

555 East Ramsey

Ramsey between Plymouth and Jones Maltsberger

Office for Lease



Blake M. Bonner

Senior Vice President

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San Antonio TX 78230

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210 524 4000



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Property Summary

Address	555 East Ramsey	Comments
Location	Ramsey between Plymouth and Jones Maltsberger	<ul style="list-style-type: none"> ▪ Excellent location ▪ Accessible to downtown, Loop 410, Loop 1604 and Wurzbach Parkway ▪ Within minutes of San Antonio International Airport ▪ Easy ingress/egress to adjacent thoroughfares ▪ Ample parking available ▪ Attractive architecture ▪ Property provides great presence and image ▪ Suitable for numerous professional office uses
Property Details	26,738 SF Office Building 2.0450 Acres	
Legal Description	NCB 11967 BLK 3 LOT S PT OF 70,71,72 & W IRR 52.16 FT X 333.96 FT OF 69	
Zoning	C3R	
Year Built	1997	
Floors	2	
Road Frontage	288 ft on E Ramsey	Traffic Counts
		US Hwy 281 north of E Rhapsody, 97,554 aadt (2021) Source: TxDOT Statewide Planning Map

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Quote Sheet

Total Available SF	5,300 - 17,800 +/-
Lease Price/SF/YR	\$22.00 Base Year Gross
Lease Term	Three (3) to five (5) years
Finishout Quote	Negotiable
Escalation Quote	Negotiable
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 Landlord's leasing representative.

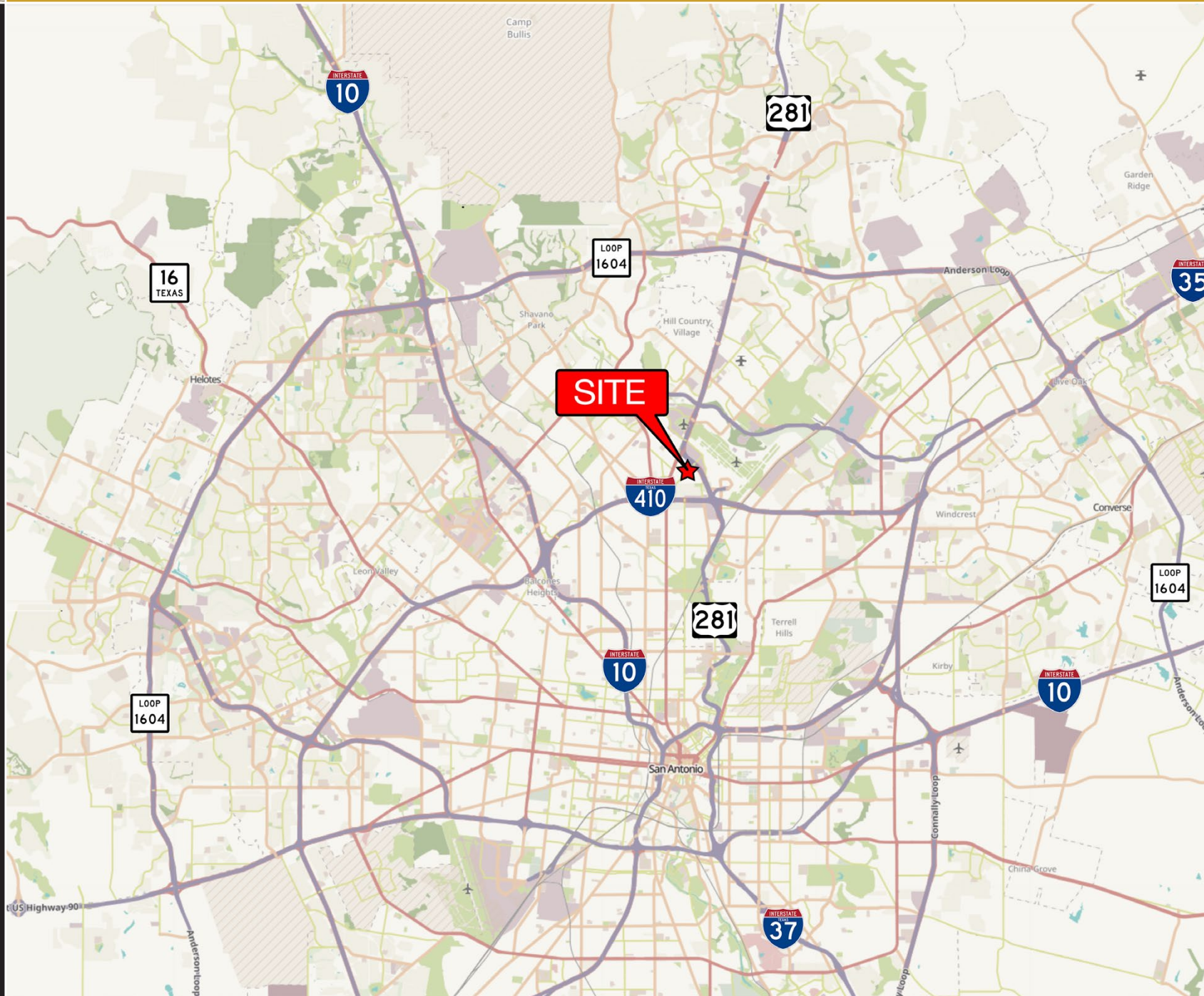
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important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

