

CLASS A OFFICE . LOOP 1604
SHAVANO CENTER IV . 3602 PAESANOS PKWY
SAN ANTONIO, TX 78231

FOR LEASE



LOOP 1604 between NW MILITARY & BITTERS RD

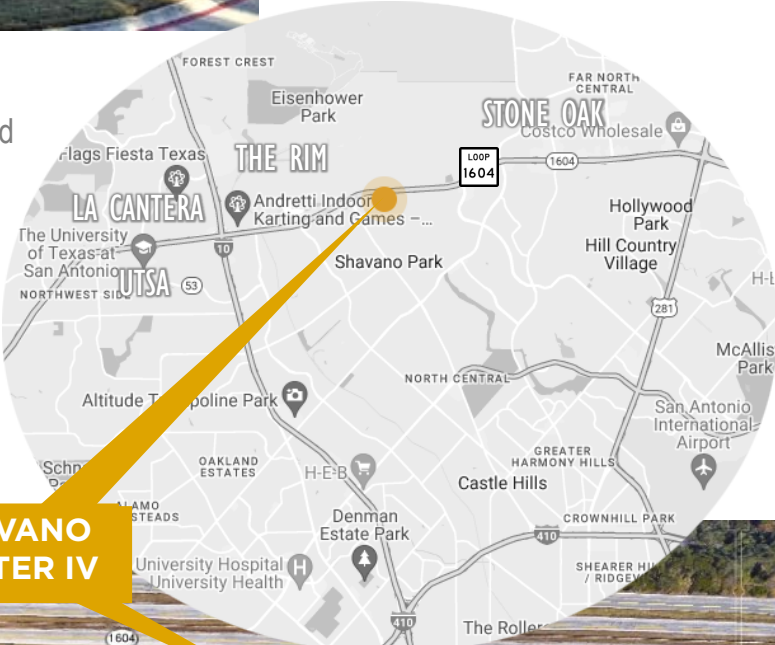
AVAILABILITY

STE 200 : **6,834 RSF**
STE 202 : **1,776 RSF**
200 & 202 : **8,610 RSF**

LEASE TERMS

\$32.00 PSF net of E&J
3 YRS - 10 YRS; Negotiable T/I

- Premier NC Location - between NW Military Hwy & Bitters Rd
- Building Signage Available
- 1:300 Parking Ratio
- Locally Owned & Managed
- Tenant Controlled HVAC & 24/7 Card Key Access
- Medical office space available - Ste 108
- Close to dining, banking, retail and hotels



SHAVANO CENTER IV



SULLIVAN
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

sullivansa.com

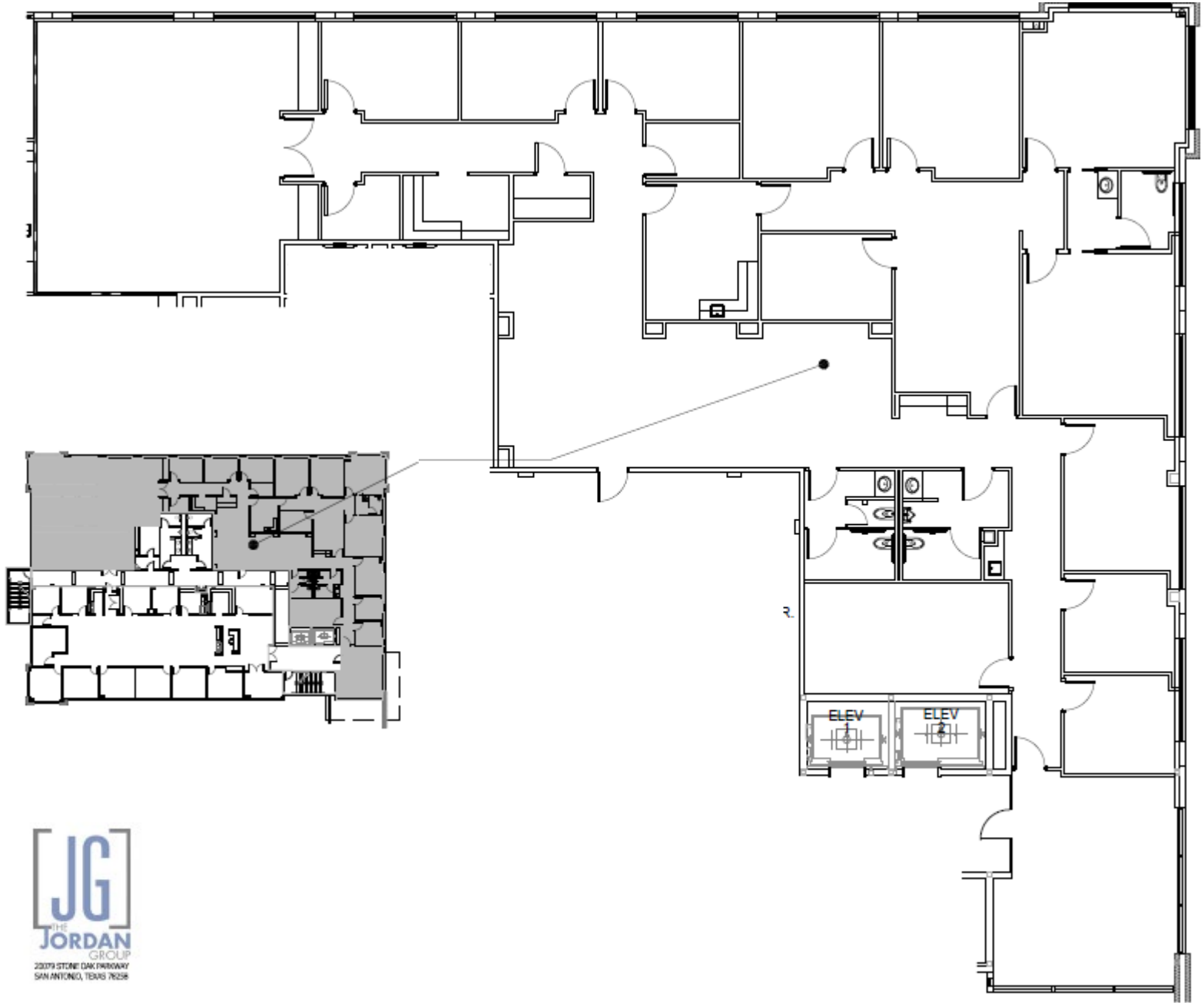
For information or to schedule a tour:

