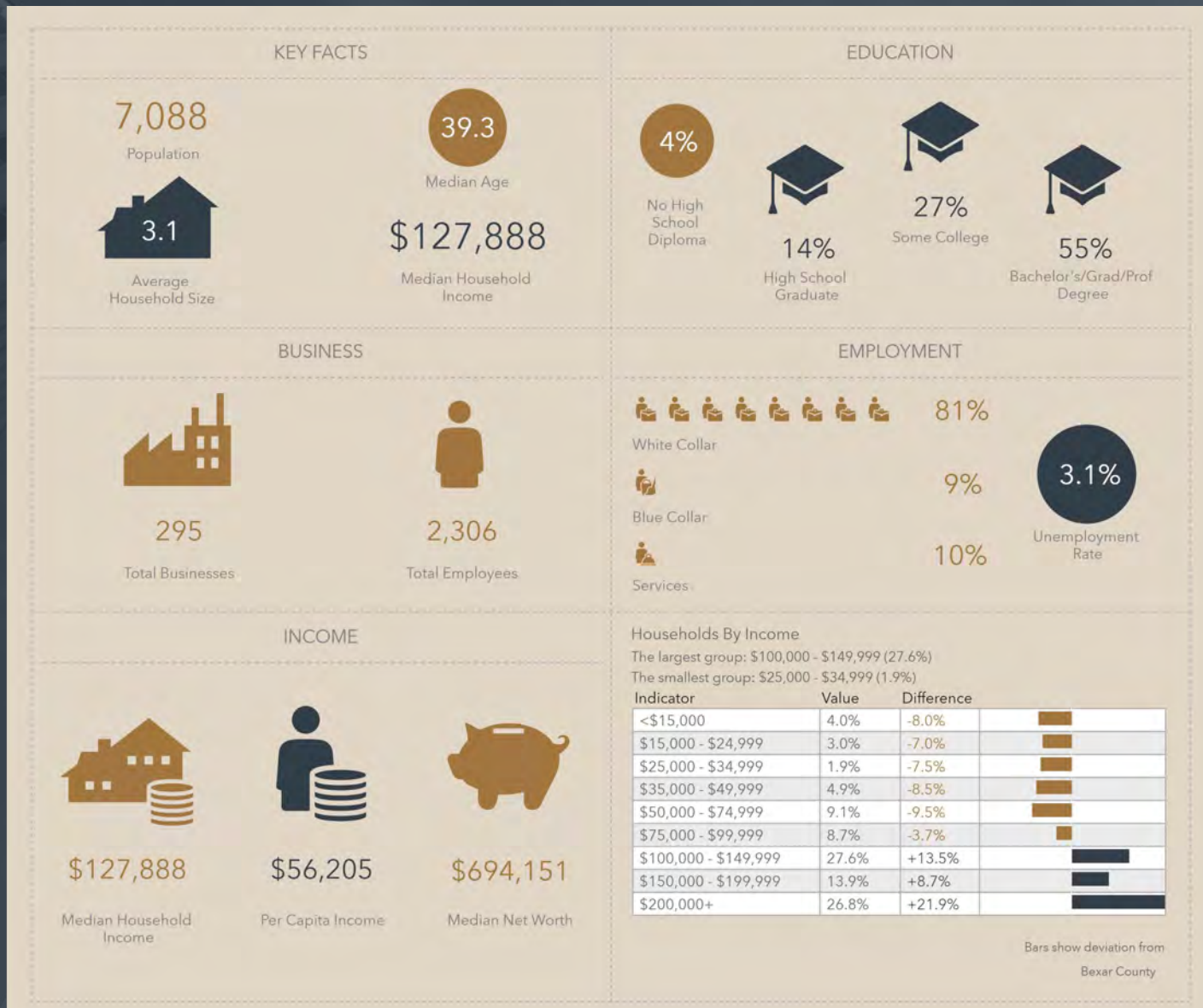


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Demographics- 5 Min Drive Time

