

FOR LEASE

3922 Wiseman Blvd | San Antonio, Tx 78251

±2,650 SF | Office / Medical Space

partners

PARTNERSREALESTATE.COM

CLASS A OFFICE/MEDICAL SPACE
AVAILABLE IN WESTOVER HILLS



LINDSEY TUCKER

PARTNER

+ 1 210 846 5578

lindsey.tucker@partnersrealestate.com

Lic. # 488300

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PARTNERS

+ 210 446 3655

1020 NE Loop 410, Suite 810

San Antonio, TX 78209

www.partnersrealestate.com

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AVAILABILITY

BUILDING I: LEASED

BUILDING II: LEASED

BUILDING III: 2,650 SF AVAILABLE

BUILDING IV: LEASED

BUILDING V: LEASED



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PROPERTY HIGHLIGHTS

The Wiseman Garden Office Park is a five building office park located in the Westover Hills area of San Antonio near US 151 and Loop 1604. All five buildings give a modern and elegant look with a combination of limestone and stucco siding. This area has an abundance of restaurants and popular entertainment spots. The rapid growth of the area is evident in the high concentration of retail shopping centers, residential communities, and corporate campuses.

- \$24.00 NNN | NNN estimated at \$6.00/SF
- Available Spaces:
 - Building III - 2,650 SF
- Tenant Improvement Allowance Offered
- Convenient Parking Surrounding each Building

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NEARBY RESTAURANTS & STORES

- Lowe's
- Ross
- Marshalls
- Target
- Dick's Sporting Goods
- Raising Canes
- Michael's
- In-N-Out Burger
- Best Buy
- Logans Roadhouse
- Buffalo Wild Wings
- Chick-Fil-A
- Freebirds
- Olive Garden
- Starbucks
- Jamba Juice
- Jason's Deli
- Chipotle
- Red Robin
- Kumori Sushi
- Baskin Robins
- Freddy's
- Doña Tota
- Petsmart
- JCPenney

- Walmart
- FEDEX Office

- Valero
- Taco Bell
- Popeyes
- Dunkin Donuts
- Sonic
- Bill Miller Bar-B-Q
- Midas
- Whataburger
- Longhorn Steak House
- Peter Piper Pizza
- Wingstop
- Chase Bank
- 54 Street Grill & Bar
- The UPS Store
- Chili's
- HEB
- Panda Express
- IHOP
- Advance Autoparts
- Security Service Federal Credit Union
- Bank of America
- RBFCU
- Gold's Gym

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BUILDING III



Building Location



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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.

11-2-2015



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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Designated Broker of Firm	License No.	Email	Phone
Scott Lunine	787298	scott.lunine@partnersrealestate.com	713 629 0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lindsey Tucker	488300	lindsey.tucker@partnersrealestate.com	210-876-2240
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

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