



INVESTMENT REALTY CO. L.C.

CALLAGHAN BUILDING OFFICE SUITES FOR LEASE

7475 CALLAGHAN RD.
SAN ANTONIO, TX 78229



Property Highlights

- Near I-10 and 410 interchange
- Close to South Texas Medical Center
- 3 Story, 17,120 SF Building

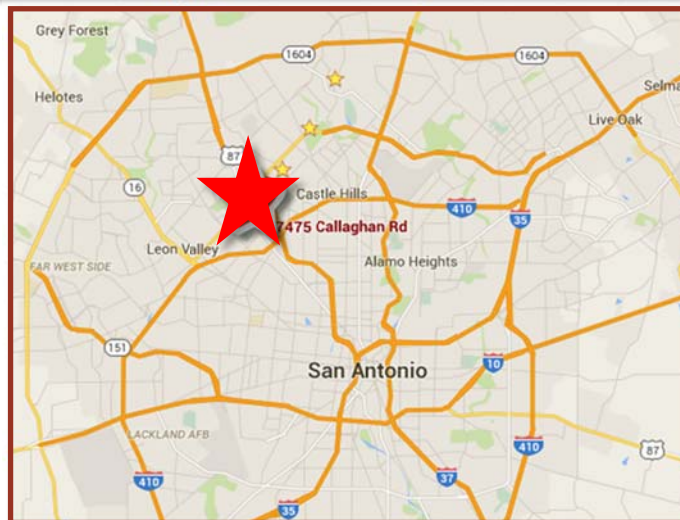
Building Amenities

- After hours code access
- Janitorial Service 5X Week
- Parking Ratio 3.3/1000 SF
- Onsite Property Management

Building Availability

Lease Rate: \$16.75 PSF for smaller offices
\$15.75 PSF for larger offices

Lease Type: Full Service Gross



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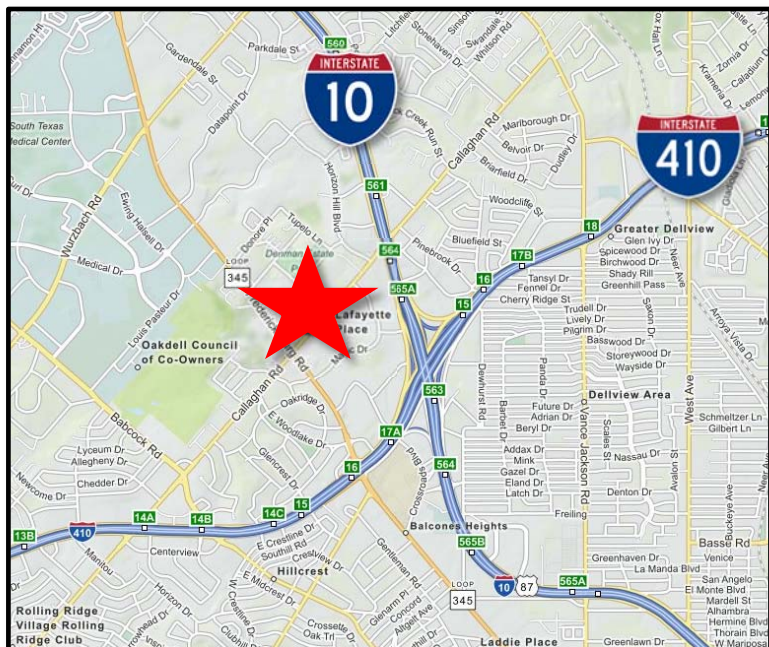


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Suite	Rentable Sq. Ft.	Monthly Rent	Annual Rate
100/102	1,647	\$2,161.69	\$15.75
105	955	\$1,333.02	\$16.75
200	1,482	\$1,945.13	\$15.75
201	1,219	\$1,599.94	\$15.75
202	1,397	\$1,833.56	\$15.75
205	1,808	\$2,373.00	\$15.75
301	1,419	\$1,862.44	\$15.75
302	1,075	\$1,410.94	\$15.75
304	1,203	\$1,578.94	\$15.75
302 + 304	2,278	\$2,989.88	\$15.75



