

*For Lease***COLONIES NORTH PROFESSIONAL BUILDING**

3740 COLONY DRIVE, SAN ANTONIO, TX 78230

**REGIONAL PROPERTIES**

BROKERAGE &amp; MANAGEMENT

**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$250.00 - 1,575.00 per month (Gross)
<b>Building Size:</b>	22,353 SF
<b>Available SF:</b>	130 - 1,007 SF
<b>Year Built:</b>	1960
<b>Renovated:</b>	2000
<b>Market:</b>	San Antonio
<b>Submarket:</b>	Northwest

**PROPERTY OVERVIEW**

This space offers a professional and inviting atmosphere for your business. Ample parking and easy access to major transportation routes ensure effortless commutes for employees and clients alike. The interior features flexible floor plans, high-speed internet connectivity, and customizable workspace options to suit your specific needs. This property is designed to elevate your work environment. Elevate your business presence in this sought-after location, where every detail is meticulously crafted to exceed expectations.

**PROPERTY HIGHLIGHTS**

- Sleek, modern architecture
- Ample parking for employees and visitors
- Flexible, customizable floor plans
- High-speed internet connectivity
- Convenient access to major transportation routes
- Inviting and professional atmosphere

**ANTHONY LAGRED**

P: 210.216.8925 | F:

anthony@regionalproperties.com

**COMMERCIAL REGIONAL PROPERTIES**

520 Post Oak Blvd., Suite 500

, TX

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*For Lease*

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**LEASE INFORMATION**

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	130 - 1,007 SF	Lease Rate:	\$250.00 - \$1,575.00 per month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Colonies North Professional Bldg	Available	1,007 SF	Gross	\$1,575 per month	-
Colonies North Professional Bldg	Available	130 SF	Gross	\$250 per month	-
Colonies North Professional Bldg	Available	763 SF	Gross	\$1,029 per month	-

