

CLASS A OFFICE SPACE
LOCATED 15 MINUTES
FROM DOWNTOWN
SAN ANTONIO &
SURROUNDED BY
NATURAL VIEWS.



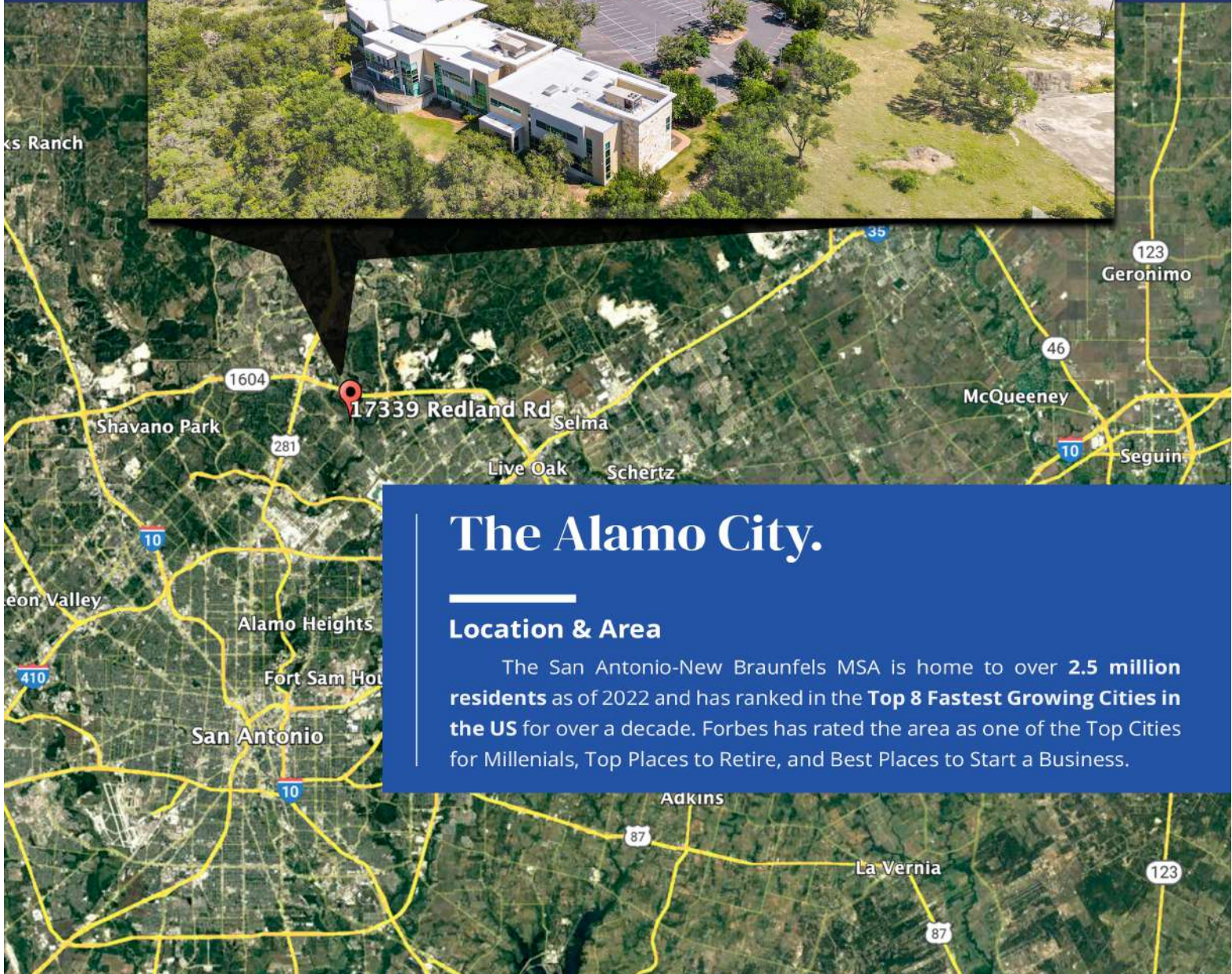
Scan to
Watch
Overview
Video

17339
Redland Rd.

San Antonio, TX 78247

The Best of Both Worlds.

17339 Redland Road is situated near the main highways of San Antonio, TX while still benefiting from unobstructed views of protected green spaces that offer a pristine experience for employees and clients. A truly unique workplace for any business.



The Alamo City.

Location & Area

The San Antonio-New Braunfels MSA is home to over **2.5 million residents** as of 2022 and has ranked in the **Top 8 Fastest Growing Cities in the US** for over a decade. Forbes has rated the area as one of the Top Cities for Millennials, Top Places to Retire, and Best Places to Start a Business.

Ready to Move In.

This trophy space is in pristine condition and built out for use right away.



Take a Virtual Tour
of the Space.

