



INVESTMENT REALTY CO. L.C.

SHAVANO CENTER I & II FOR LEASE

**3512 & 3522 PAESANOS PARKWAY
SAN ANTONIO, TEXAS 78231**

Shavano Center I & II Office Space for Lease



Property Description

- Class A, Two Buildings
- Totaling 58,222 SF, 3 Stories Each
- Parking Ratio 3.5:1,000
- Lease Type: Full Service Gross

Shavano I, 3522 Paesanos Pkwy.

- **Suite 300**– 3,299 RSF

Shavano II, 3512 Paesanos Pkwy.

- **Suite 203** - 2,401 RSF
- **Suite 206** - 2,423 RSF
- **Suite 300** - 3,843 RSF

Property Highlights:

- Building Renovation Underway
- Immediate Access to Loop 1604.
Approx. 3 mi. from I-10., + 5 Mi. from US 281
- Close Proximity to The Vineyard Shopping Center, The Rim and La Cantera Mall
- Near Upscale Neighborhoods: Huntington, Bentley Manor and Shavano Estates.
- Garden Courtyard in-between buildings.

**Marie Goga
Broker Associate
210.314.7837**

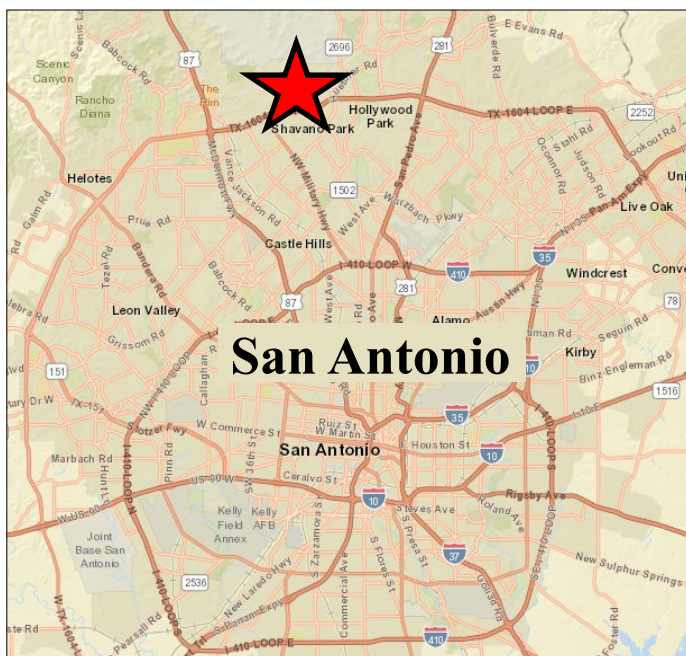
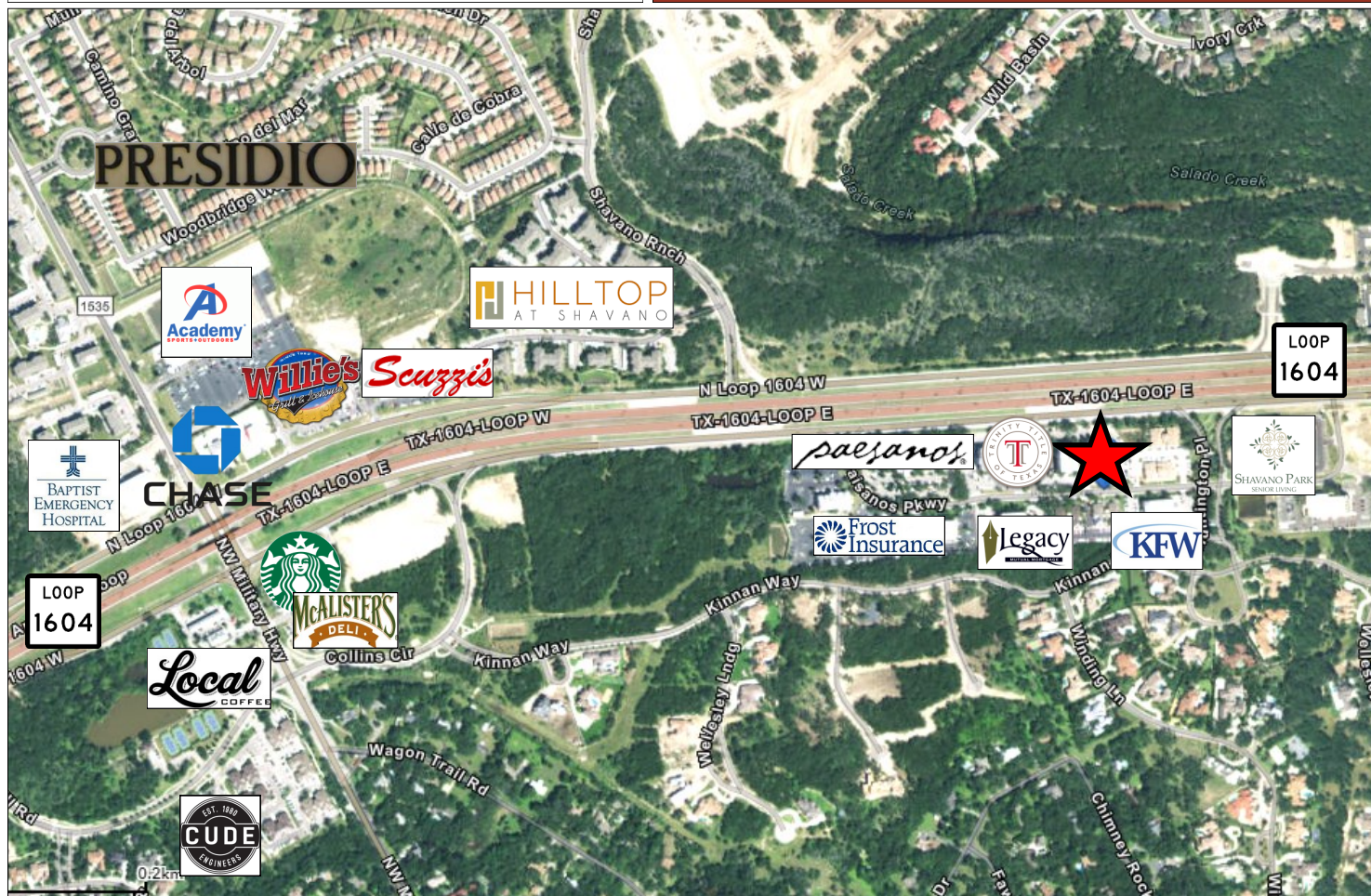
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Location: 3512 & 3522 Paesanos Parkway on the South Side of Loop 1604 within the City of Shavano Park. Far North Central Submarket.

