



**INVESTMENT REALTY CO. L.C.**

## 1804 Medical Plaza

- Building Makeover Complete
- No "NNN" Pass-thru Expenses
- Full Service Gross Lease
- Competitive Rental Rates
- Signage Available

### Convenient to Hospitals:

- 1.2 Miles to Northeast Baptist Hospital
- 3.3 Miles to Christus Santa Rosa– Alamo Hts.
- 6.5 Miles to Northeast Methodist Hospital
- Convenient access to Loop 410, US 281 & IH 35
- Entry Ramp to Loop 410 in front of property
- San Antonio International Airport within 2 miles

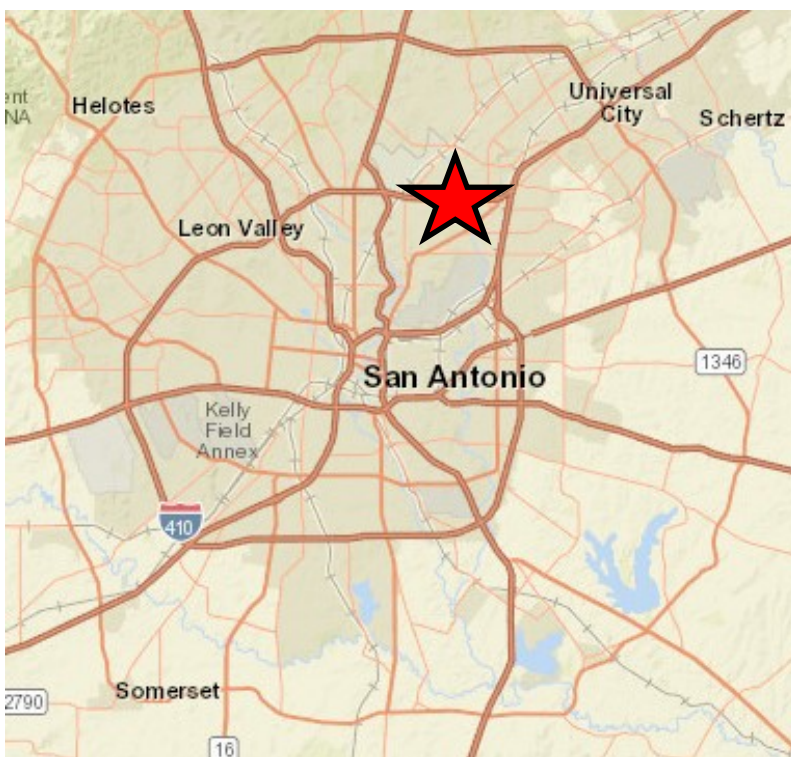
### Medical, Dental and General Office Space Available:

- Suite 100: 3,075 RSF Medical Office
- Suite 200: 1,480 RSF Medical Office
- Suite 290: 2,055 RSF Dental Office
- Suite 200 & 290: 3,535 RSF Medical Office

### Rental Rate:

- \$18.00/RSF/YR.– No NNN
- \$1.50/RSF/Mo.– No NNN

**1804 NE Loop 410  
Medical Office Space  
FOR LEASE  
SAN ANTONIO, TEXAS 78217**



**Joanne Mirelez CCIM, MHA  
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**New Flooring**



**Tenant Door Upgrades**



**Bathroom Upgrades**

## **Renovations**

- Elevator Interior
- Energy Efficient Lighting
- Interior Tenant Signage
- Fresh Paint
- Tenant Door Upgrade
- New Flooring
- Bathroom Upgrades
- New Directory

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Commencing Rent/ SF	Suite #	Approx. Rentable Square Feet	Commencing Rental Monthly Rate (No NNN Expense)	Commencing Monthly Rent	Tenant Improvements Renovations Complete
\$1.50/Mo.					
\$18.00 / Yr.	100	3,075 Sq. Ft.	\$1.50/ Sq. Ft.	\$4,612.50/Mo.	Ready for Occupancy
	200	1,480 Sq. Ft.	\$1.50/ Sq. Ft.	\$2,220.00/Mo.	Medical Office
Full Service* Gross Lease	290	2,055 Sq. Ft.	\$1.50/ Sq. Ft.	\$3,082.50/Mo.	Former Dentist Office
TI Negotiable	200 & 290	3,535 Sq. Ft.	\$1.50/Sq. Ft.	Total/Month 5,302.50	Medical Office



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Medical Office Space  
FOR LEASE  
SAN ANTONIO, TEXAS 78217**

<b>Location:</b>	1804 NE Loop 410, San Antonio, TX 78217 Northeast San Antonio Convenient to Alamo Heights & Terrell Hills (78209)
<b>Office Bldg:</b>	Approx. 24,000 SF / located on approx. 1.5 Ac. 2 Story Bldg.
<b>Total Space Available Now:</b>	<b>Suite 100:</b> 3,075 RSF—Medical Finish Including: Wood laminate flooring, granite countertops, and fresh paint!! READY FOR MOVE-IN!! <b>Suite 200:</b> 1,480 RSF—Medical Finish Out <b>Suite 290:</b> 2,055 RSF—Dental Finish Out
<b>Rental Rate:</b>	\$1.50 RSF/Mo. commencing rent \$18.00 RSF/Yr. commencing rent Full service gross lease, Incremental expenses after 1st Year
<b>Tenant Finish Out &amp; Other Terms</b>	Based on lease term and financial strength
<b>Tenants:</b>	<ul style="list-style-type: none"><li>• San Antonio Digestive Disease Consultants, P.A.</li><li>• Ophthalmology Associates of San Antonio</li><li>• i.wear by oasa</li></ul>
<b>Amenities:</b>	<ul style="list-style-type: none"><li>• Near NE Baptist Hospital, NE Methodist &amp; Christus Santa</li><li>• Rosa-Alamo Heights</li><li>• Convenient to Loop 410, IH 35 &amp; U.S. Hwy 281</li><li>• Near Ft. Sam Houston, San Antonio Military Medical Center, and the San Antonio Airport.</li></ul>
<b>Parking Ratio</b>	4:1,000