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

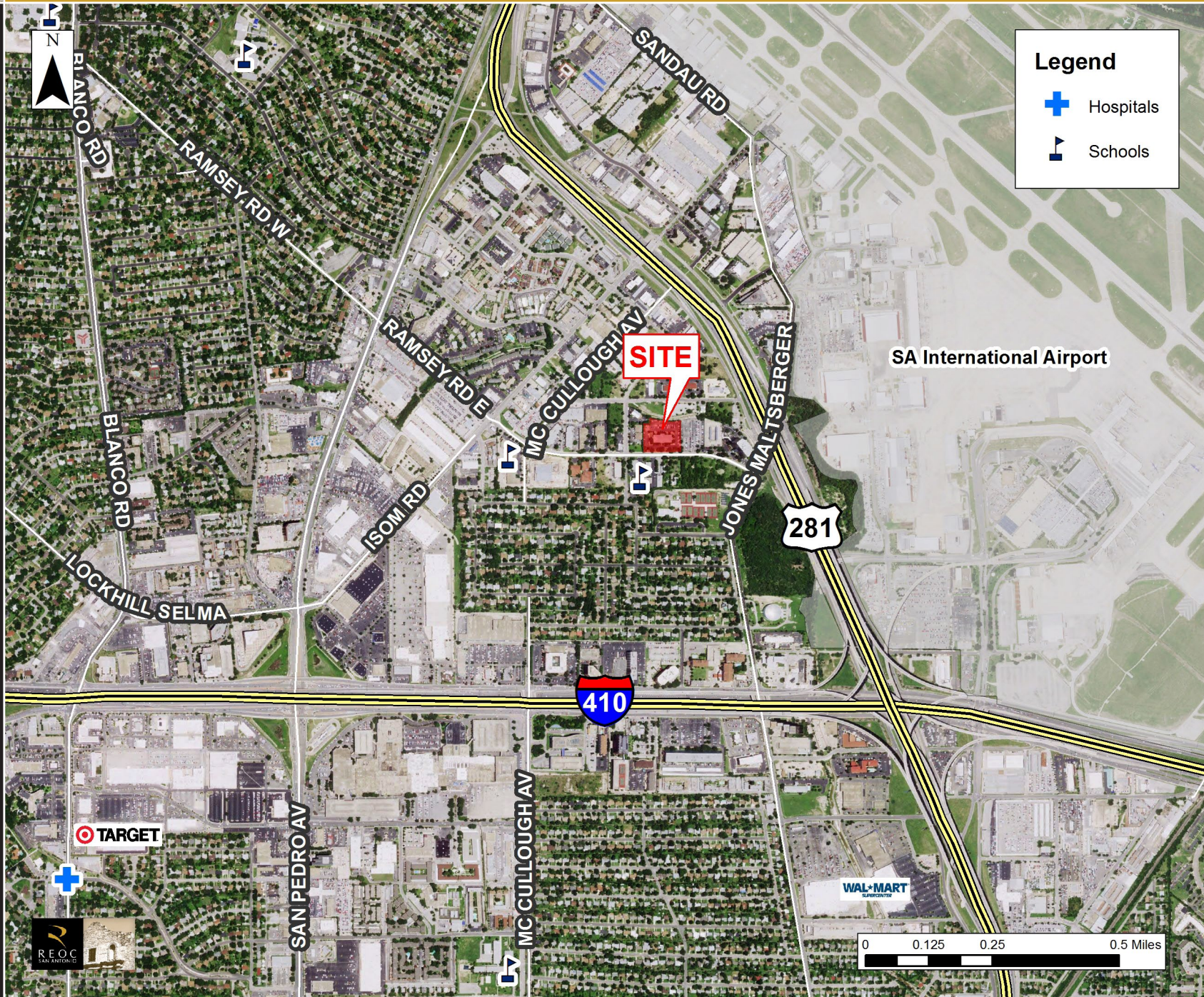


City Location Map





Aerial Map



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Site Aerial





Photos



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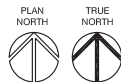


