

OFFICE FOR LEASE

8627 CINNAMON CREEK BUILDING 4

SAN ANTONIO, TX 78240



FOR LEASE

KW COMMERCIAL | CITY-VIEW
15510 Vance Jackson Road, Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

CAROLINA GARCIA
Associate Broker
O: (210) 287-9595
C: (210) 287-9595
carolina.garcia@kw.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DISCLAIMER

8627 CINNAMON CREEK DRIVE



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

8627 CINNAMON CREEK DRIVE



OFFERING SUMMARY

LEASE RATE:	\$20/SF/YR
LEASE TERM:	3-5 Years
BUILDING SF:	4600
RENTABLE SF:	2300
AVAILABLE SF:	2300
YEAR BUILT:	1984
RENOVATED:	2023
BUILDING CLASS:	B
FLOORS:	1
PARKING:	10 Surface Parking Spaces, 2 Covered Parking Spaces
PARKING RATIO:	5.22
ZONING:	Commercial

PROPERTY OVERVIEW

Explore a prime 2,300 sq ft commercial business condo available for lease in the bustling medical center. Recently renovated, this dynamic space offers five offices, a conference room, reserved covered parking, a private outdoor patio, and a shared lobby, creating a thriving atmosphere for any growing business. Strategically located with exceptional amenities, this lease opportunity provides the ideal platform for your team of professionals to excel. Elevate your business and secure this premier space today.



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LOCATION & HIGHLIGHTS

8627 CINNAMON CREEK DRIVE



LOCATION INFORMATION

Building Name:	8627 Cinnamon Creek Building 4
Street Address:	8627 Cinnamon Creek
City, State, Zip	San Antonio, TX, 78240
County:	Bexar
Market:	San Antonio
Sub-market:	Medical Center
Signal Intersection:	Cinnamon Creek and Hamilton Wolfe



LOCATION OVERVIEW

Prime location near the medical center and major highways. This commercial space allows for great collaboration with the medical community and allows your team to thrive.



PROPERTY HIGHLIGHTS

- Conferencing Facility '
- Courtyard
- Security System
- Signage
- Storage Space
- Central Heating
- High Ceilings
- Yard
- Air Conditioning

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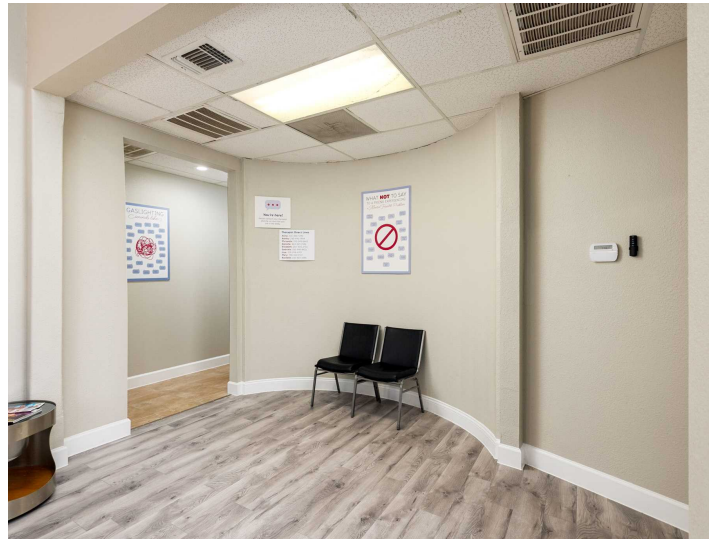


