

OFFICE FOR LEASE

ENCLAVE WEST

11103 WEST AVE , SAN ANTONIO, TX 78213



AAMIL SARFANI, *PRINCIPAL BROKER*
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210-202-0798



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PROPERTY DESCRIPTION

We have both short term and long term office space for lease. We have spaces of all sizes and can construct per your specifications as well. For larger office tenants we have up to 3,100-9,625 RSF of contiguous space that is available for lease. The building has huge built in amenities including 2 conference rooms that can hold 4-15 people, Podcast room, an open work space and coffee bar built for community events and office parties, ample parking and move in ready space. 5 year lease with turn key finish out available.

PROPERTY HIGHLIGHTS

- Completely Newly Renovated Move in Ready Space
- Long and Short term options Covered Parking
- Event Space
- On Site Management

OFFERING SUMMARY

Lease Rate:	\$19.00 - 21.00 SF/yr (NNN)
Available SF:	3,100 - 9,625 SF
Lot Size:	4.01 Acres
Building Size:	68,000 SF

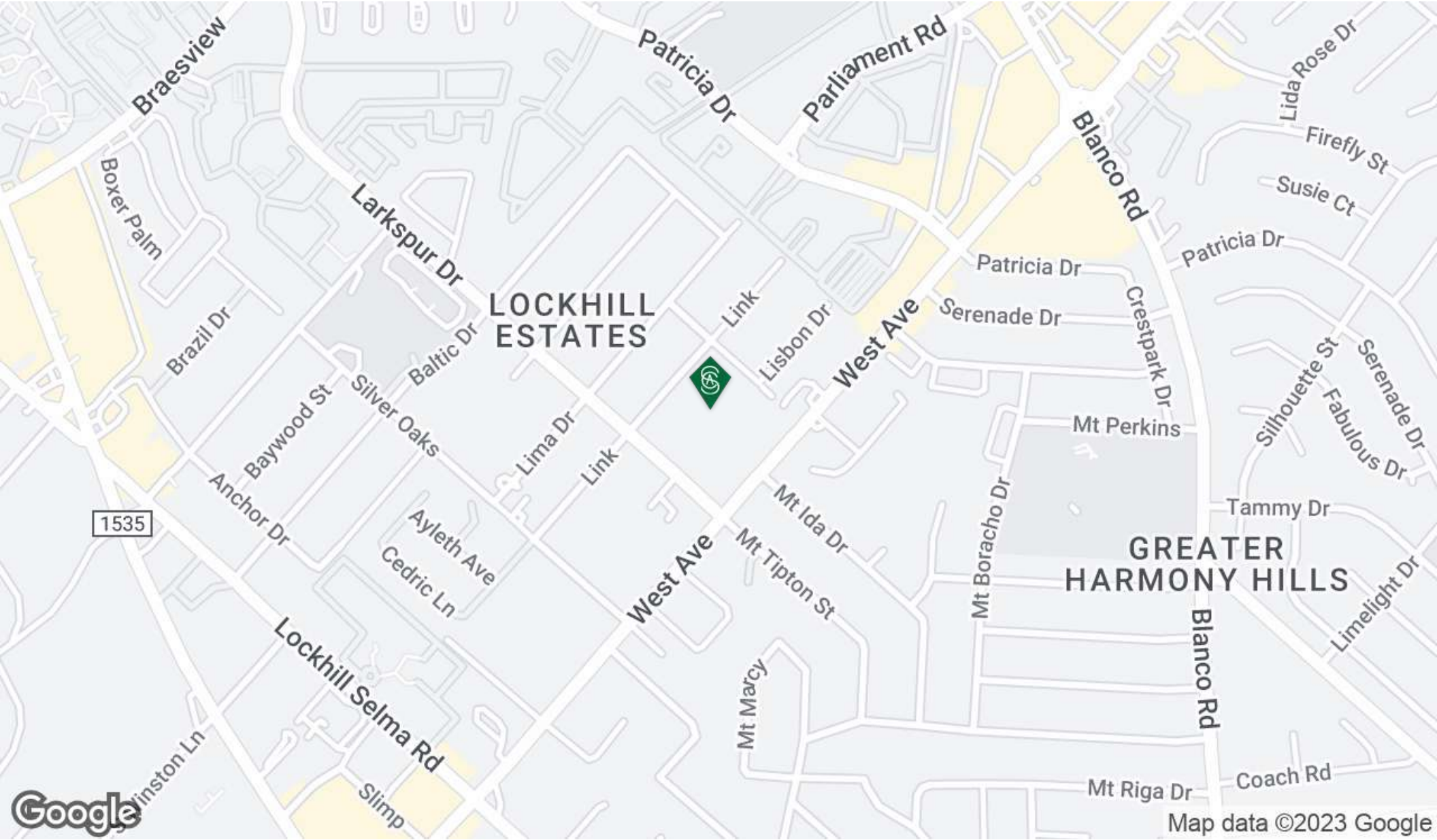
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,004	53,635	141,712
Total Population	15,531	126,859	330,670
Average HH Income	\$63,335	\$68,131	\$75,197

