



dhrealty partners inc

**COMMERCIAL PROPERTIES**

Brokerage • Management • Investments • Accounting



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## SUMMIT IV

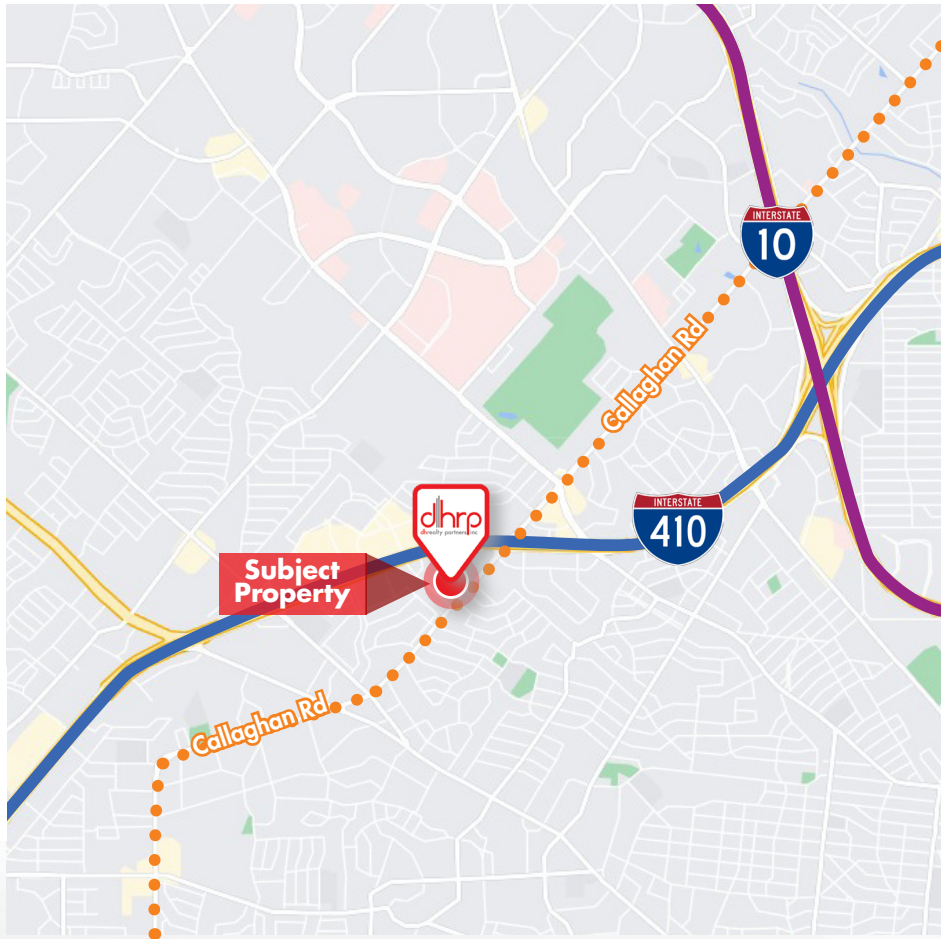
5805 Callaghan Rd | San Antonio, TX 78228



**FOR LEASE**

## SUMMIT IV

5805 Callaghan Rd | San Antonio, TX 78228



### LOCATION

The Summit IV office building is in **North Central San Antonio**, on Callaghan Road and just off Loop 410.

### DESCRIPTION

Well maintained, recently renovated property with on-site management office and moderately priced.

### HIGHLIGHTS

- Easy access to Loop 410 and I-10
- Close proximity to The Medical Center
- Recently renovated

### BUILDING AMENITIES

- 24/7 Keypad Access
- Security Surveillance System
- Janitorial Service 5x Per Week
- On-site management office

### SPACE AVAILABLE

Floor	Suite	SF	Monthly Rent
Second	201	±1,230	\$2,050
Second	207	±620	\$1,033
Second	210	±531	\$885
Third	301	±978	\$1,589
Third	307	±1,067	\$1,778
Third	308 (Available Jan 2025)	±962	\$1,603

