



Fairway Corporate Center

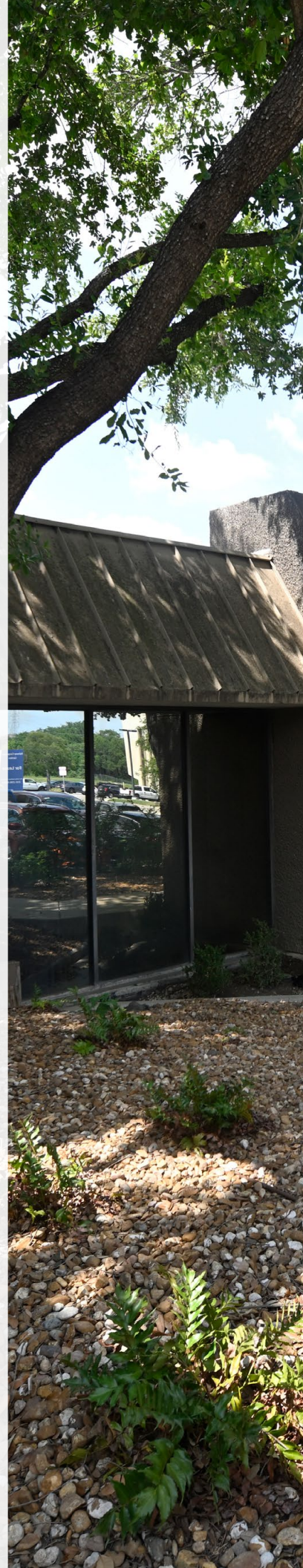
Garden Office Building for Lease

Offered by:
C. Michael Morse

Table of Contents

Benefits	5
Floor Plans	6
Aerials	9
Photos	12
Availability & Rates	13
Market Overview.....	14
TREC Agency Disclosure.....	15

© March 2025 REOC San Antonio. REOC San Antonio is a licensed Real Estate broker in the State of Texas operating under REOC General Partner, LLC. The information contained herein is deemed accurate as it has been reported to us by sources which we understand, upon no investigation, to be reliable. As such, we can make no warranty, guarantee or representation as to the accuracy or completeness thereof nor can we accept any liability or responsibility for the accuracy or completeness of the information contained herein. Any reliance on this information is solely at the readers own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Further, the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.







Benefits

Property Highlights

Address	4205 Gardendale Rd, San Antonio, TX 78229
Location	Gardendale and Wurzbach Rd
Property Details	40,719 RSF Garden Office Building 2.6 Acres
Legal Description	NCB 13662 BLK LOT 13
Zoning	C-2
Year Built	1978
Floors	1
Road Frontage	500 feet
Add On Factor	20%