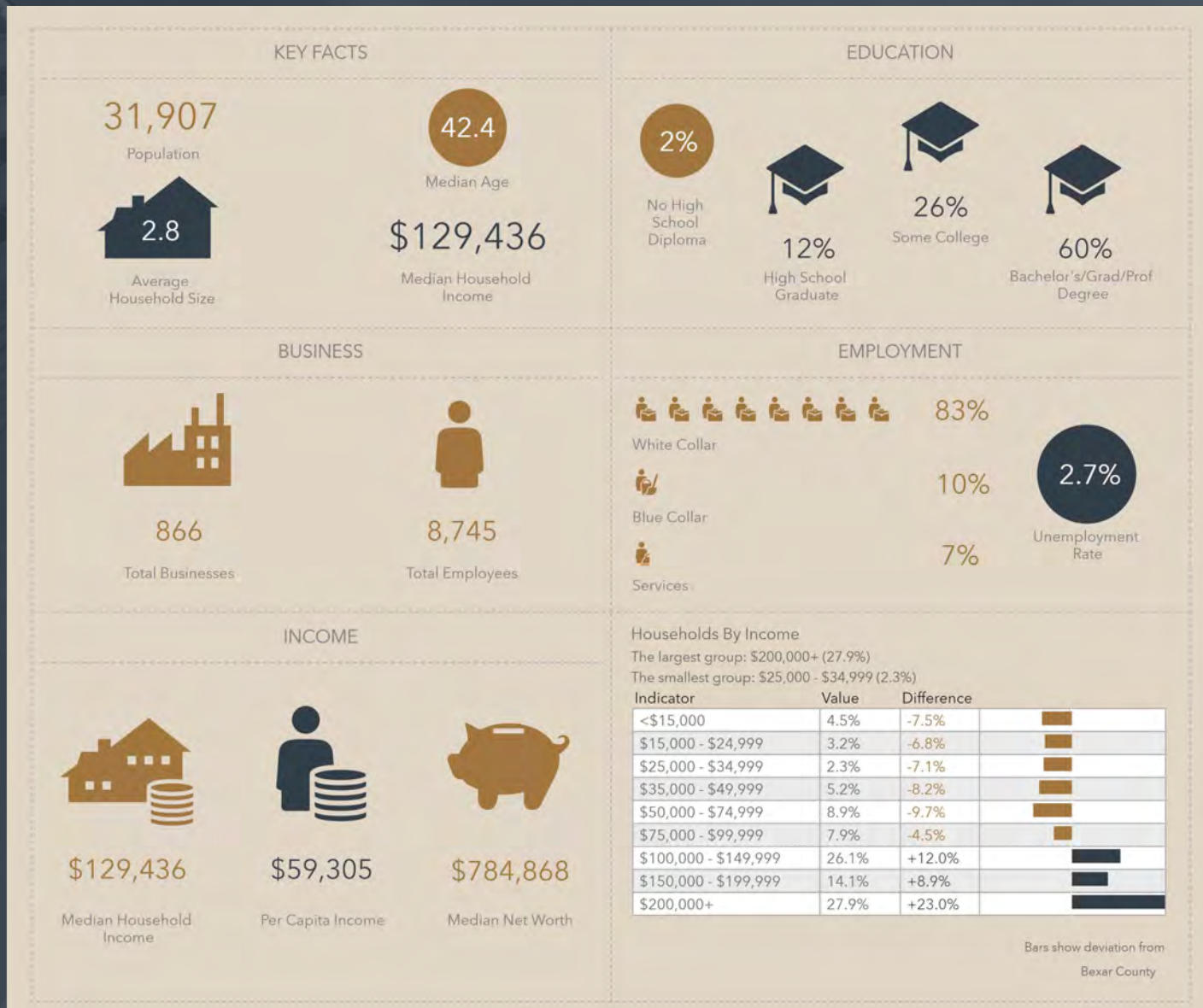


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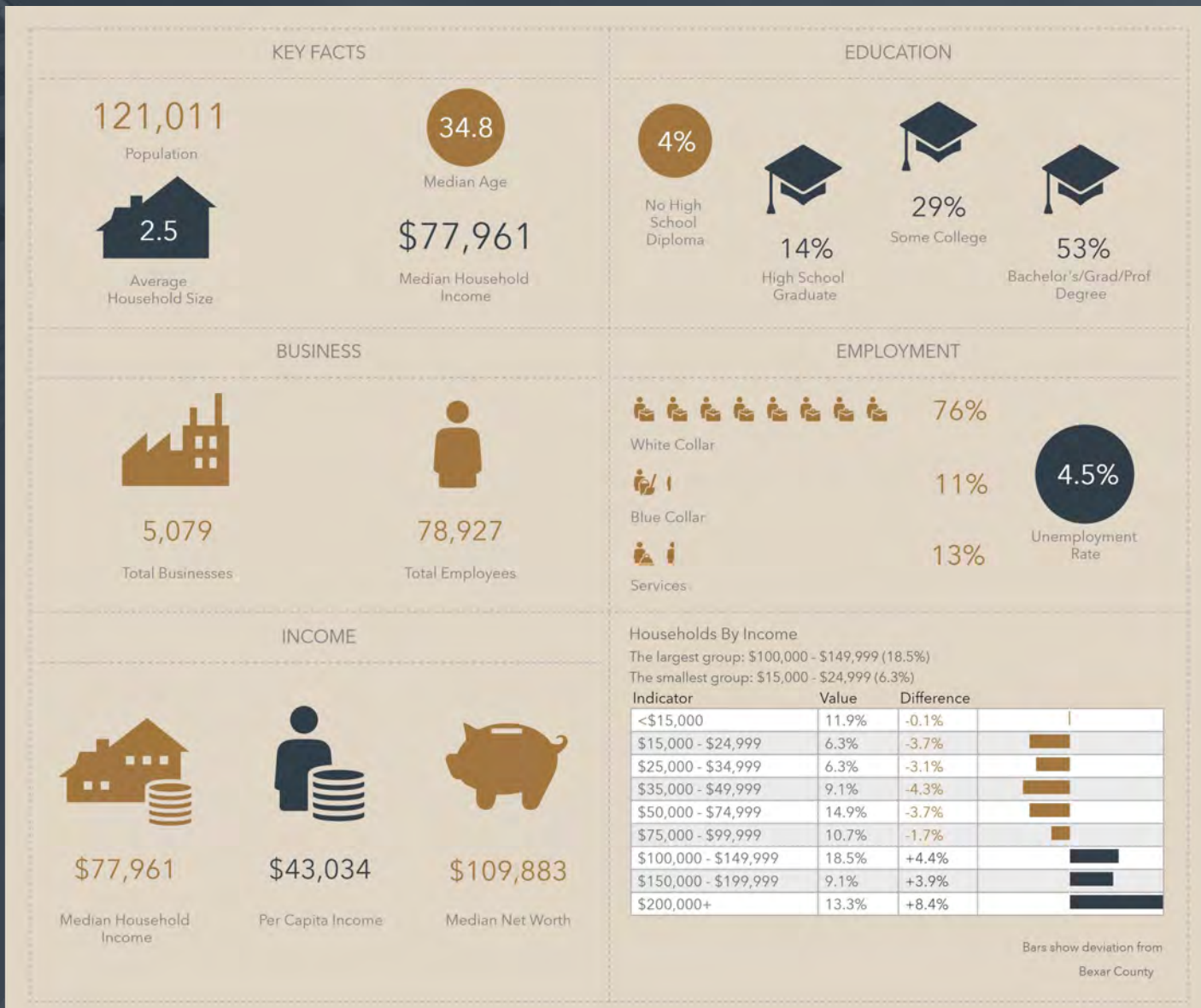
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Demographics- 10 Min Drive Time



Demographics- 15 Min Drive Time



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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.

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.

Dominion Advisory Group, Inc.	434365	lbaumgardner@askdag.com	210-308-6288
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Larry R. Baumgardner	316863	lbaumgardner@askdag.com	210-308-6288
Designated Broker of Firm	License Number	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License Number	Email	Phone
Sales Agent / Associate's Name	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		