



INVESTMENT REALTY CO. L.C.

Interpark Plaza

- 2,327 SF Shell Space
- 1,200 SF Finished Space
- Located on West Ave. @ Interpark Blvd just west of Bitters.
- Location now enhanced by newly opened Wurzbach Pkwy
- High income area surrounded by residential, multi-family developments and strong business area.

Shell Space 2,327 SF & Finish Out

- Approx. 2,327 SF Shell Space
65' Bay Depth
- Tenant Improvement Allowance for Shell Space - Landlord will provide a white box finish of approximately \$25 PSF

Fully Finished— Approx. 1,200 SF

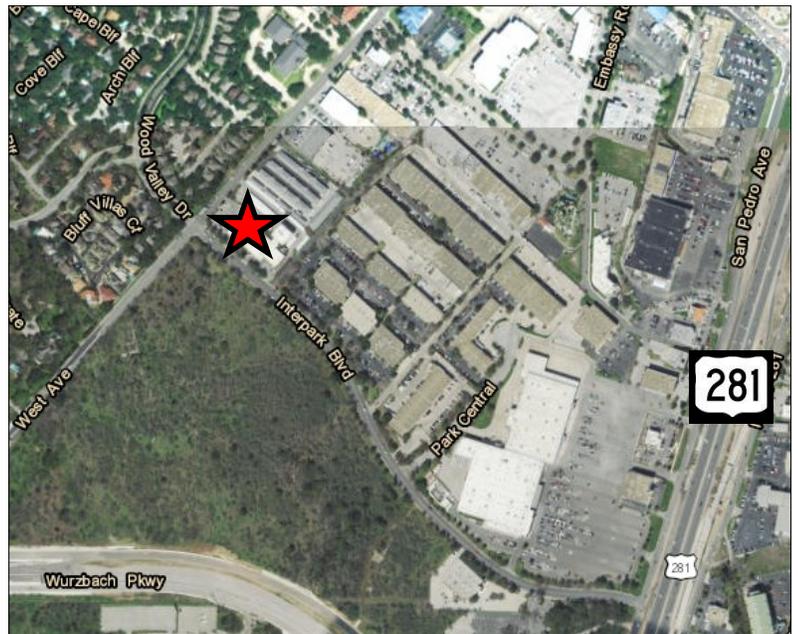
- Finished Out Open Retail Space which can be Converted Easily to Office.

INTERPARK PLAZA

SPACE AVAILABLE FOR LEASE

13402 West Ave.

San Antonio, TX 78216



Connie P. Raub
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Bay Depth	Approx. Sq. Ft. Available	Base Rent Monthly	NNN Fees Monthly	Tenant Finish Out Allowance Per Sq. Ft.	Total Commencing Monthly Base Rent & NNN
65 Ft.	Ste. 105-106 2,327 Sq. Ft. Shell Space	<u>Per Sq. Ft.</u> \$1.34 psf/mo. \$16.00 psf/yr.	<u>Per Sq. Ft.</u> \$0.64psf/mo. \$7.63psf/yr.	\$25 PSF	\$4,582.25
65 Ft.	Ste. 108 1,200 Sq. Ft. Finished Out	<u>Per Sq. Ft.</u> \$1.34 psf/mo. \$16.00 psf/yr.	<u>Per Sq. Ft.</u> \$0.64psf/mo. \$7.63psf/yr.	Negotiable	\$2,363.00



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Location:	13402 West Ave +/- 4 miles north of Loop 410; +/- 3 miles south of Loop 1604. Less than one mile from Hwy. 281. Mapsco 550E1. Traffic Counts Approximately 20,000 cars a day.
Shopping Center Size:	Total Space of Center: 9,427 sq. ft. net rentable area.
Total Space Available:	2,327 SF Approx. Shell Space Available Now Space can be divided: 1,125 SF and 1,202 SF (all measurements are approx.) 1,200 SF Approx.—Finished out Open Retail
Rental Rate:	\$1.34 PSF / mo.—Base Rent \$0.64 psf/mo. NNN Fees \$16.00 psf/yr. —Base Rent \$7.63 psf/yr. NNN Fees
Tenant Finish Out:	\$25.00 psf-At least Vanilla Box with HVAC by Landlord for Shell Space only Finished out spaces Tenant Improvement Allowance is negotiable.
Tenants:	Domino's Pizza, Dr. Clayton Hansen, Chiropractic Office, Azalea House Day Spa—Massage & Facials,
Amenities:	High Income Area, Excellent location for neighborhood retail, professional office or food service. The Center is new construction and is well-maintained. The architecture and color schemes blend well with the surrounding high-end residential neighborhoods and business offices.
Businesses In Area:	SAM's, PetSmart, MJM Shoes, Burlington Coat Factory, Embassy Oaks Theater, Hobby Lobby, FedEx

