



Each office independently owned and operated

RE/MAX CORRIDOR

209 S. Main Street
Cibolo, TX 78108
REMAXCCG.COM

FOR LEASE | OFFICE BUILDING

THE DOMINION BLDG 2

10 DOMINION , SAN ANTONIO, TX 78257



PRESENTED BY:

VICTORIA AGUIRRE

Associate
210.837.8036
victoria.aguirre@remax.net
TX #682061

ANTHONY LAGRED

Dir, RE/MAX CCG
210.216.8925
anthony.lagred@remax.net
TX #664432

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$30.00psf + NNN
Building Size:	14,040 SF
Lot Size:	1,797 Acres
Year Built:	2017
Zoning:	C-2 PUD CD
Available Spaces:	Ste A3: 198sf
	Ste A4: 202sf
	Ste B1: 188sf
	Ste 2204: 400sf
	Shell: 3,500sf
Market:	San Antonio
Submarket:	The Dominion

PROPERTY OVERVIEW

The Dominion Building #2 in San Antonio, TX offers a unique blend of modern convenience, cultural heritage, and business opportunity. This desirable commercial location is located at the entrance of The Dominion residential neighborhood and just minutes away from major highways, popular shopping and dining, top employers, and entertainment venues. With ample parking and various lease options available, this area is ideal for businesses of all sizes. Enjoy the vibrant and professional atmosphere of The Dominion and the many amenities it offers, such as state-of-the-art conference rooms, 24-hour security, and the luxury ambiance. Experience the best of San Antonio in a setting that caters to your business needs.

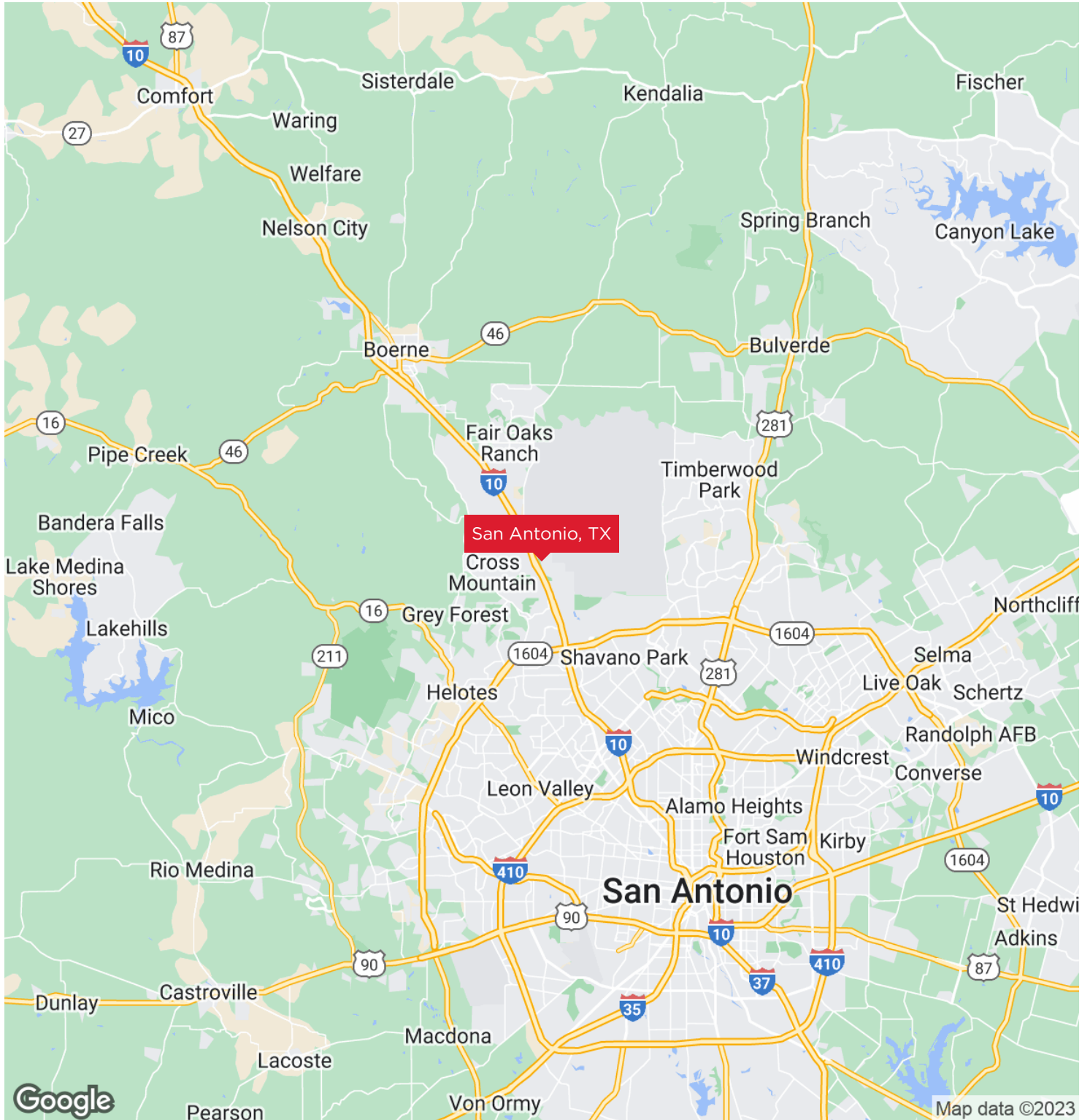
PROPERTY HIGHLIGHTS

- Prime Location - The Dominion is a desirable commercial location in San Antonio, TX with easy access to major highways, popular shopping and dining, and top employers.
- The commercial office building offers modern amenities such as state-of-the-art conference rooms, and 24-hour security.
- With ample parking on-site and nearby, this office building provides easy access for customers and employees.
- The Dominion is a vibrant and professional environment, with a variety of businesses and services in the area that provide the perfect backdrop for your business.
- The commercial office building offers flexible lease options to accommodate the changing needs of businesses.