+/- 100,000 Vehicles will pass your business per day

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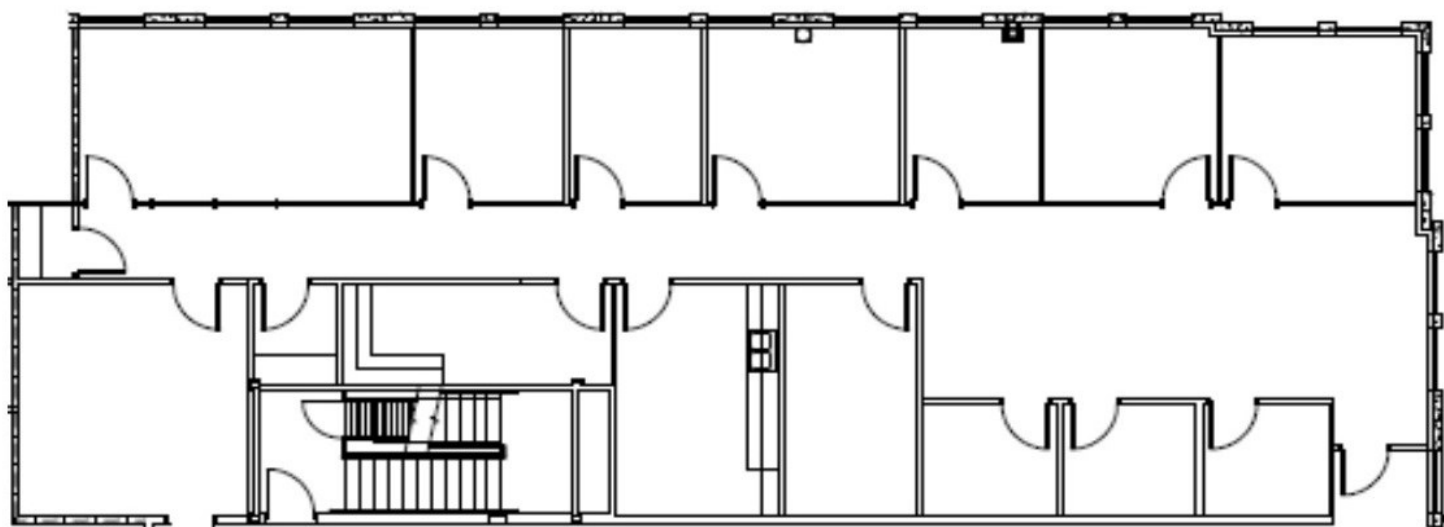
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Shavano I

