

OFFICE BUILDING AVAILABLE FOR LEASE



OFFERING SUMMARY

Available:	1,264 -4,434 SF
Lease Rate:	Call for Pricing
Lot Size:	1.7 Acres
Building Size:	33,290 SF
Zoning:	C-3
Market:	North West

PROPERTY OVERVIEW

Unveil the optimal location for your business at 7102-7176 Oaklawn in San Antonio, TX. Revel in the convenience of easy access to Loop 410 and IH 10, making transportation a breeze. The property's zoning of C-3 offers flexibility for various commercial uses. Maximize visibility with signage available on existing aluminum sign panels above each space and on the monument sign. Elevate your business at this prime location designed to meet your operational needs.

LOCATION OVERVIEW

Enjoy seamless access to Loop 410 and IH 10 and providing an ideal balance for businesses and employees. With its strategic location, Commerce Park is designed to meet the diverse needs of modern Office and Office Warehouse tenants.

PROPERTY HIGHLIGHTS

- Convenient access to Loop 410 & IH 10
- 7114: 3,729 SF
- 7122: 2,346 SF
- 7126: 4,434 SF
- 7158: 1,729 SF
- 7168 2,245 SF
- Call for Pricing
- Zoning - C-3
- Lease Structure - NNN - Estimated at \$2.86 PSF
- Signage available on existing aluminum sign panel above each space and Monument sign

RICHARD MCCALED

Broker
210.710.3969
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COMMERCE PARK

7102-7176 Oaklawn | San Antonio, TX 78229

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
7168/7170 Oaklawn	Available	2,245 SF	Call for Pricing	Call for Pricing	-

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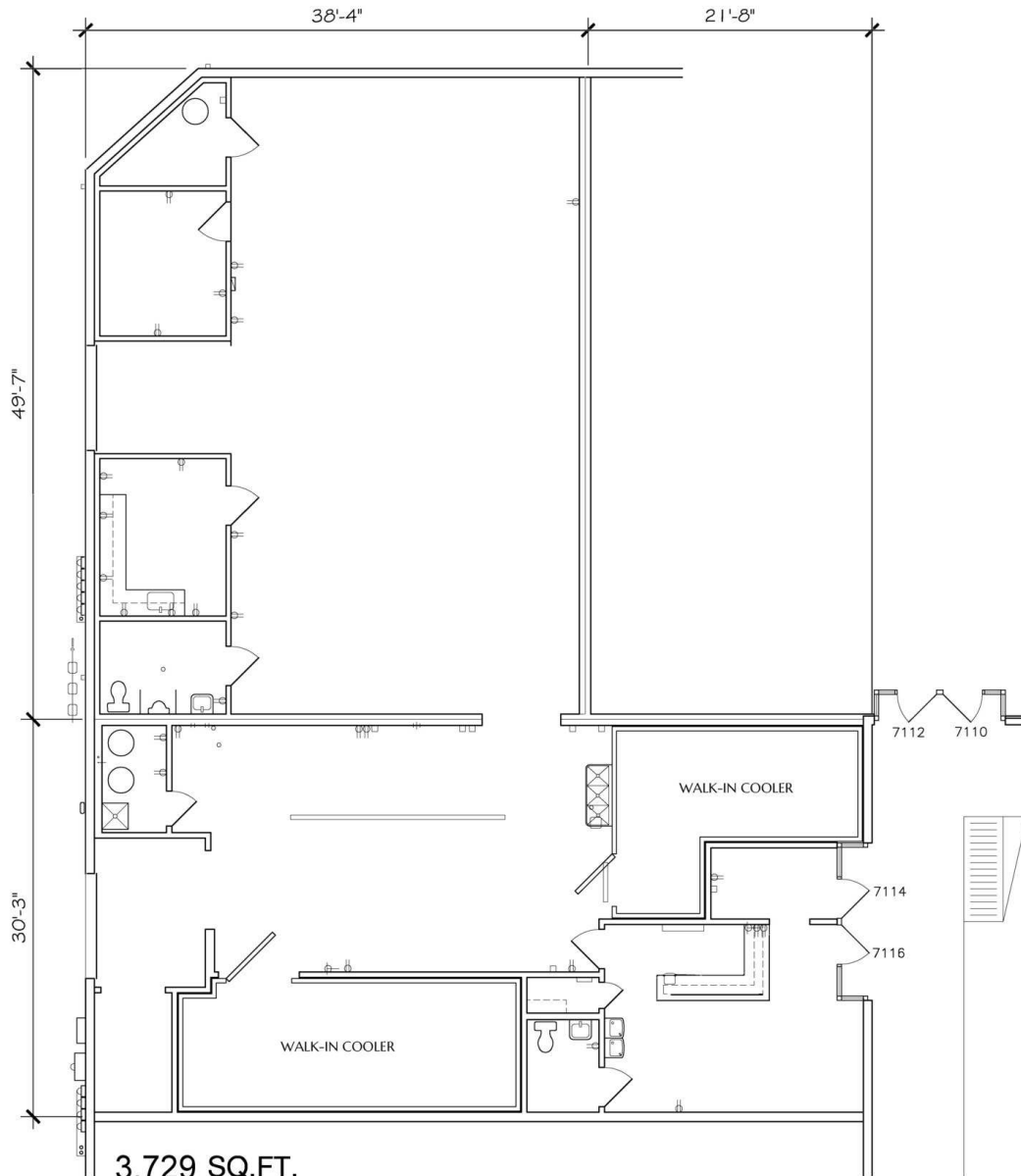
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3,729 SQ.FT.
EXISTING FLOOR PLAN 2-18-22