OFFICE BUILDING
FOR LEASE

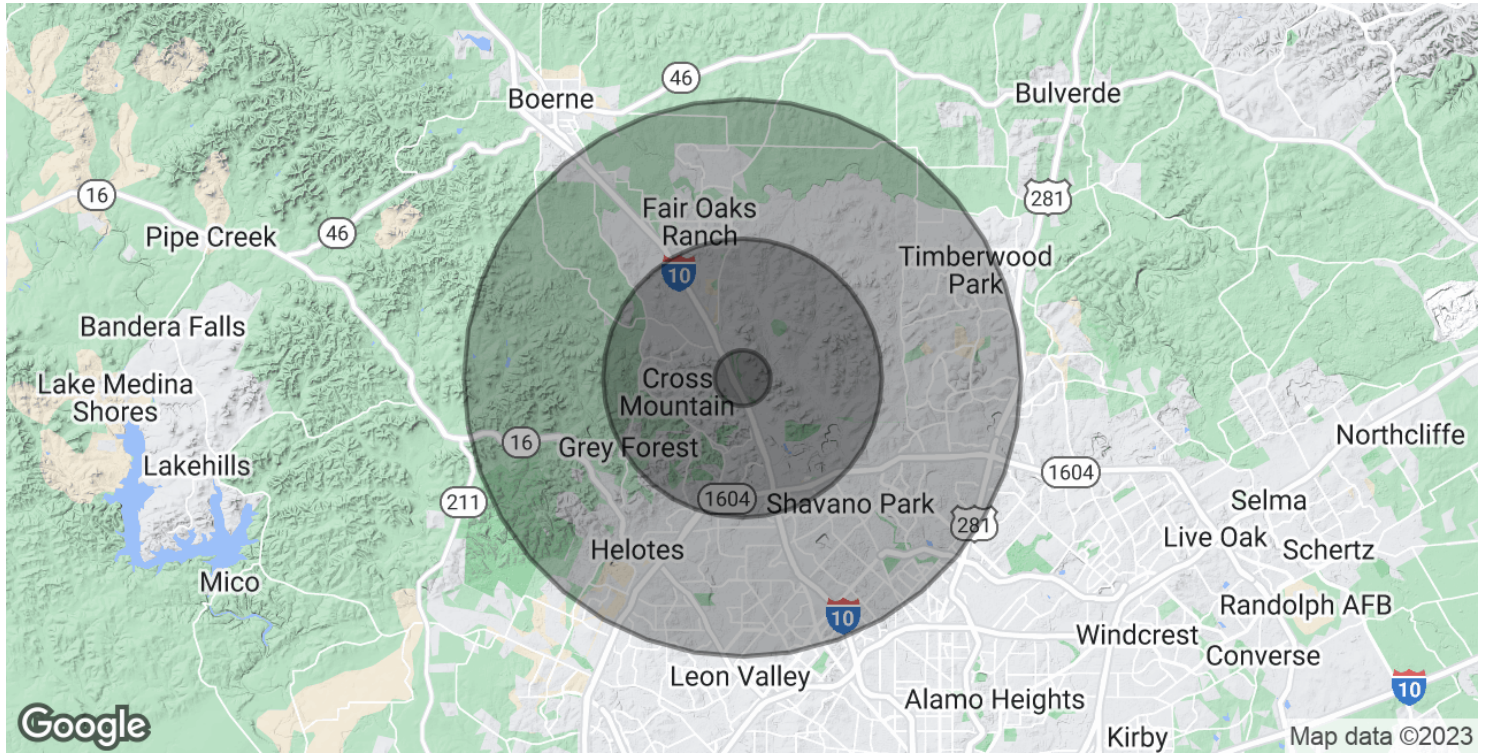
P 2

REGIONAL MAP



OFFICE BUILDING
FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,805	52,735	445,483
Average Age	41.4	34.7	36.1
Average Age (Male)	38.1	33.5	34.9
Average Age (Female)	45.8	35.4	37.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,238	19,709	172,451
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$183,866	\$124,085	\$97,997
Average House Value	\$500,909	\$365,080	\$272,603

* Demographic data derived from 2020 ACS - US Census

OFFICE BUILDING
FOR LEASE



Information About Brokerage Services

Texas law requires all real estate licensees 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.

RE/MAX Corridor	9000109	tbrown1@remax.net	(210)659-6700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim Brown	511523	tbrown1@remax.net	(210)659-6700
Designated Broker of Firm	License No.	Email	Phone
Anthony Lagred	664432	anthony.lagred@remax.net	(210)216-8925
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Victoria Aguirre	682061	victoria.aguirre.remax@gmail.com	(210)837-8036
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

IABS 1-0 Date