Photos





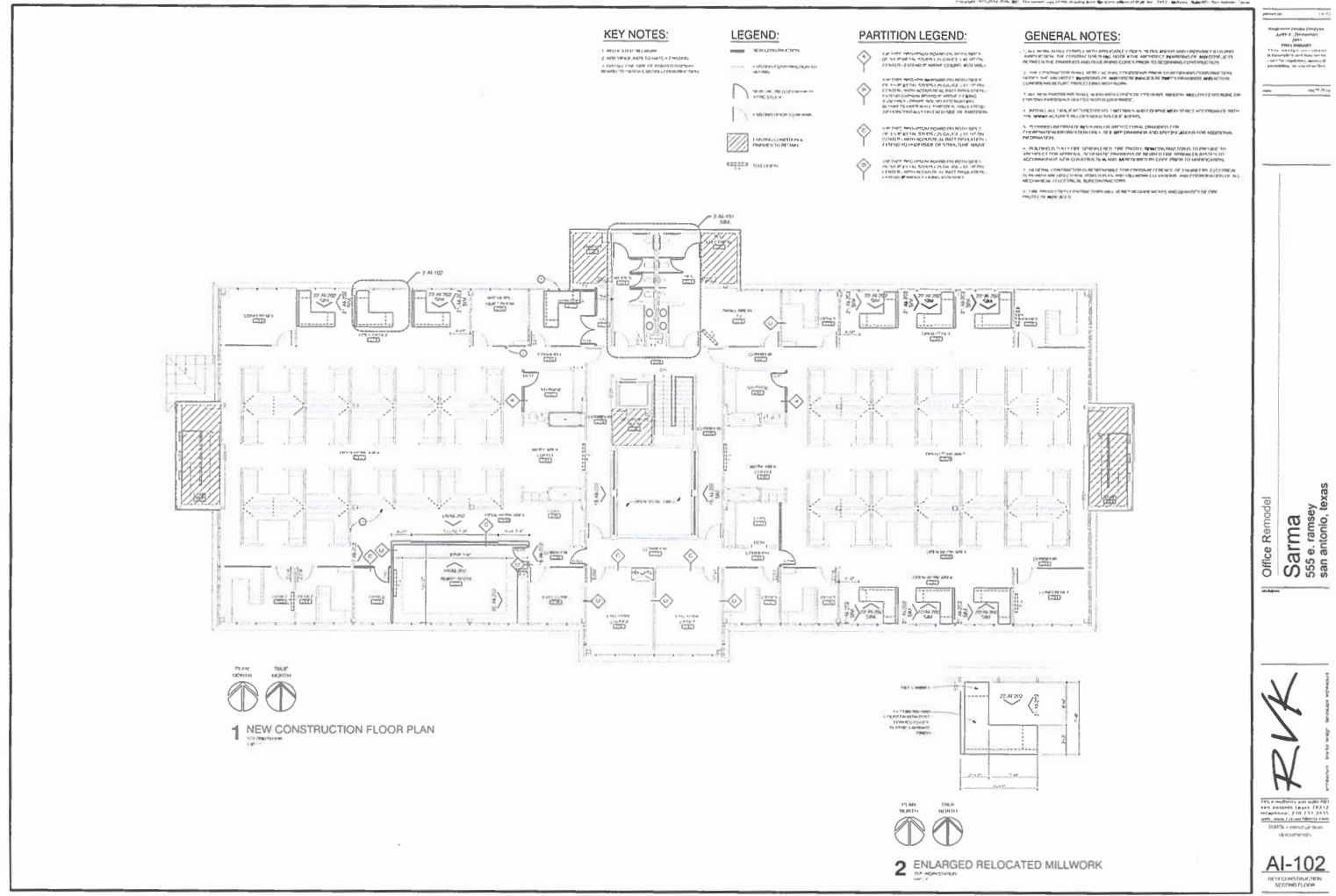
First Floor



1 FURNITURE PLAN / POWER PLAN
FIRST FLOOR
1/8" = 1'



Second Floor



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Office Remodel
Sarma
555 E. Ramsey
San Antonio, Texas



AI-102
NEW CONSTRUCTION
SECOND FLOOR



San Antonio Overview

Largest U.S. Cities

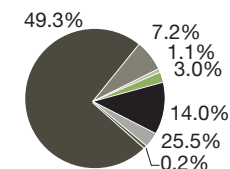
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

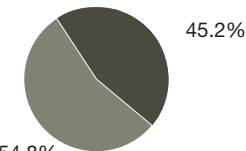
	Population	Median Age	Total Households
2010 Census	2,142,508	34.1	763,022
2020 Census	2,558,143	-	925,609
2022 Estimate	2,661,164	36.2	964,841
2027 Projection	2,799,634	36.9	1,018,054

	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	-	-	-
