

EXCLUSIVE

## Office Condo For Sale or Lease

5522 Lone Star Pkwy., San Antonio, TX 78253 | Building 3 – Suite 303



**ENTRUST**  
COMMERCIAL ADVISORS

*Powered by KW Commercial*

**Class A Office**

**Move-In-Ready  
Premium Finishes**

[Virtual Tour | Click Here](#)

5522 ③  
EXCLUSIVE



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# Office Condo For Sale or Lease

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This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

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## PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, has been exclusively retained to market the fully built-out, premium finished, second-generation medical or general office suite at Biltmore on the Corner Office Development. Located at the northeast corner of Alamo Ranch Parkway and Lone Star Parkway, just minutes from Loop 1604 in one of San Antonio's fastest-growing corridors.

The property offers excellent access via Alamo Ranch Parkway/Highway 151 or Culebra Road/Loop 1604. TXDOT's recently completed Highway 151 extension over Loop 1604 provides direct connectivity to Alamo Ranch Parkway, enhancing visibility and ease of access.

Surrounded by major medical users including Christus Santa Rosa Hospital and Medical Office Buildings along Highway 151, the Baptist Medical Office Building, and the Del Webb Hill Country Retreat active adult community. The area has experienced approximately 76% population growth over the past decade and features strong nearby retail, dining, and service amenities.

## PROJECT HIGHLIGHTS

- 3,889 SF available (Building 3, Suite 303)
- Built 2017; Office build-out completed 2021
- Ideal for medical or professional office use
- Prime corner location near 1604
- 4.7:1,000 parking ratio
- Strong surrounding residential and medical growth



# EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM



ASKING PRICE

\$1,555,600



RENTABLE BUILDING AREA

3,889 SF



PRICE / SF

\$400.00



TENANCY

Single-Tenant



RENTAL RATE / SF

\$28.00 +NNN



AVAILABLE SF

3,889 SF (100%)



LAND AREA

1.71 AC



YEAR BUILT

2017



SUBMARKET

Northwest



OWNERSHIP

Condominium

GEO ID

04413-600-0000



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# AERIAL MAP

EXCLUSIVE OFFERING MEMORANDUM



# AERIAL

EXCLUSIVE OFFERING MEMORANDUM



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## EXCLUSIVE OFFERING MEMORANDUM

