

HERITAGE OAKS ONE

FOR
LEASE

2330

N LOOP 1604 W
S.A., TX 78248

BROKER INCENTIVE

for qualifying leases!

10,000 - 14,999 rsf: \$25,000

15,000 - 29,999 rsf: \$50,000

30,000 - 56,000 rsf: \$100,000

Minimum of 7 years
of paid rent to qualify!



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San Antonio, Texas 78216
210 366-2222 office
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Owned & Operated By:



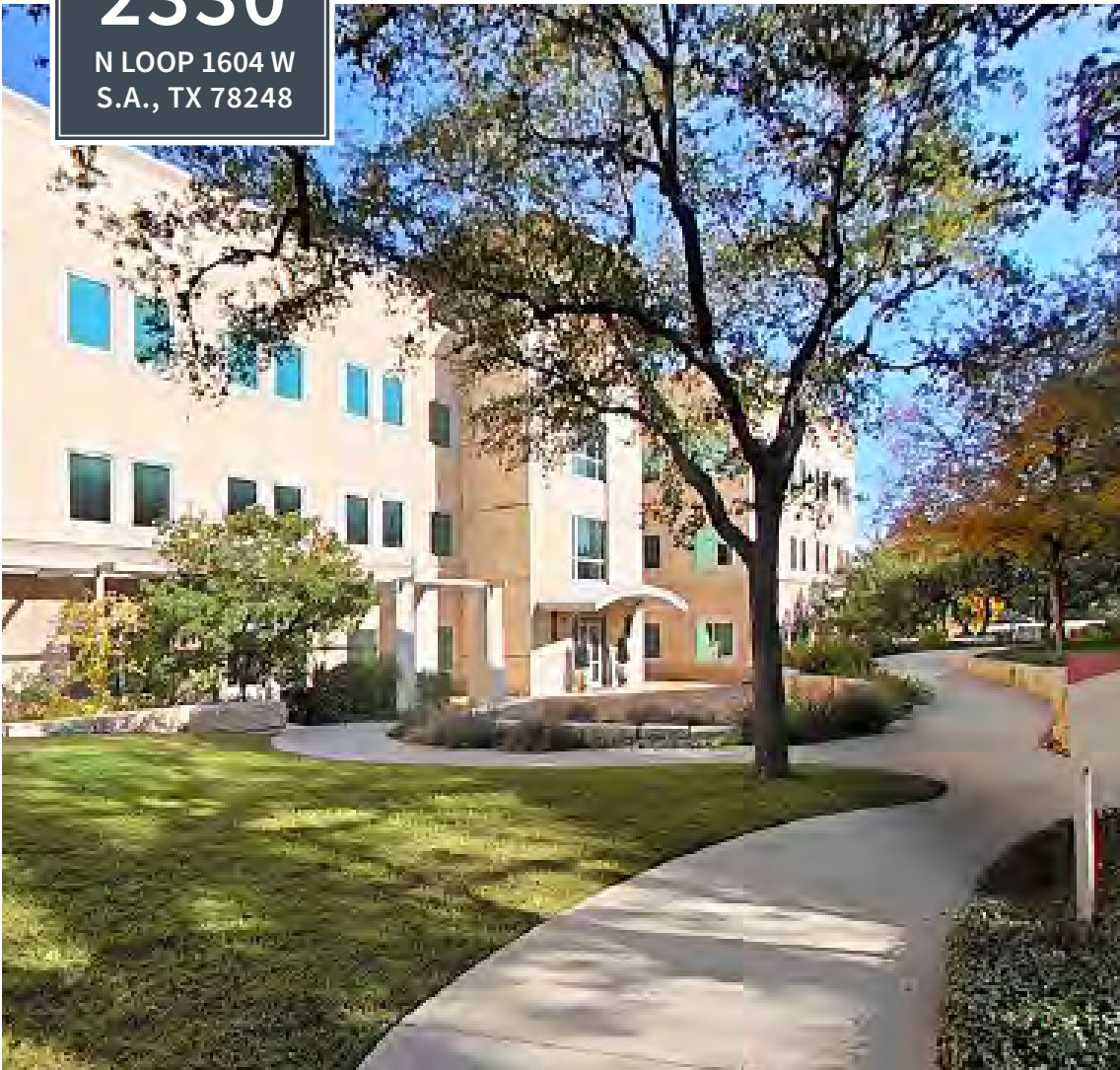
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HERITAGE OAKS ONE

