

EXCLUSIVE

Office Condo For Sale

7323 N 1604 E, Schertz, TX 78154 | Building 3



New Construction Shell Space

[Virtual Tour | Click Here](#)



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ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

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PROJECT OVERVIEW

Entrust Commercial Advisors Group, powered by KW Commercial, is pleased to exclusively offer Building 3 at Creekside at Lookout, a newly constructed office condominium available for sale in Northeast San Antonio. Completed in 2022, this single-tenant building features approximately 4,335 square feet of shell space, providing an ideal opportunity for owner-users or investors seeking a customizable layout. The building showcases a high-quality stone and stucco exterior with a standing-seam metal roof, delivering a modern Hill Country aesthetic. Multiple windows allow for abundant natural light, while ample surface parking ensures convenience for employees and visitors. The interior is delivered in shell condition with slab plumbing in place, offering flexibility for a wide range of professional or medical office uses.

Situated within a well-maintained office park, the property offers strong visibility and easy access for clients and staff. The surrounding area is anchored by a dense mix of multifamily housing, retail, and dining options that continue to drive daytime and residential traffic. Strategically located along Loop 1604 with close proximity to I-35, the property benefits from strong surrounding demographics and sustained population growth, making it an excellent long-term investment in a thriving commercial corridor.

PROJECT HIGHLIGHTS

- **New 2022 Construction**
- **4,335 SF Shell Space**
- **Single-Tenant Office Condo**
- **Loop 1604 & I-35 Access**
- **Established Northeast Submarket**
- **Ample Use Cases**
- **Strong HH Income | \$86,000+ 3 Mi.**



EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM



ASKING PRICE
\$1,225,000



RENTABLE BUILDING AREA
4,335 SF



PRICE / SF
\$282.58



TENANCY
Single-Tenant



AVAILABLE SF
4,335 SF (100%)



LAND AREA
0.33 AC



YEAR BUILT
2022



SUBMARKET
Northeast



OWNERSHIP
Condominium



GEO ID
16588-103-3010
16588-103-3030



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AERIAL MAP

EXCLUSIVE OFFERING MEMORANDUM







EXTERIOR

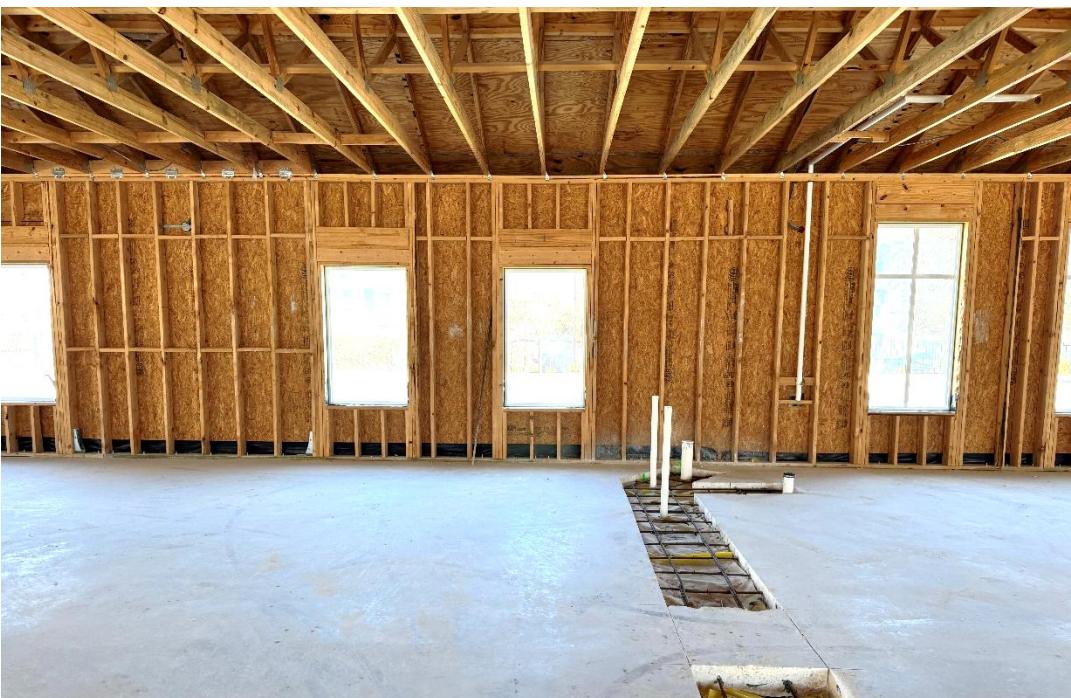
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INTERIOR