COMMERCE PARK
7114 - 7116 OAKLAWN
San Antonio, TX. 78249

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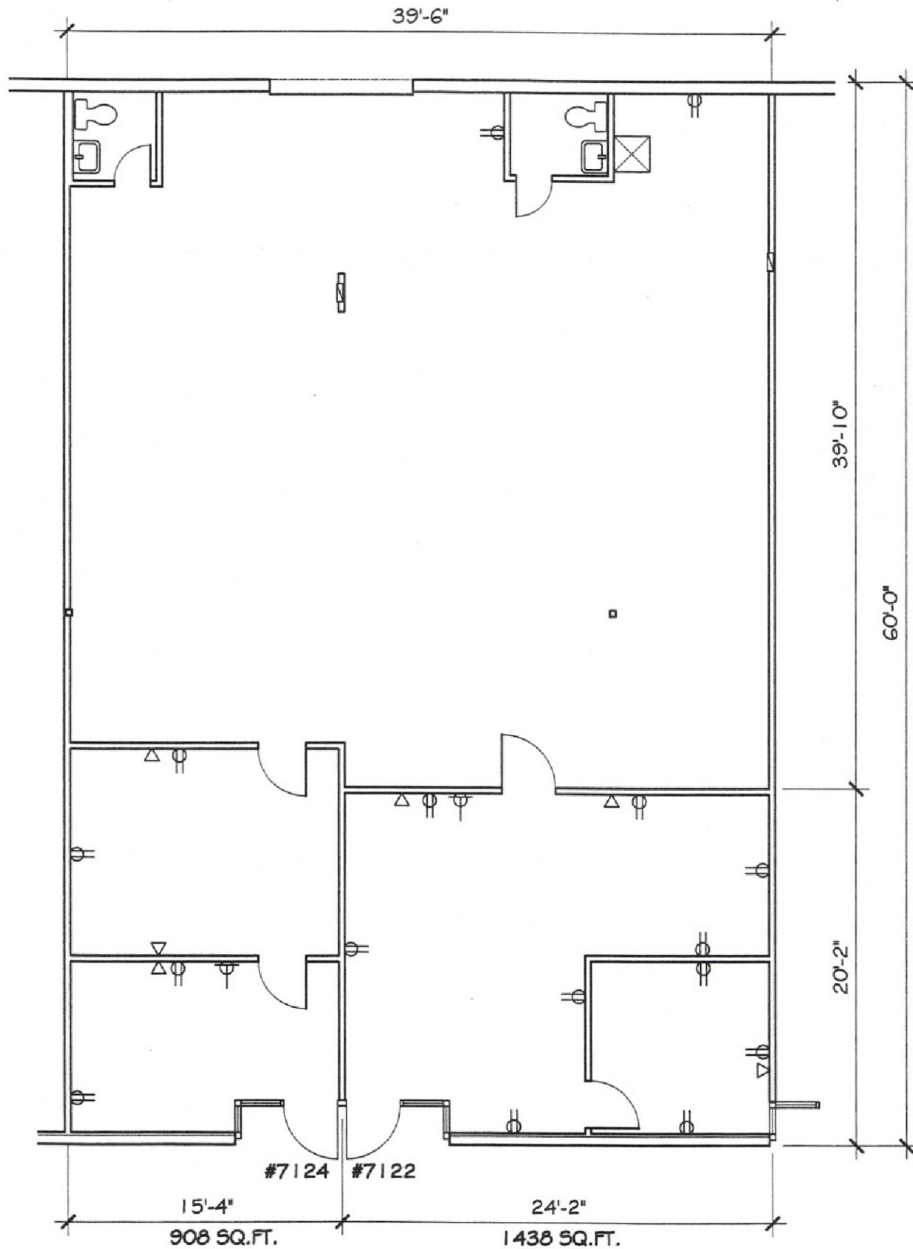
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**2,346 SQ.FT.
FLOOR PLAN**

1/8" = 1'-0"

#7124-7122 COMMERCE PARK

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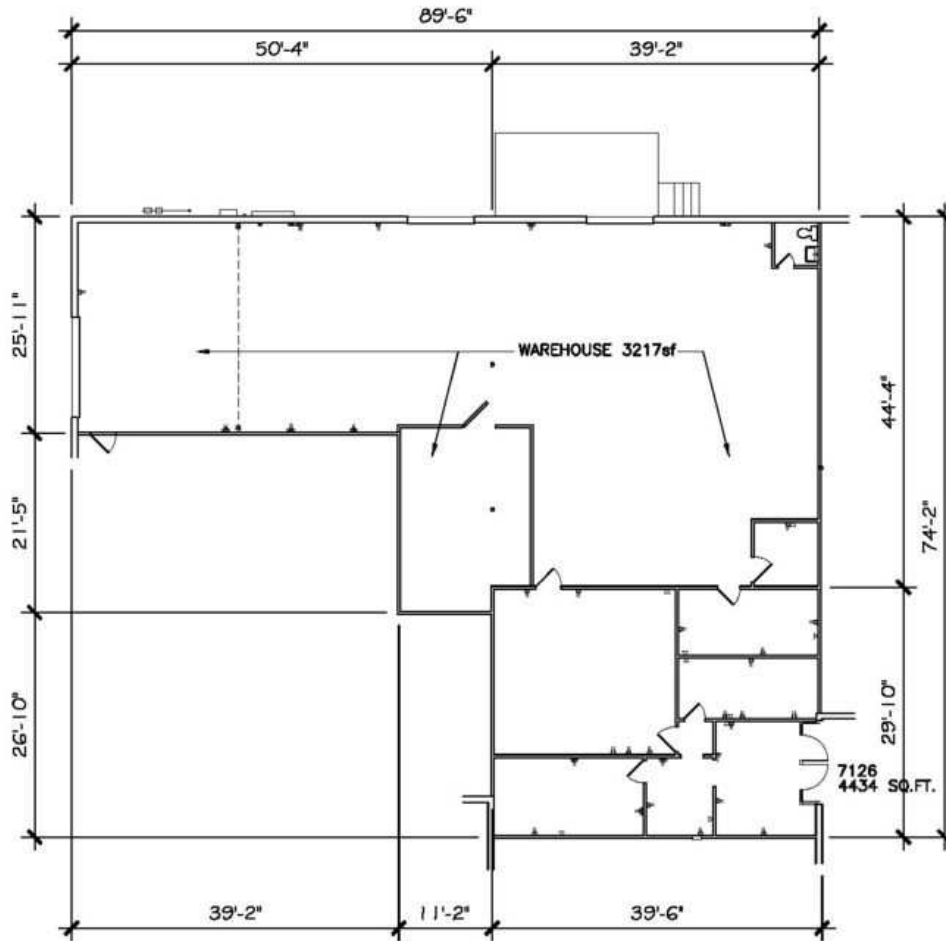
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8-31-16

FLOOR PLAN

1/16" = 1'-0"

#7126 COMMERCE PARK 4,434 SQ.FT.

WAREHOUSE 3217sf
OFFICE 1217sf

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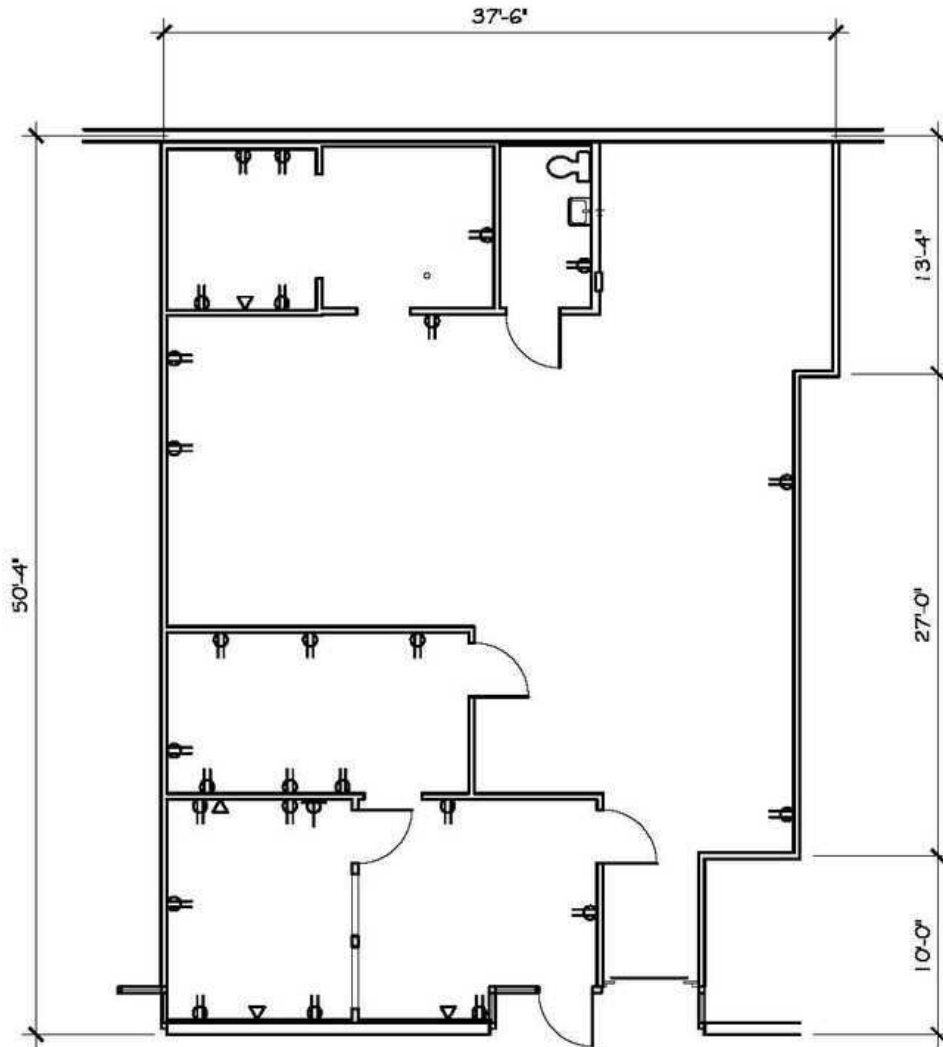
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FLOOR PLAN

#7158 COMMERCE PARK 1729 SQ.FT.