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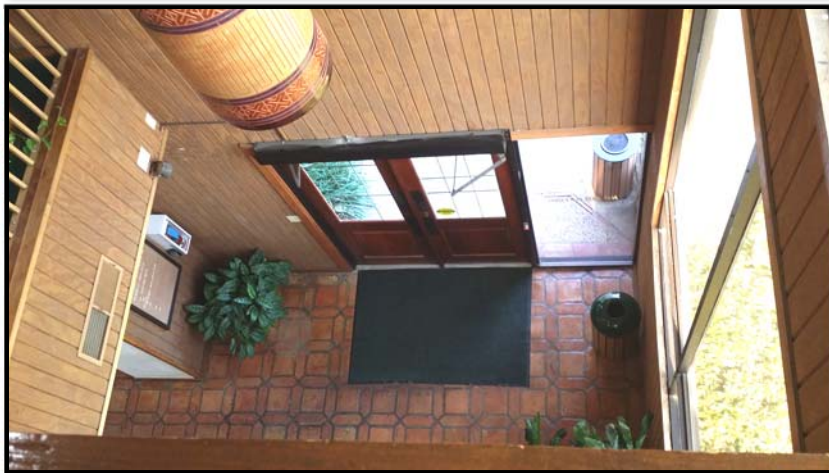
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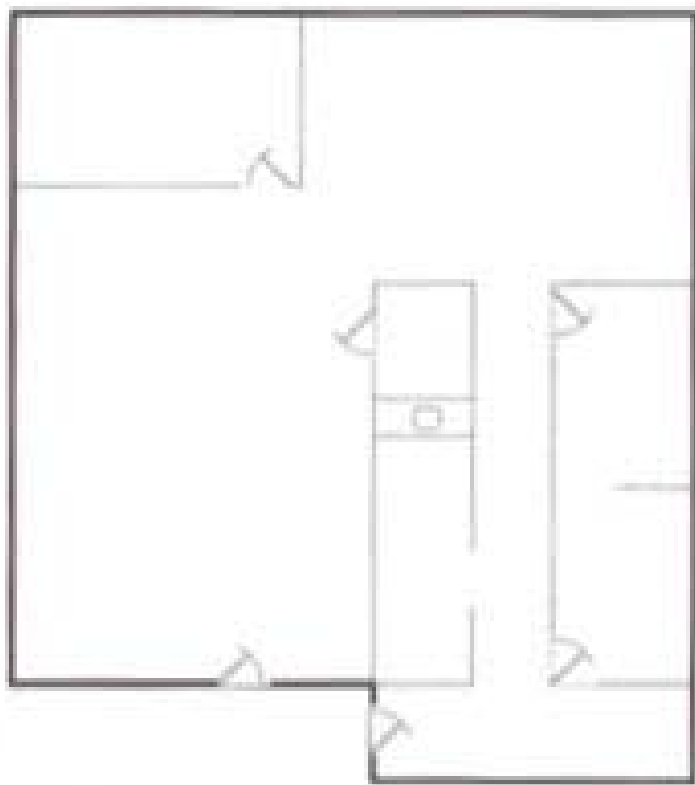
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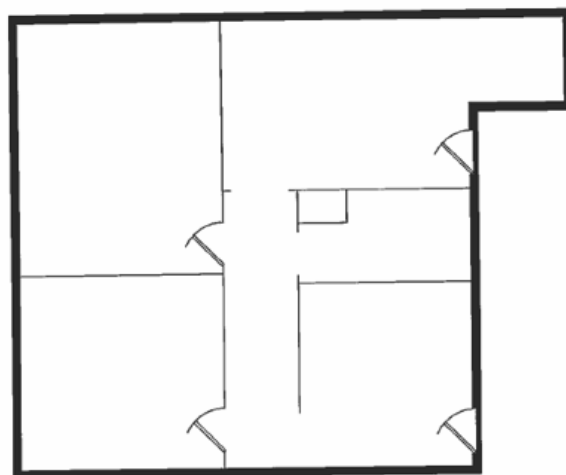
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Suite 100 & 102
1,647 Rentable Square

Open first floor suite with ample reception area, three offices for staff, large working area with floor to ceiling windows, storage and small break room.