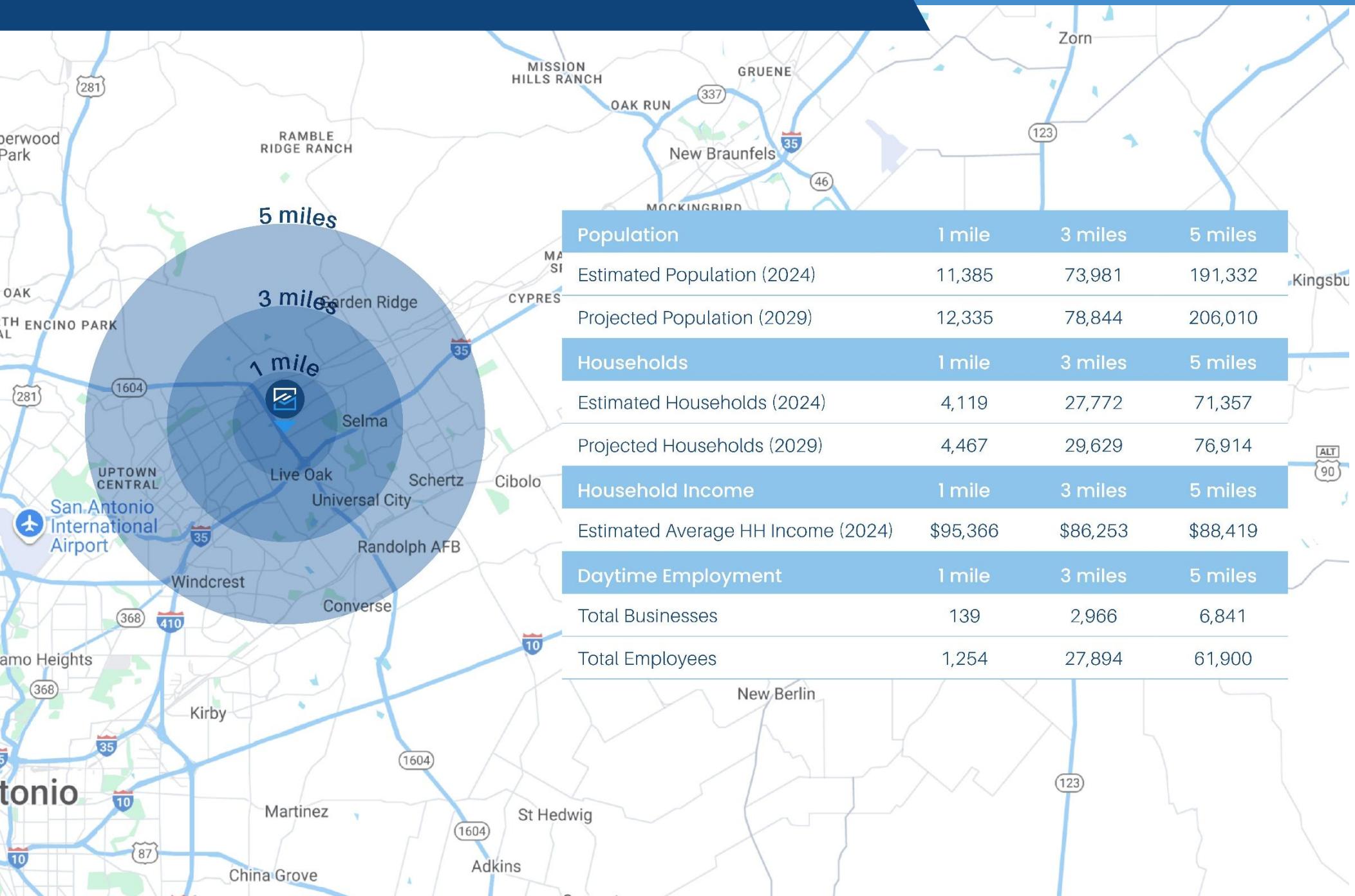
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DEMOGRAPHICS

EXCLUSIVE OFFERING MEMORANDUM





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:
 - 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov