

SHAVANO OAKS OFFICE PARK

3603 PAESANOS PKWY, SAN ANTONIO, TX 78231

*FOR LEASE
OFFICE/MEDICAL
BUILDING*



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

HAYLEY RUGGLES
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210.918.6401 direct
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OVERVIEW

Building Size : 33,766 sf

Floors: 3

Availability: Suite 102 - 855 rsf
Suite 120 - 3,430 rsf
Suite 205 - 4,462 rsf
3rd Floor - 12,794 rsf

Rental Rate: \$20.00 - \$21.00 NNN

Estimated OPEX: \$12.87/sf

Submarket: Far North Central

Highlights:

- Office/Medical Building located in the North Central Submarket
- In close proximity to numerous restaurants and retail establishments
- Suites are move-in ready
- Excellent, easily accessible location
- In close proximity to numerous restaurants and retail establishments

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

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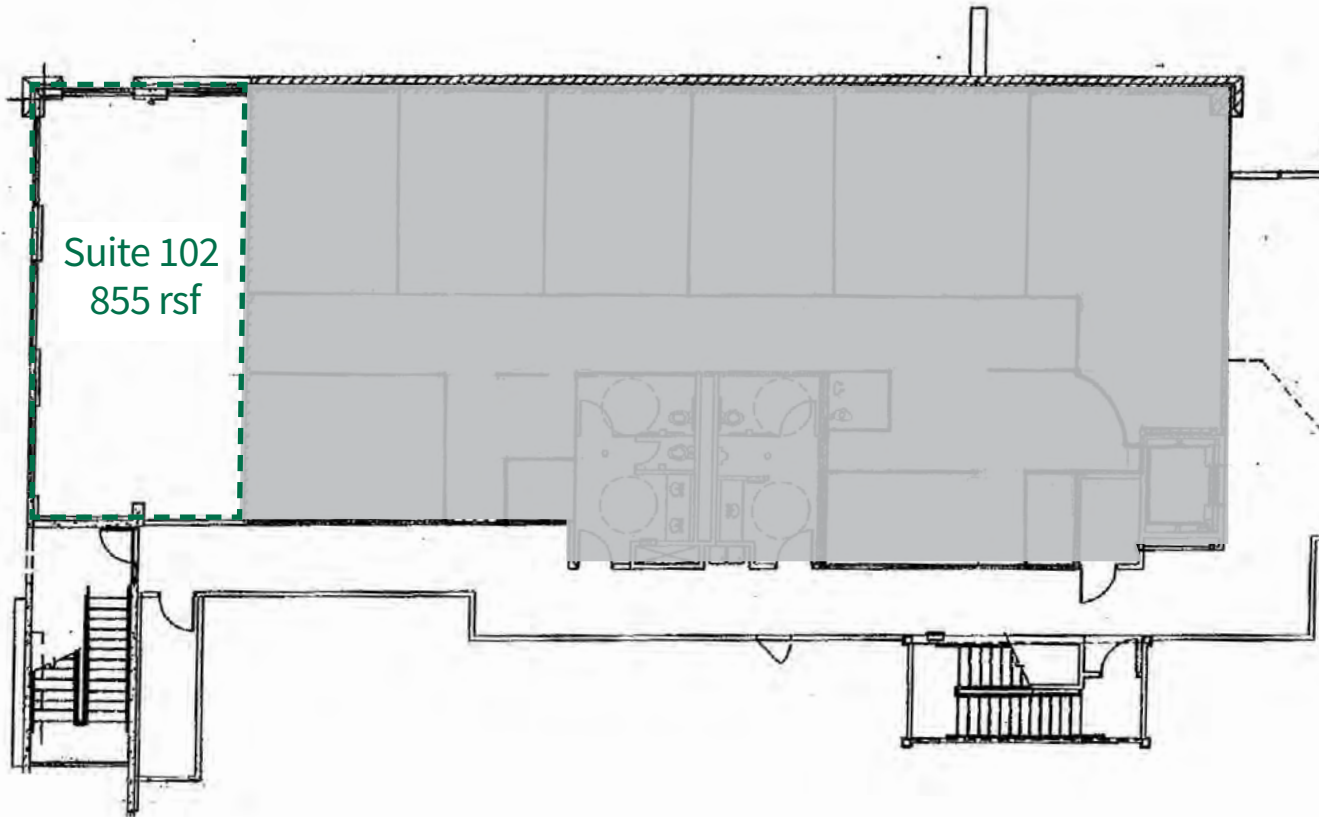