PETE TASSOS
210 341 9292 x303
ptassos@sullivansa.com

SHAVANO CENTER IV

FLOORPLAN

2nd Floor - Ste 200
6,834 RSF



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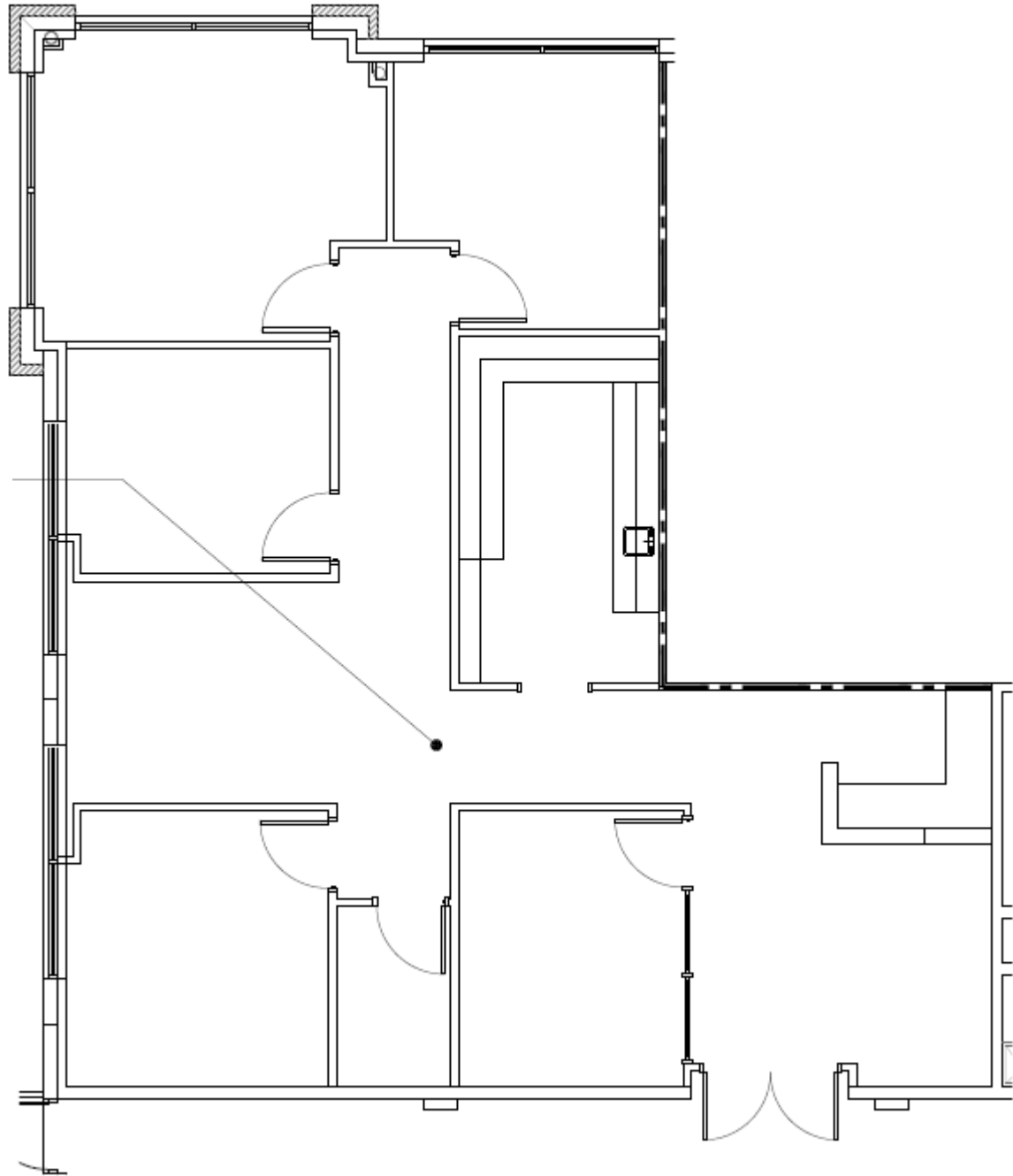
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FLOORPLAN