**Suite 300
3,299 R.S.F**



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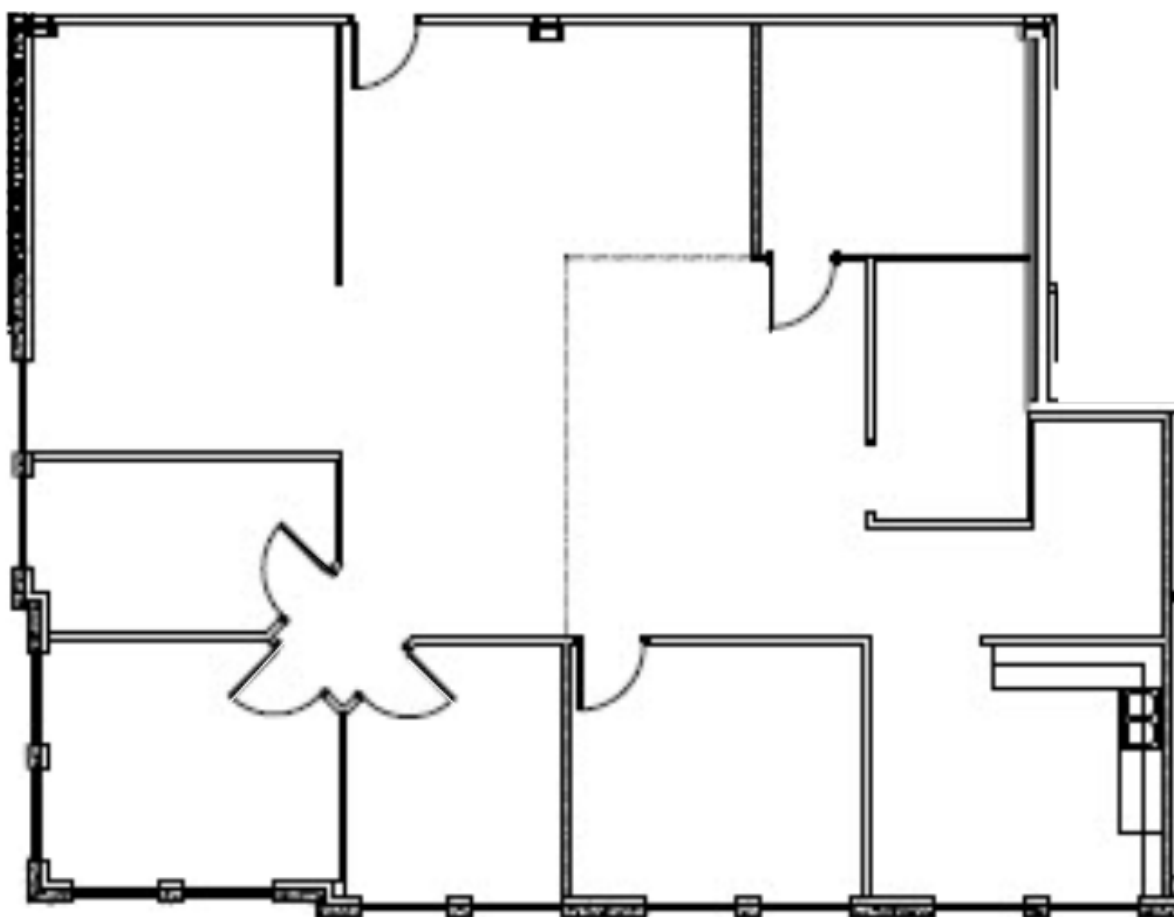
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Shavano II