OVERVIEW



BUILDING SIZE:	82,428 RSF
AVAILABILITY:	4,176 RSF to 52,902 RSF
ASKING RATE:	\$21.50/SF/NNN
NUMBER OF FLOORS:	3

The 82,428 sf building is located within the Heritage Oaks Office Park, on North Loop 1604 West at the intersection of Bitters Rd. The Property has convenient access to both Highway 281 and Interstate 10 West. Within a 10 minute drive are La Cantera Resort and mall, The Rim Shopping Center, three hospitals, and numerous hotels and retail amenities.

The ground floor lends itself to various suite sizes and includes a recently upgraded building conference room. The second and third floors are designed as office space with a combination of open office areas, private offices and conference rooms.

12.5.23

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FOR LEASE

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HERITAGE OAKS ONE PROPERTY DESCRIPTION

LOCATION:	N Loop 1604 W Between Bitters Rd & Huebner Rd The property has convenient access to both Hwy 281 & Interstate 10 W
TOTAL OFFICE FLOORS:	Three (3)
FLOOR PLATE SIZES:	Level 1: 26,006 RSF Level 2: 28,215 RSF Level 3: 28,207 RSF
PARKING:	4/1,000 RSF 215 surface parking spaces 113 covered parking spaces
CEILING HEIGHT:	Floor-to Floor clear height 15' - 1st floor 14' - 2nd & 3rd floor
ELEVATORS:	2 - Thyssen Krupp hydraulic passenger elevators
UTILITIES:	<ul style="list-style-type: none">• Redundant electrical, redundant fiber/data/ telecom and two (2) back up generators (400kw) with automatic transfer switch on site.• Two (2) 800 amp, three phase electrical connections.

HVAC:	<ul style="list-style-type: none">• Eighteen (18) roof top split system units.• One (1) additional 20 ton unit serves the phone/data room.
BUILDING TYPE:	The building is constructed of concrete tilt-wall panels supported by a steel frame, the roof is a single-ply membrane.



