



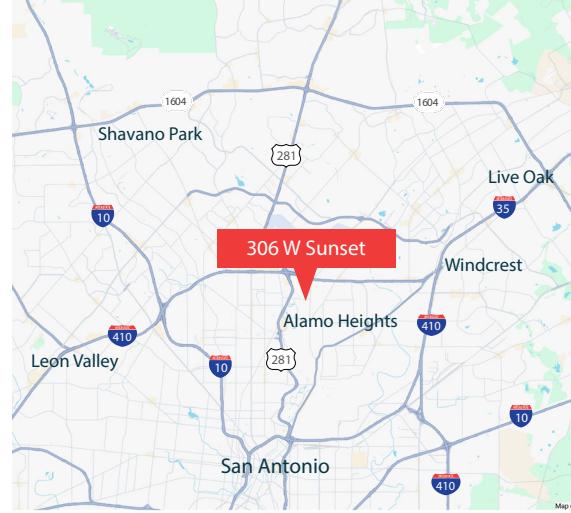
FOR LEASE

306 W Sunset Rd, San Antonio, TX 78209

3,044 SF Office Space Available

Property Highlights

- Great location on bustling Sunset Road, this property offers convenient access to Highway 281, The Quarry Market, and San Antonio International Airport.
- Constructed in 1999, features a well-designed suite with a reception area, break room, and nine private offices, ideal for small to mid-sized businesses.
- Offers abundant uncovered surface parking, accommodating employees, clients, and guests with ease in a high-traffic area.
- Surrounded by trendy eateries, cafes, boutique shops, and professional offices, the property is perfect for client meetings, team lunches, or networking, with Lincoln Heights Shopping and The Quarry Market less than a mile away.
- Zoned C-2 (Commercial), suitable for various office and professional uses.



Lease Rate

\$28 PSF plus electricity

[SCAN OR CLICK HERE](#)



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BROKERAGE SERVICES

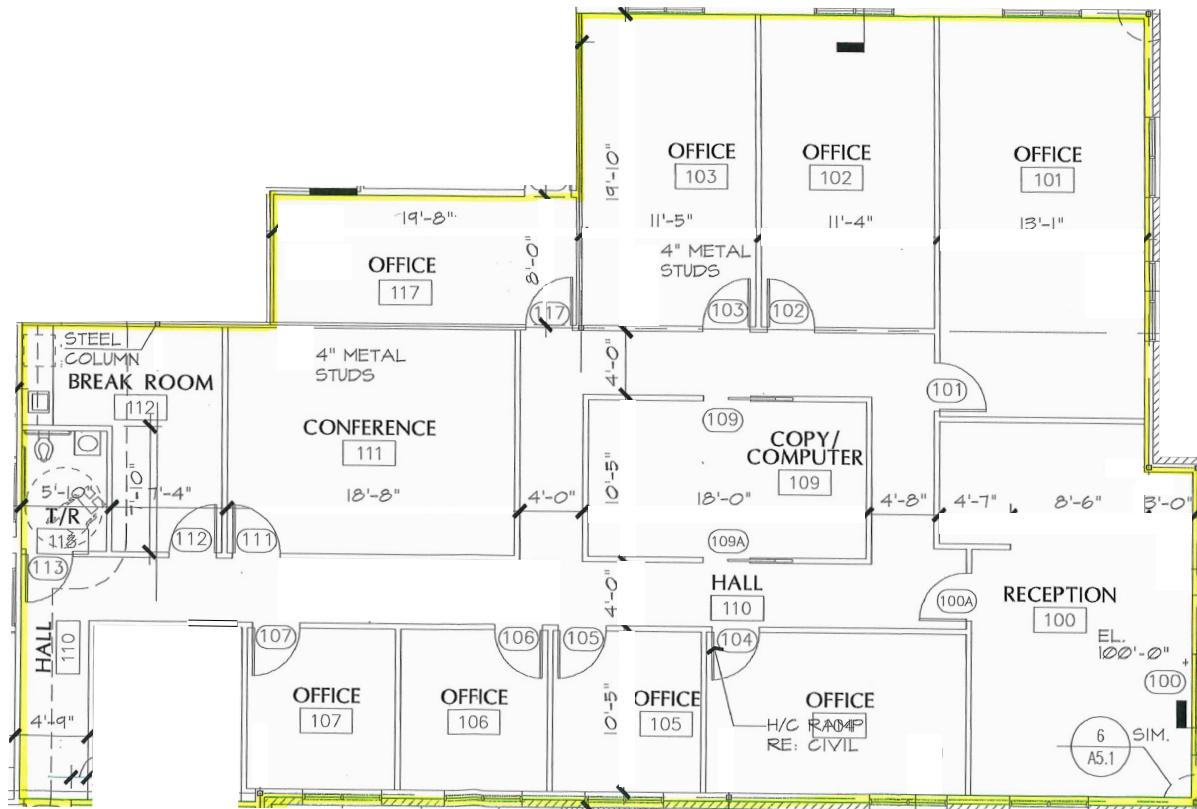
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Floorplan