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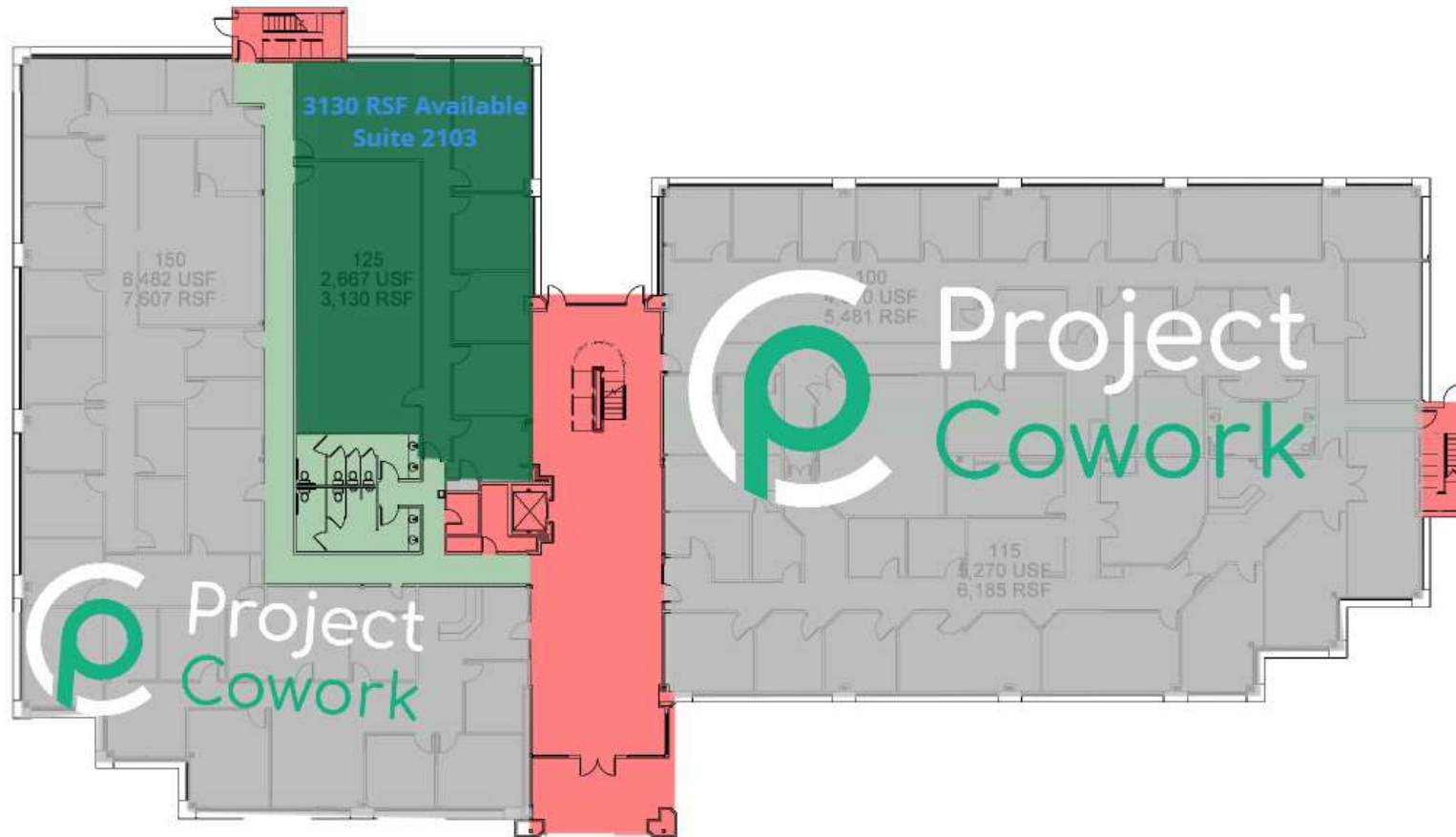
LEASING PLAN 1ST FLOOR BUILDING 2