2020 Census	-	-	-
2022 Estimate	\$94,960	\$67,803	\$34,540
2027 Projection	\$109,551	\$78,753	\$39,942

Ethnicity 2022 Estimate



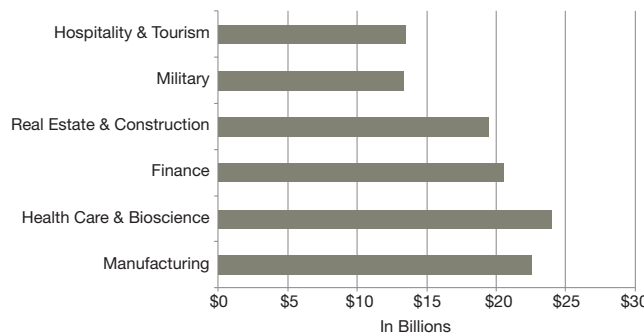
- Black Alone
- American Indian Alone
- Asian Alone
- Pacific Islander Alone
- Some Other Race Alone
- Two or More Races
- White Alone



- Hispanic Origin (Any Race)
- Non-Hispanic



Major Industries



Fortune 500 Companies

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

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.

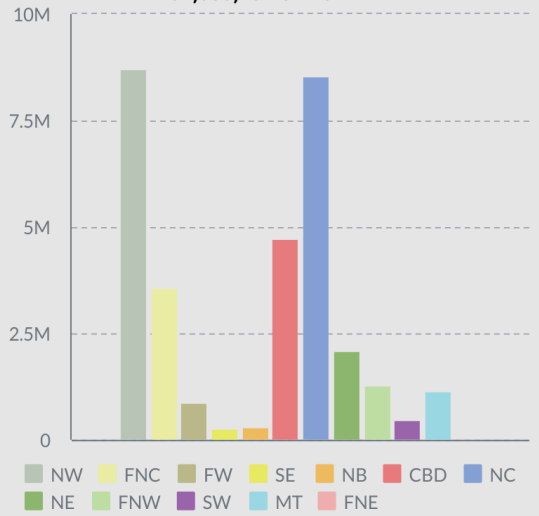
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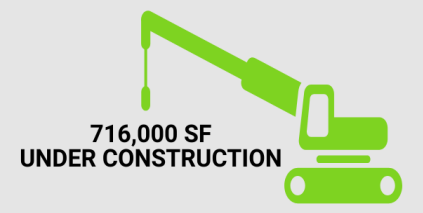
Office Market Snapshot - 4Q 2022