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HERITAGE OAKS ONE PHOTOS



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HERITAGE OAKS ONE PHOTOS



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HERITAGE OAKS ONE

TENANT BUILD OUT



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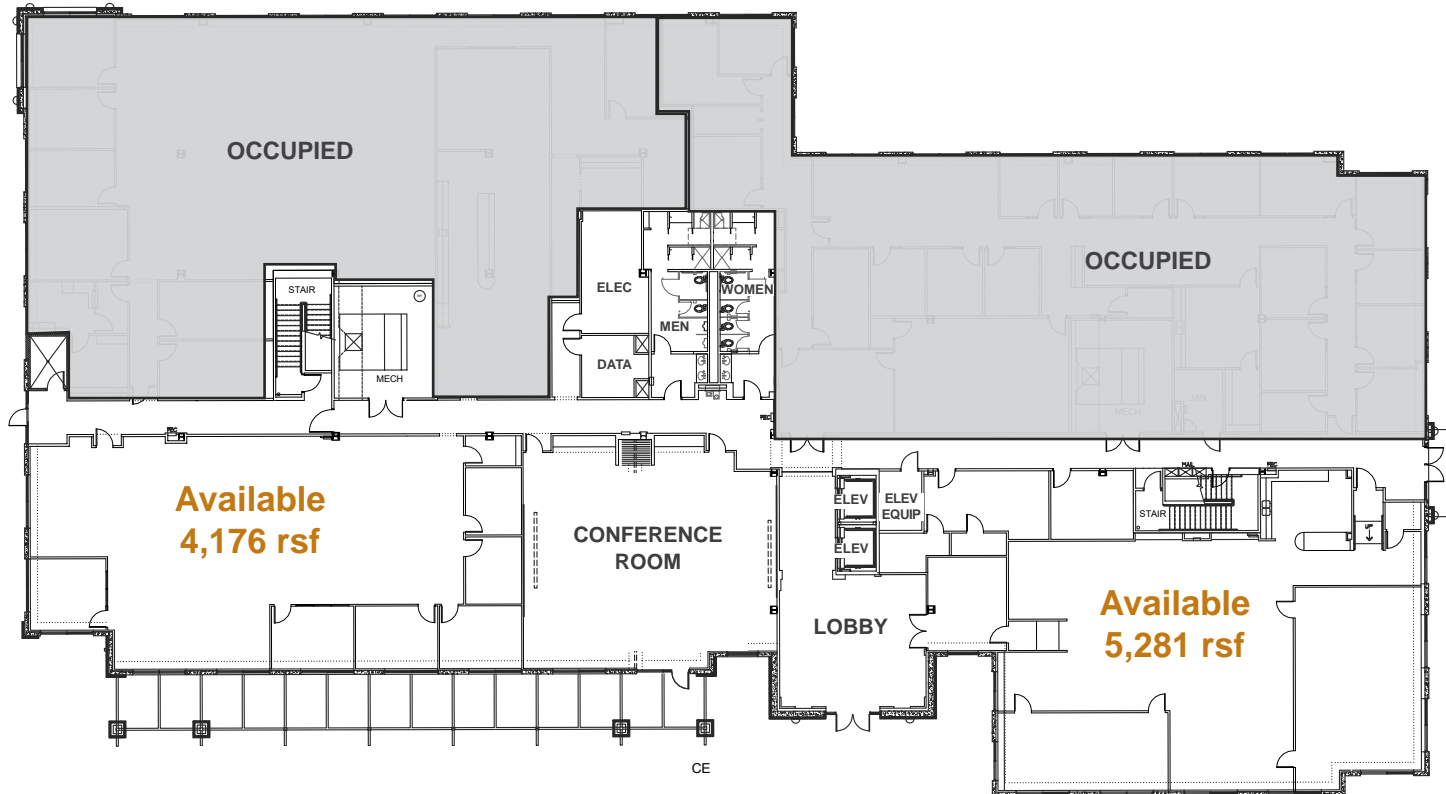
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HERITAGE OAKS ONE

FLOOR PLAN - 1st Floor

Up to 9,457 RSF

[Click to View](#)
4,176 RSF - Video 



1st Floor Features

- Conference Rooms
- Private Offices
- Restroom With Showers
- IT and Storage Room

