

3424 Paesanos Parkway

San Antonio, TX 78231

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Property Overview

Furnished Office Ready for Move-In

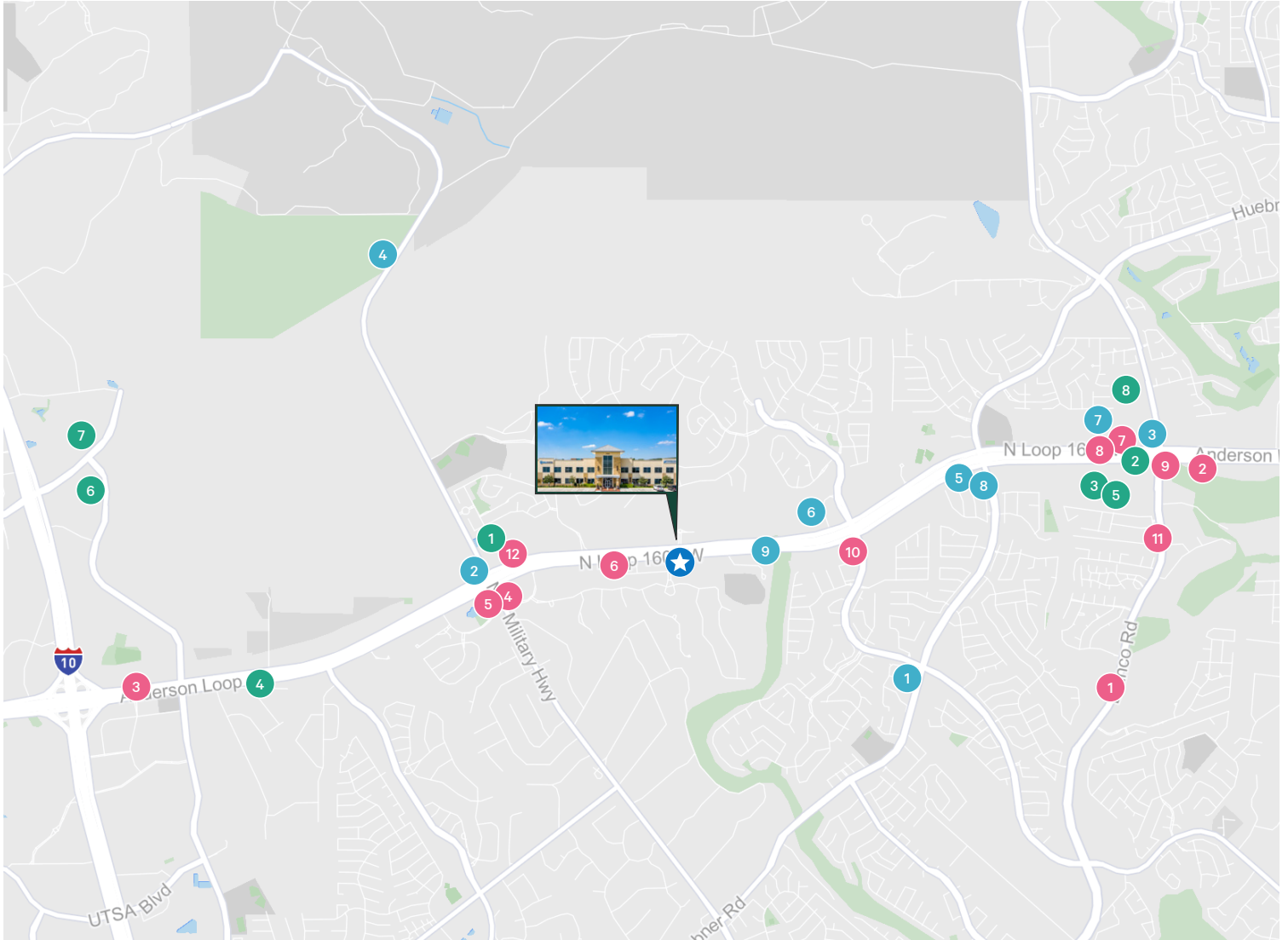
Don't miss your chance to business out of Huntington West! This beautiful building in San Antonio's North side shows elegantly inside and out. This 2-story office is home to highly-rated professional companies and offers a first-class feel for employees and visitors alike. The space features almost-new office furniture including 6x6 desks, file cabinets, ergonomic chairs, and modern-styled dividers. Large windows casts the space with an abundance of natural light. Access to a large tenant break room featuring refrigerators, microwaves, vending machine, and coffeemaker is included with this space. Snag the last opportunity to office in Huntington West!

