

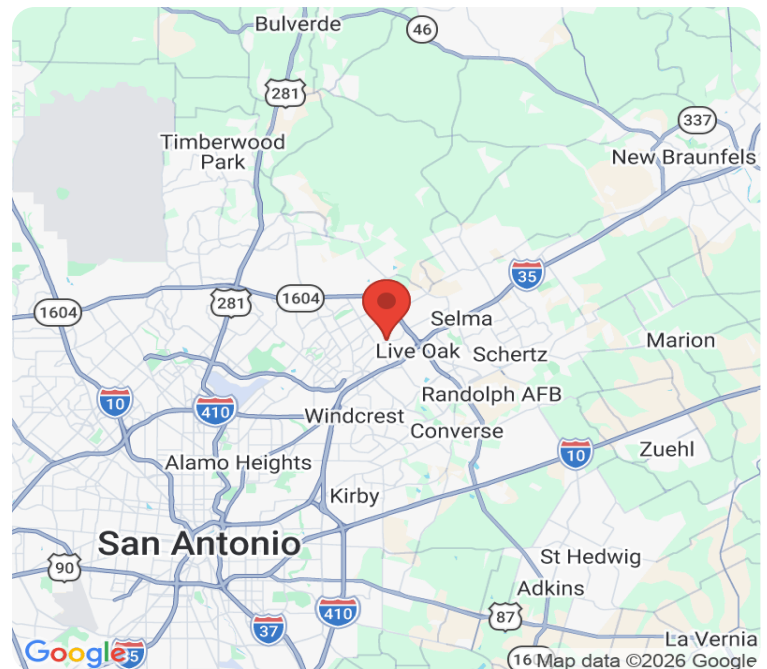


FOR LEASE
SERVICE CENTER/FLEX

AVAILABLE SF: 1,304 SF – 1,911 SF

PROPERTY DETAILS

- All Grade Level Loading
- 15' Warehouse Clear Height
- Direct Access to IH-35 and 1604
- Concrete Tilt-Wall Construction
- Ability for Fenced Yard Space
- Total Project 49,501 SF



FORD DOUGLASS

210.507.2699

fdouglass@cavenderhill.com

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FORT CAPITAL

SITE PLAN



AERIAL MAP



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FORT CAPITAL

Suite 203



SPACE DETAILS

OFFICE: 500 SF
WAREHOUSE: 808 SF
TOTAL SF: 1,308 SF

- 1,254 SF of Fenced-in Yard
- 2 Grade Level Doors
- Minimal Office
- Available: 03.01.26



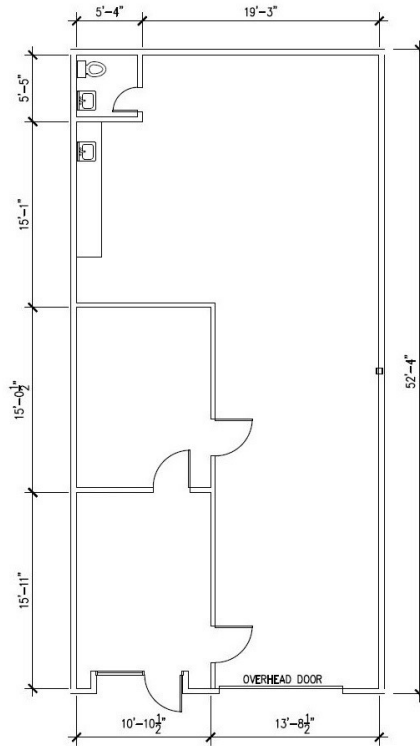
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Suite 304



SPACE DETAILS

TOTAL SF: 1,308 SF

- 1 Grade-Level Door
- 2 Private Offices
- Available Now



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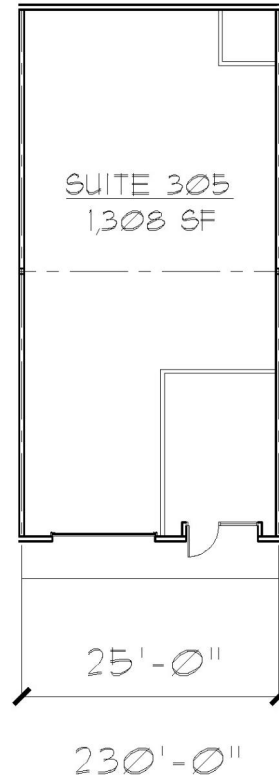
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Suite 305