Description

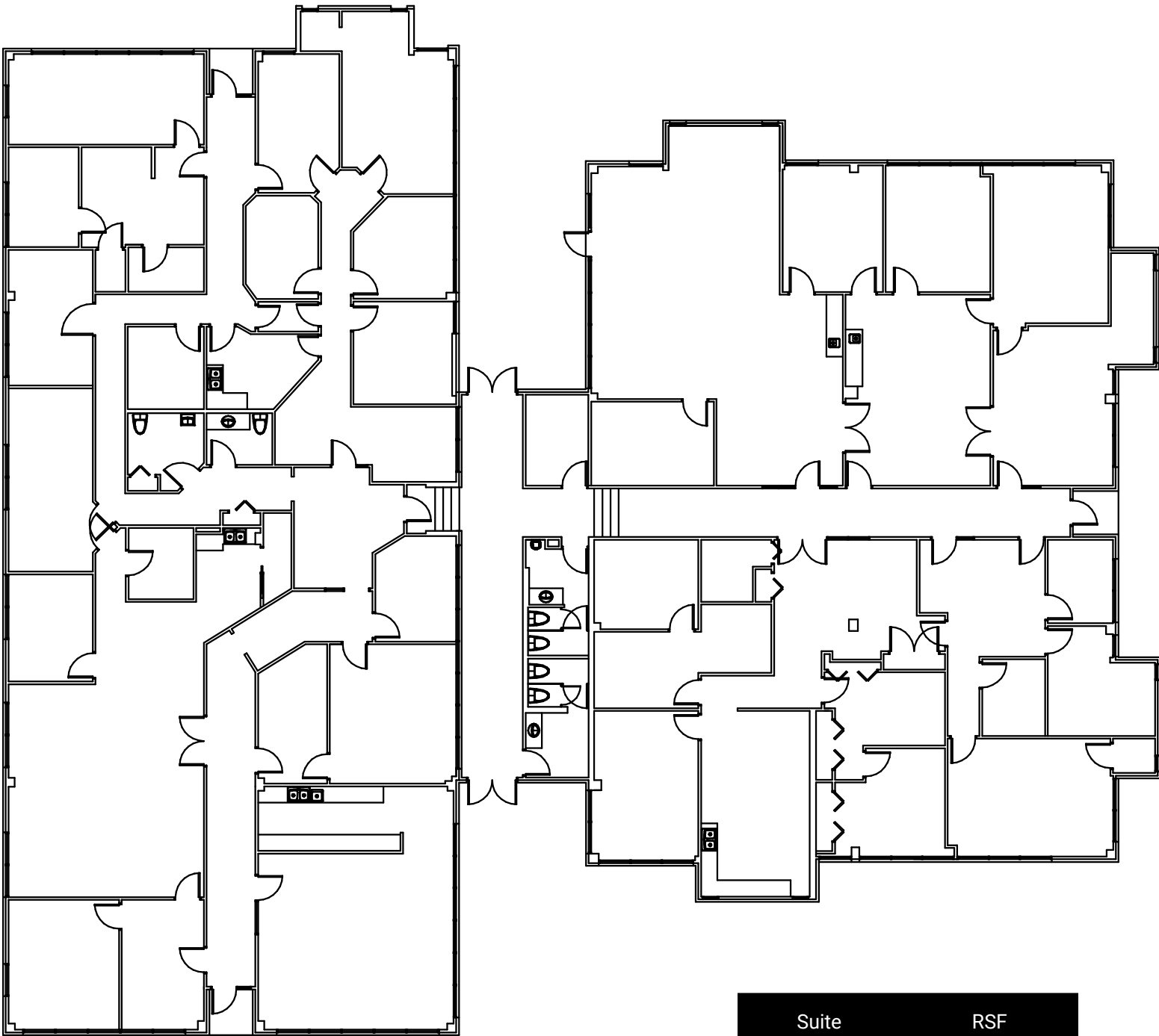
Fairway Corporate Center is a garden style 3-building project consisting of just over 40,000 RSF. The property has a wide range of space sizes from Executive Suites that include high speed internet. Suites range in size from 161 RSF to 3,210 RSF. The property is at the footsteps to the medical center and would make a great medical back office, accounting group, law firm or any other professional office use.

Comments

- Building easy to find
- Readily accessible and excellent location to the South Texas Med Center
- Easy ingress/egress to adjacent thoroughfares
- On-site conference facility
- Park-like setting
- Beautifully landscaped ground with mature oaks
- Variety of options available to suit individual needs
- Backs up to multifamily and residential properties
- Abundant parking
- Multiple restaurant options near the property on Wurzbach Rd
- Easy access to IH-10 and the Colonnade