Suite 203
2,401 R.S.F



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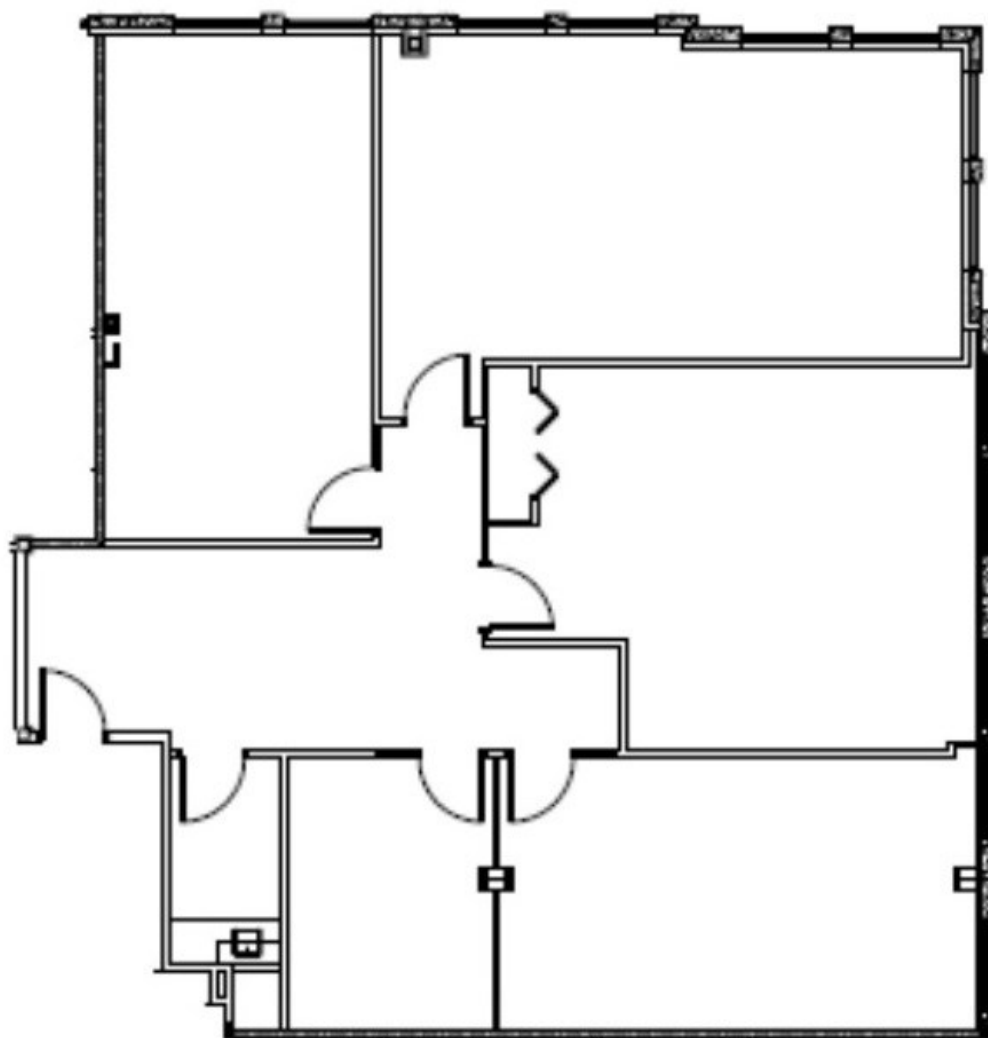
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Shavano II