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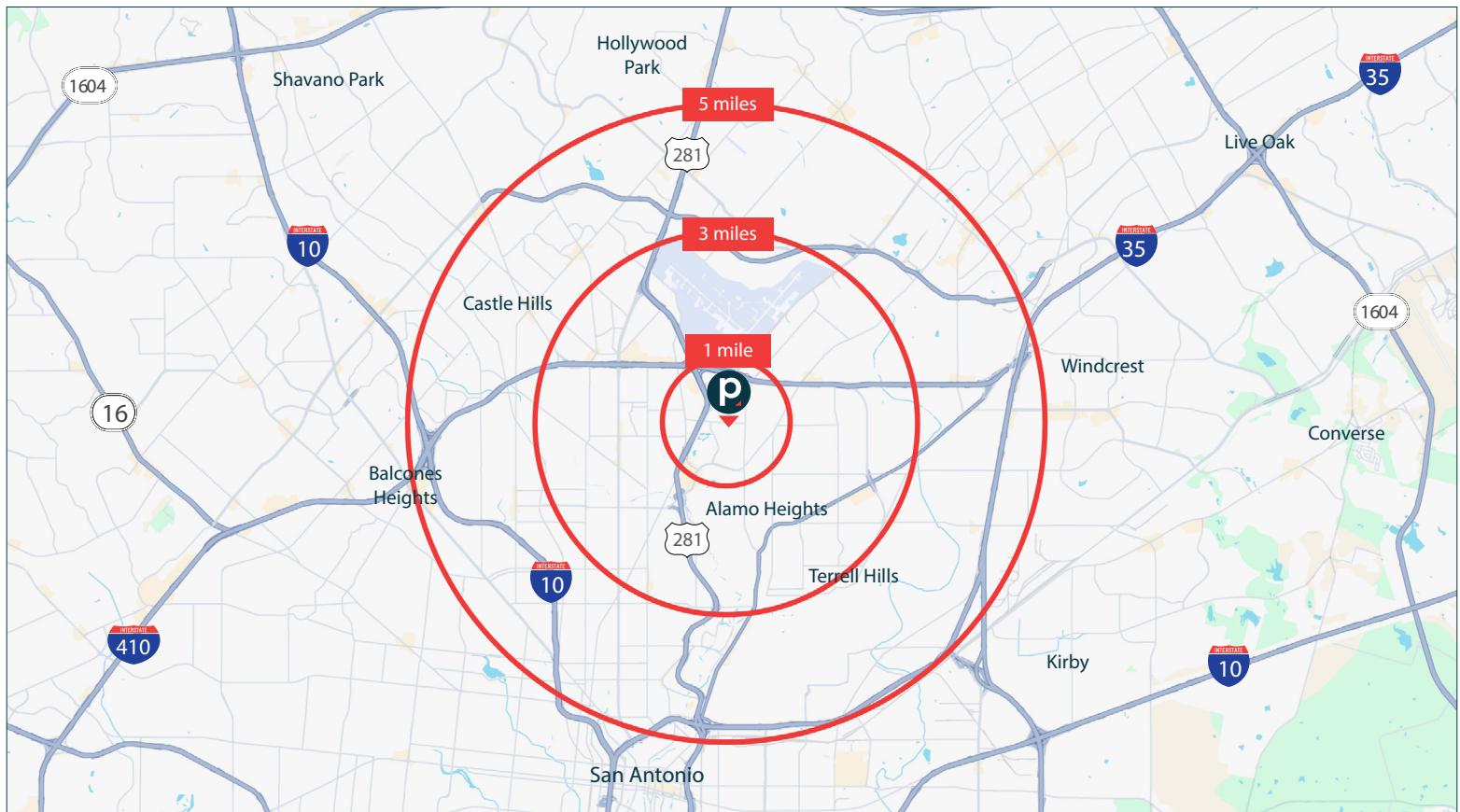
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POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	13,134	96,069	283,490
2030 Population Projection	13,836	99,019	290,280
HOUSEHOLDS			
2025 Households	6,339	41,569	121,016
2030 Household Projection	6,802	43,687	126,685
HOUSEHOLD INCOME			
2025 Average Household Income	\$144,263	\$146,115	\$110,328
DAYTIME EMPLOYMENT			
2025 Total Businesses	1,666	10,072	21,404
2030 Total Employees	13,411	92,197	195,268

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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. **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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Kenneth David Ballard	485071	david.ballard@partnersrealestate.com	210 446 3655
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date