Citywide Inventory

32,030,104 SF TOTAL



Development



DELIVERED 2022 295,000 SF

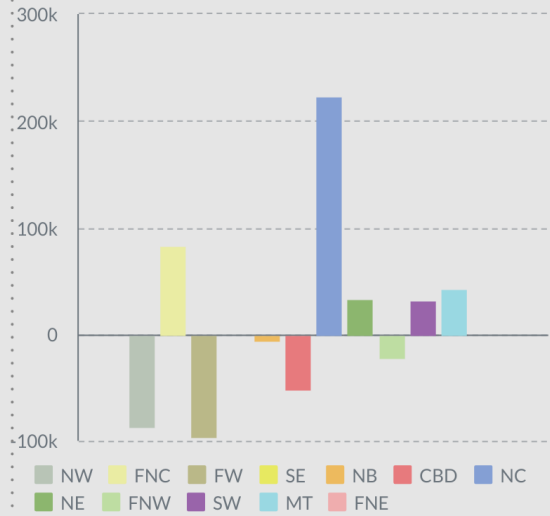
Concord Park III	FNC	101,000 SF
Farinon Business Park III	NW	84,890 SF
Greenway Park Rogers Ranch	FNC	56,000 SF
7600 Broadway	NC	52,835 SF

PROJECTS UNDER CONSTRUCTION

City Tower (fka Frost Tower Reno)	CBD	338,338 SF
1900 Broadway (Jefferson Bank HQ)	MT	203,362 SF
Waters Edge I	SE	100,000 SF
Inwood Village Business Park II	FNC	74,265 SF