Commencing Annual Rent Per Sq. Ft

Per Sq. Ft. Monthly Base

\$1.34

Per Sq. Ft. Monthly NNN

\$0.64

Per Sq. Ft. Annual Base

\$16.00

Per Sq. Ft. Annual NNN

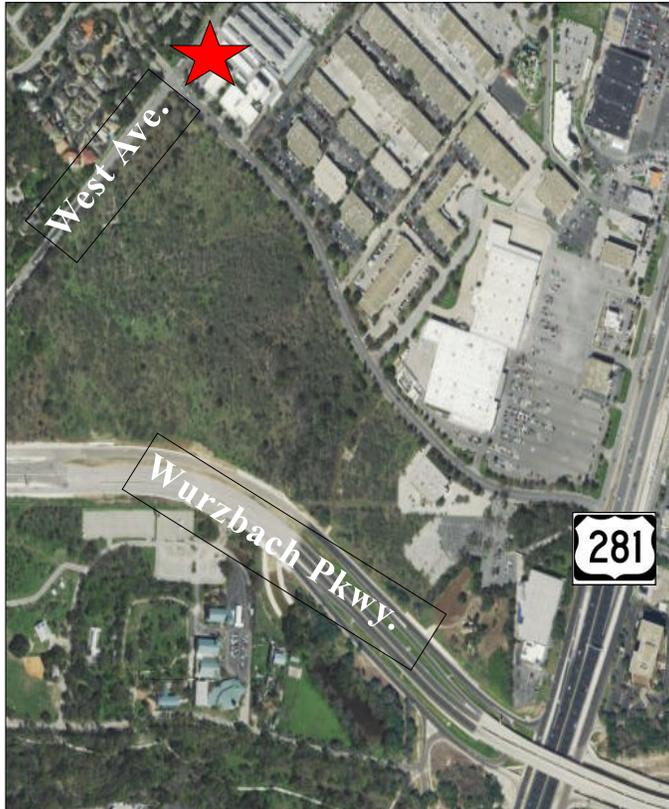
\$7.63

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Demographics	1 Mile	3 Miles	5 Miles
2017 Population	5,963	89,773	255,045
2022 Projected	6,365	93,493	268,856
2017-2022 Growth	1.31%	0.82%	1.06%
2017 Owner Occupied Housing Units	1,446	18,887	56,592
2017 AVG HH Income	\$118,497	\$88,235	\$96,408