Suite 206

2,423 R.S.F



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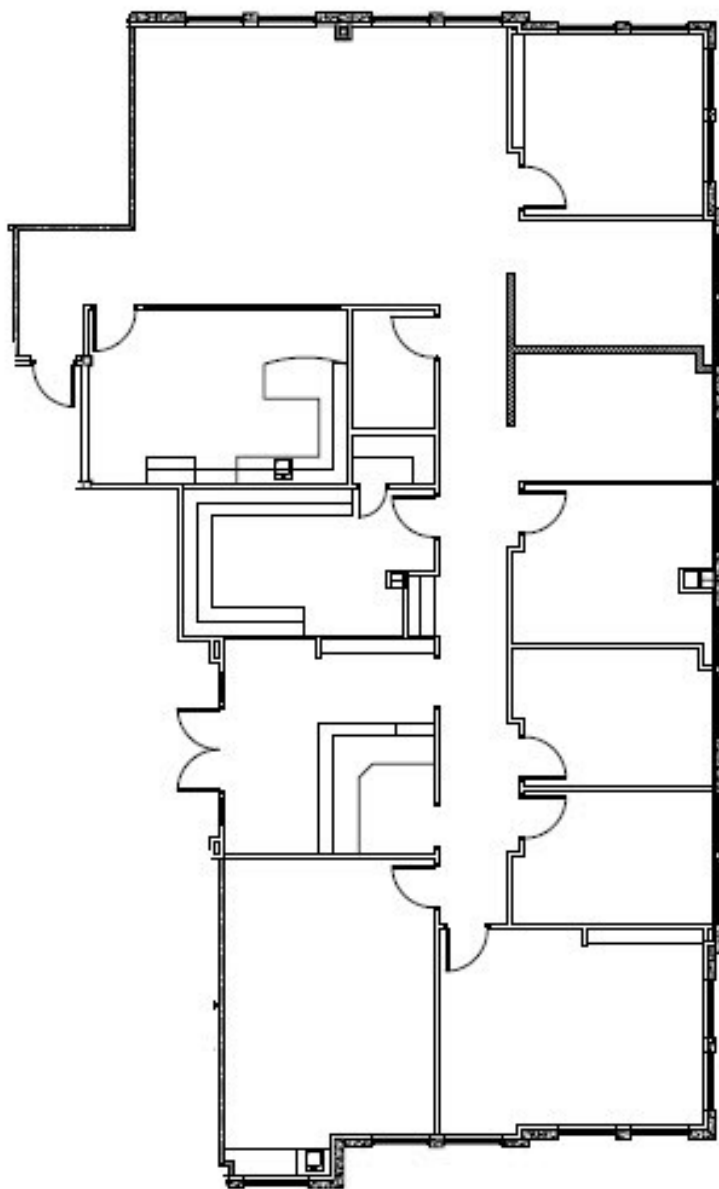
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Shavano II