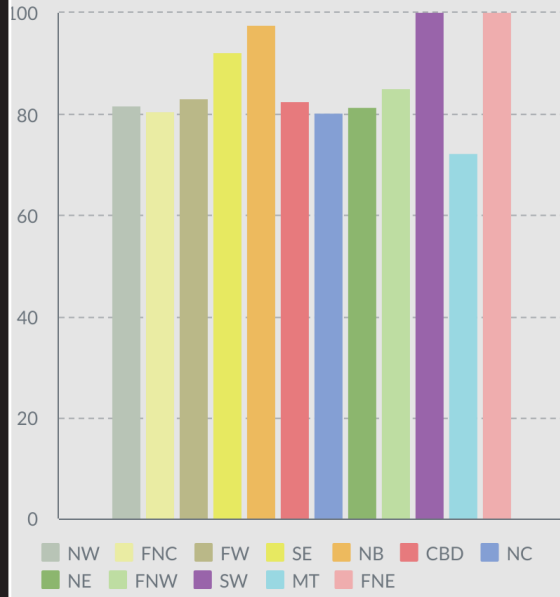
2022 Direct Absorption

152,356 SF



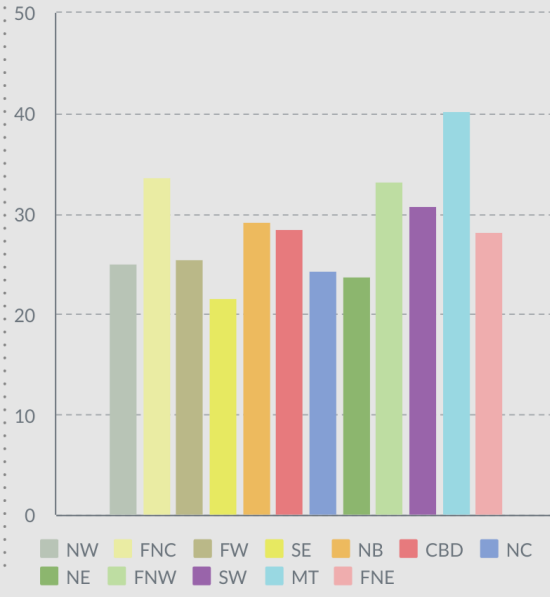
Direct Occupancy

26,167,245 SF
81.7%
vs 4Q21

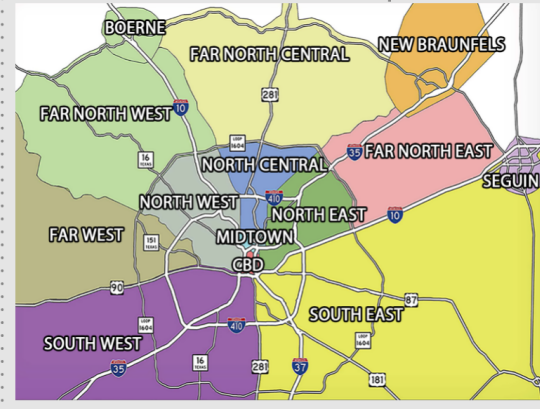


Average Quoted Rent

\$27.66/SF/YR Full Service
vs 4Q21



Submarket Map



- Submarkets**
- SE: South East
 - SW: South West
 - MT: Midtown
 - NW: North West
 - FNC: Far North Central
 - FW: Far West
 - FNW: Far North West
 - NE: North East
 - NB: New Braunfels
 - CBD: Central Business District
 - NC: North Central
 - SE: South East
 - SW: South West
 - MT: Midtown
 - NW: North West
 - FNC: Far North Central
 - FW: Far West
 - FNW: Far North West
 - NE: North East
 - NB: New Braunfels
 - CBD: Central Business District
 - NC: North Central