**OFFICE**  
10'X12'-10"  
CPT-1  
RB-1

**OFFICE**  
10'X12'-10"  
CPT-1  
RB-1

**RECEPTION**  
9'X12'-10"  
AC-1  
RB-1

**WAITING**  
18'X24'  
MF-1  
RB-1

**KID'S RM.**  
9'X11'  
AC-1  
RB-1

**5'-2"HALL**  
RB-1 AC-1

**OFFICE**  
13'X10'  
CPT-1  
RB-1

**OFFICE**  
15'-6"X10'  
CPT-1  
RB-1

**EXISTING COL.**

**OFFICE**  
15'-6"X10'  
CPT-1  
RB-1

**EXISTING COL.**

**6'HALL**  
AC-1  
RB-1

**OFFICE**  
13'X10'  
CPT-1  
RB-1

**OFFICE**  
15'-6"X10'  
CPT-1  
RB-1

**5'-6"HALL**  
RB-1 AC-1

**OFFICE**  
15'-6"X10'  
CPT-1  
RB-1

**OFFICE**  
14'X13'-8"  
CPT-1  
RB-1

**CONFERENCE**  
17'X11'-8"  
AC-1  
RB-1

**4'-8"HALL**  
AC-1

**EXISTING DOOR**

**6'HALL**  
AC-1  
RB-1

**R/R**  
RF-1  
TB-2

**6'HALL**  
AC-1  
RB-1

**R/R**  
RF-1  
TB-2

**BREAK RM**  
9'X10'  
AC-1  
RB-1

# EXTERIOR

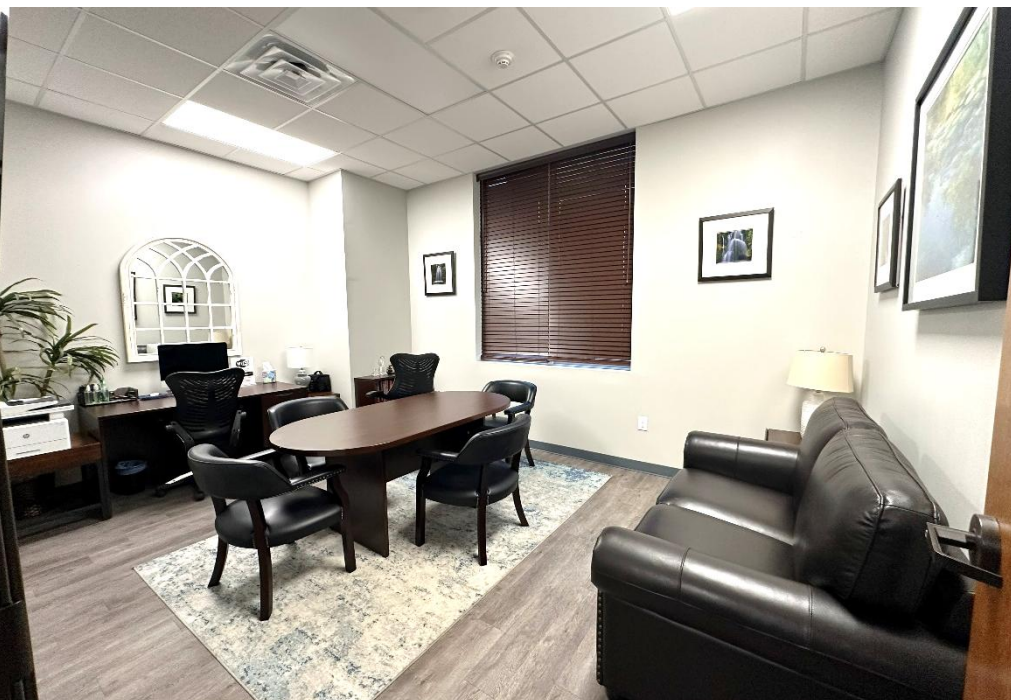
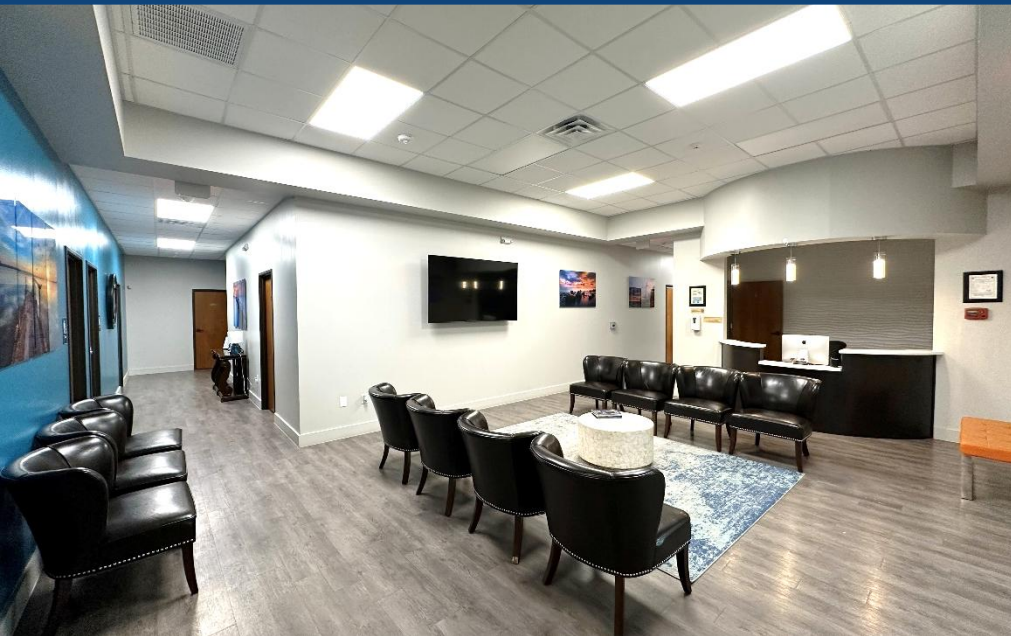
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# INTERIOR