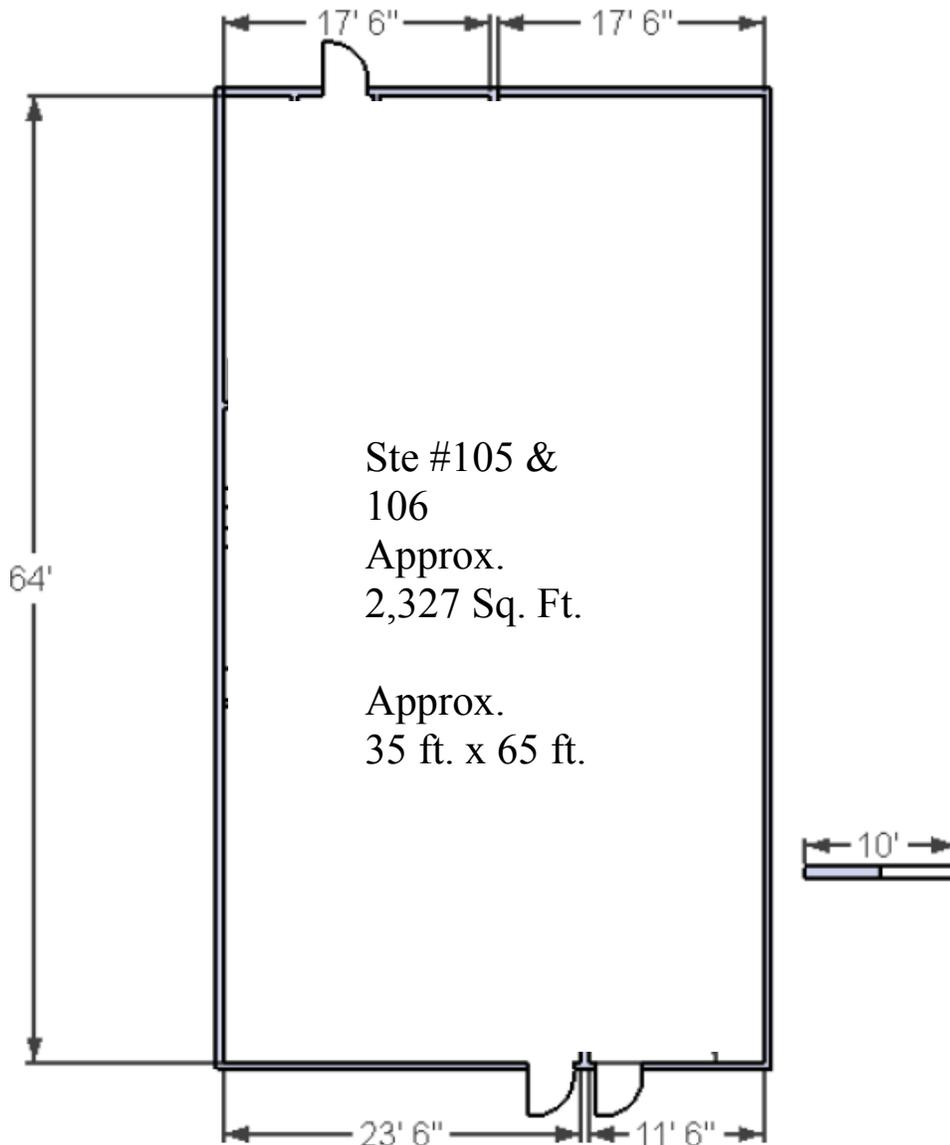
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2016 and 2021.

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INTERPARK PLAZA
SPACE AVAILABLE FOR LEASE
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Total Shell Space 2,327 Sq. Ft. Approx.

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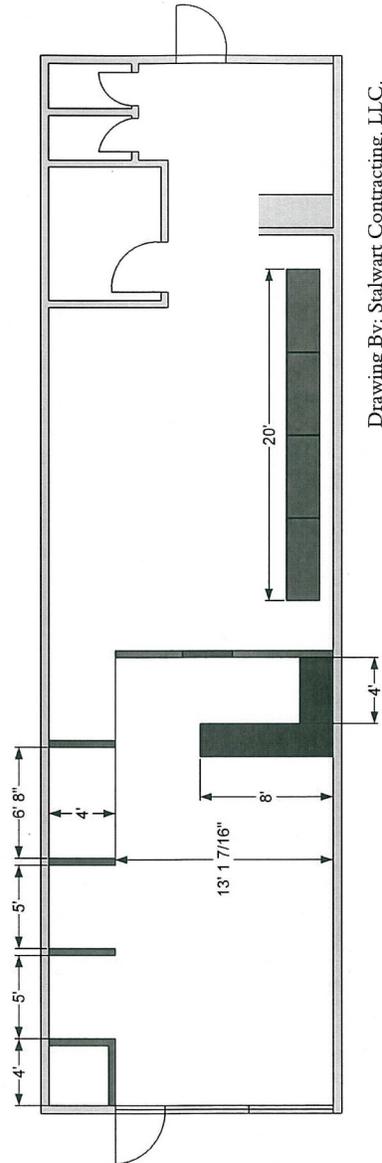
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Suite 108
Space—1,200 Sq. Ft.

Finished Out Space
Open Retail -

May Easily be
Converted to Office

Approx. Dimensions:
18.5 ft. x 65 ft.