SPACE DETAILS

OFFICE: 175 SF

WAREHOUSE: 1,133 SF

TOTAL SF: 1,308 SF

- Minimal Office
- 1 Grade-Level Door
- Available: 03.01.26



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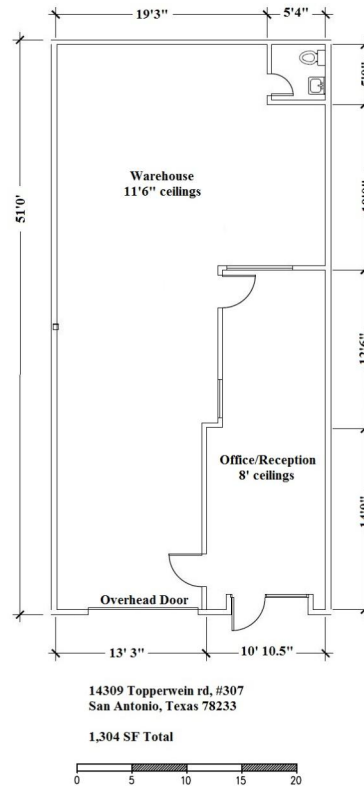
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Suite 307



SPACE DETAILS

OFFICE: 290 SF
WAREHOUSE: 1,014 SF
TOTAL SF: 1,304 SF

- Minimal Office
- 1 Grade-Level Door
- 15' Clear Height
- Available Now

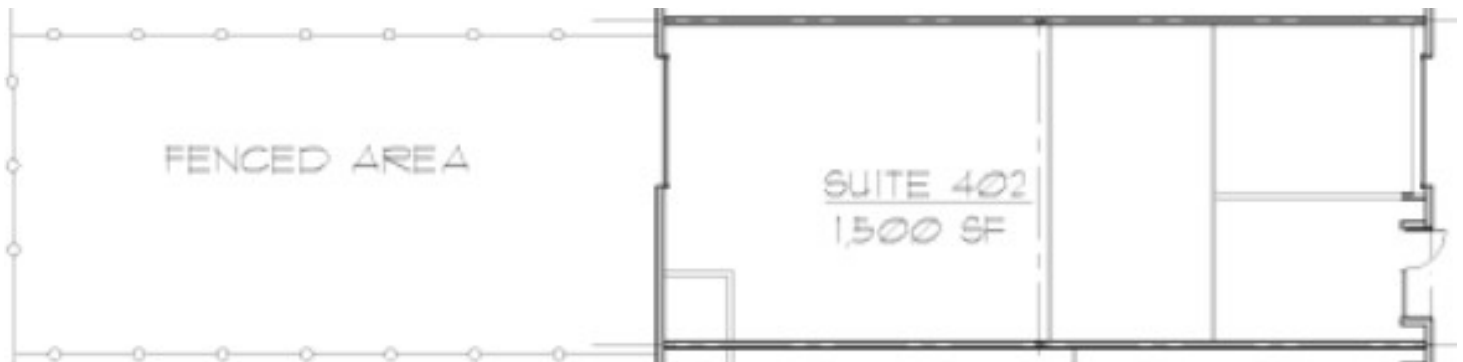


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Suite 402

SPACE DETAILS

OFFICE: 672 SF
WAREHOUSE: 828 SF
TOTAL SF: 1,500 SF

- Approx. 1,250 SF of Fenced-in Yard
- Minimal Office
- 2 Grade-Level Doors



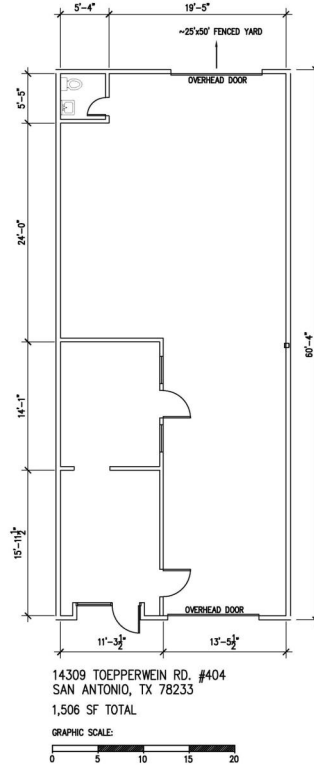
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Suite 404