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HERITAGE OAKS ONE

FLOOR PLAN - 2nd Floor

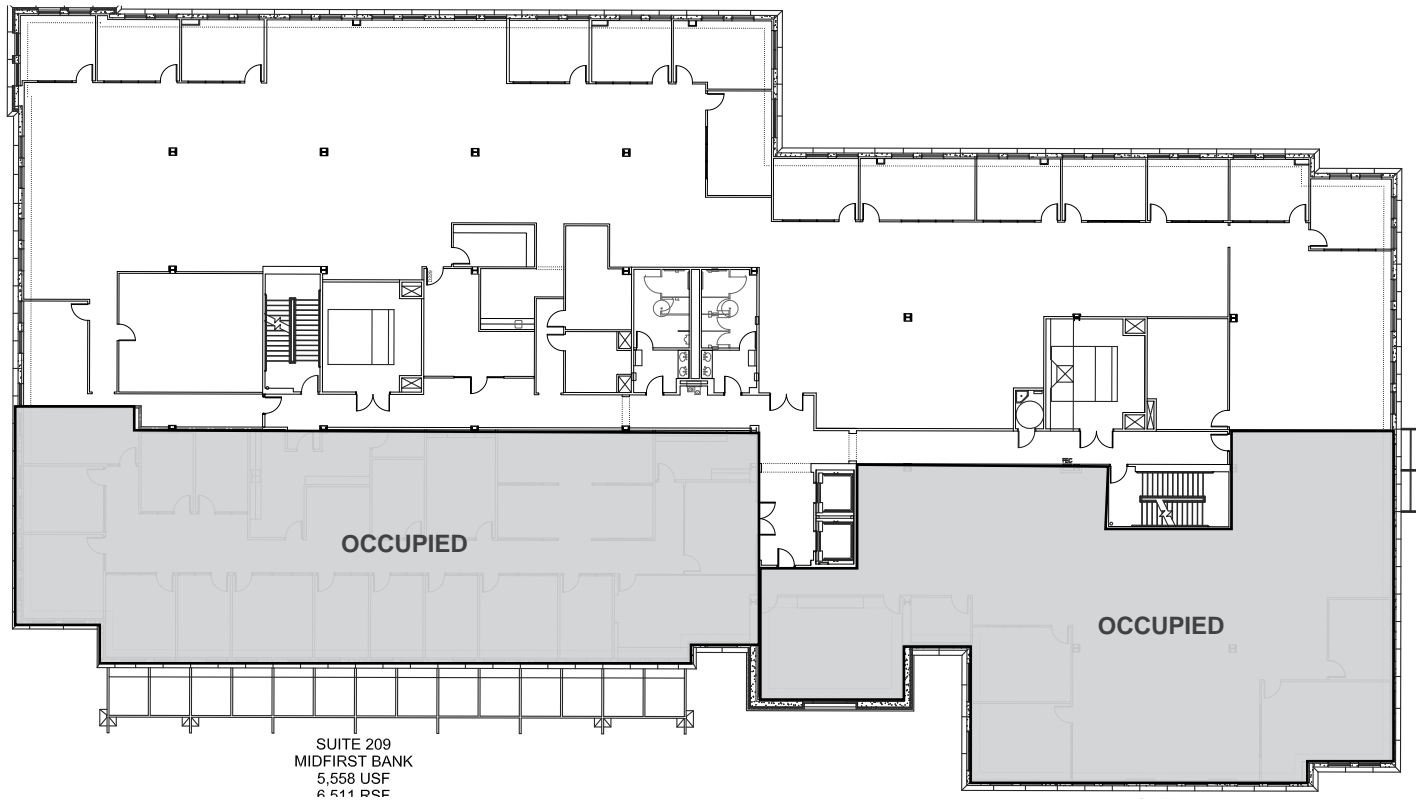
15,238 RSF

[Click to View
2nd Floor Video](#)