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The Enclave Office Complex

Floor 1

Area Categories as of 10/8/2020



Major Vertical Penetration	Floor Service Area	Building Service Area	Occupant Storage	Tenant Area (IPMS 3)	Building Amenity Area	Parking	Other Exclusions	Occupant Storage Corridor	Tenant Ancillary Area	Inter-Building Service Area	Inter-Building Amenity Area
	2,018	2,642		19,090							

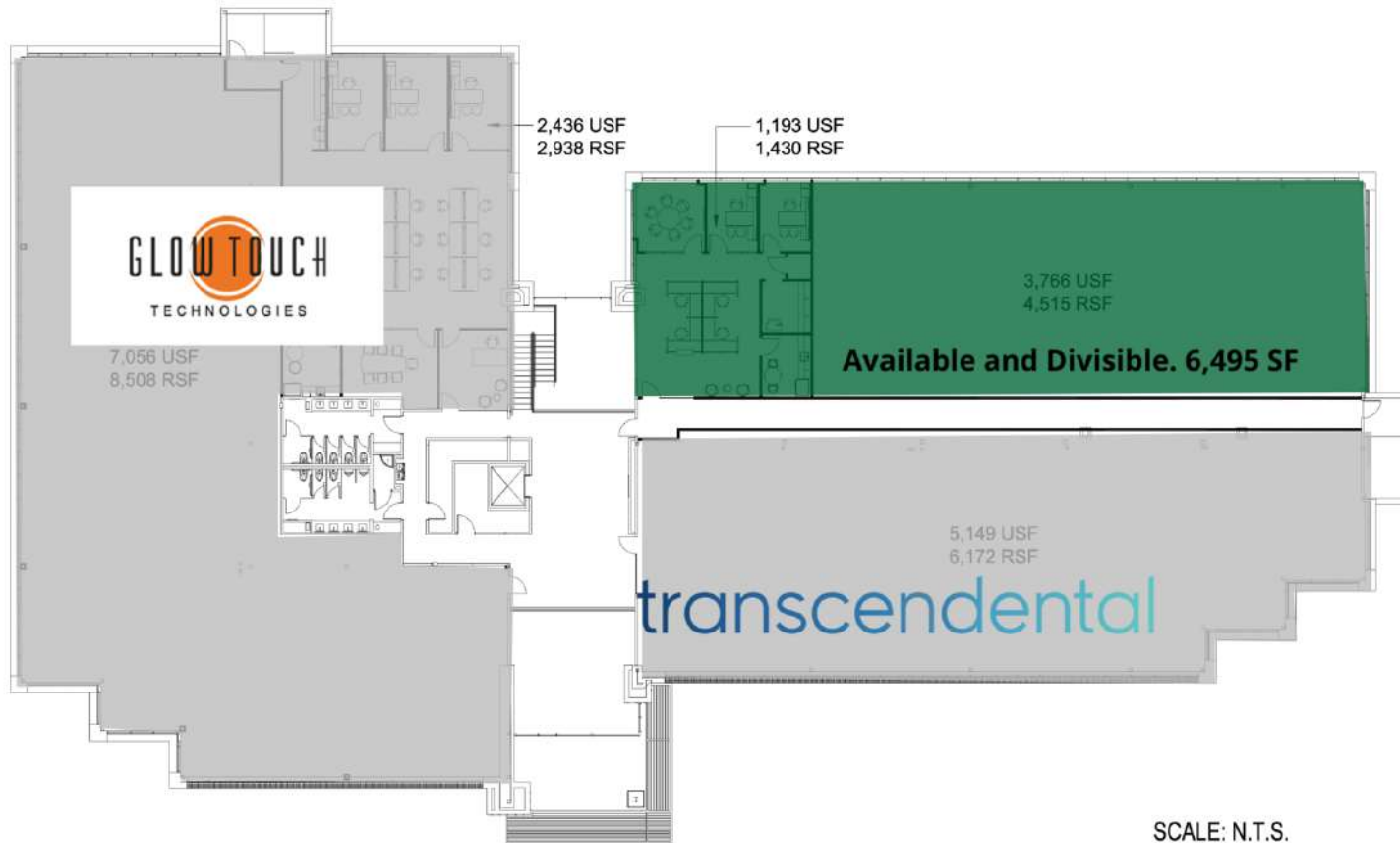
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LEASING PLAN 2ND FLOOR BUILDING 2

