



Citizens Center

Office Building for Lease

Offered by:

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ecpi UNIVERSITY

4715



Benefits

Property Highlights

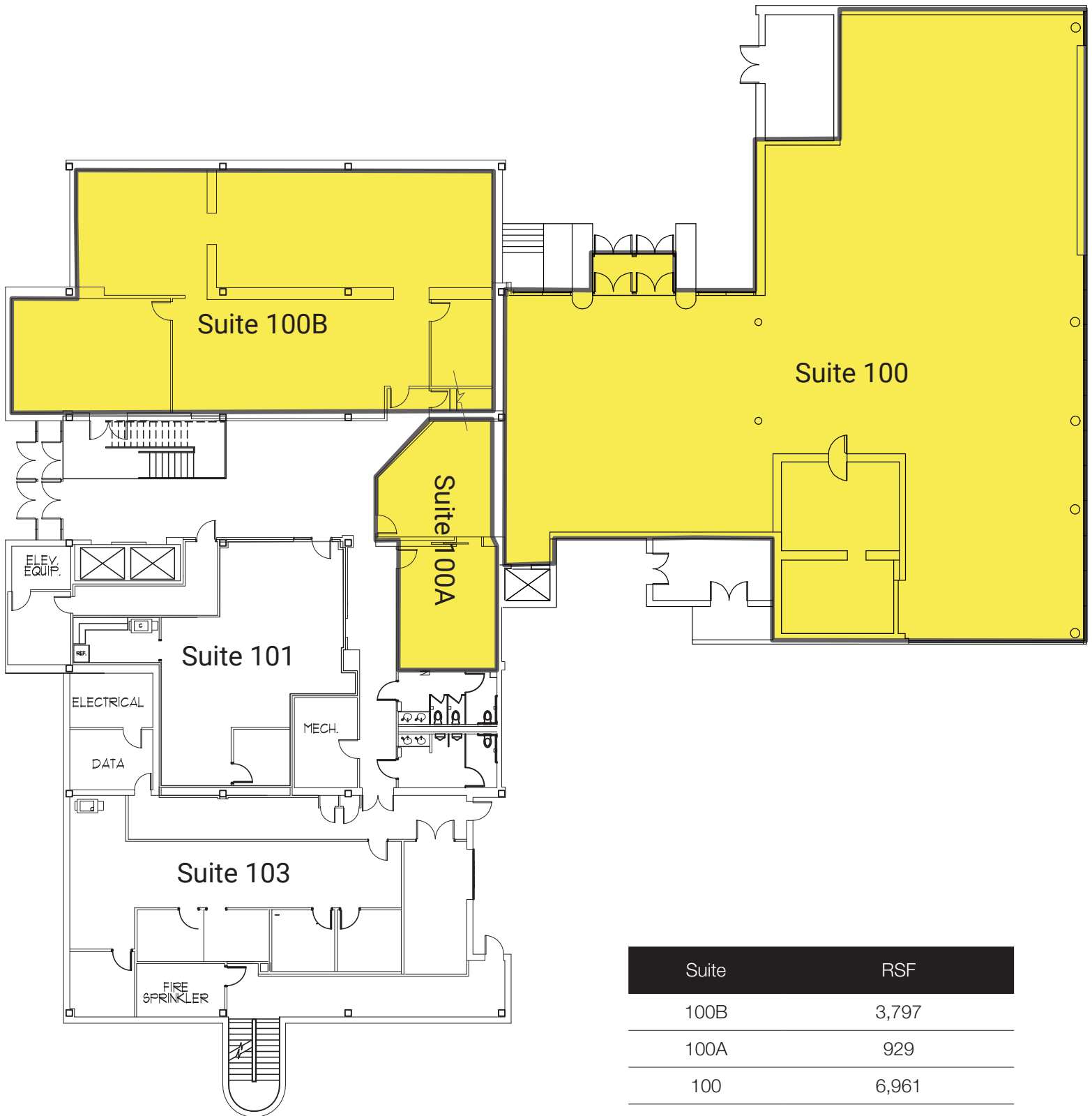
Address	4715 Fredericksburg Rd, San Antonio 78229
Location	Loop 410 and Fredericksburg Rd
Property Details	57,630 RSF Office Building 3.0730 Acres
Legal Description	NCB 12479 BLK9 LOT
Zoning	C-2, C-3
Year Built	1989
Floors	5
Parking Ratio	4.3 (per 1,000 SF)
Bldg. Status	Partially Occupied

Comments

- Excellent visibility
- Building signage opportunity available
- Stable ownership
- Quick & convenient access to IH-10 and Loop 410
- Large blocks of space available
- Standalone retail space can be divided into retail bays or it could be multiple types of Medical uses like an Ambulatory Surgical Center, with its close proximity to the Medical Center
- Large parking lots available
- Building signage available for Lease to a full floor Tenant on 4th floor

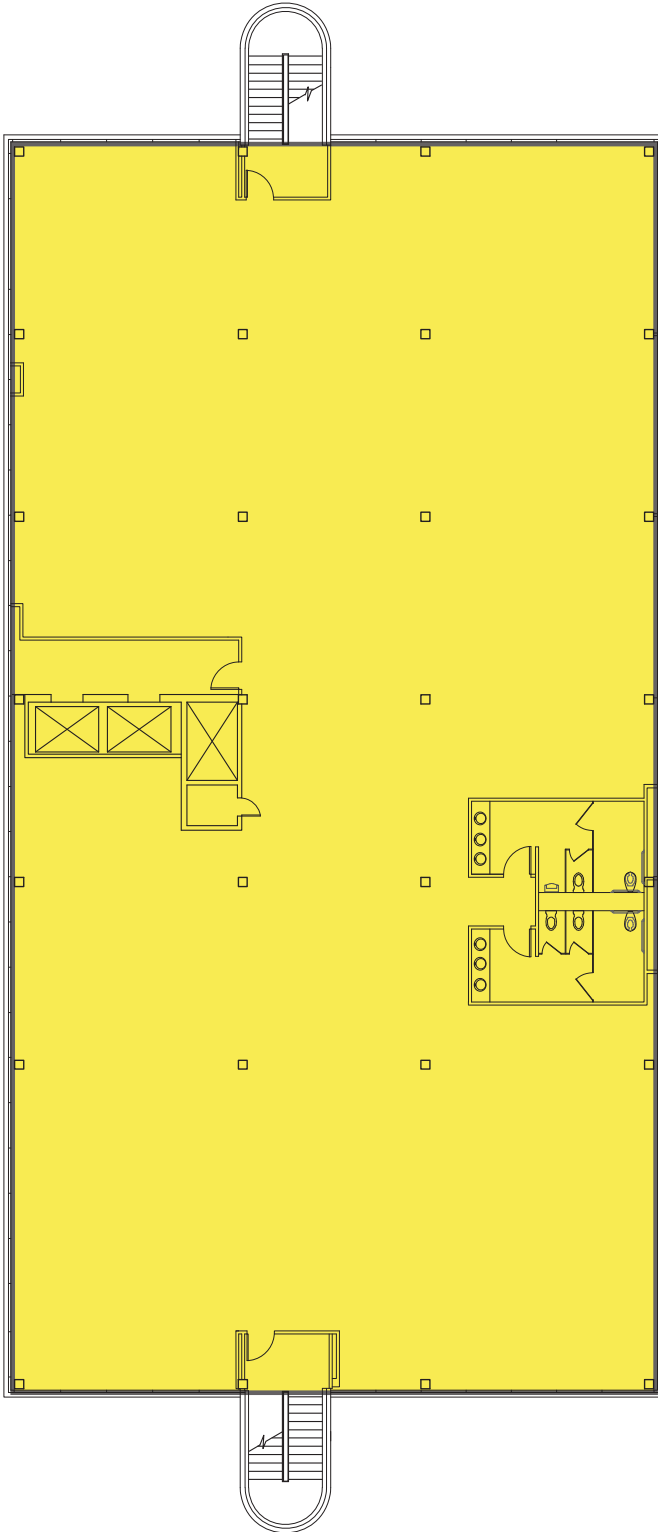
REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

Floor Plans - Level 1



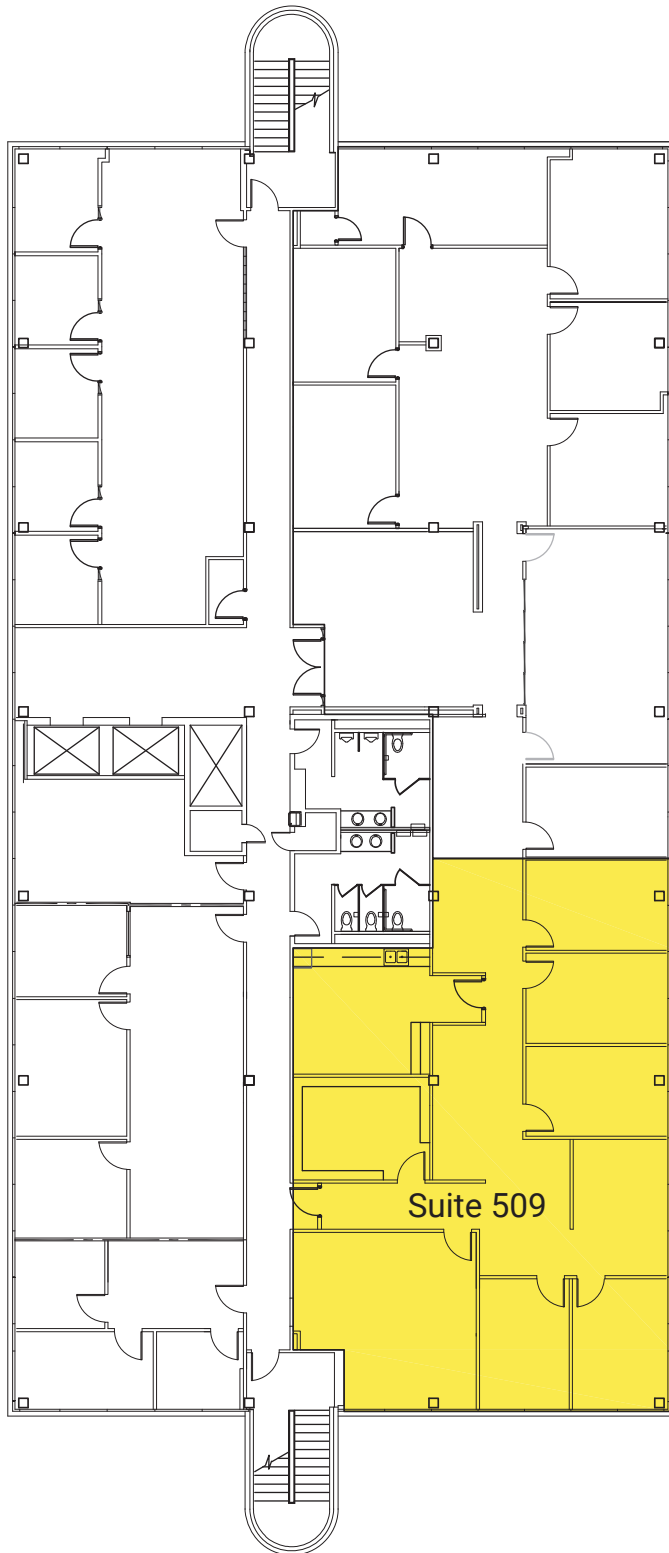
Suite	RSF
100B	3,797
100A	929
100	6,961

Floor Plans - Level 4



Suite	RSF
Entire Floor	10,026

Floor Plans - Level 5



Suite	RSF
509	2,810



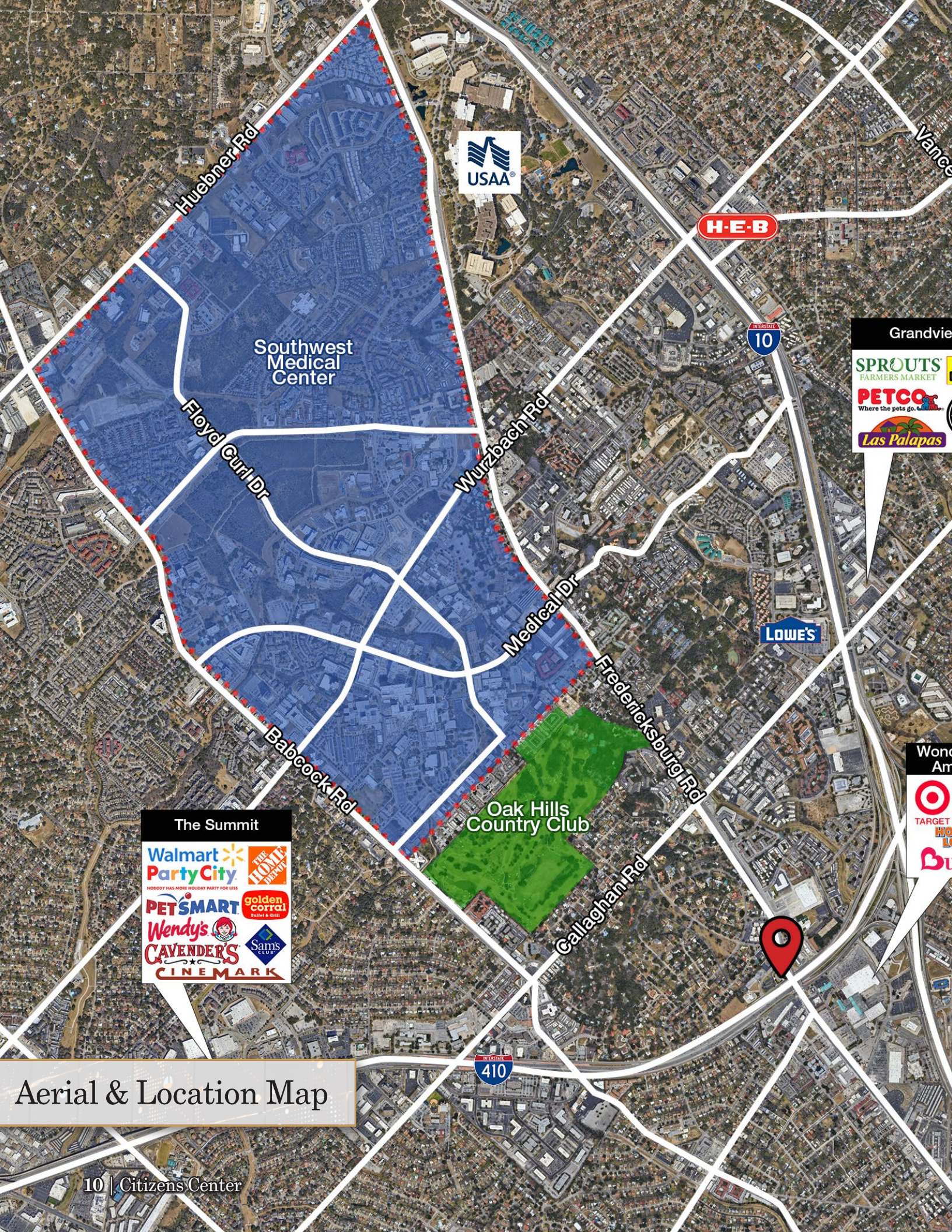
FREDERICKSBURG RD

CITIZENS PKWY

NW LOOP 410



Site Aerial



Huebner Rd

Floyd Curl Dr

Southwest Medical Center



Wurzbach Rd

Medical Dr



Babcock Rd

Oak Hills Country Club

Fredericksburg Rd

Callaghan Rd

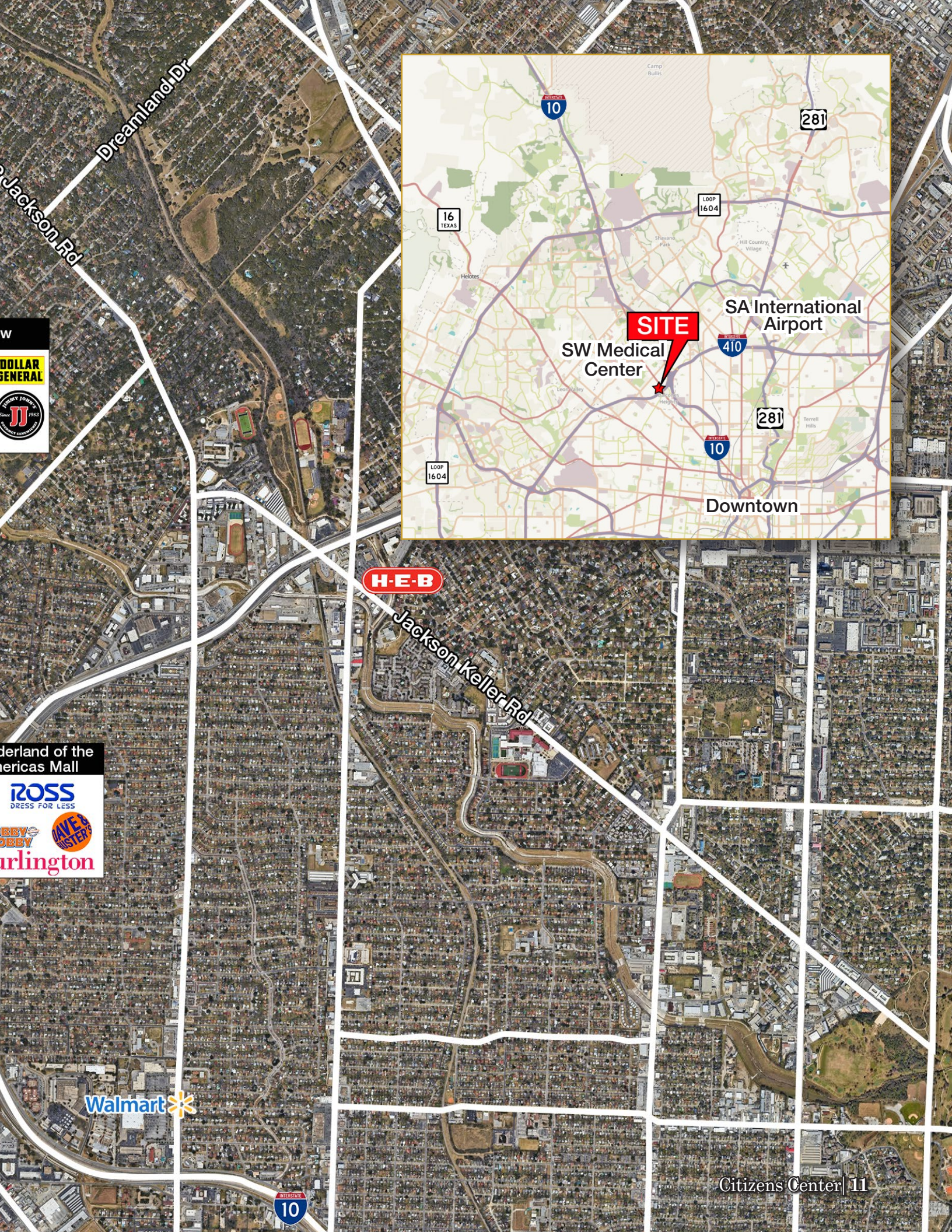
The Summit

Grandvie

Wond Am