2nd Floor Features

- Private Offices
- Open Office Areas
- Conference Rooms



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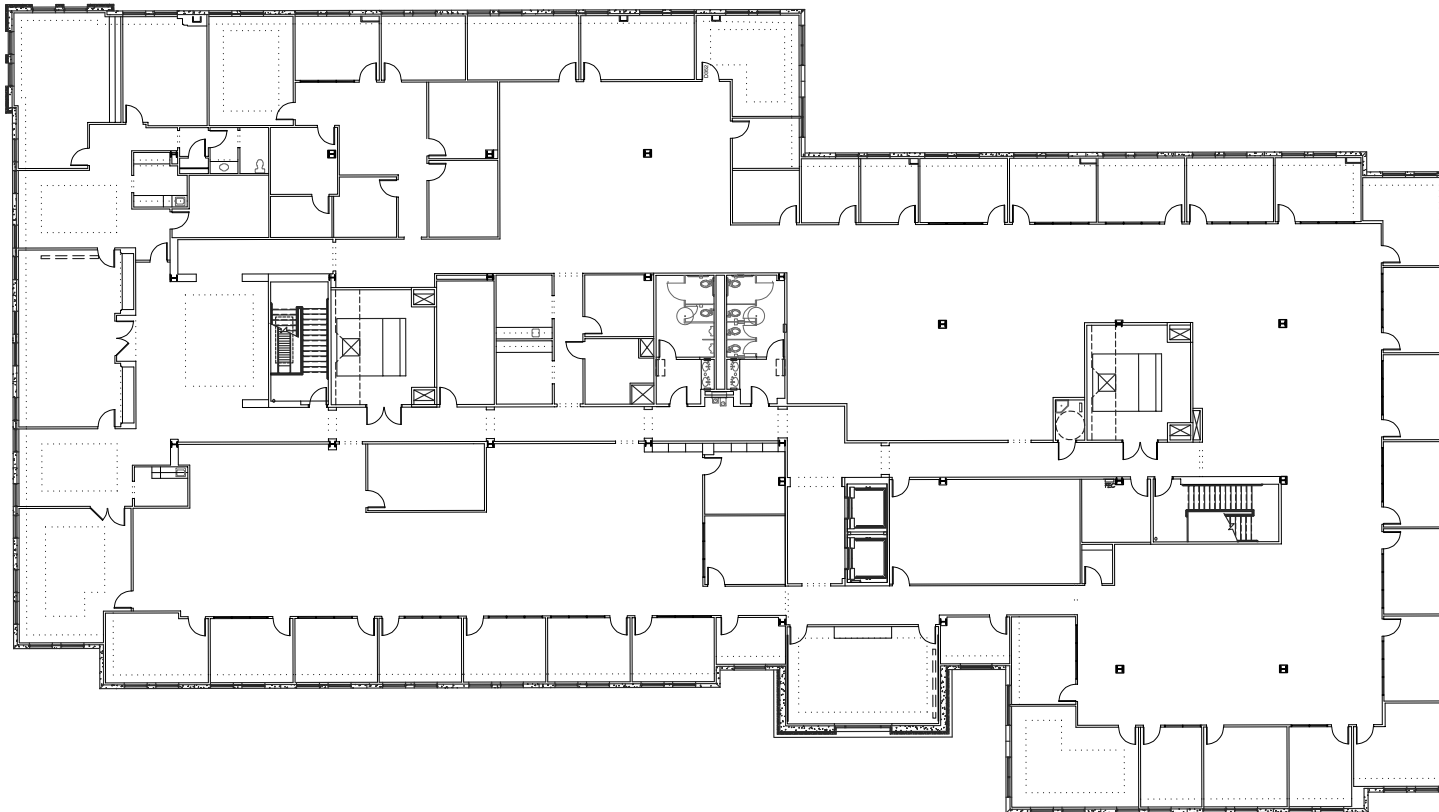
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FLOOR PLAN - 3rd Floor

28,207 RSF

[Click to View
3rd Floor Video](#)