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PROPERTY PHOTOS

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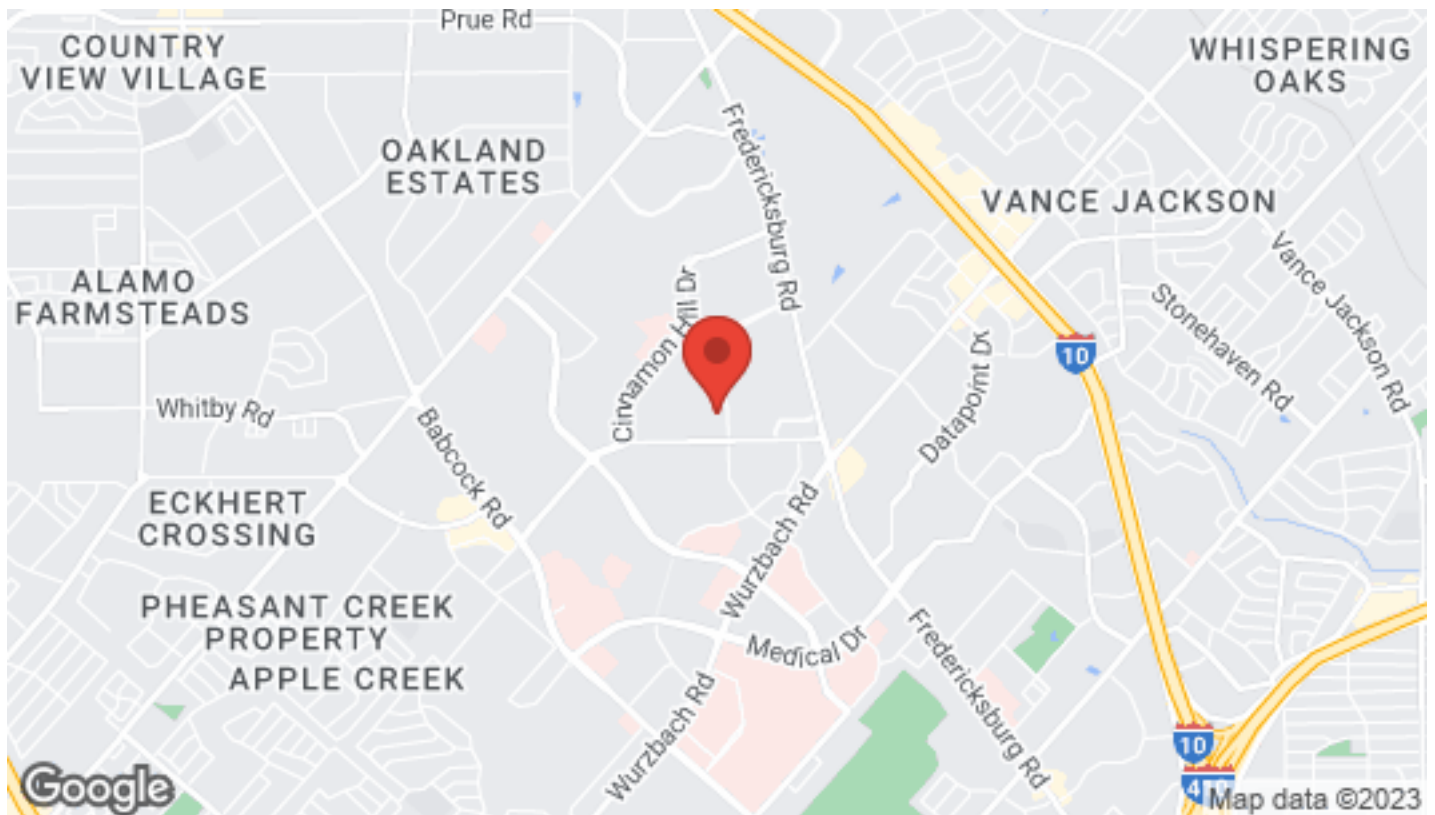