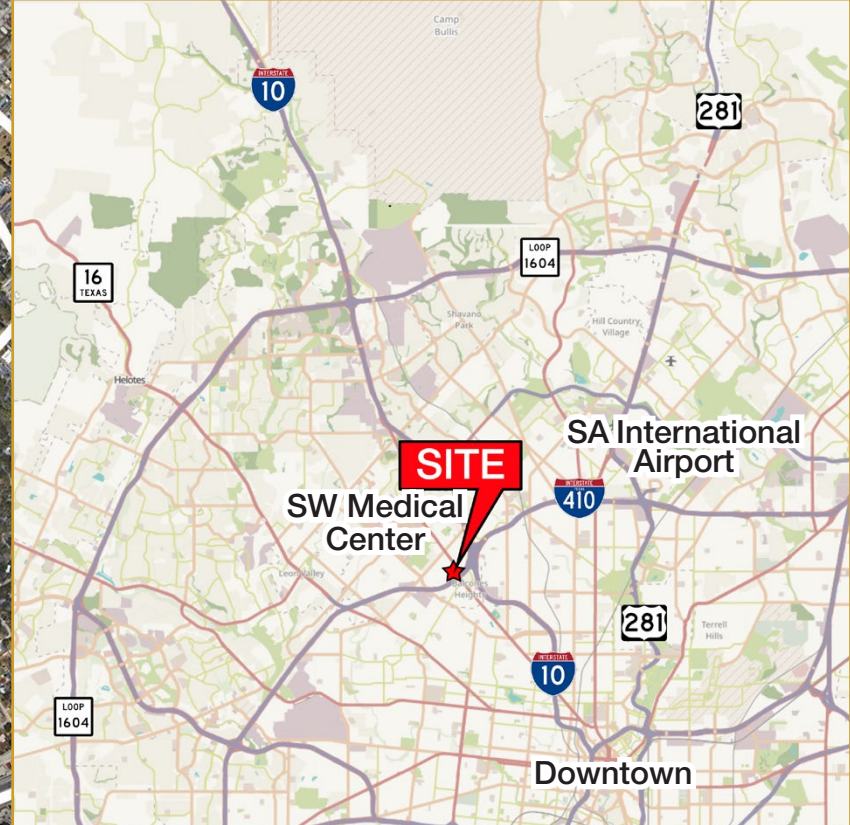


Aerial & Location Map



Dreamland Dr

Jackson Rd



SITE

SW Medical Center

SA International Airport

Downtown

H-E-B

Jackson Keller Rd

derland of the Americas Mall

ROSS
DRESS FOR LESS

BBY
OBBY
SAVE
WATER

Arlington

Walmart

10



Availability & Rates

Floor	Suite	RSF	Lease Rate
5	509	2,810	\$24.00 FSG
4	Entire Floor	10,026	\$24.00 FSG
1	100B	3,797	\$15.00 FSG
1	100A	929	\$15.00 FSG
1	100	6,961	\$24.00 FSG

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord.

Total Available	24,523 RSF