3rd Floor Features

- Executive Offices
- Conference Rooms
- Wood Floors

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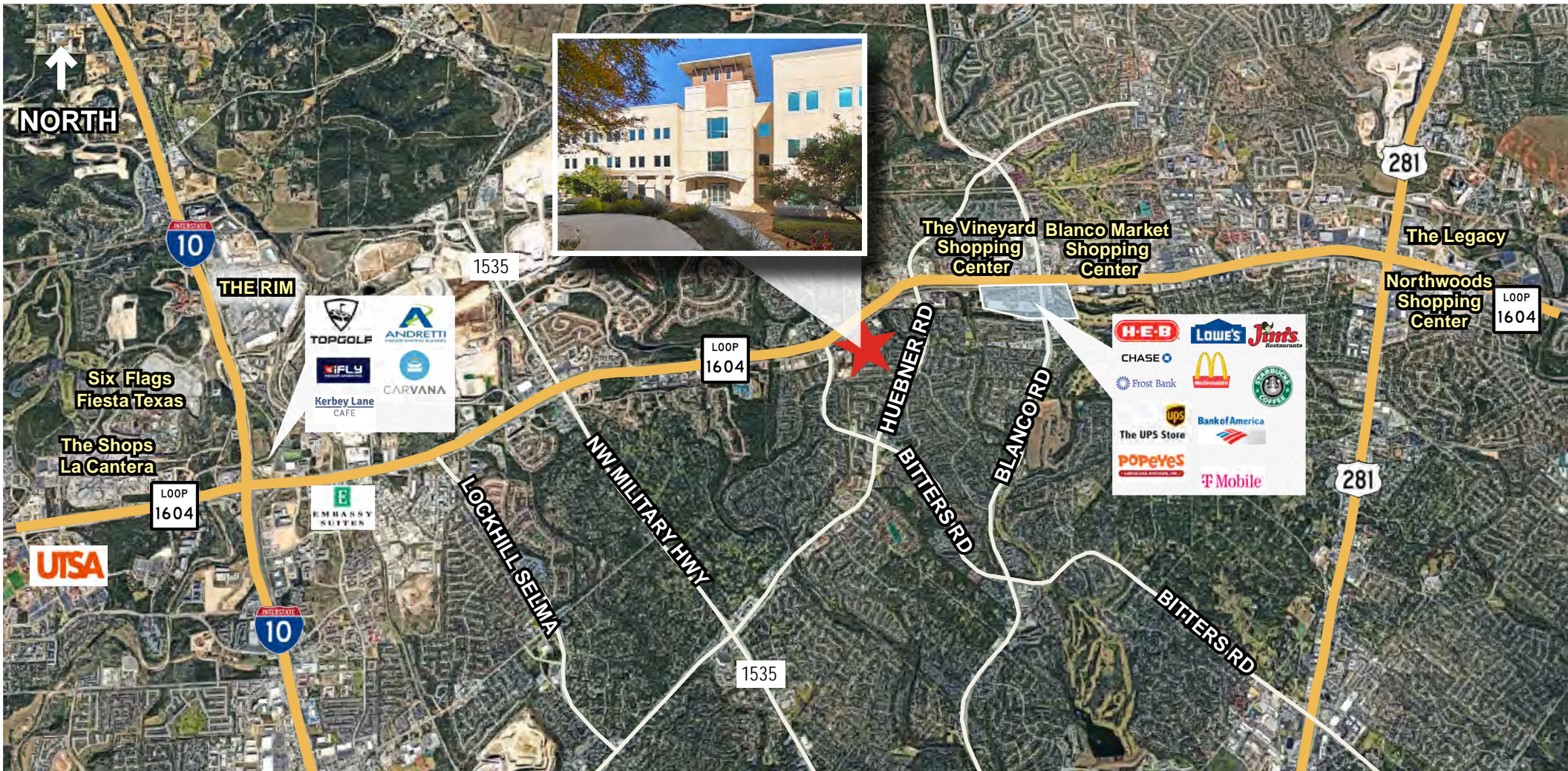