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THE ENCLAVE LEVEL 2



SCALE: N.T.S.
12.21.21



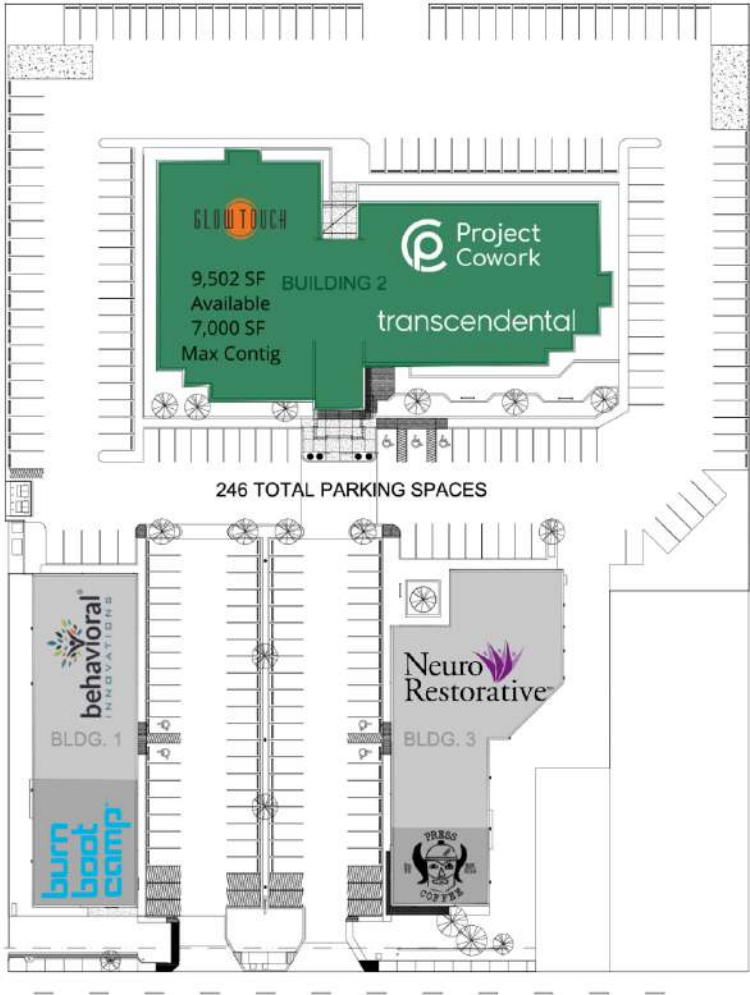
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THE ENCLAVE



