

423 TREELINE PARK

SAN ANTONIO, TX 78209

FOR LEASE



*First Floor Former Imaging Center Available
For Lease In the Heart of Alamo Heights*



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

PAUL BARKER
210.918.6393 direct
210.601.8127 mobile
pbarker@endurasa.com

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Building Size:	±53,379 SF
Availability:	Suite 100 - 6,108 RSF
Lease Rate:	Call Broker for pricing
Proximity to Airport:	2.5 Miles 8 Minutes
Submarket:	North Central
Parking:	5:1000

HIGHLIGHTS:

- :: Three story office / medical office building
- :: Highly desirable central location in the heart of Alamo Heights
- :: One mile to The Quarry Market and Lincoln Heights Shopping
- :: Adjacent to Christus Santa Rosa Hospital
- :: Surgery center on-site
- :: Reserved and covered parking available

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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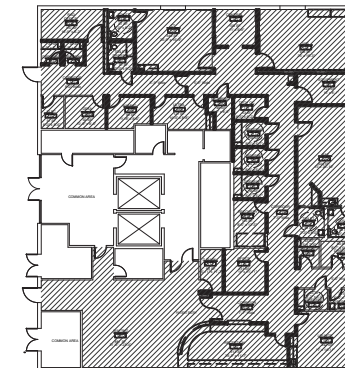
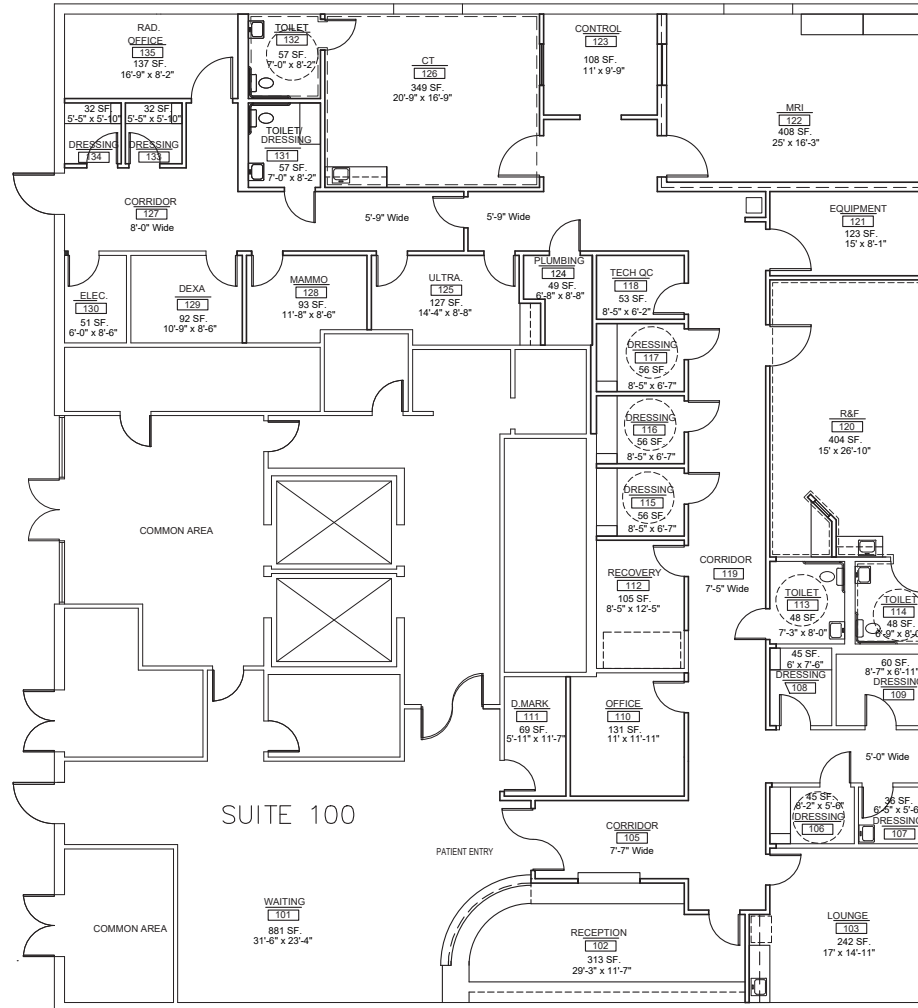
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10.25.23

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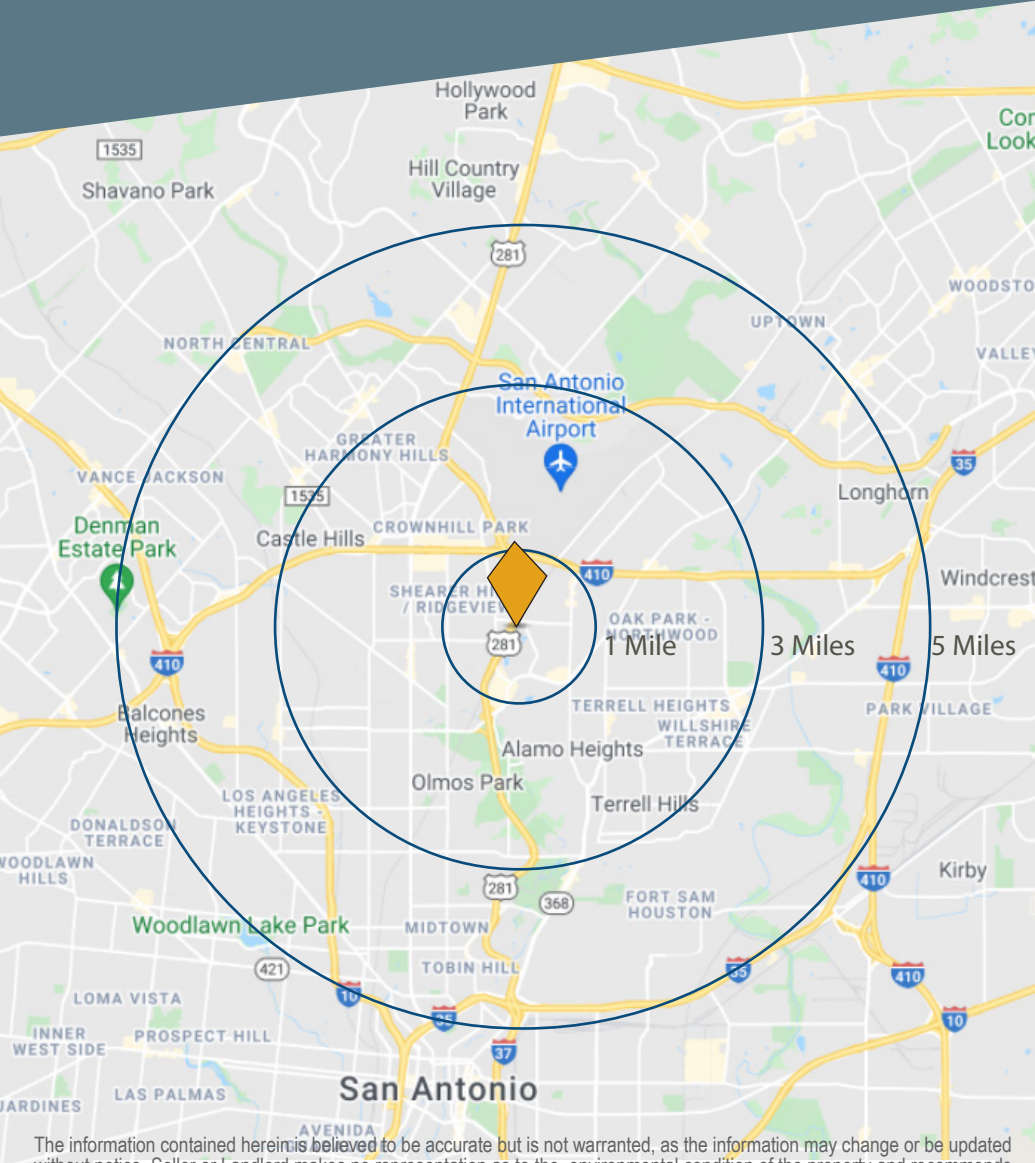
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	1 Mile	3 Mile	5 Mile
Population			
2021 Total Population:	14,241	107,837	319,605
2026 Population Projection:	15,019	112,895	334,957
Population Growth 2021-2026:	1.1%	0.9%	1.0%
Average Age:	40.1	37.9	36.3
Households			
2021 Total Households:	6,315	44,038	129,305
Household Growth 2021-2026:	1.1%	0.9%	0.9%
Median Household Income:	\$62,672	\$59,361	\$52,572
Average Household Size:	2.1	2.3	2.3
2021 Average Household Vehicles:	1.0	2.0	2.0
Housing			
Median Home Value:	\$230,389	\$266,089	\$206,696
Median Year Built:	1972	1965	1970
Daytime Employment			
Total Businesses:	1,334	8,385	21,325
Total Employees:	14,082	82,504	193,871
Vehicle Traffic			
Hwy 281 @ Teakwood Ln:	151,227 vpd		
Jones Maltsberger @ Hwy 281:	31,535 vpd		
W Sunset @ Hwy 281 access:	17,713 vpd		

Source: Costar



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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.

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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Paul Barker Sales Agent/Associate's Name	467930 License No.	pbarker@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials

Date