Suite 105

955 Rentable Square feet

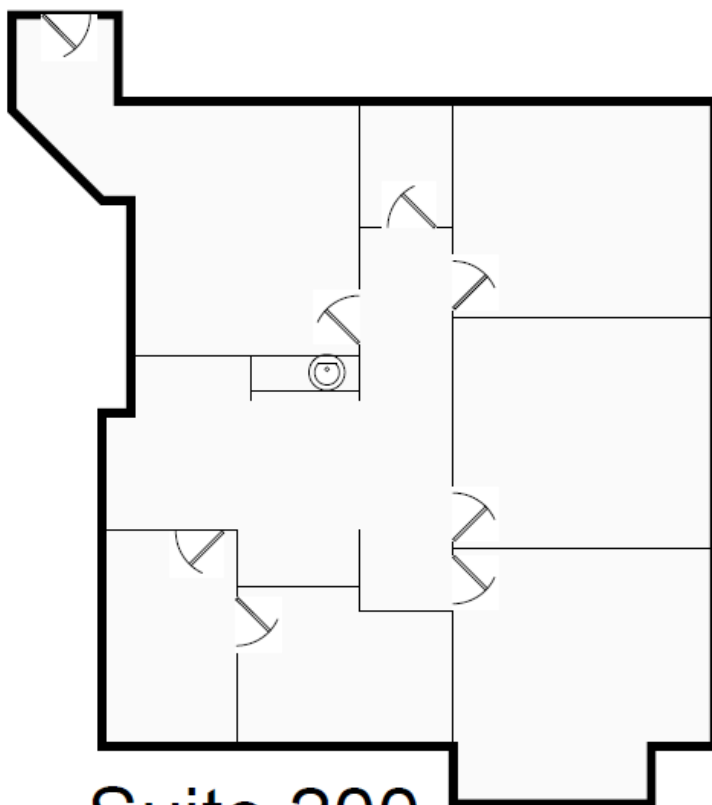
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Suite 200

1482 Rentable Square Feet

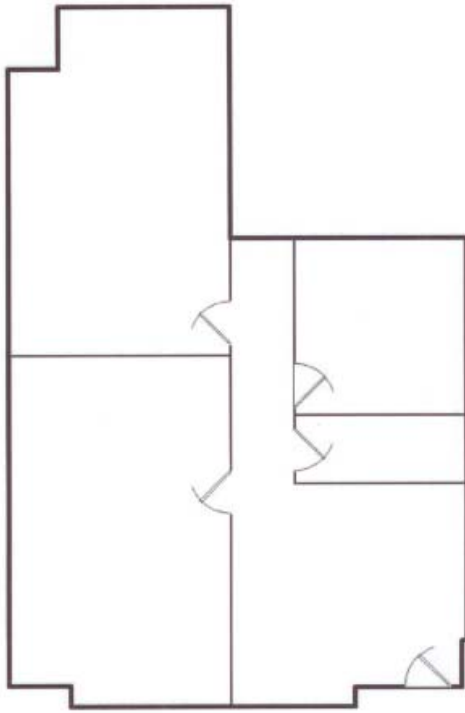
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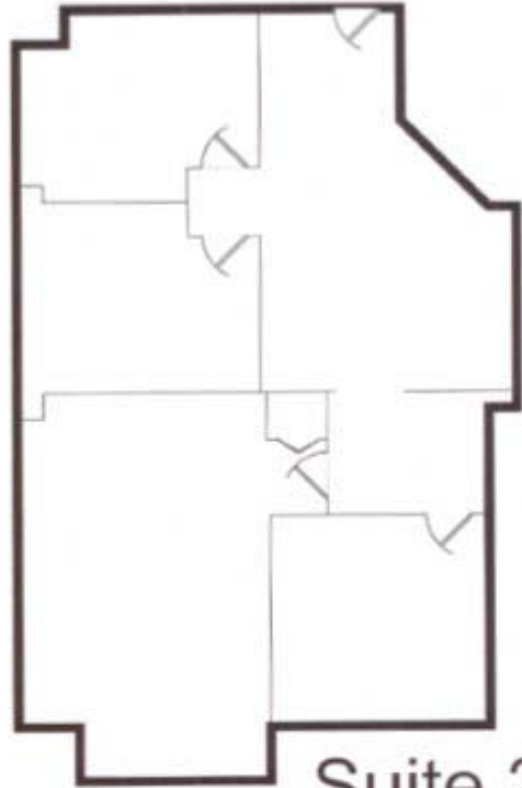
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Suite 201

1219 Rentable Square Feet

This suite offers a large executive office and conference room with floor to ceiling windows, one small office for support staff, storage and an open reception area.



Suite 202

1397 Rentable Square Feet

Suite with a large executive office, two smaller offices for support staff, along with a reception area and storage.