SPACE DETAILS

TOTAL SF: 1,506 SF

- 1,250 SF of Fenced-in Yard
- 2 Private Offices
- 2 Grade-Level Doors



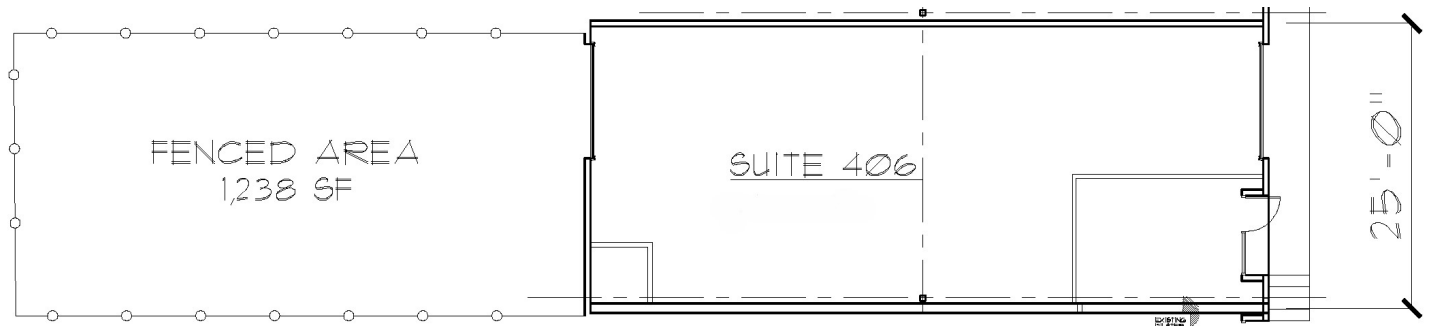
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FORT CAPITAL

Suite 406



SPACE DETAILS

OFFICE: 180 SF

WAREHOUSE: 1,326 SF

TOTAL SF: 1,506 SF

- Approx. 1,250 SF of Fenced-in Yard
- Minimal Office
- 2 Grade-Level Doors



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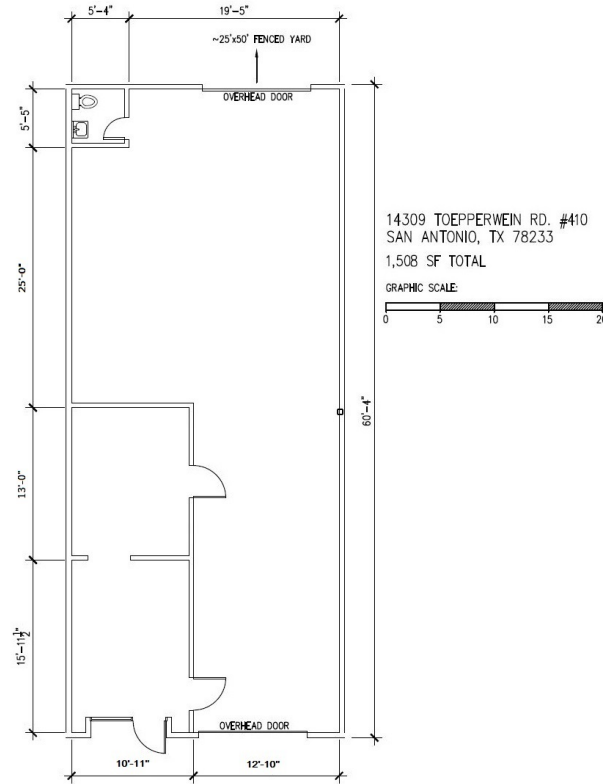
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Suite 410



SPACE DETAILS

OFFICE: 320 SF
WAREHOUSE: 1,188 SF
TOTAL SF: 1,508 SF

- Minimal Office
- 2 Grade-Level Doors
- 15' Clear Height
- Approx. 2,284 SF of Fenced-in Yard
- Available Now



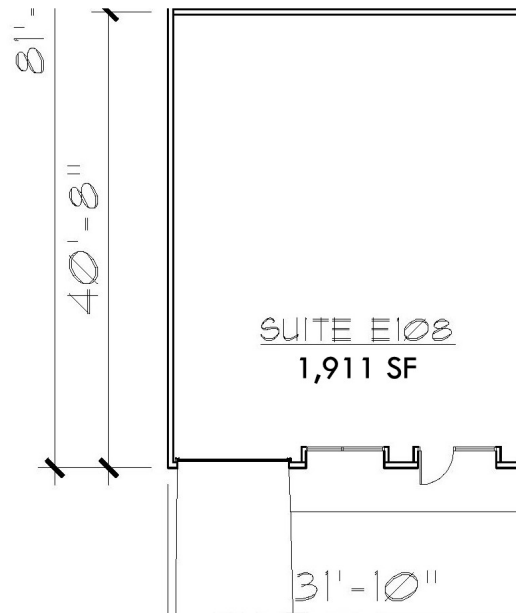
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Suite E-108



SPACE DETAILS

TOTAL SF: 1,911 SF

- Minimal Office
- 1 Grade-Level Door
- Available Now



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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.

Cavender & Hill Properties, Inc.	438176	mcavender@cavenderhill.com	(210) 349-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Mark Cavender	402640	mcavender@cavenderhill.com	(210) 349-0900
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