SCALE: N.T.S.
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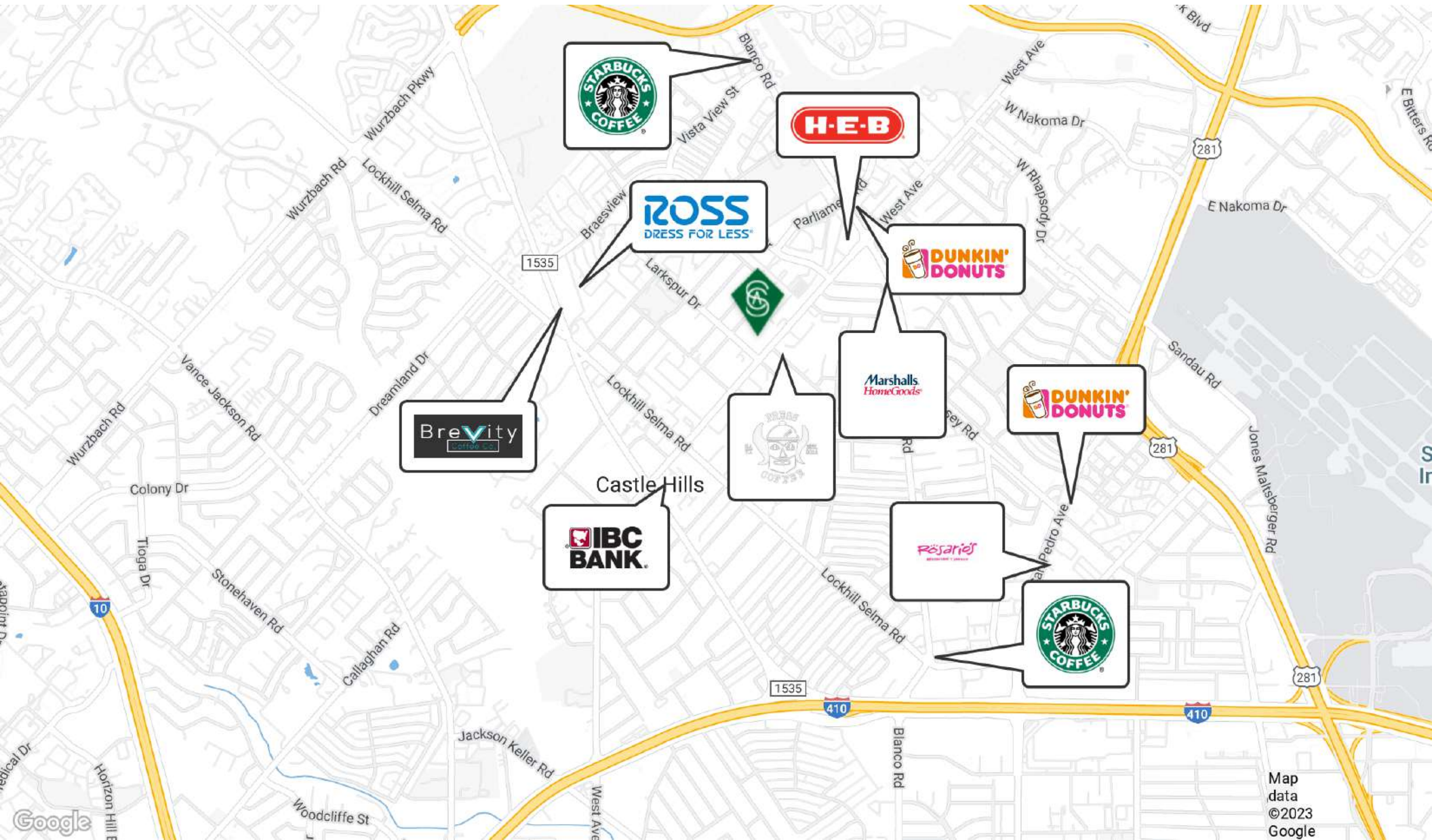