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FLOOR PLAN

Suite 102 - 855 rsf



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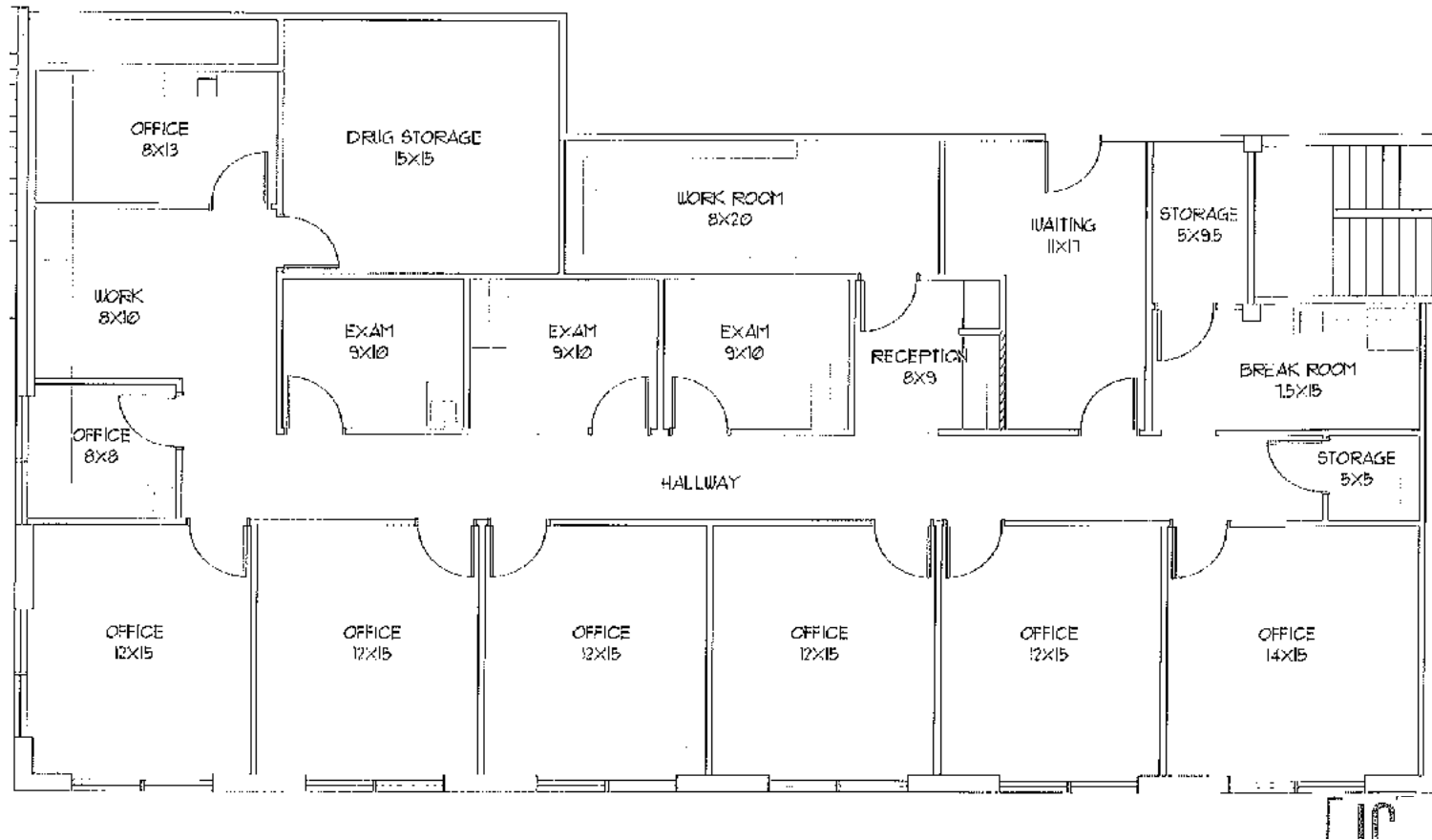
FLOOR PLAN