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LOCATION MAPS

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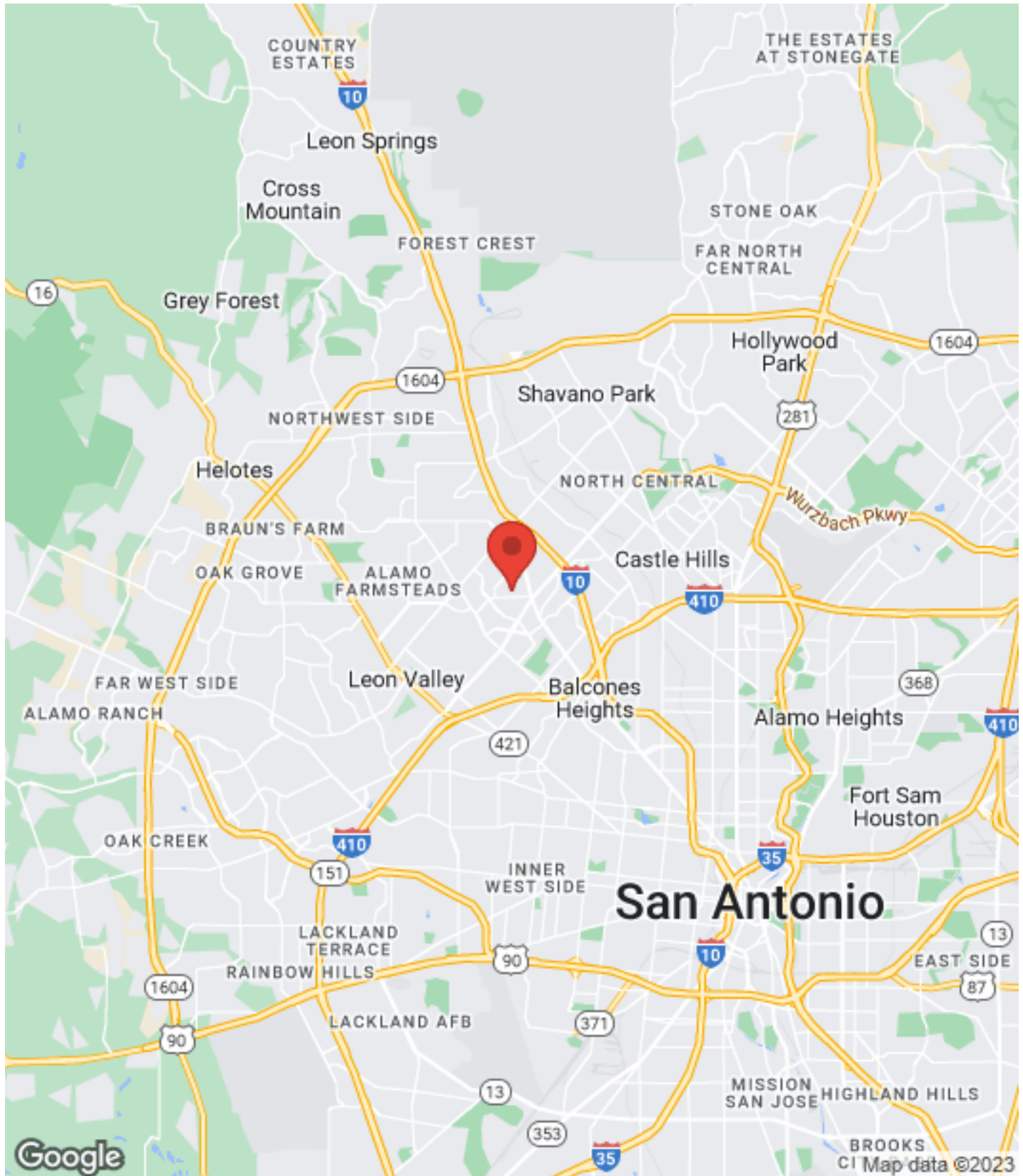
BUSINESS MAP