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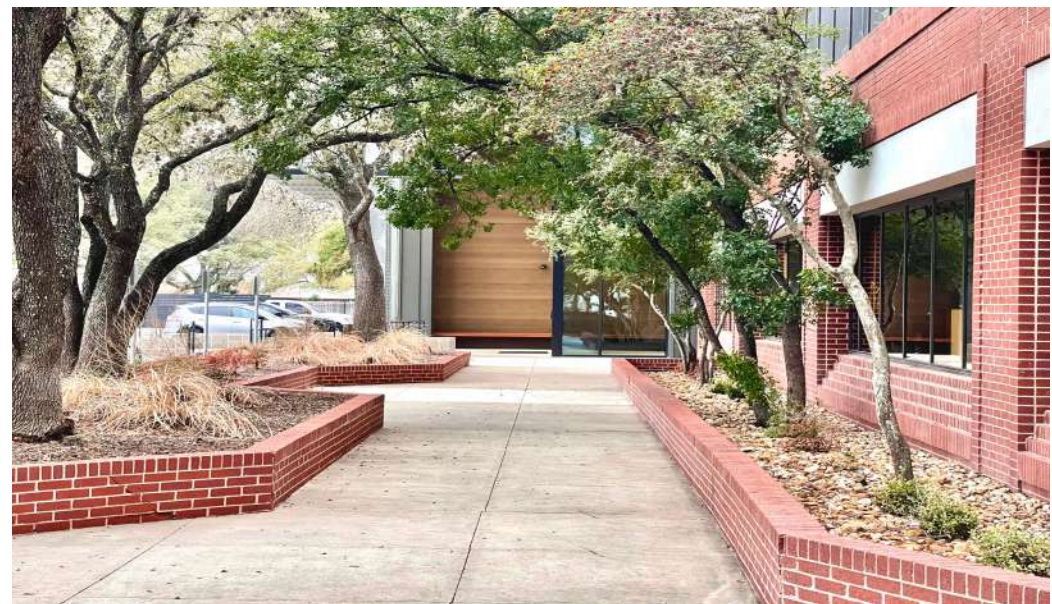
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 SARFANI
COMMERCIAL
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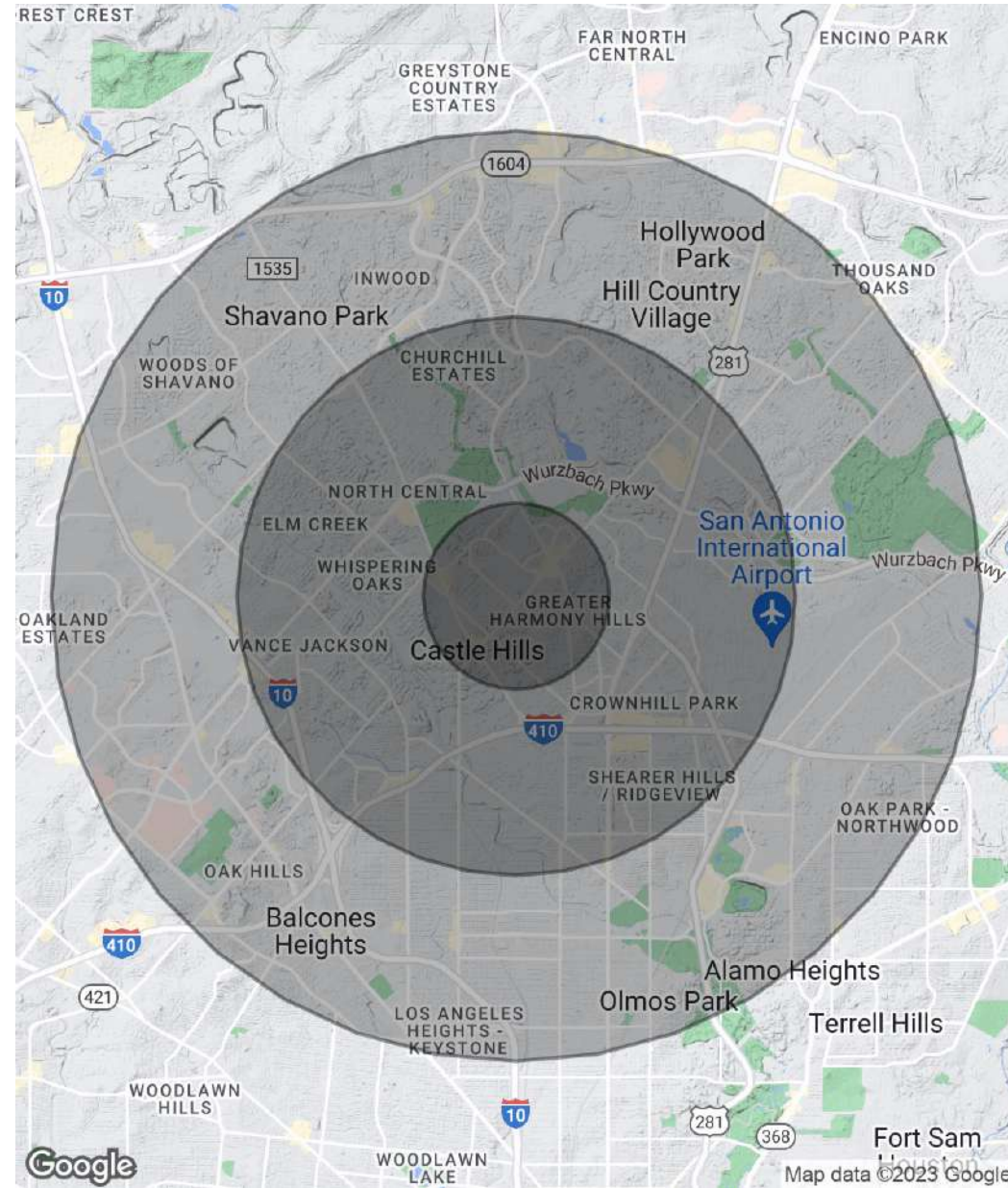
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,531	126,859	330,670
Average Age	37.7	37.4	37.0
Average Age (Male)	34.9	36.4	35.6
Average Age (Female)	38.7	38.3	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,004	53,635	141,712
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$63,335	\$68,131	\$75,197
Average House Value	\$212,406	\$204,858	\$208,973

* Demographic data derived from 2020 ACS - US Census



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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.

11-2-2015



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Aamil Sarfani	631092	asarfani@sarfanica.com	2103784999
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date