Market Intelligence Guided by Experience
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Demographics: 1-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	7,353		6,794		6,654		6,664	
Households	2,947		2,794		2,806		2,828	
Families	1,671		-		1,502		1,512	
Average Household Size	2.48		2.43		2.37		2.35	
Owner Occupied Housing Units	978		-		955		991	
Renter Occupied Housing Units	1,969		-		1,851		1,837	
Median Age	31.8		-		34.7		35.7	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.03%		0.88%		0.25%			
Households	0.16%		0.92%		0.31%			
Families	0.13%		0.96%		0.28%			
Owner HHs	0.74%		1.19%		0.53%			
Median Household Income	2.98%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			316	11.3%	249	8.8%		
\$15,000 - \$24,999			405	14.4%	310	11.0%		
\$25,000 - \$34,999			473	16.9%	450	15.9%		
\$35,000 - \$49,999			427	15.2%	461	16.3%		
\$50,000 - \$74,999			433	15.4%	496	17.5%		
\$75,000 - \$99,999			332	11.8%	349	12.3%		
\$100,000 - \$149,999			261	9.3%	307	10.9%		
\$150,000 - \$199,999			90	3.2%	127	4.5%		
\$200,000+			69	2.5%	80	2.8%		
Median Household Income			\$41,112		\$47,615			
Average Household Income			\$62,912		\$72,082			
Per Capita Income			\$26,769		\$30,860			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	665	9.0%	506	7.6%	514	7.7%		
5 - 9	497	6.8%	493	7.4%	486	7.3%		
10 - 14	425	5.8%	487	7.3%	457	6.9%		
15 - 19	439	6.0%	403	6.1%	446	6.7%		
20 - 24	682	9.3%	416	6.3%	449	6.7%		
25 - 34	1,351	18.4%	1,061	16.0%	906	13.6%		
35 - 44	995	13.5%	981	14.7%	1,044	15.7%		
45 - 54	971	13.2%	737	11.1%	765	11.5%		
55 - 64	607	8.3%	733	11.0%	658	9.9%		
65 - 74	339	4.6%	469	7.1%	548	8.2%		
75 - 84	273	3.7%	243	3.7%	272	4.1%		
85+	111	1.5%	123	1.8%	118	1.8%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,887	66.5%	2,674	39.4%	2,512	37.8%	2,282	34.2%
Black Alone	398	5.4%	422	6.2%	406	6.1%	398	6.0%
American Indian Alone	103	1.4%	100	1.5%	99	1.5%	103	1.5%
Asian Alone	167	2.3%	149	2.2%	141	2.1%	145	2.2%
Pacific Islander Alone	6	0.1%	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	1,493	20.3%	1,562	23.0%	1,551	23.3%	1,577	23.7%
Two or More Races	300	4.1%	1,885	27.7%	1,942	29.2%	2,156	32.4%
Hispanic Origin (Any Race)	4,795	65.2%	4,525	66.6%	4,529	68.1%	4,638	69.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographics: 3-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	90,191		91,406		90,938		90,807	
Households	39,868		39,965		39,979		40,150	
Families	21,761		-		20,423		20,421	
Average Household Size	2.24		2.27		2.26		2.25	
Owner Occupied Housing Units	17,956		-		17,896		18,236	
Renter Occupied Housing Units	21,912		-		22,083		21,915	
Median Age	36.4		-		38.2		38.7	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	-0.03%		0.88%		0.25%			
Households	0.09%		0.92%		0.31%			
Families	0.00%		0.96%		0.28%			
Owner HHs	0.38%		1.19%		0.53%			
Median Household Income	2.36%		2.93%		3.12%			
Households by Income	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,541	8.9%	3,541	8.9%	2,649	6.6%	2,649	6.6%
\$15,000 - \$24,999	3,867	9.7%	3,867	9.7%	3,007	7.5%	3,007	7.5%
\$25,000 - \$34,999	4,249	10.6%	4,249	10.6%	3,734	9.3%	3,734	9.3%
\$35,000 - \$49,999	5,442	13.6%	5,442	13.6%	5,095	12.7%	5,095	12.7%
\$50,000 - \$74,999	8,387	21.0%	8,387	21.0%	8,817	22.0%	8,817	22.0%
\$75,000 - \$99,999	4,803	12.0%	4,803	12.0%	5,197	12.9%	5,197	12.9%
\$100,000 - \$149,999	4,364	10.9%	4,364	10.9%	5,059	12.6%	5,059	12.6%
\$150,000 - \$199,999	2,676	6.7%	2,676	6.7%	3,631	9.0%	3,631	9.0%
\$200,000+	2,651	6.6%	2,651	6.6%	2,960	7.4%	2,960	7.4%
Median Household Income			\$56,372		\$63,348			
Average Household Income			\$87,640		\$100,268			
Per Capita Income			\$38,380		\$44,157			
Population by Age	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,885	6.5%	5,171	5.7%	5,260	5.8%	5,260	5.8%
5 - 9	5,432	6.0%	5,080	5.6%	4,959	5.5%	4,959	5.5%
10 - 14	5,322	5.9%	5,054	5.6%	4,802	5.3%	4,802	5.3%
15 - 19	5,512	6.1%	5,108	5.6%	4,850	5.3%	4,850	5.3%
20 - 24	7,049	7.8%	7,078	7.8%	7,103	7.8%	7,103	7.8%
25 - 34	14,265	15.8%	13,895	15.3%	14,058	15.5%	14,058	15.5%
35 - 44	11,497	12.7%	11,942	13.1%	11,676	12.9%	11,676	12.9%
