

Prime Location. Refreshed Spaces.

OFFICES FOR LEASE AT
THOUSAND OAKS TOWER



Cafe & Lounge



Elevator Lobby



Event Space



Courtyard

The Building. ★ ★ ★ ★ ★

Thousand Oaks Tower is a newly acquired, ten-story office building currently undergoing exciting renovations to its common areas. Positioned in one of San Antonio's most sought-after locations—just minutes from Stone Oak, Wurzbach Parkway, and conveniently off HWY 281 & Loop 1604—this is the ideal space for your business to thrive.

Your team and clients will appreciate the expansive parking garage, dedicated on-site management, and a range of new, modern amenities coming soon. Make your mark in this prime North Side location and elevate your workspace to the next level!

The Amenities. ★ ★ ★ ★ ★

- Free Coffee & Tea
- Shared Event Space
- On-Site Cafe & Vending
- 24/7 Secure Access
- Outdoor Courtyard
- Visiting Food Trucks
- Reserved Parking
- Ready to Move In
- Fiber Internet Access
- And More!



LEARN MORE

**Get In
Touch**

16414 San Pedro Ave.
San Antonio, TX 78232



thousandoakstower.com
(210) 934-0679

THE BEST OF SAN ANTONIO *Just Minutes Away.*

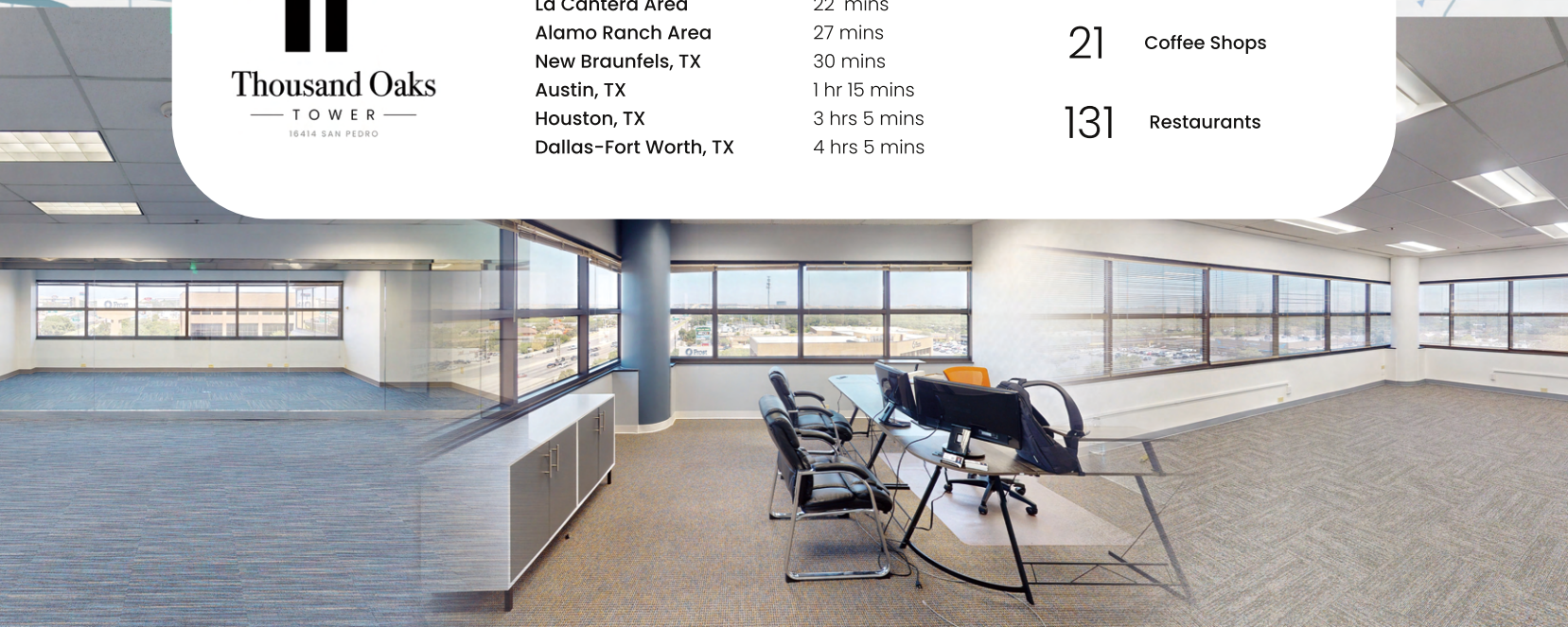


Commute Times

Stone Oak Area	11 mins
Downtown San Antonio	17 mins
La Cantera Area	22 mins
Alamo Ranch Area	27 mins
New Braunfels, TX	30 mins
Austin, TX	1 hr 15 mins
Houston, TX	3 hrs 5 mins
Dallas-Fort Worth, TX	4 hrs 5 mins

Within 15 Minutes

37	Hotels
21	Coffee Shops
131	Restaurants





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Caisson Real Estate Brokerage LLC	9006624	info@caissonre.com	210-934-7368
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Cotter	571693	james@caissonre.com	210-787-0764
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tyler Dullnig	807667	tyler@caissonre.com	210-310-6753
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathon Webster	771633	jonathon@caissonre.com	210-789-8841
Sales Agent/Associate's Name	License No.	Email	Phone

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Adam Lippstone	751039	adam@caissonre.com	210-552-4071
Sales Agent/Associate's Name	License No.	Email	Phone

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