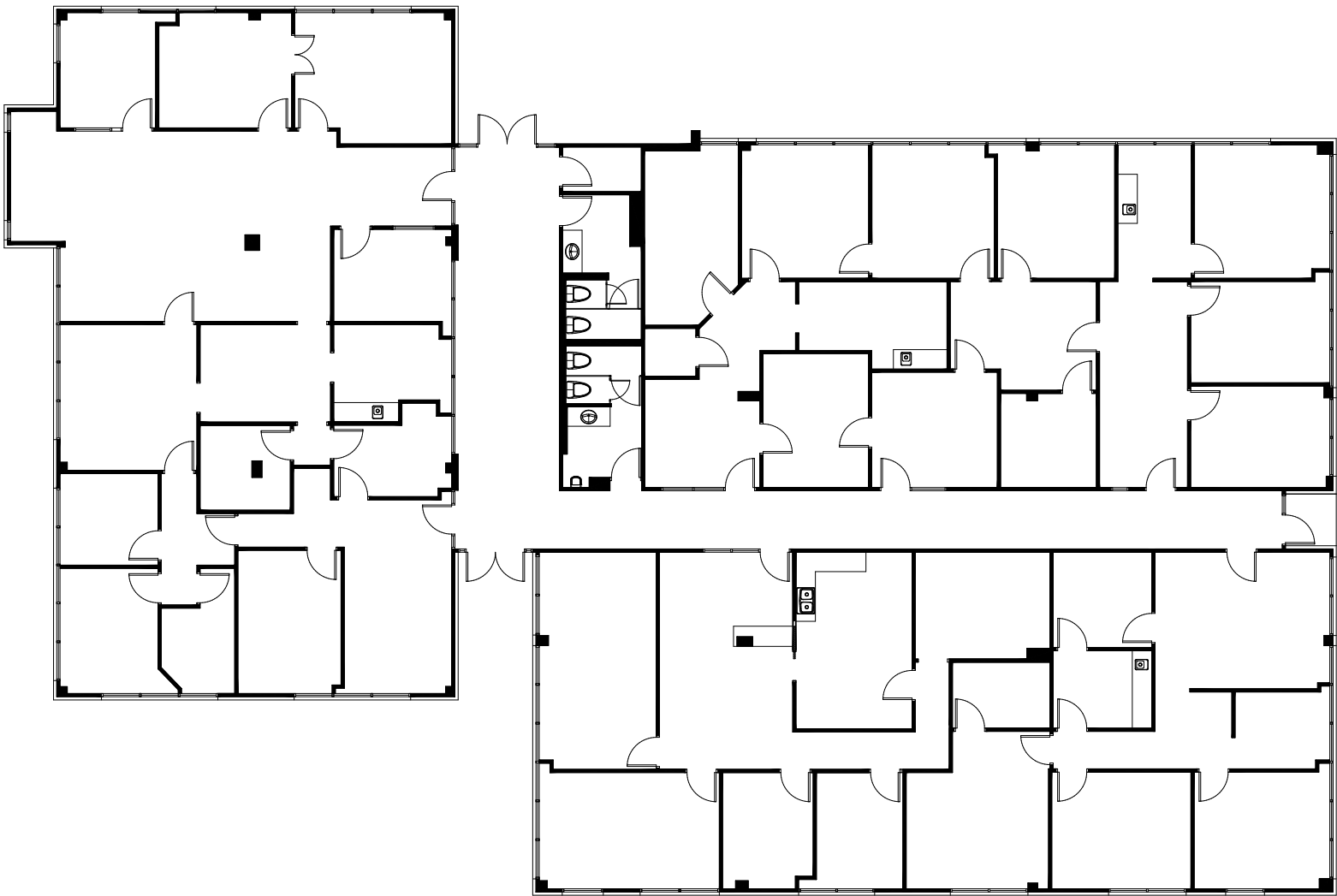
REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