Property Highlights

- + Ground-level suite
- + Fully furnished (can be delivered without furnishings)
- + Highly visible from Anderson Loop 1604
- + Generous open parking
- + Easy ingress/egress using Frontage Road or Paesanos Parkway
- + Less than 10 minutes to The Vineyard Shopping Center, The Rim, La Cantera, Stone Oak, and Shavano Park

OFFERING SUMMARY	
Sublease Expiration	01/31/2027
Total Square Footage	3,530 RSF
Parking Ratio	4.74/1,000
Private Offices	1
Individual Desks	26





Subject Property

- ★ 3424 Paesanos Parkway

Retail

- 1 Academy Sports + Outdoors
- 2 H-E-B plus!
- 3 Lowe's Home Improvement
- 4 Lucy's Doggy Daycare and Spa
- 5 Petco
- 6 Target
- 7 The Shops at the Rim
- 8 Whole Foods Market

Restaurants

- 1 El Bucanero- Blanco
- 2 El Mirasol
- 3 Kerbey Lane Café
- 4 McAlister's Deli
- 5 Merit Coffee
- 6 Paesanos 1604
- 7 Pasha Mediterranean Grill
- 8 Snooze
- 9 Starbucks
- 10 Thai Hut Resturant
- 11 The Longhorn Café
- 12 Willie's Grill & Ice House

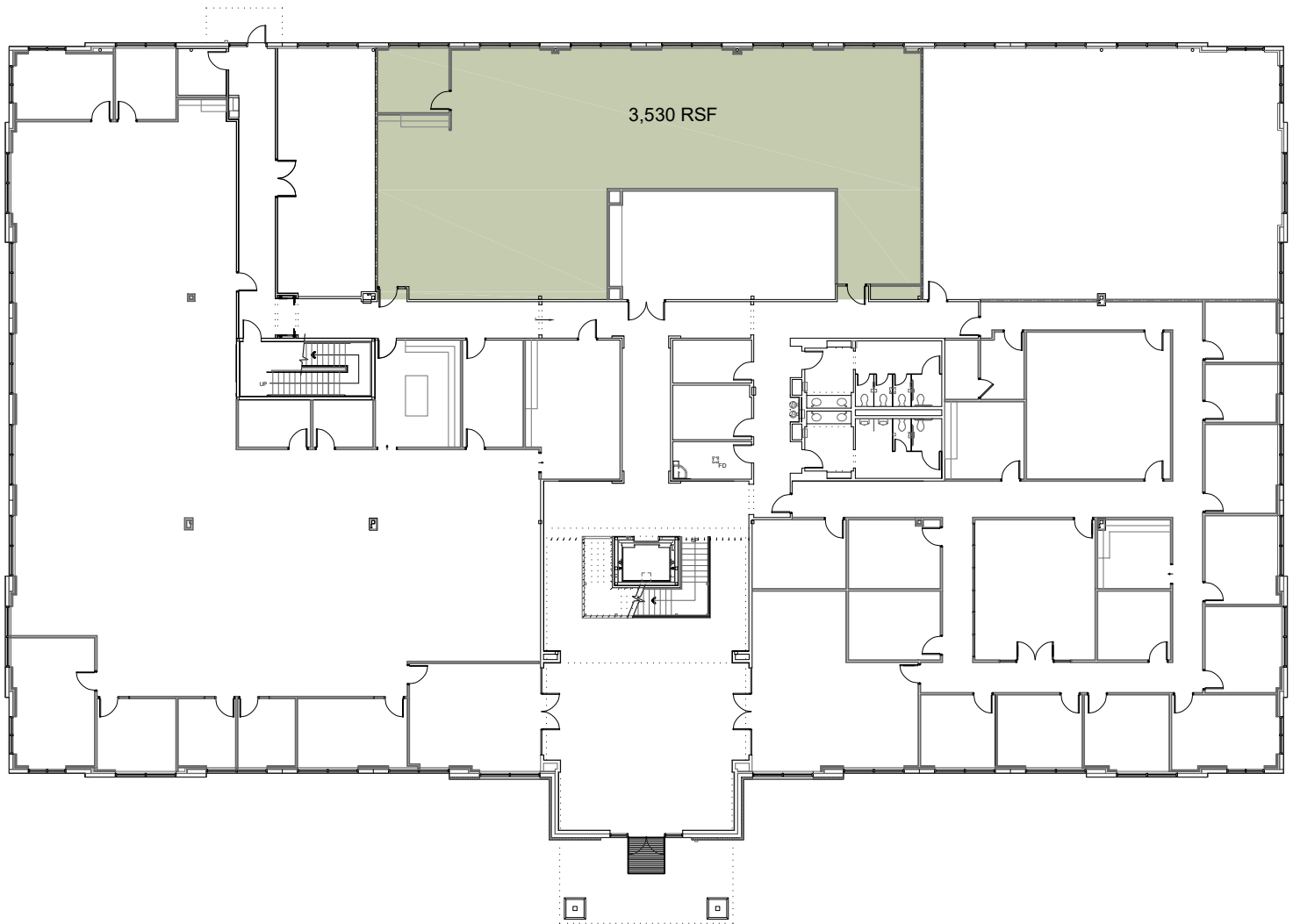
Health

- 1 Anytime Fitness
- 2 Baptist Neighborhood Hospital
- 3 Black Swan Yoga
- 4 Eisenhower Park
- 5 F45 Training
- 6 Gold's Gym
- 7 LA Fitness
- 8 NextCare Urgent Care
- 9 Salado Creek Trailhead

Floor Plan

Suite 104

±3,530 RSF



Building Break Room



Suite Main Entrance



Individual Work Stations



Private Office



Contact Us

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