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REGIONAL MAP

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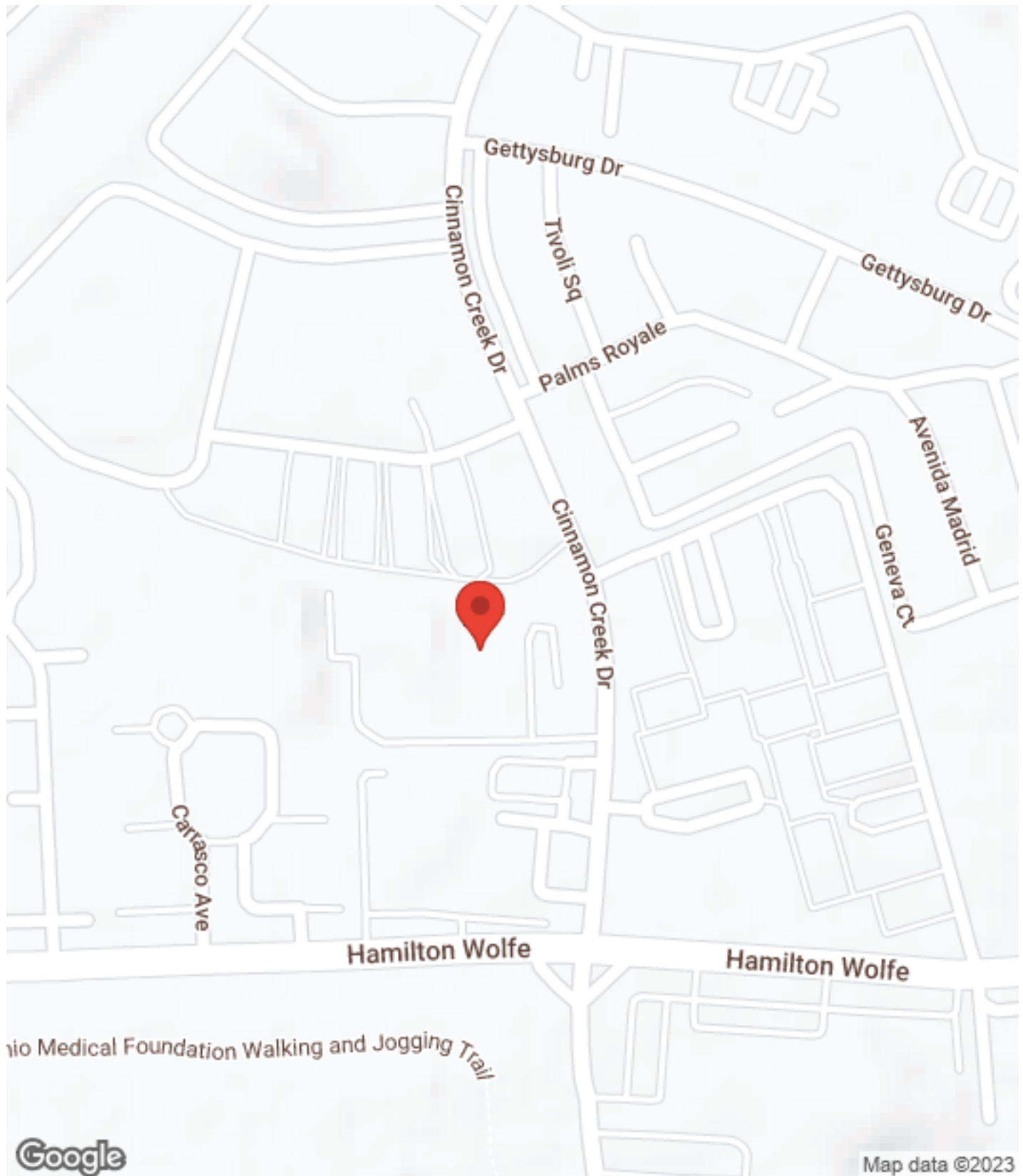
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AERIAL MAP