Floor Plan - Building A



Suite	RSF
A101	791
A200	2,132
A201	683
A202	2,566
A209	337

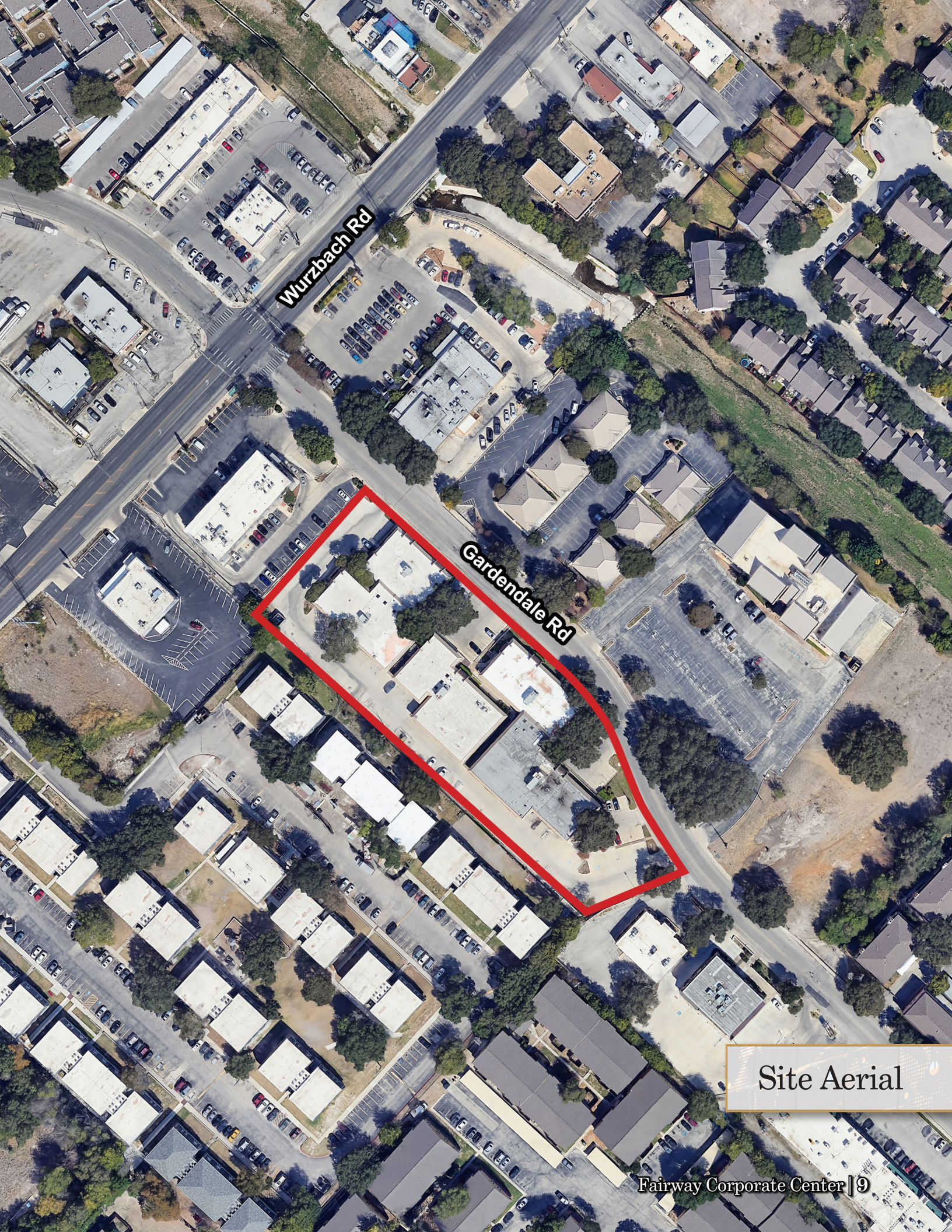
Floor Plan - Building B



Suite	RSF
B104	2,155
B105	1,007

Floor Plan - Building C



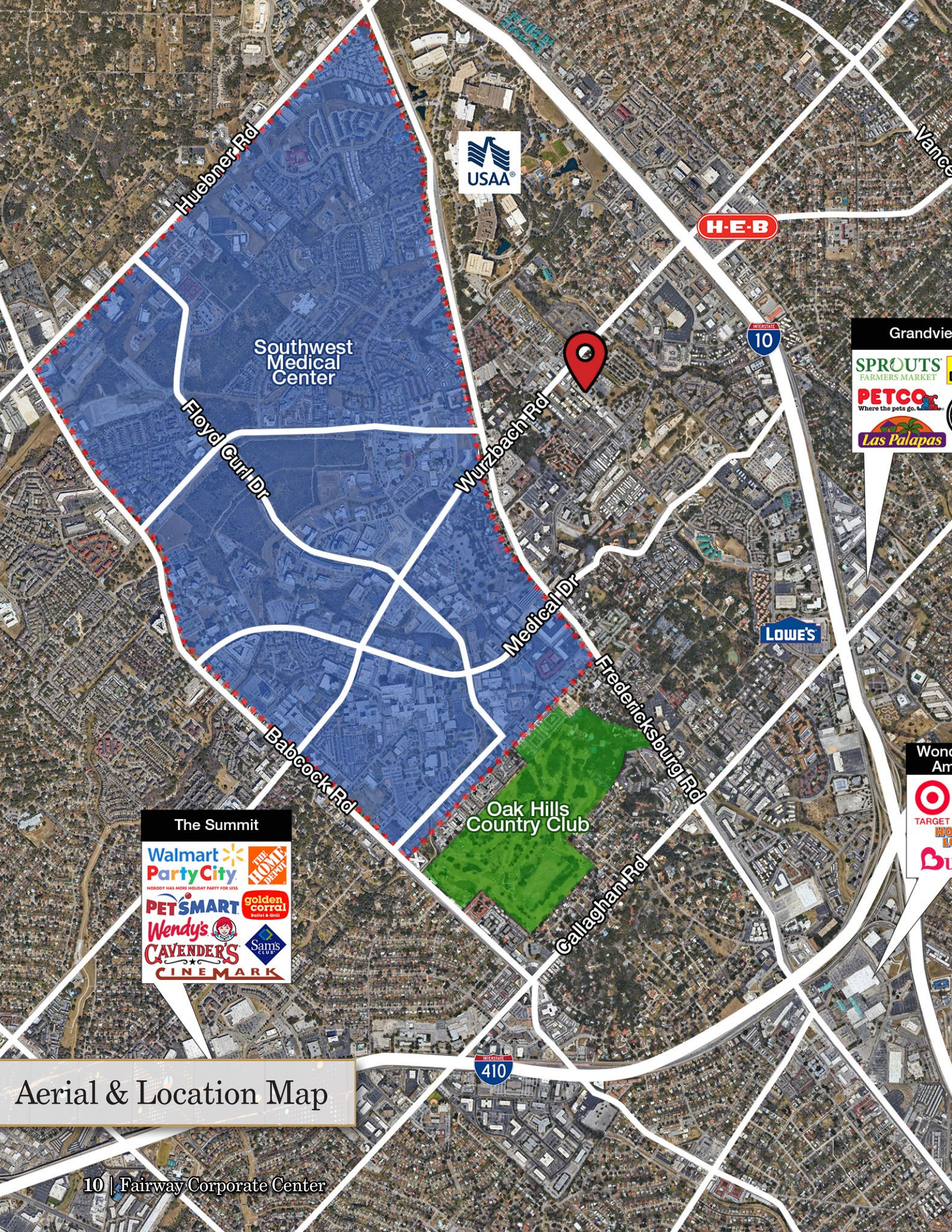


Wurzbach Rd

Gardendale Rd

Site Aerial

Fairway Corporate Center | 9



Huebner Rd



Southwest Medical Center

Floyd Curl Dr

Wurzbach Rd

Medical Dr



Babcock Rd

Fredericksburg Rd

Oak Hills Country Club

Callaghan Rd

The Summit

Walmart	Party City	THE HOME DEPOT
PETSMART	golden corral	Sam's CLUB
Wendy's	CAVENDERS	CINEMARK

Grandview

SPROUTS FARMERS MARKET

PETCO Where the pets go.