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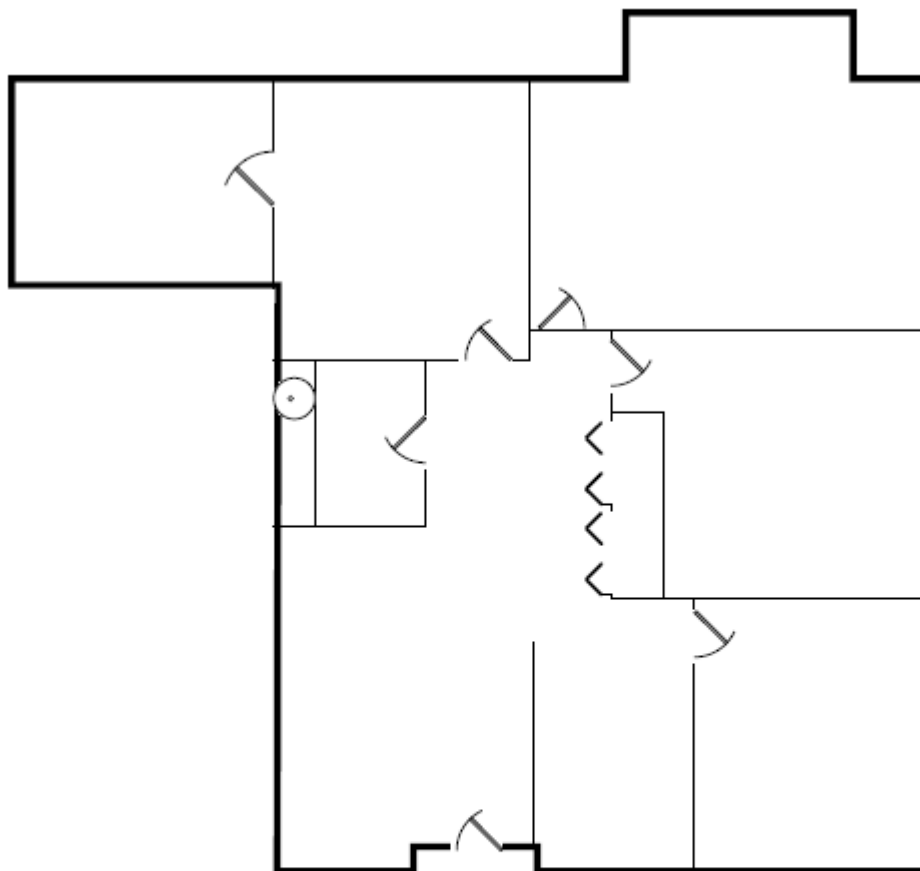
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Suite 205

1808 Rentable Square Feet

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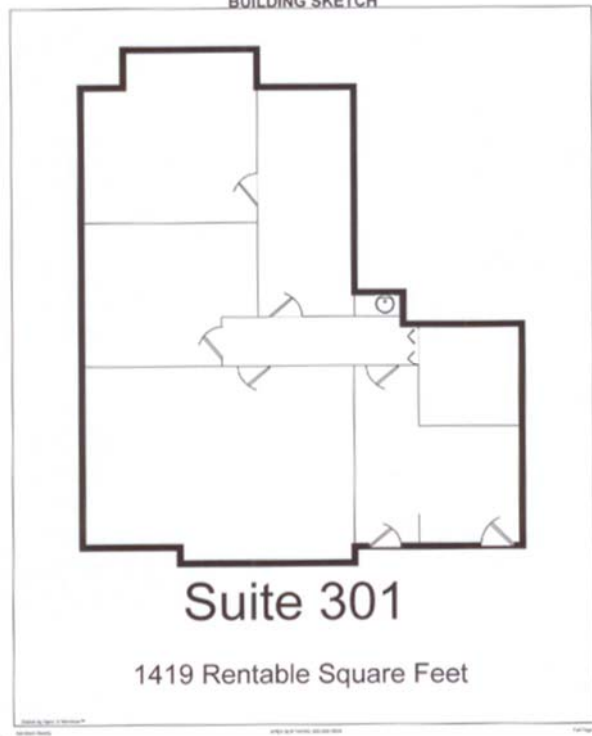