Suite 120 - 3,430 rsf

Click below
to view
360° video



Suite 120

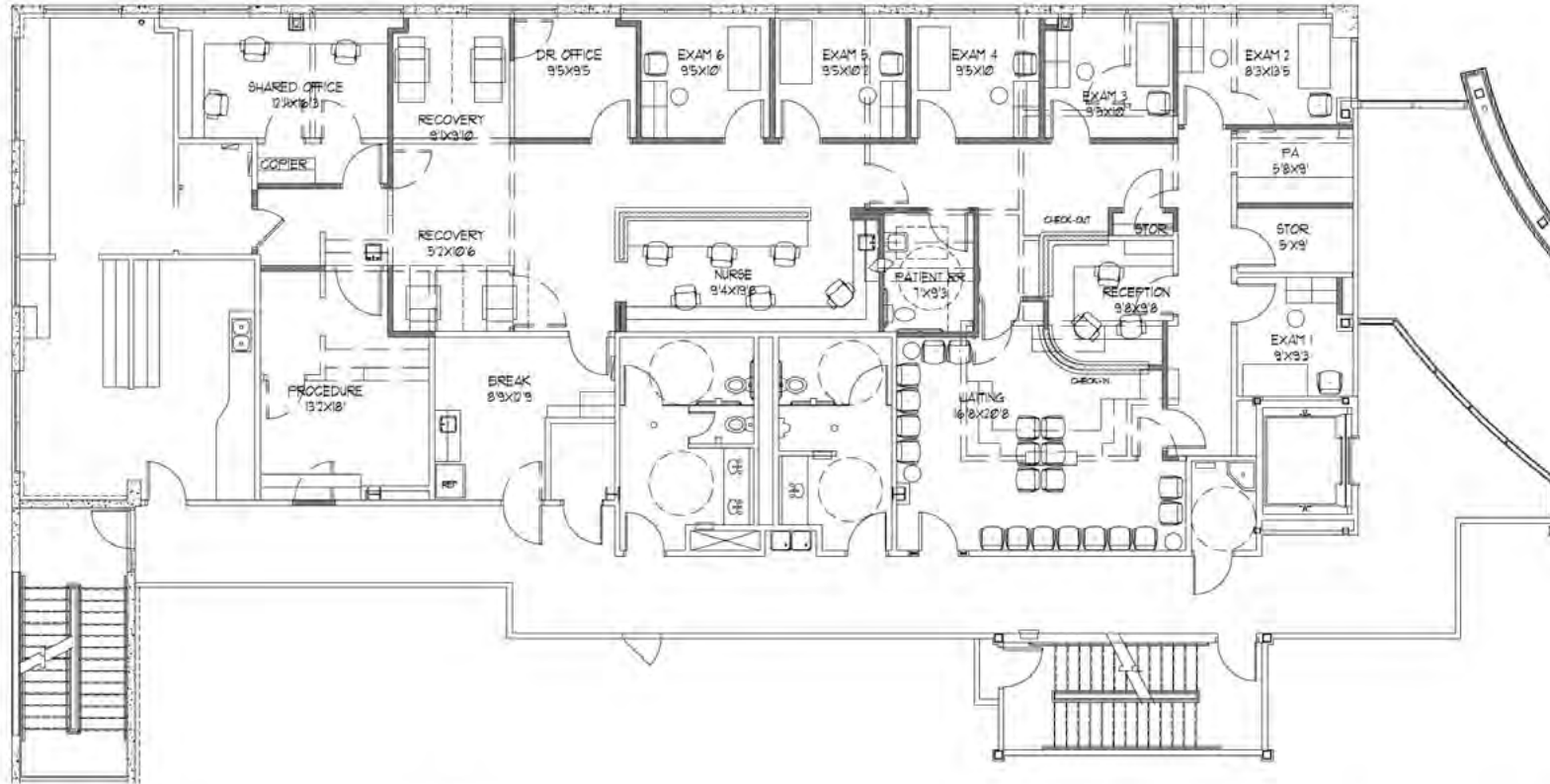


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FLOOR PLAN

Suite 205 - 4,462 rsf



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PHOTOS

Suite 120: ±3,430 rsf



Front reception/ Waiting room



Reception desk / Front corridor



Back office



Small office



Back corridor / Work area



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AERIAL VIEW



THE SHOPS AT LA CANTERA

Dillard's The Style of Your Life. NORDSTROM

GAP BARNES & NOBLE BOOKSELLERS

ANN TAYLOR FOREVER 21

Brighton, H&M Apple

THE RIM

Michaels PET SMART for the love of pets. TARGET

LOWE'S T.J. MAXX DSW

Best Buy

OLD NAVY DICK'S SPORTING GOODS Bob's Steak & Chop House

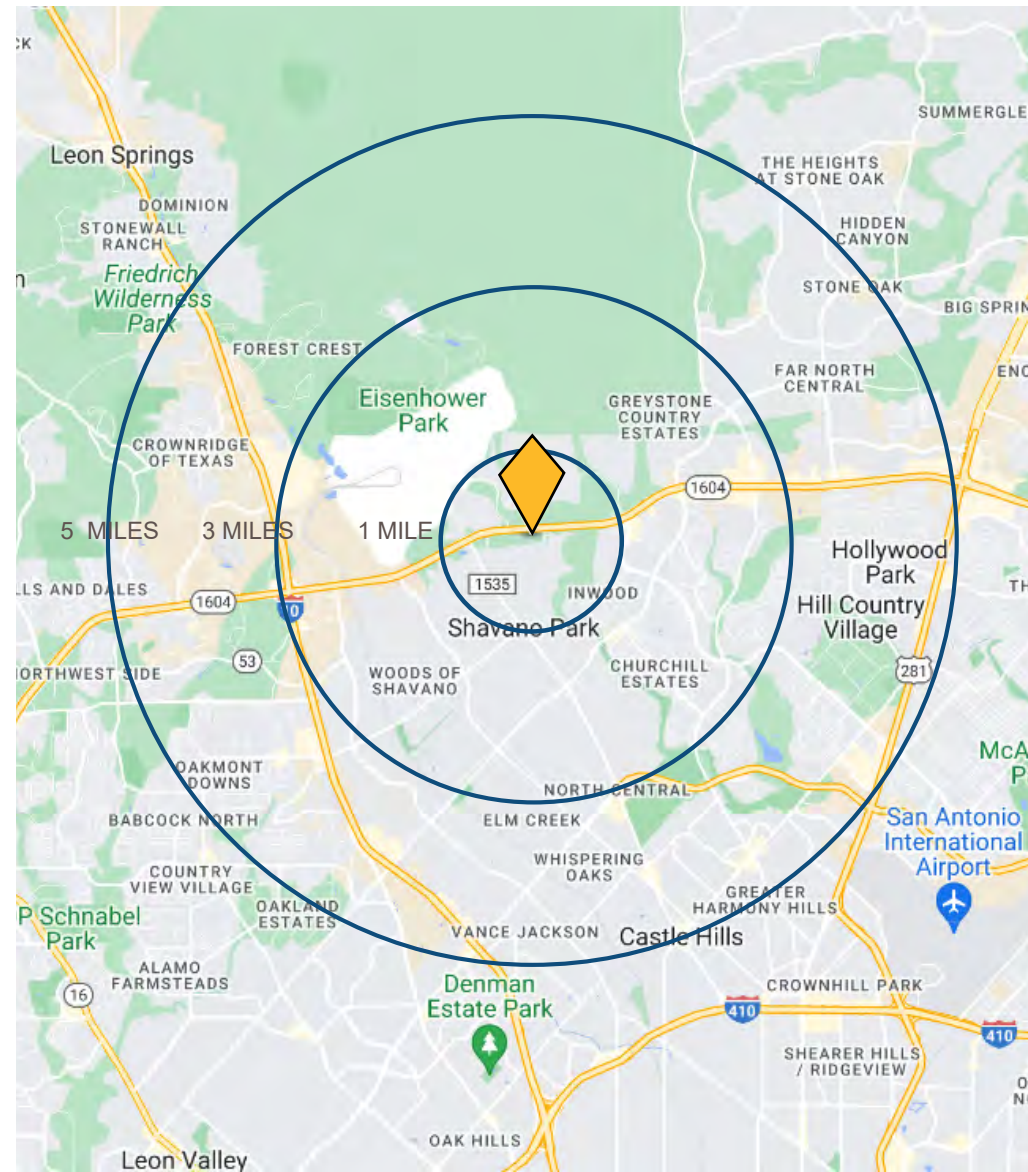
rack LIFETIME FITNESS HOBBY LOBBY ULTA



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DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population			
2023 Total Population:	6,864	59,007	193,807
2028 Population Projection:	7,373	60,207	198,174
Annual Growth 2023-2028:	7.0%	1.3%	1.5%
Average Age:	37.3	39.1	36.1
Households			
2023 Total Households:	3,030	25,532	82,209
Annual Growth 2023-2028:	1.7%	0.5%	0.5%
Median Household Income:	\$93,564	\$97,969	\$73,012
Average Household Size:	2.3	2.3	2.3
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$474,592	\$346,592	\$315,913
Median Year Built:	2010	1998	1996
Daytime Employment			
Total Businesses:	357	3,276	12,637
Total Employees:	2,225	24,564	127,383
Vehicle Traffic			
Loop 1604 @ Bitters Rd:	137,146 vpd		
Loop 1604 @ Loop 1604 access Rd:	93,663 vpd		
NW Military Hwy @ Colins Circle:	17,403 vpd		

Source: Costar

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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
Hayley Ruggles Sales Agent/Associate's Name	654513 License No.	hruggles@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
David Held Sales Agent/Associate's Name	319600 License No.	dheld@endurasa.com Email	(210) 366-2222 Phone

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