Suite 300
3,843 RSF



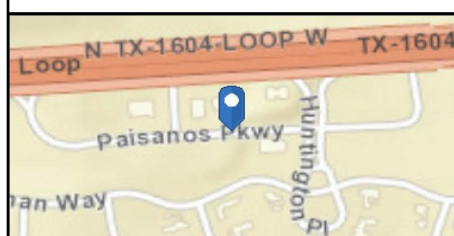
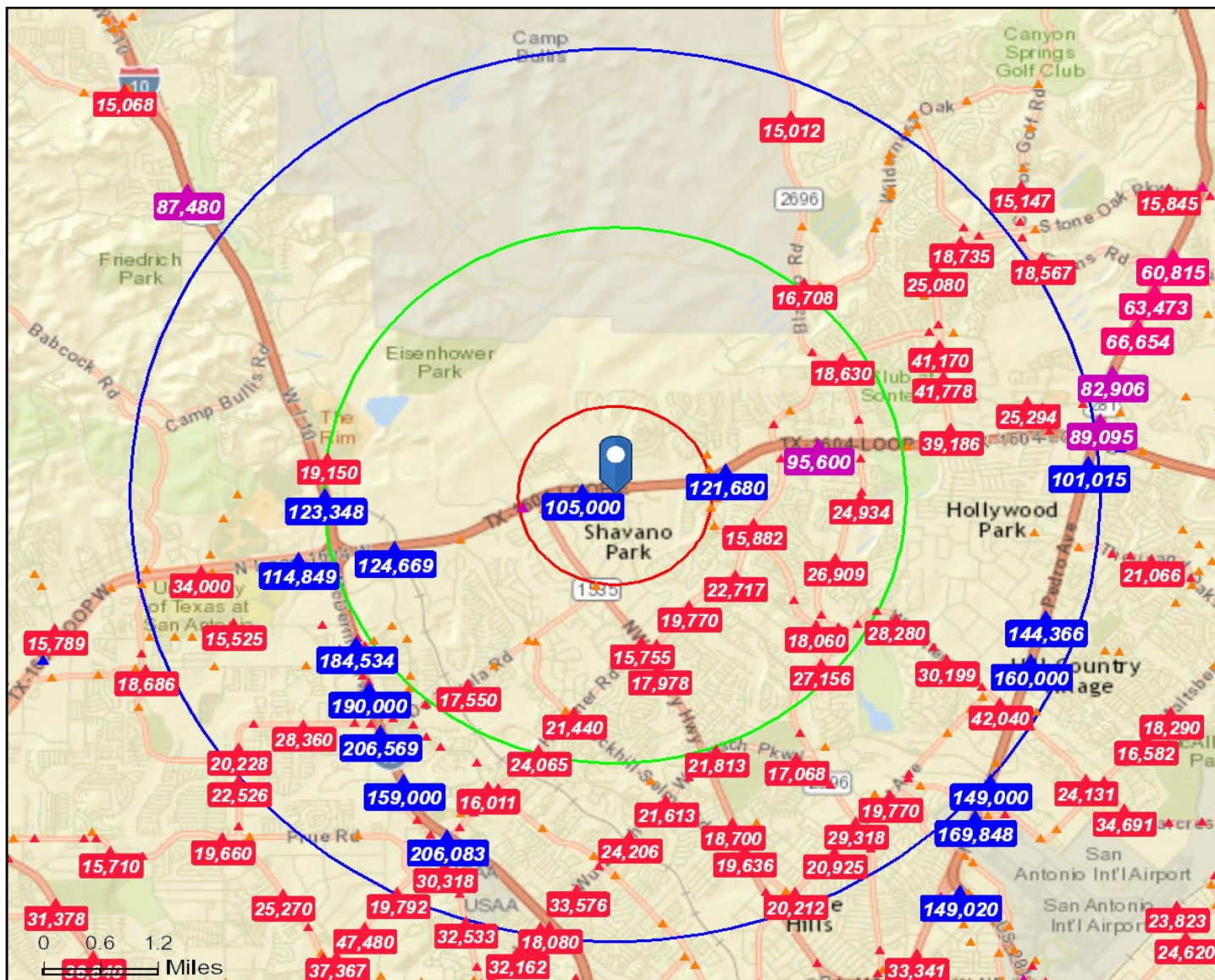
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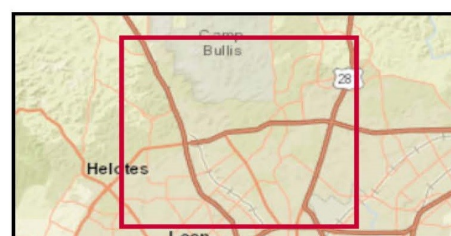


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SHAVANO CENTER I & II FOR LEASE 3512 & 3522 PAESANOS PARKWAY SAN ANTONIO, TEXAS 78231



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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Although Broker will disclose any knowledge it actually possesses with respect to the existence of hazardous wastes or substances, or underground storage tanks on the property, Broker has not made investigations or obtained reports regarding the subject matter of this Notice, except as may be described in a separate written document signed by Broker, and makes no representations regarding the existence or nonexistence of hazardous wastes or substances, or underground storage tanks on the property. You should contact a professional, such as a civil engineer, geologist, industrial hygienist or other persons with experience in these matters to advise you concerning the property.

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.

REPRESENTATIONS MUST BE IN WRITING. Any Purchase and Sale and/or Lease Agreement shall contain all representations of the Broker. Any representation, whether expressed or implied, not contained in a Purchase and Sale and/or Lease Agreement is hereby null and void. Please check all Purchase and Sale and/or Lease Agreements prior to execution for accuracy and completeness.

ATTORNEY RECOMMENDATION. Any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement have been prepared for submission to your attorney, who will review the document and assist you to determine whether your legal rights are adequately protected. Broker is not authorized to give legal or tax advice; no representation or recommendation is made by Broker or its agents or employees as to the legal sufficiency, legal effect or tax consequences of this document or any transaction relating thereto. These are questions for your attorney with whom you should consult before signing any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement.

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

BUYER/TENANT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____