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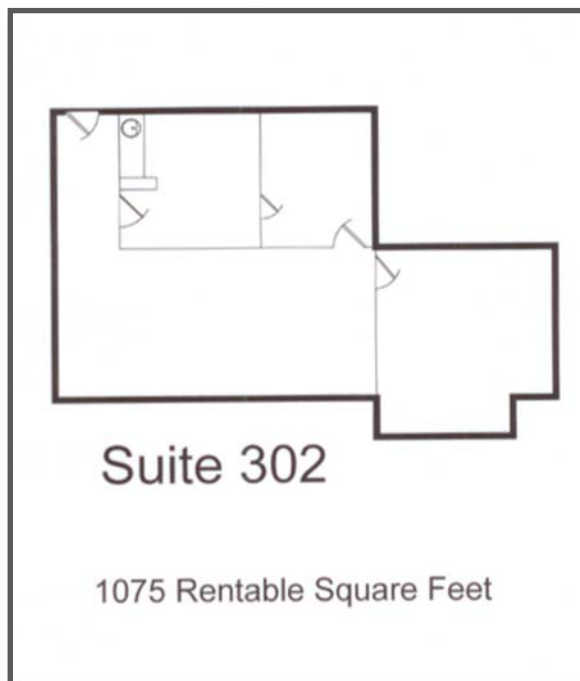
BUILDING SKETCH



Suite 301

1419 Rentable Square Feet

This suite has a secure waiting area with a pass-through window. Large executive office, two support staff offices and a reception area.



Suite 302

1075 Rentable Square Feet

Small third floor office with a great view of downtown Medical Center location. Large work area, storage, executive office and support staff office.



Suite 304

1203 Rentable Square Feet

Suite with large executive office, offices for support staff, along with a reception area.

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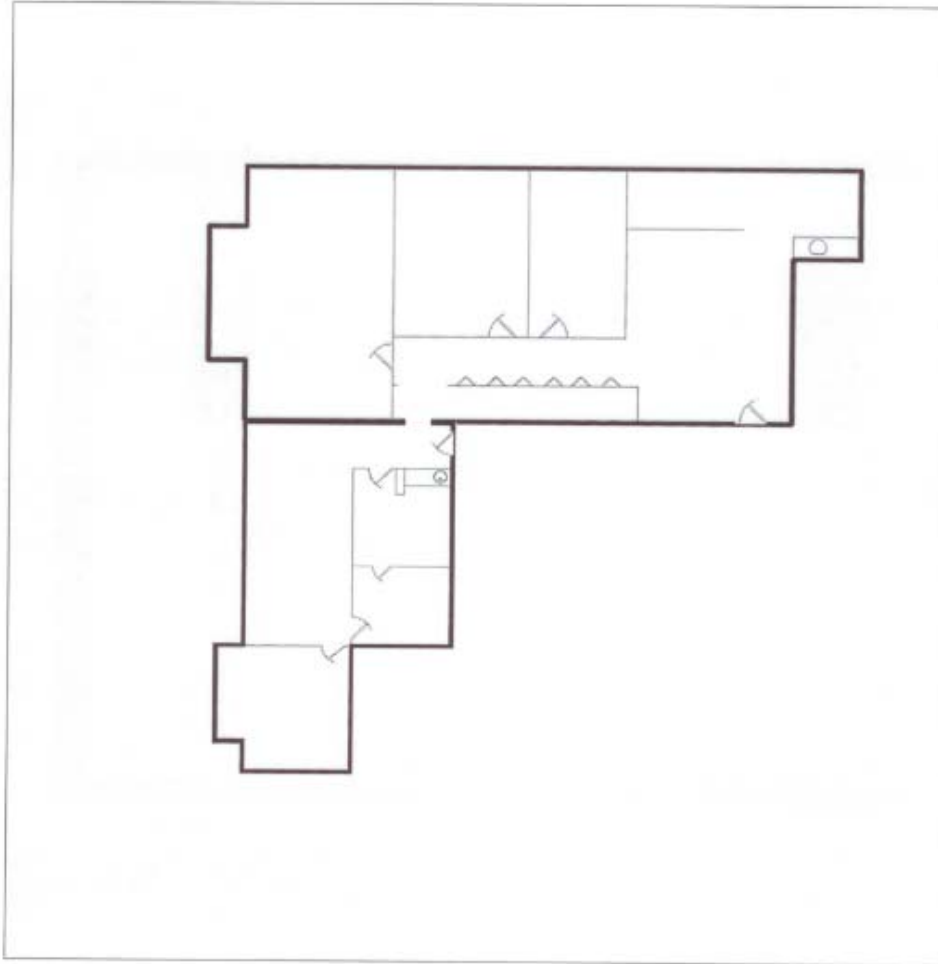
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Suites 302 & 304 2278 Rentable Square Feet

Third floor offices with great of downtown and of the tree shaded ivy covered lawn. Two wet bars, reception area, large work area, ample storage, executive office, and support staff offices.

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Investment Realty Company, L.C. represents
SELLER/LESSOR

BUYER/TENANT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____