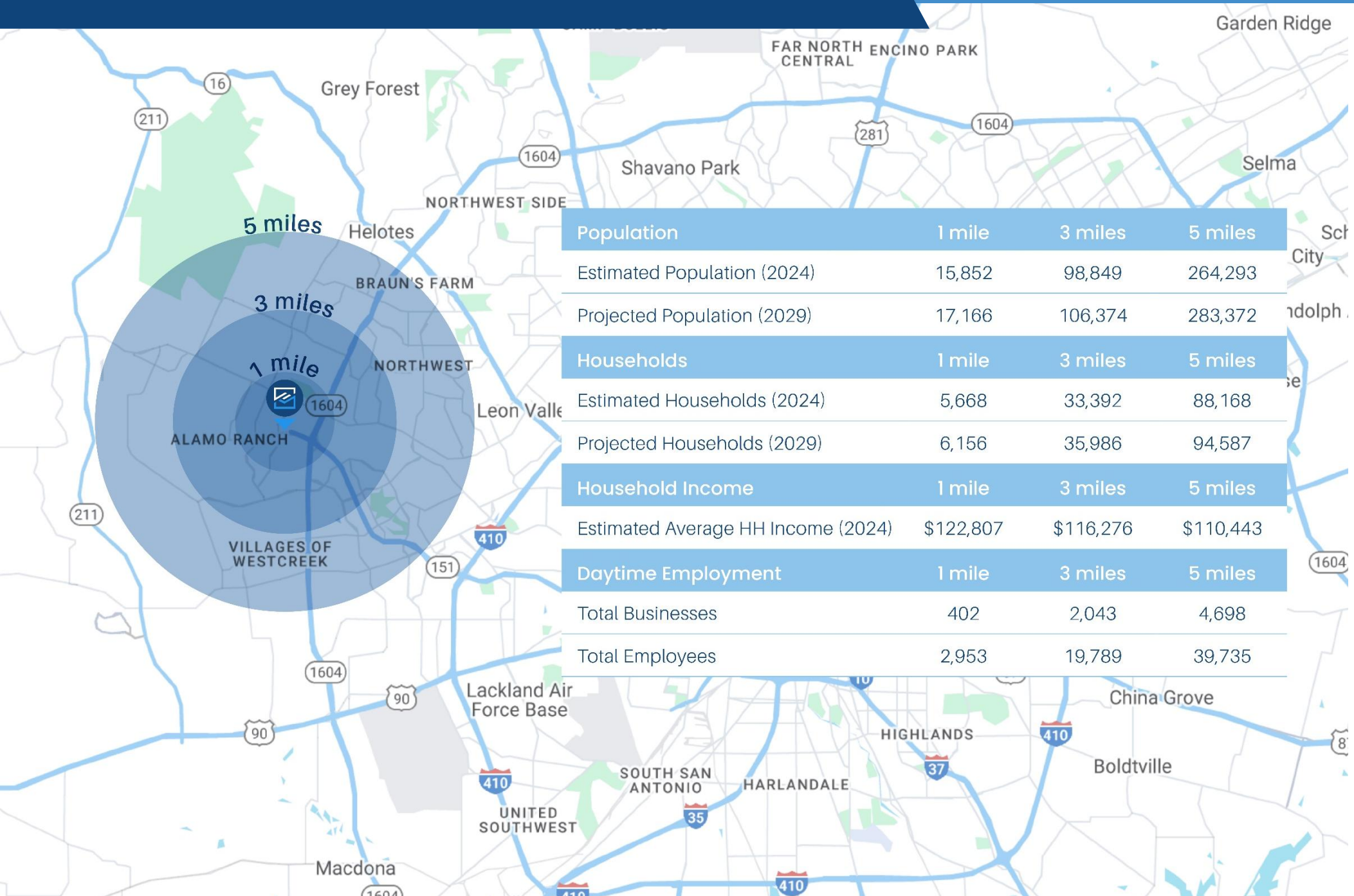
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# DEMOGRAPHICS

EXCLUSIVE OFFERING MEMORANDUM





# 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:
  - 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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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)