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AERIAL VIEW



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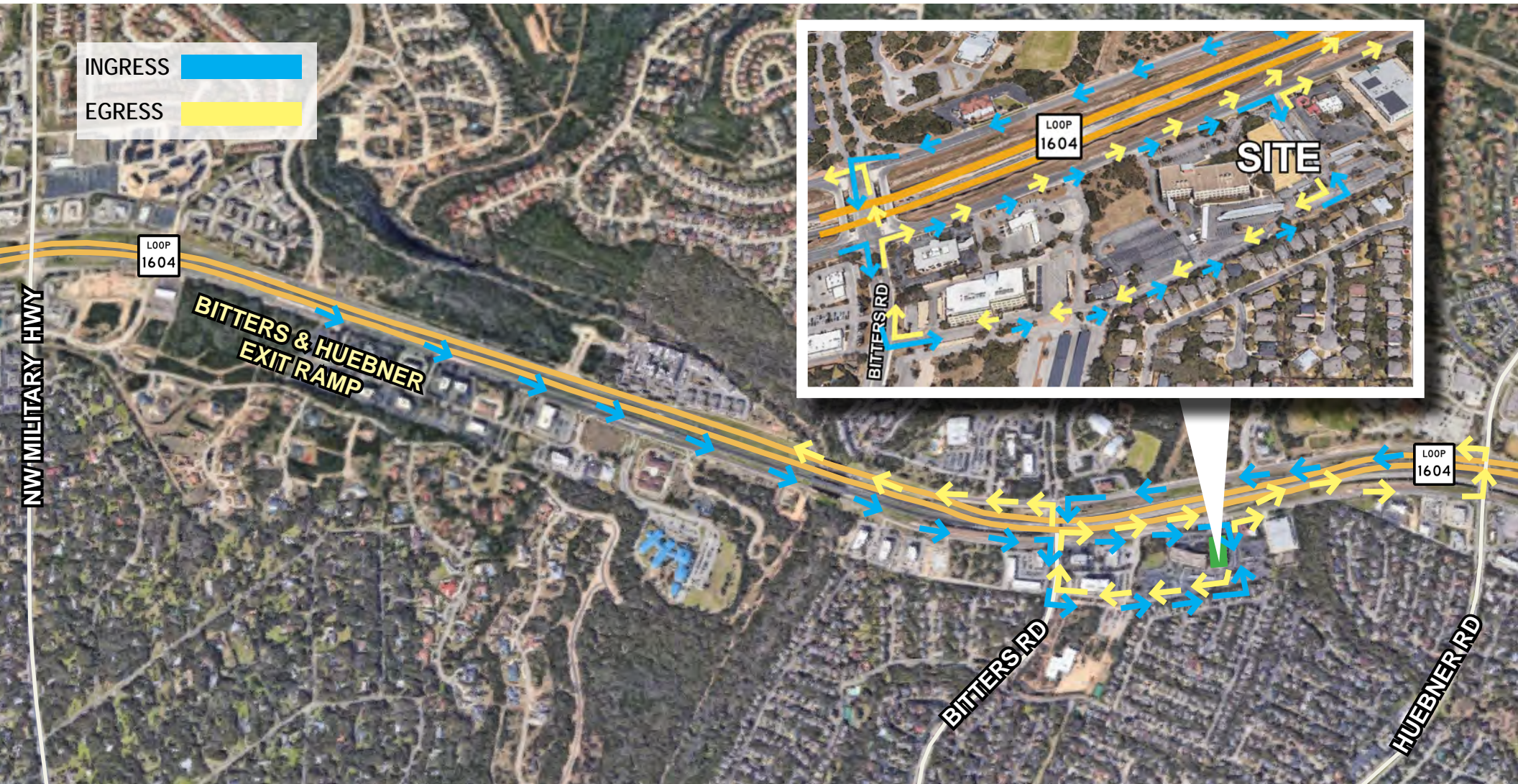


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INGRESS - EGRESS



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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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
David Heid Sales Agent/Associate's Name	319600 License No.	dheid@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Endura Advisory Group, GP, LLC _____ (210) 366-2222 _____
 Licensed Broker /Broker Firm Name or _____
 Primary Assumed Business Name _____ Phone

James G. Lundblad _____ (210) 366-2222 _____
 Designated Broker of Firm _____
 Email _____ Phone

James G. Lundblad _____ (210) 366-2222 _____
 Licensed Supervisor of Sales Agent/
 Associate _____
 Email _____ Phone

Albert McNeel _____ (210) 366-2222 _____
 Sales Agent/Associate's Name _____
 Email _____ Phone

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