First Month's Rental	Due upon execution of lease document by Tenant
Term	Five (5) to ten (10) years
Note	Free rent and Tenant Improvement allowance available for qualified Tenants
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlords leasing representative

Leasing Contacts



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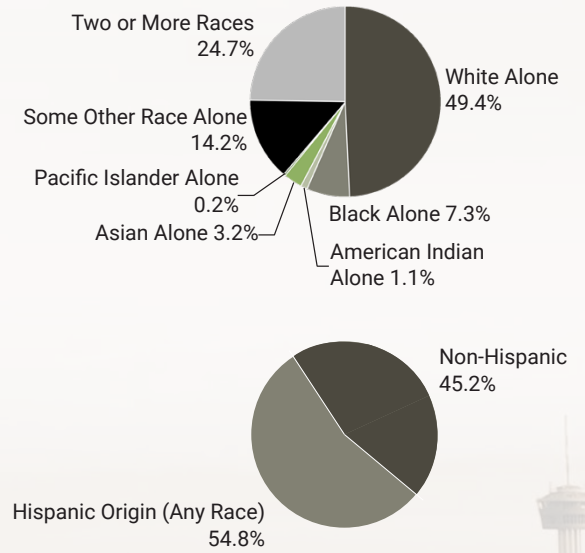
San Antonio Market Overview

Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

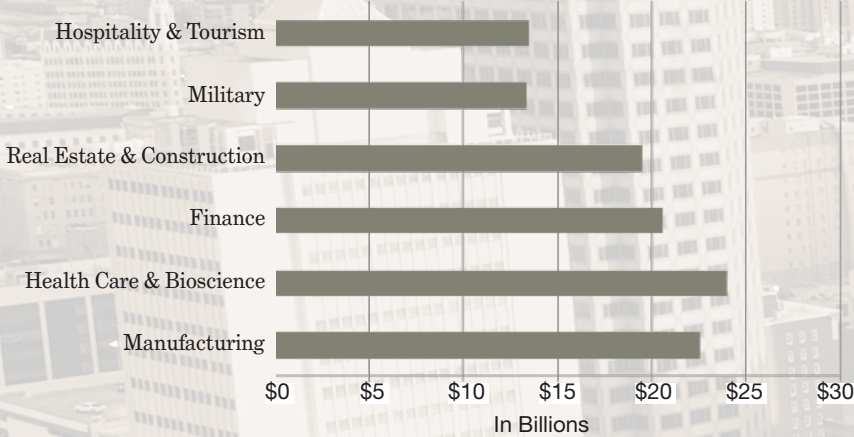


Ethnicity 2023 Forecast



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

Year	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune



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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Blake McFarlane Bonner</u>	<u>334780</u>	<u>bbonner@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

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Fax 210 5244029



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<u>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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