Las Palapas

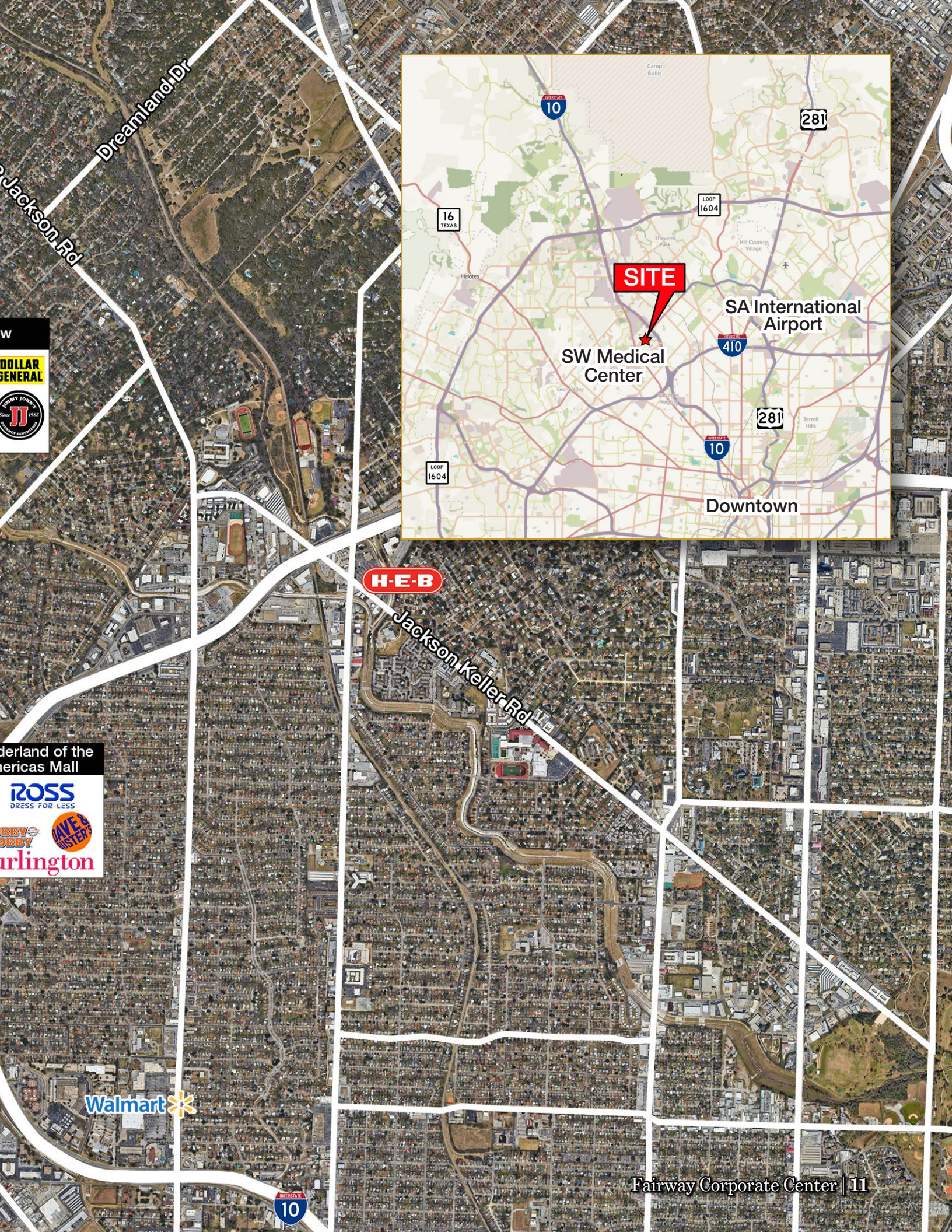
Wond Am

Target

HO LO

B

Aerial & Location Map



Dreamland Dr

Jackson Rd

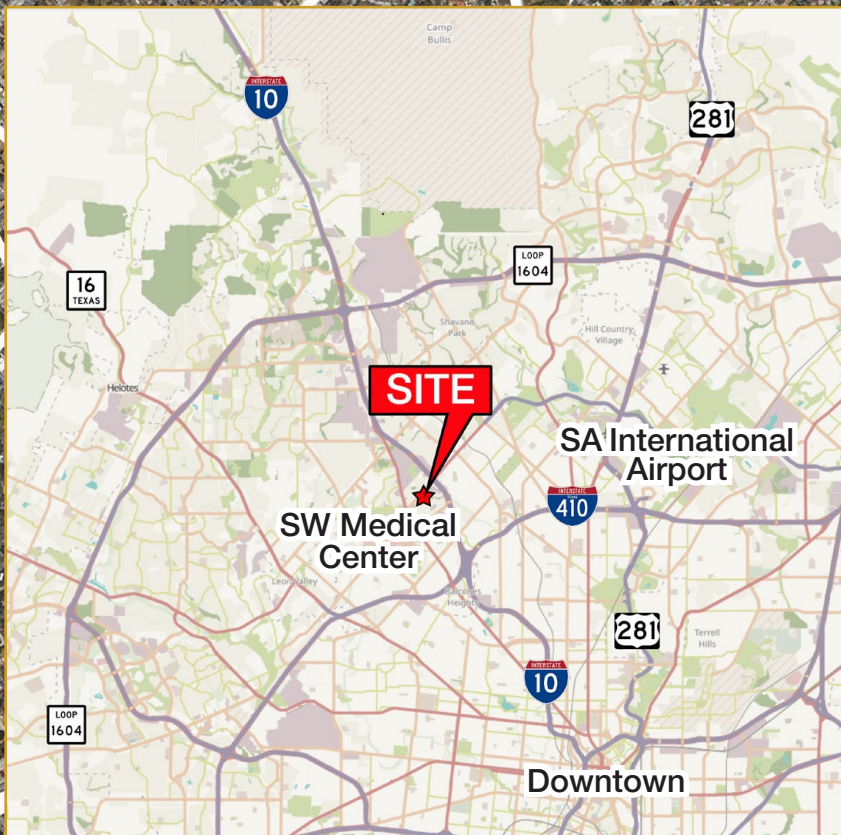


derland of the
mericas Mall
ROSS
DRESS FOR LESS
BBY
BBY
Walmart

Walmart

H-E-B

Jackson Keller Rd





Availability & Rates

Building A		Building B		Building C	
Suite	RSF	Suite	RSF	Suite	RSF
A101	791	B104	2,155	C110	3,210
A200	2,132	B105	1,007	C203	503
A201	683			C213	213
A202	2,566			C253	208
A209	337			C256	244
				C257	291

Lease Price PSF	\$21.50 FSG
Total Available	14,340 RSF
Improvements	Negotiable
First Month's Rental	Due upon execution of lease document by Tenant
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

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.

Leasing Contacts



C. Michael Morse
Vice President, Brokerage Services
210 524 1312

mmorse@reocsanantonio.com
reocsanantonio.com/michael-morse