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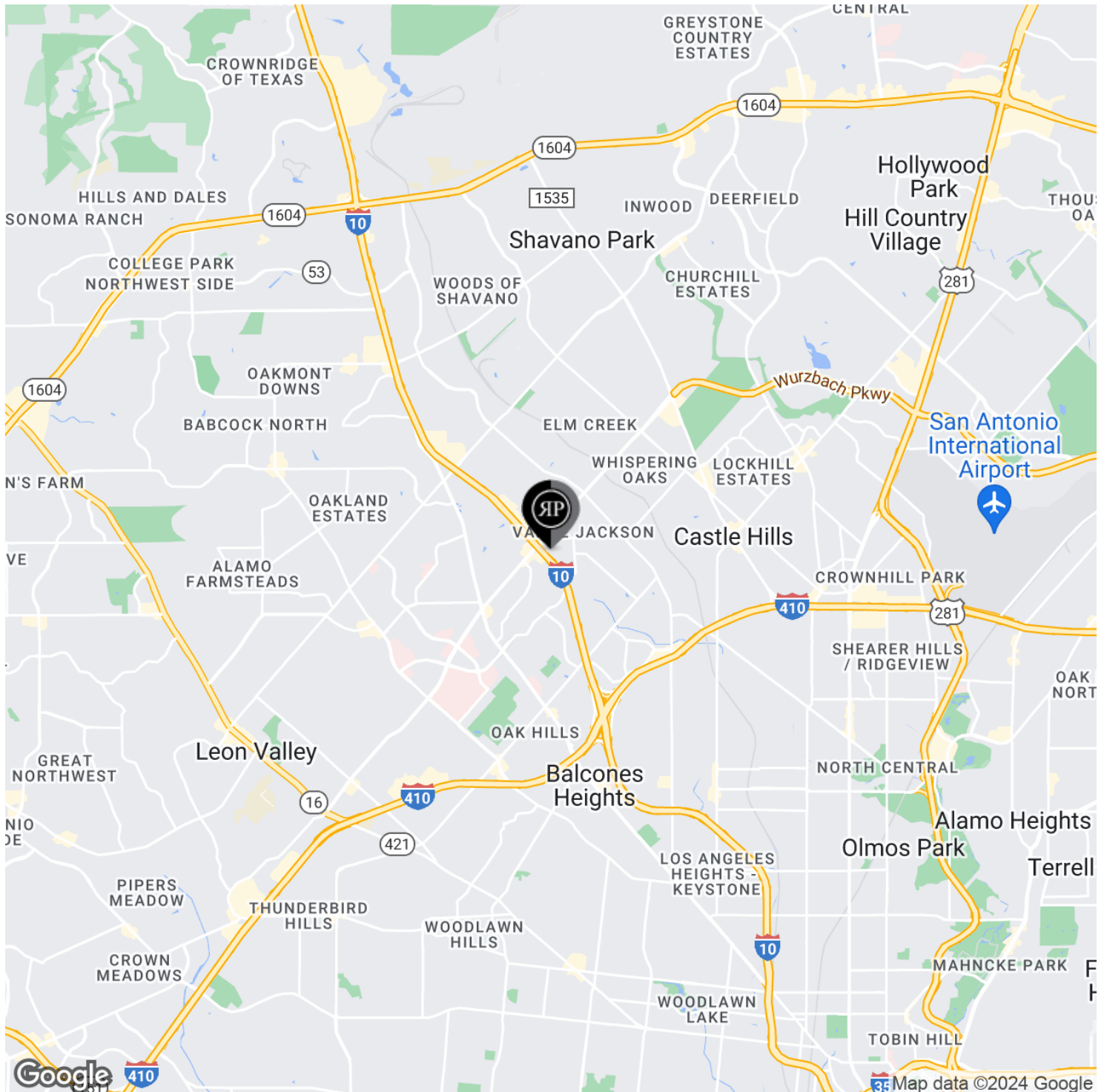
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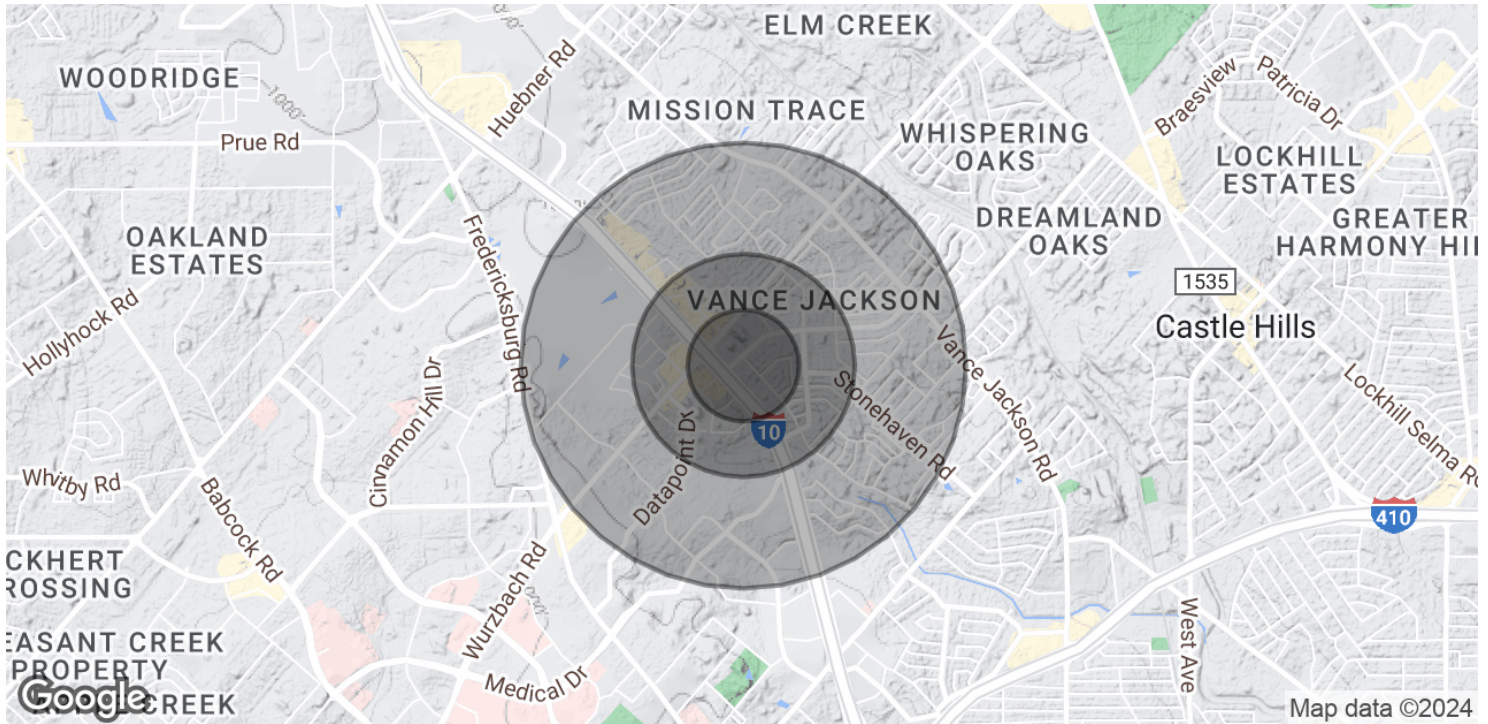


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,041	5,362	20,702
Average Age	38.7	33.8	33.4
Average Age (Male)	37.0	33.1	33.3
Average Age (Female)	40.1	33.9	33.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	465	2,164	8,476
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$49,808	\$50,422	\$55,084
Average House Value	\$118,372	\$106,107	\$138,276

2020 American Community Survey (ACS)

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**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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas	9001528		713-228-1913
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**ANTHONY LAGRED**

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