1/8" = 1'-0"

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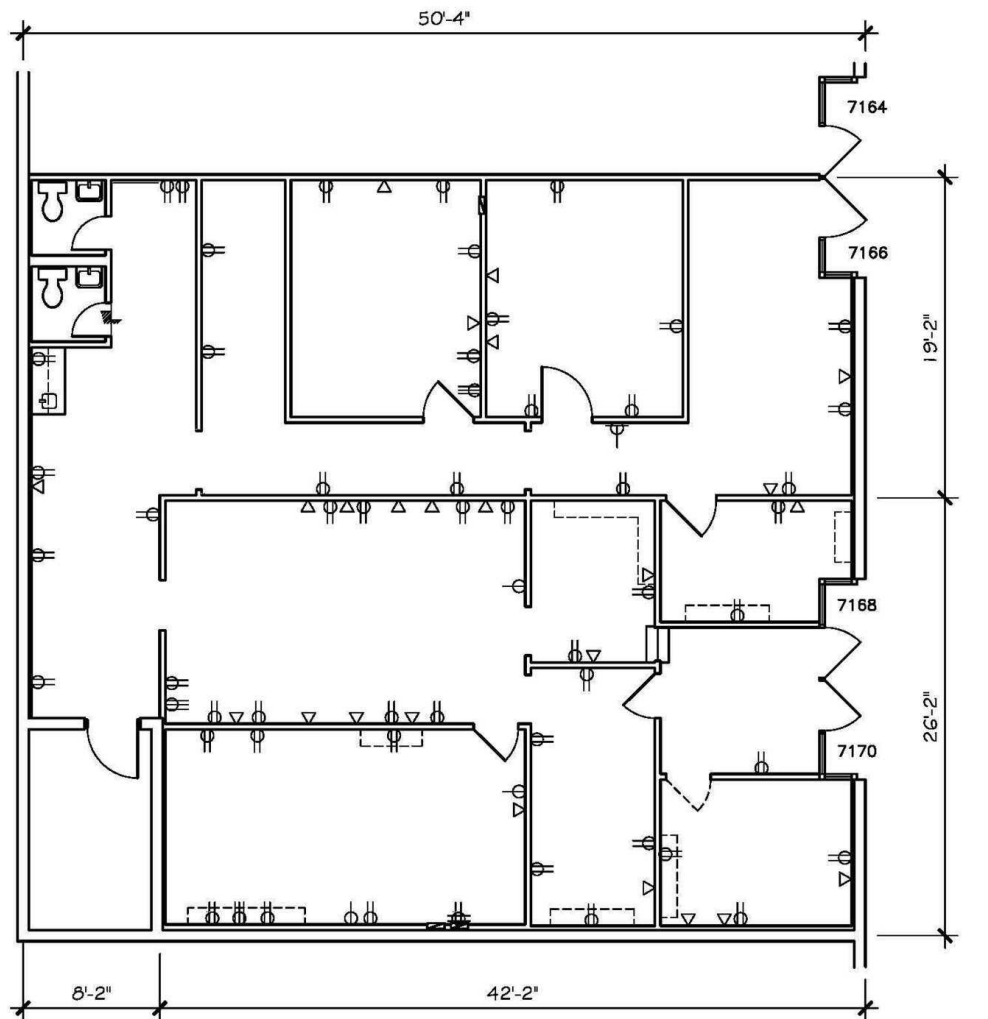
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FLOOR PLAN

1/8" = 1'-0"

#7166-68-70 COMMERCE PARK 2245 SQ.FT.