San Antonio Market Overview

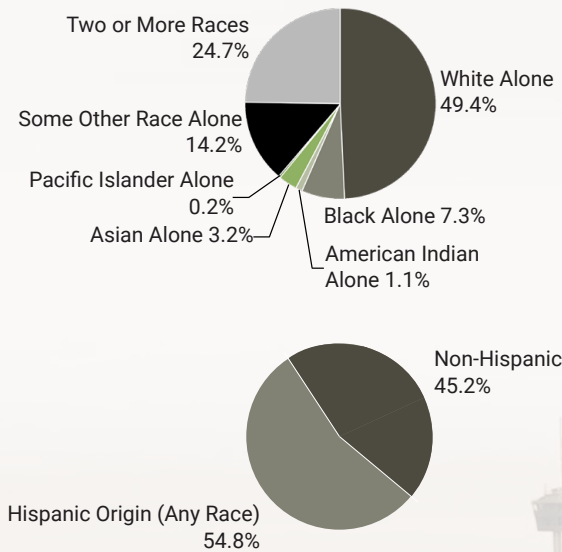
Largest U.S. Cities

- 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

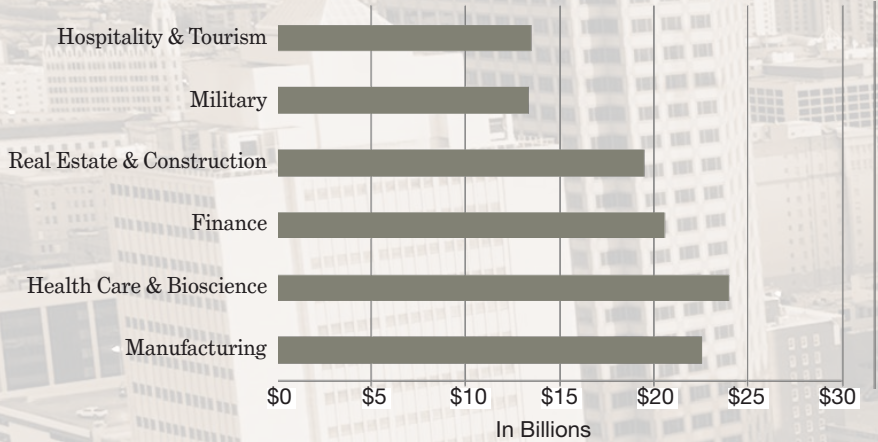


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



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

	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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>493853</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Designated Broker of Firm	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Licensed Supervisor of Sales Agent/ Associate	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-1314</u> Phone
<u>Christopher Michael Morse</u> Sales Agent/Associate's Name	<u>629643</u> License No.	<u>mmorse@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date



8023 Vantage Dr.
Suite 100
San Antonio, Texas 78230

210 524 4000
reocsanantonio.com