



STUDIO OFFICE *For Rent*

Classy 1,200 square foot studio office available for immediate occupancy
Tall Ceilings Open Floor Plan Private restroom South Side Location



4500 SOUTH
FLORES



210-643-1348



julie.hinojosa@safrealty.com

Offered by San Antonio's Finest Realty

All measurements and figures are approximate. Source of information is deemed reliable, but not verified.

4500 S Flores Street

Suites 101- 102 Co-work space - \$700/month

Suite 106 - Office - \$1,900/month

Suite 107 - Office - \$1,900/month



Explore LeComte Professional Office Building – your gateway to a refined workspace in Southtown, King William - Blue Star District.

Meticulously redeveloped with impeccable floor plans, new energy-efficient windows, and AC, our space offers convenient off-street parking and nearby bus stops.

Enjoy seamless access to IH-35 and Hwy 90.

Discover our office solutions:

- - Co-working spaces starting at \$700/month inclusive of expenses (excluding wifi), with shared amenities like a conference area, break area, and reception.
- - Private Suites 106 and 107 at \$1,900/month each, featuring open floor plans, private restrooms, and a coffee bar. Common area maintenance, insurance, and taxes covered.

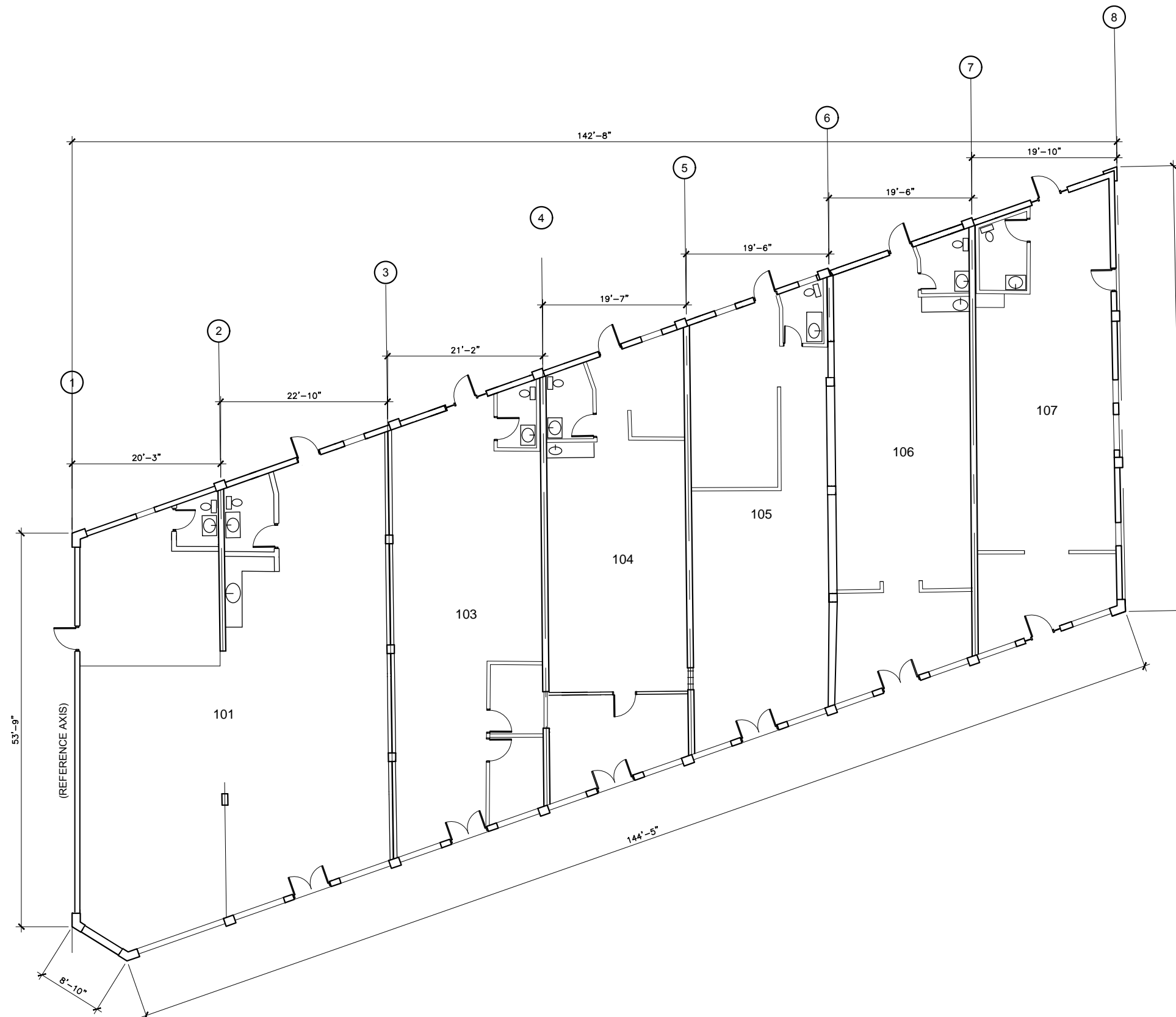
Curated for legal professionals, engineers, designers, architects, and more. Schedule a tour to explore custom finish options and join esteemed tenants like Cabanas Law Firm and Urban Varco. Call now for pricing details and elevate your professional presence.

Julie Hinojosa, CCIM
Broker Associate
San Antonio's Finest Realty
17806 Interstate 10 Ste 300
San Antonio, TX 78257
Cell: (210) 643-1348

julie.hinojosa@safrealty.com
<https://juliehinojosa.sanantoniosfinestrealty.com/>

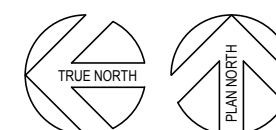
All measurements and figures are approximate. Source of information is deemed reliable, but not verified.





GROSS BUILDING AREA = 8724 SF

BOMA AREA = 8257 SF



FLOOR PLAN

LeCOMTE BUILDING

Urban Varco, LLC

17 May 2024

1/16"=1'-0"

4500 South Flores Street
San Antonio, Texas



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

<u>Faithfully Homes & Land LLC</u>	<u>9006028</u>	<u>gasper@iserealty.net</u>	<u>(210)332-0161</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Gaspar Sifuentes</u>	<u>578706</u>	<u>gasper@iserealty.net</u>	<u>(210)332-0161</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joey Bara Jr.</u>	<u>610733</u>	<u>joeyiserealtor@gmail.com</u>	<u>(210)827-7634</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Julie Hinojosa</u>	<u>473850</u>	<u>julie.hinojosa@safrealty.com</u>	<u>(210)643-1348</u>
Sales Agent/Associate's Name	License No.	Email	Phone
	<u>GCV</u>	<u>8.29.19</u>	
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission
TAR-2501

The Bara Group @ SAFR, 17806 IH-10 #300 San Antonio TX 78257
Julie Hinojosa

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (210) 827-7634

Fax:

4414 Hickory Hill