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



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### AERIAL MAP



### POINTS OF INTEREST

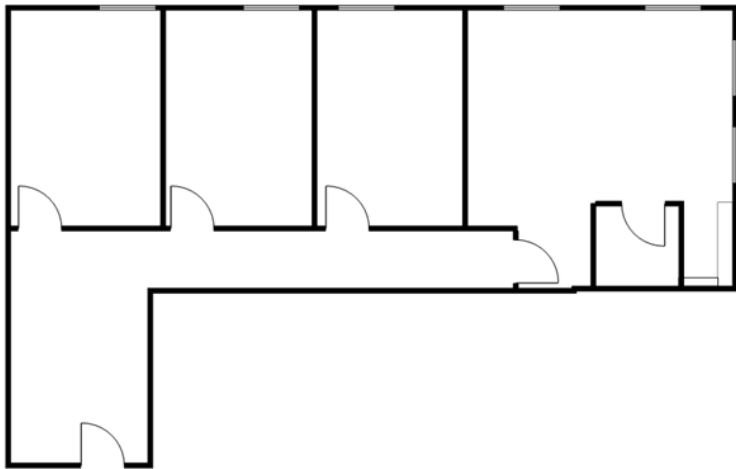
- Zito's Deli
- Whataburger
- Red Lobster
- Ding How Chinese Restaurant
- Starbucks
- Taco Cabana
- Nadler's Bakery
- Chopsticks Chinese Buffet
- Chili's
- Dollar Tree
- Goodwill
- Jollibee
- Walmart
- Sam's Club
- Wendy's
- Party City
- Hometown Burger
- Las Palapas
- McDonald's
- H-E-B
- Panda Express
- Jim's
- IHOP

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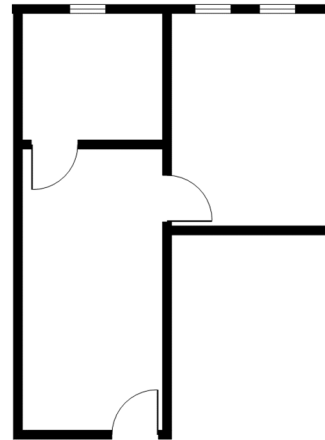
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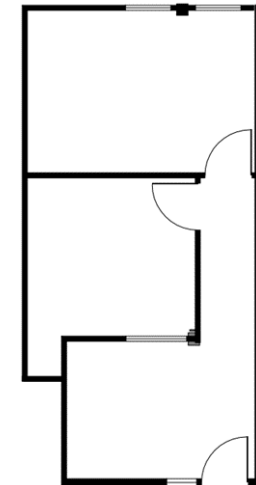
### AVAILABLE SPACE: SECOND FLOOR



Suite	SF	Monthly Rate
201	±1,230	\$2,050



Suite	SF	Monthly Rate
207	±620	\$1,033



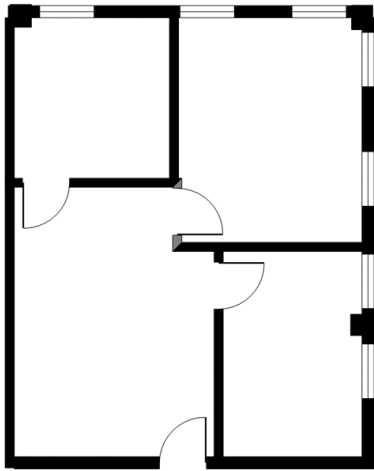
Suite	SF	Monthly Rate
210	±531	\$885

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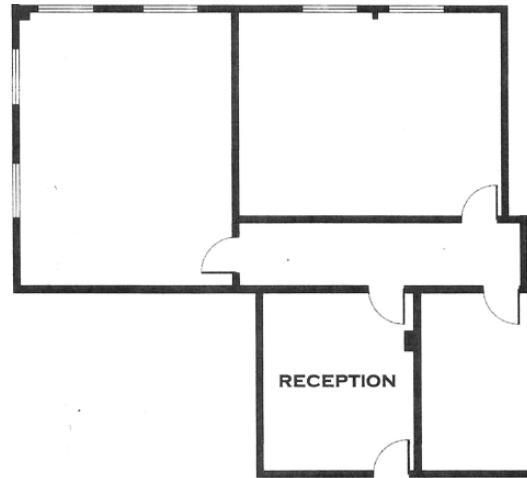
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### AVAILABLE SPACE: THIRD FLOOR



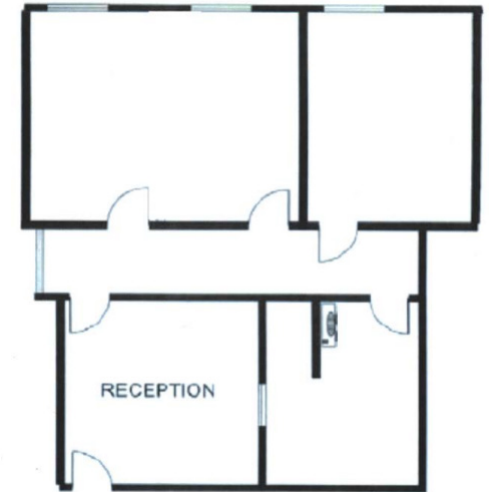
ENTRANCE

Suite	SF	Monthly Rate
301	±978	\$1,589



ENTRANCE

Suite	SF	Monthly Rate
307	±1,067	\$1,778



Suite	SF	Monthly Rate
308	±962	\$1,603

(Available Jan 2025)

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### PHOTOGRAPHY



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### PHOTOGRAPHY



Building Lobby

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### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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