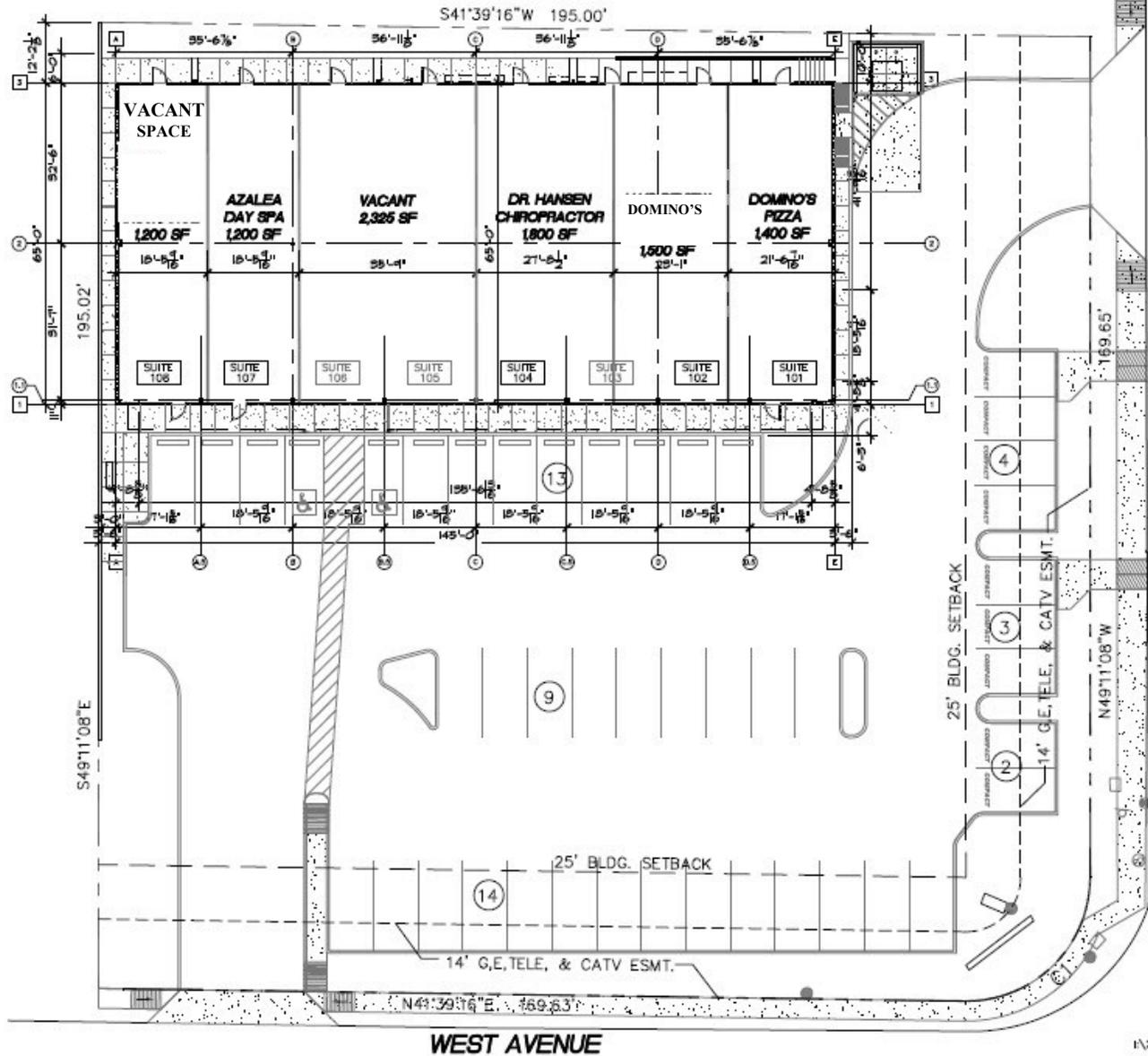
Drawing By: Stalwart Contracting, LLC.

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WEST AVENUE

1/20

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TITLE ADVICE. If this transaction is a Sale, Buyer hereby acknowledges that Broker advised Buyer by this writing that Buyer should have an abstract covering the real estate upon which the building and the Demised Premises are located examined by an attorney of Buyer's own selection or, at Buyer's option, that Buyer should obtain an Owner's policy of title insurance.

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

BUYER/TENANT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____