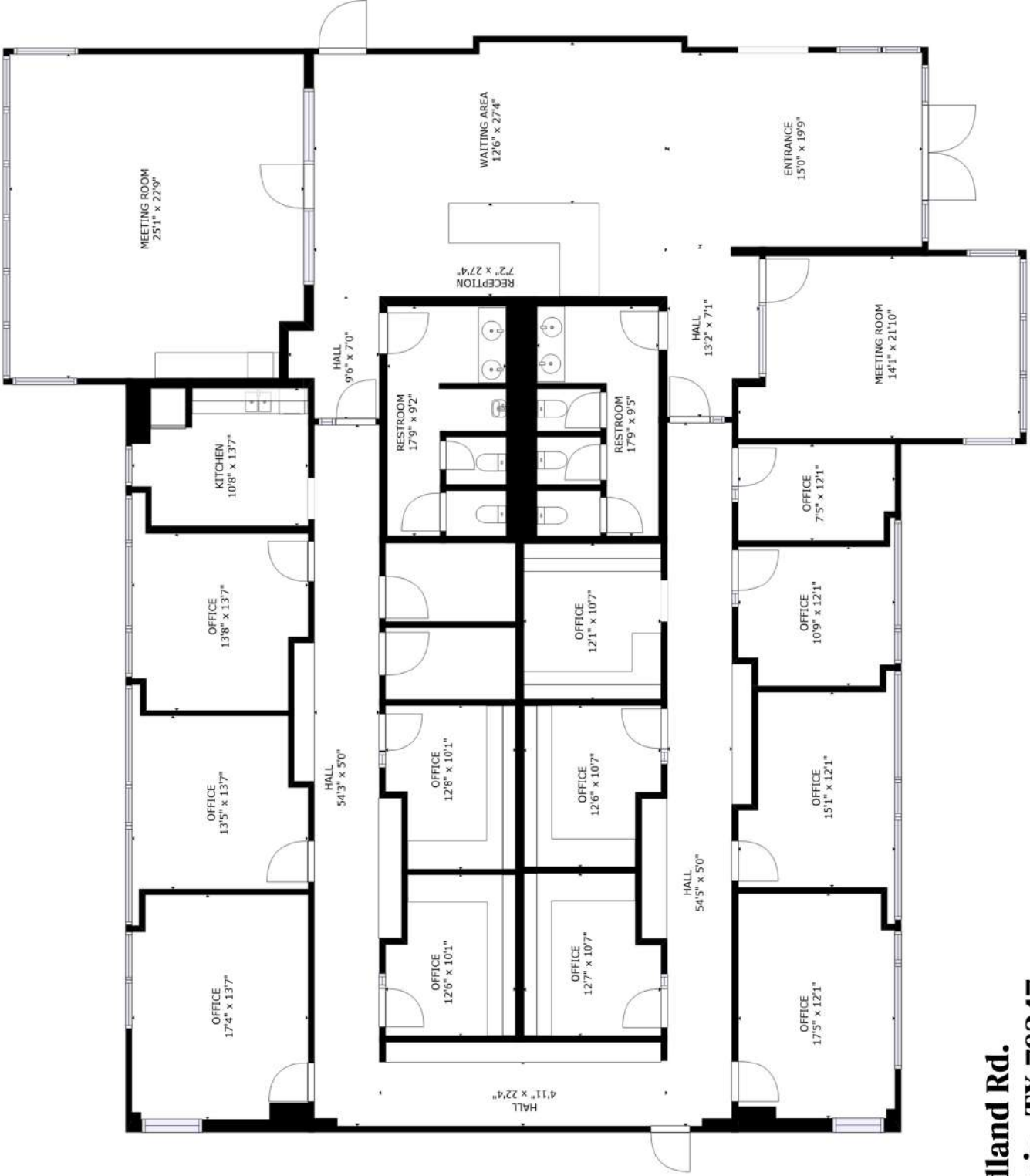


Property Features.

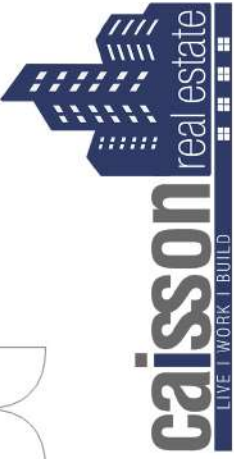
17339 Redland Road is equipped with these useful amenities.

- ✓ 12 Built Out Private Offices
- ✓ Large Lobby & 2 Conference Rooms
- ✓ Ample Parking w/Tree Shade
- ✓ Floor to Ceiling Views of Nature
- ✓ Nearby Restaurants & Shopping

17339 Redland Rd | San Antonio, TX | 78247



**17339 Redland Rd.
 San Antonio, TX 78247
 5,630 SF of Class A Office**





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We're committed to providing a world-class customer experience for our clients no matter the size, industry, or business need.

About Caisson Real Estate.

Caisson Real Estate is a full service commercial real estate company based in Texas.

Our team has experience across all asset types with extensive knowledge in leasing, buying, and selling properties. We are efficient, timely, and highly communicative through the entire process.

We're focused on supporting our business owners and entrepreneurs, working to build up the communities we serve. Our partners include the Small Business Administration, SCORE, and other

We use state of the art technology and practices to secure the most up to date information that assists our clients in their decision making.

- ✓ **Customer Focused**
- ✓ **Highly Transparent**
- ✓ **Building Community**
- ✓ **Market Expertise**
- ✓ **Solution Oriented**

listed by:
Zack Stovall
Adam Lippstone



Scan to Save
Agent Information

More Information :



210.934.7368 (San Antonio)
713.677.2268 (Houston)



203 West Bitters
San Antonio, TX 78232



www.caissonre.com





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:
 - 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.

Caisson Real Estate Brokerage, LLC	9006624	info@caissonre.com	210-934-7368
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leslie Nystrom	571693	leslie@caissonre.com	832-276-8204
Designated Broker of Firm	License No.	Email	Phone
James Cotter	668717	james@caissonre.com	210-871-0464
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Lippstone	751039	adam@caissonre.com	210-942-0515
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date