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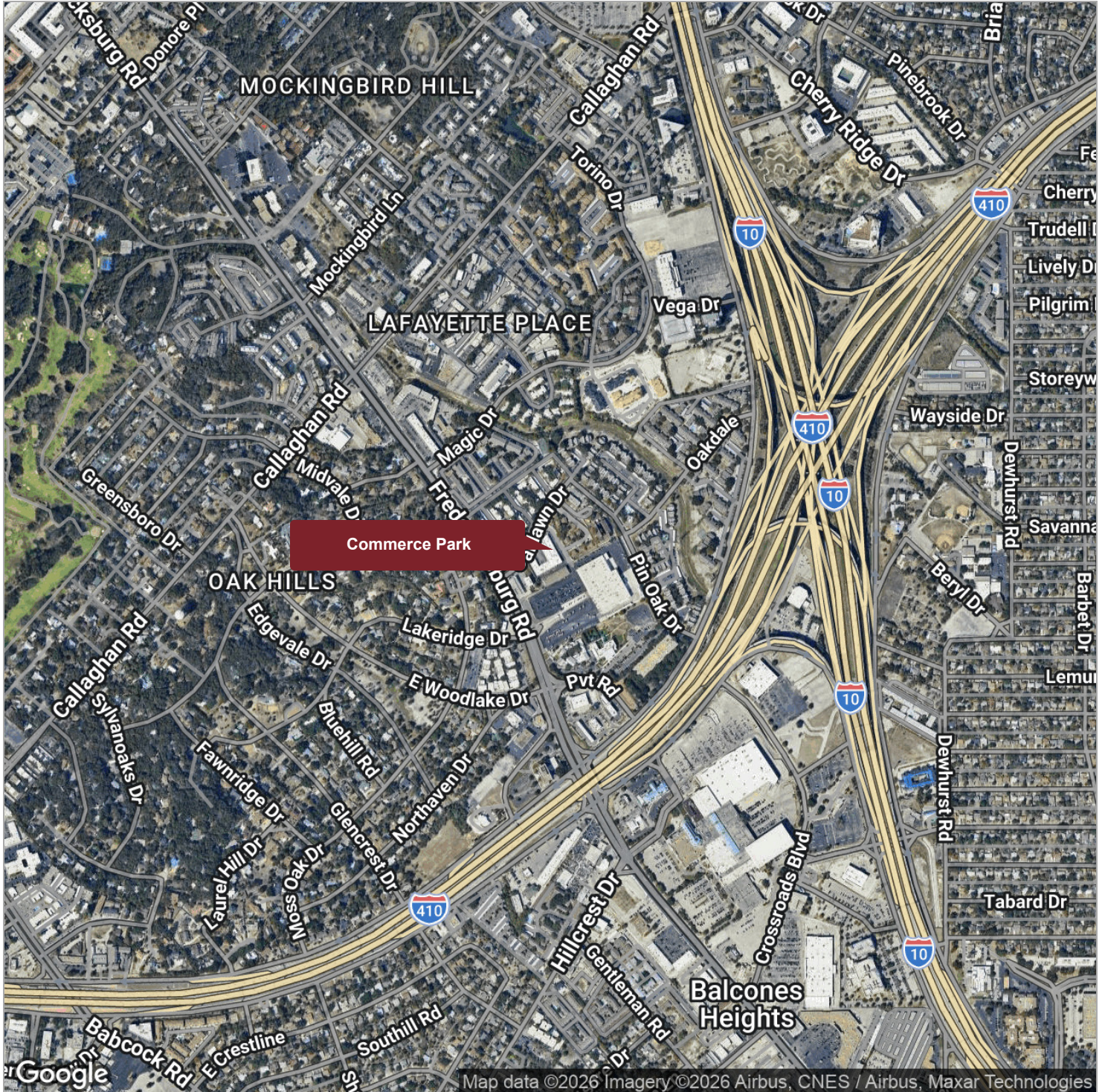
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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