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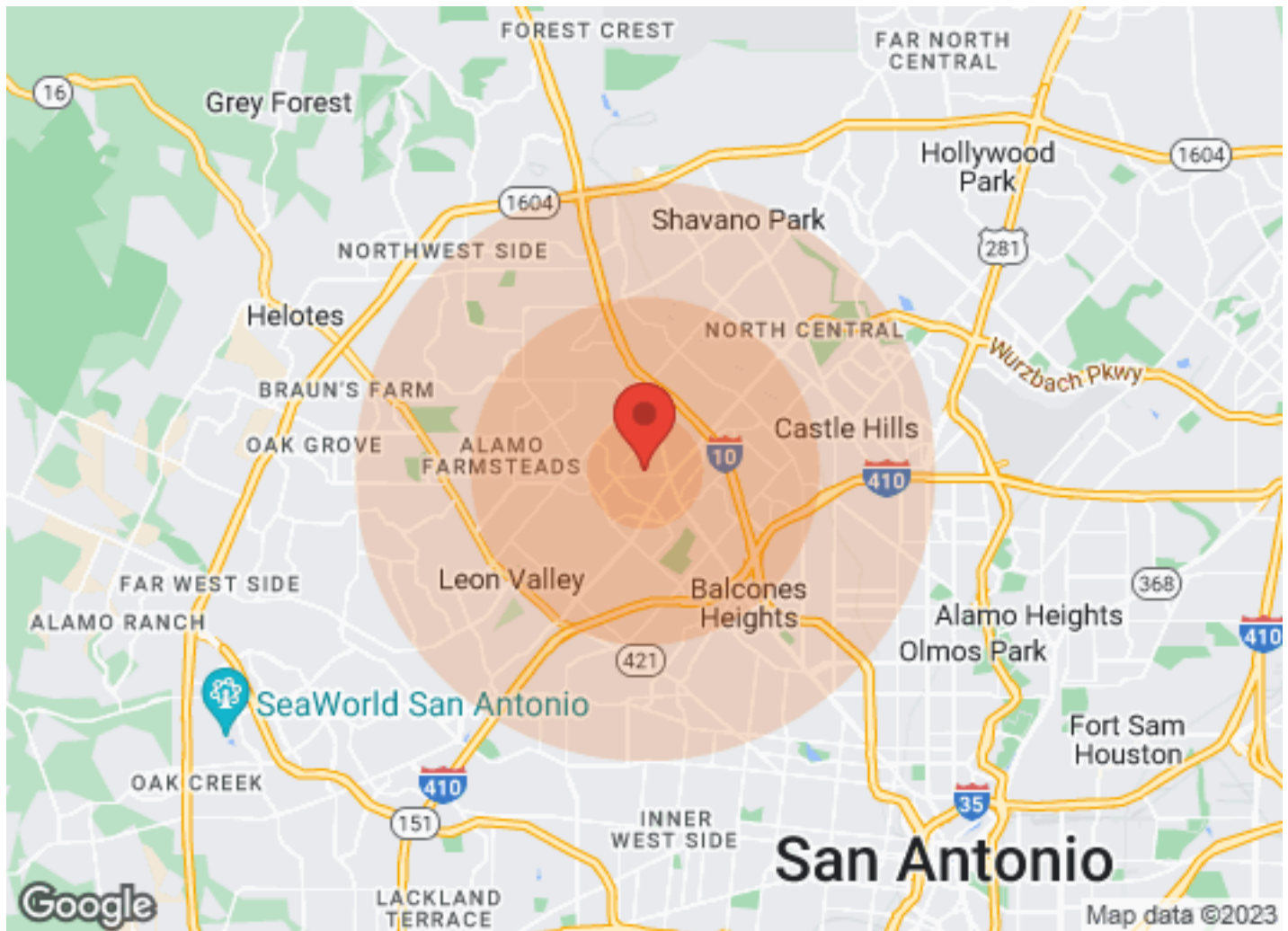


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	10,441	67,953	177,816	Median	\$28,959	\$43,918	\$42,249
Female	10,948	71,983	187,395	< \$15,000	2,563	11,250	25,089
Total Population	21,389	139,936	365,211	\$15,000-\$24,999	1,653	7,221	17,275
				\$25,000-\$34,999	1,286	8,593	18,680
				\$35,000-\$49,999	1,756	10,158	22,077
				\$50,000-\$74,999	1,429	11,109	26,965
				\$75,000-\$99,999	844	6,668	16,556
				\$100,000-\$149,999	544	5,884	14,795
				\$150,000-\$199,999	137	1,791	4,489
				> \$200,000	34	1,325	3,522
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	4,324	26,507	73,011	Total Units	11,594	72,413	165,956
Ages 15-24	2,249	15,396	44,739	Occupied	9,994	65,283	152,248
Ages 25-54	11,661	64,579	159,405	Owner Occupied	1,175	23,777	72,077
Ages 55-64	1,761	15,308	40,693	Renter Occupied	8,819	41,506	80,171
Ages 65+	1,394	18,146	47,363	Vacant	1,600	7,130	13,708
Race	1 Mile	3 Miles	5 Miles				
White	12,158	103,803	278,118				
Black	2,096	8,386	17,370				
Am In/AK Nat	160	515	1,139				
Hawaiian	10	36	137				
Hispanic	9,962	76,816	220,328				
Multi-Racial	6,612	38,636	110,298				

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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.

KELELR WILLIS SAN ANTONIO, INC	547594	legal@kwcityview.com	(210)696-9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	legal@kwcityview.com	(210)696-9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	legal@kwcityview.com	(210)696-9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Carolina Garcia	582266	carolina@texasbeautifulhomes.com	(210)696-9996
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Keller Williams City View, 15510 Vance Jackson Road Suite 101 San Antonio TX 78249
Carolina Garcia

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 2102879595

Fax: 2106969981

9502 Computer Dr

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www.lwolf.com