45 - 54	12,578	13.9%	10,380	11.4%	10,314	11.4%	10,314	11.4%
55 - 64	9,794	10.9%	10,845	11.9%	9,932	10.9%	9,932	10.9%
65 - 74	5,838	6.5%	8,585	9.4%	9,118	10.0%	9,118	10.0%
75 - 84	4,607	5.1%	5,167	5.7%	5,967	6.6%	5,967	6.6%
85+	2,413	2.7%	2,634	2.9%	2,768	3.0%	2,768	3.0%
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	69,249	76.8%	46,170	50.5%	44,450	48.9%	41,039	45.2%
Black Alone	3,975	4.4%	5,126	5.6%	5,023	5.5%	4,976	5.5%
American Indian Alone	737	0.8%	1,085	1.2%	1,080	1.2%	1,120	1.2%
Asian Alone	1,782	2.0%	2,225	2.4%	2,193	2.4%	2,289	2.5%
Pacific Islander Alone	82	0.1%	120	0.1%	121	0.1%	121	0.1%
Some Other Race Alone	11,335	12.6%	12,846	14.1%	12,947	14.2%	13,298	14.6%
Two or More Races	3,030	3.4%	23,834	26.1%	25,124	27.6%	27,964	30.8%
Hispanic Origin (Any Race)	46,294	51.3%	49,555	54.2%	50,597	55.6%	51,973	57.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographics: 5-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	296,932		303,276		302,990		301,990	
Households	126,584		129,540		130,103		130,483	
Families	71,869		-		69,270		69,226	
Average Household Size	2.30		2.30		2.29		2.28	
Owner Occupied Housing Units	62,779		-		63,116		64,084	
Renter Occupied Housing Units	63,805		-		66,987		66,399	
Median Age	36.1		-		38.1		38.9	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	-0.07%		0.88%		0.25%			
Households	0.06%		0.92%		0.31%			
Families	-0.01%		0.96%		0.28%			
Owner HHs	0.30%		1.19%		0.53%			
Median Household Income	2.54%		2.93%		3.12%			
Households by Income	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	12,044	9.3%	9,165	7.0%	9,165	7.0%	9,165	7.0%
\$15,000 - \$24,999	11,348	8.7%	8,941	6.9%	8,941	6.9%	8,941	6.9%
\$25,000 - \$34,999	12,592	9.7%	10,575	8.1%	10,575	8.1%	10,575	8.1%
\$35,000 - \$49,999	17,764	13.7%	16,190	12.4%	16,190	12.4%	16,190	12.4%
\$50,000 - \$74,999	26,382	20.3%	27,965	21.4%	27,965	21.4%	27,965	21.4%
\$75,000 - \$99,999	15,684	12.1%	16,958	13.0%	16,958	13.0%	16,958	13.0%
\$100,000 - \$149,999	16,275	12.5%	18,748	14.4%	18,748	14.4%	18,748	14.4%
\$150,000 - \$199,999	8,603	6.6%	11,475	8.8%	11,475	8.8%	11,475	8.8%
\$200,000+	9,409	7.2%	10,465	8.0%	10,465	8.0%	10,465	8.0%
Median Household Income	\$58,280		\$66,062		\$66,062		\$66,062	
Average Household Income	\$91,173		\$104,032		\$104,032		\$104,032	
Per Capita Income	\$39,133		\$44,925		\$44,925		\$44,925	
Population by Age	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,996	6.4%	16,999	5.6%	17,175	5.7%	17,175	5.7%
5 - 9	18,029	6.1%	16,862	5.6%	16,421	5.4%	16,421	5.4%
10 - 14	17,807	6.0%	16,937	5.6%	16,161	5.4%	16,161	5.4%
15 - 19	19,219	6.5%	18,413	6.1%	17,535	5.8%	17,535	5.8%
20 - 24	24,811	8.4%	23,026	7.6%	22,978	7.6%	22,978	7.6%
25 - 34	45,531	15.3%	45,932	15.2%	44,302	14.7%	44,302	14.7%
35 - 44	37,383	12.6%	40,001	13.2%	41,036	13.6%	41,036	13.6%
45 - 54	41,167	13.9%	34,050	11.2%	34,098	11.3%	34,098	11.3%
55 - 64	34,501	11.6%	36,691	12.1%	33,265	11.0%	33,265	11.0%
65 - 74	19,974	6.7%	30,083	9.9%	31,147	10.3%	31,147	10.3%
75 - 84	13,269	4.5%	16,754	5.5%	20,035	6.6%	20,035	6.6%
85+	6,243	2.1%	7,243	2.4%	7,835	2.6%	7,835	2.6%
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	231,679	78.0%	155,652	51.3%	151,057	49.9%	139,634	46.2%
Black Alone	14,654	4.9%	18,618	6.1%	18,440	6.1%	18,376	6.1%
American Indian Alone	2,314	0.8%	3,348	1.1%	3,333	1.1%	3,440	1.1%
Asian Alone	6,750	2.3%	9,269	3.1%	9,280	3.1%	9,714	3.2%
Pacific Islander Alone	295	0.1%	392	0.1%	391	0.1%	393	0.1%
Some Other Race Alone	31,720	10.7%	40,171	13.2%	40,415	13.3%	41,454	13.7%
Two or More Races	9,521	3.2%	75,827	25.0%	80,073	26.4%	88,980	29.5%
Hispanic Origin (Any Race)	147,864	49.8%	156,572	51.6%	159,932	52.8%	163,855	54.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Information About Brokerage Services

11-2-2015

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.

REOC General Partner, LLC	493853	bharris@reocsanantonio.com	N/A
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Blake McFarlane Bonner	334780	bbonner@reocsanantonio.com	N/A
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

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