2nd Floor - Ste 202
1,776 RSF



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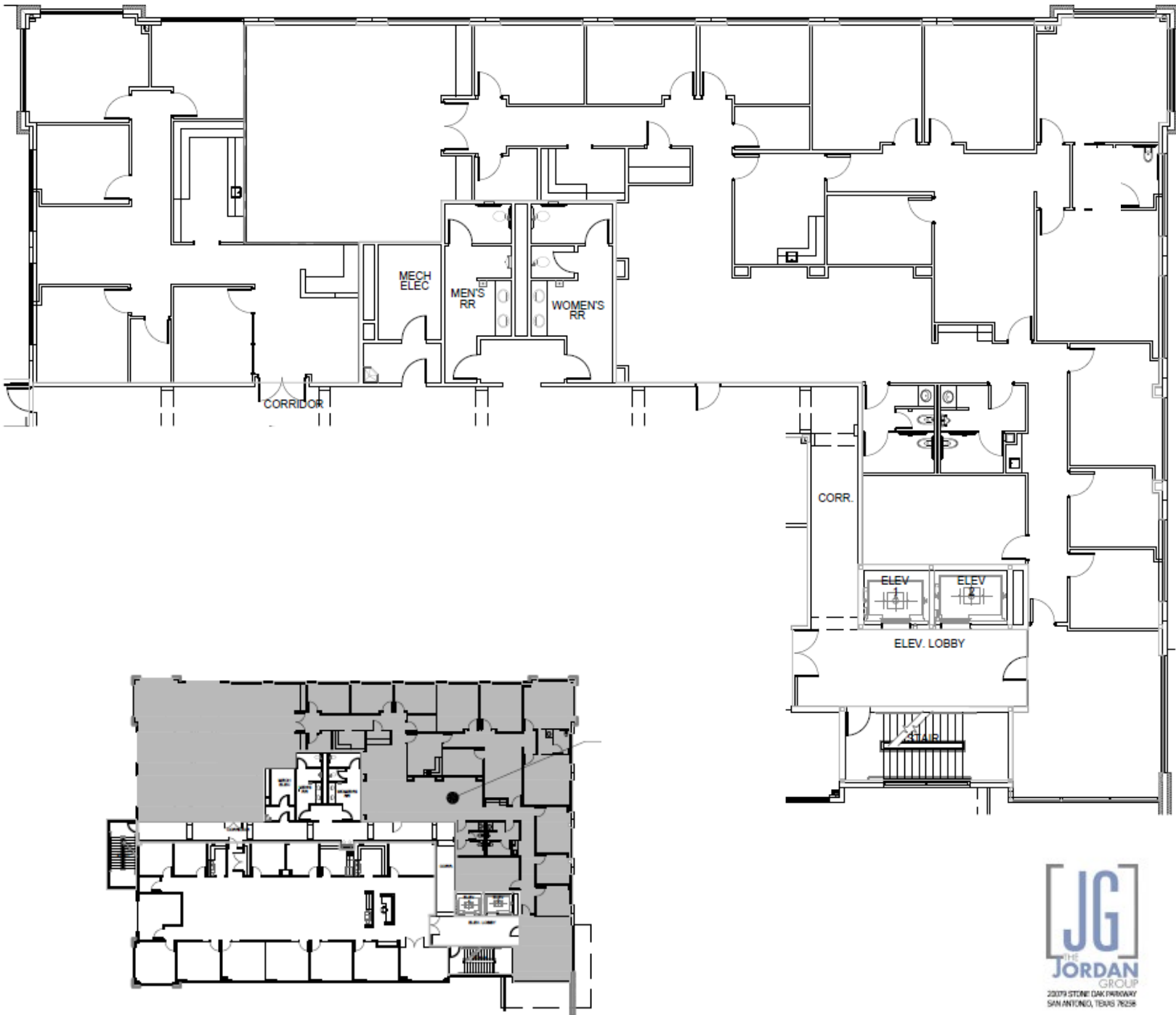
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FLOORPLAN

2nd Floor - Ste 200 & 202
8,610 RSF



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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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY

James E. Sullivan, Jr., Broker
Pete Tassos, Broker
Zach Davis, Broker
Connor Dziuk, Agent

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Buyer/Tenant initials

Seller/Landlord Initials

Date