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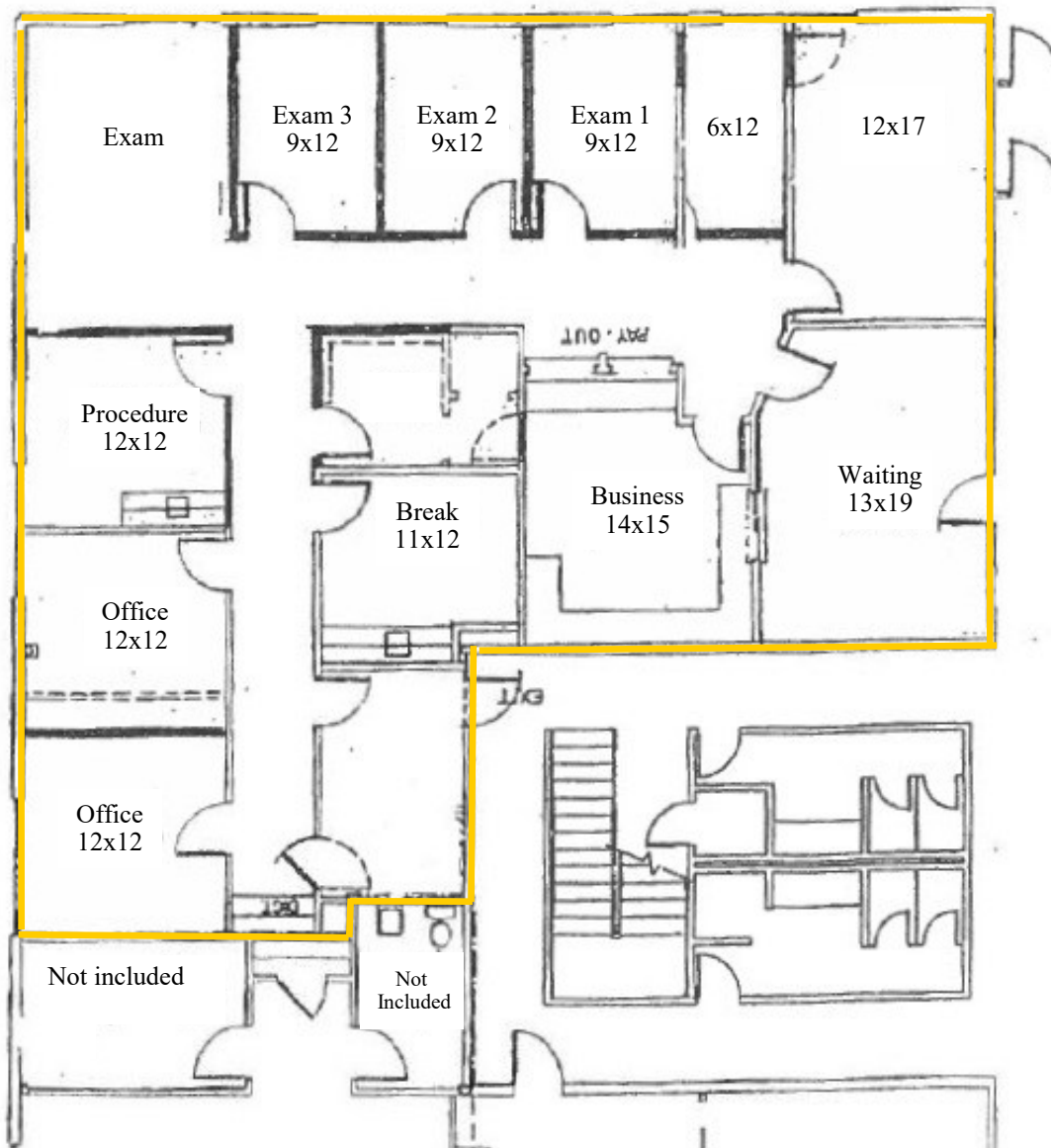




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**1804 NE LOOP 410**  
**Medical Office Space FOR**  
**LEASE**  
**SAN ANTONIO, TEXAS 78217**

**Suite 100: 3,075 RSF**



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**1804 First Floor**

Front- Loop 410

Suite 100  
3,075  
Available

Suite 101  
Dr. Office

Suite 101  
SADO Admin



Back

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## 2nd Floor Suites



1804 Medical Plaza As-Built  
Level 2 - Suites #200, #210 & #290

Lease Exhibit Overall Plan

Project number S1600011  
Date 06-07-2016

Exhibit A.0

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- Location on NE Loop 410 (North Loop 410 East)
- Convenient access to on ramp for NE Loop 410
- Enter or Exit directly from/to Harry Wurzbach Rd.
- Centrally located with access to all major freeways: IH35, Loop 410, US Hwy 281 and IH 10

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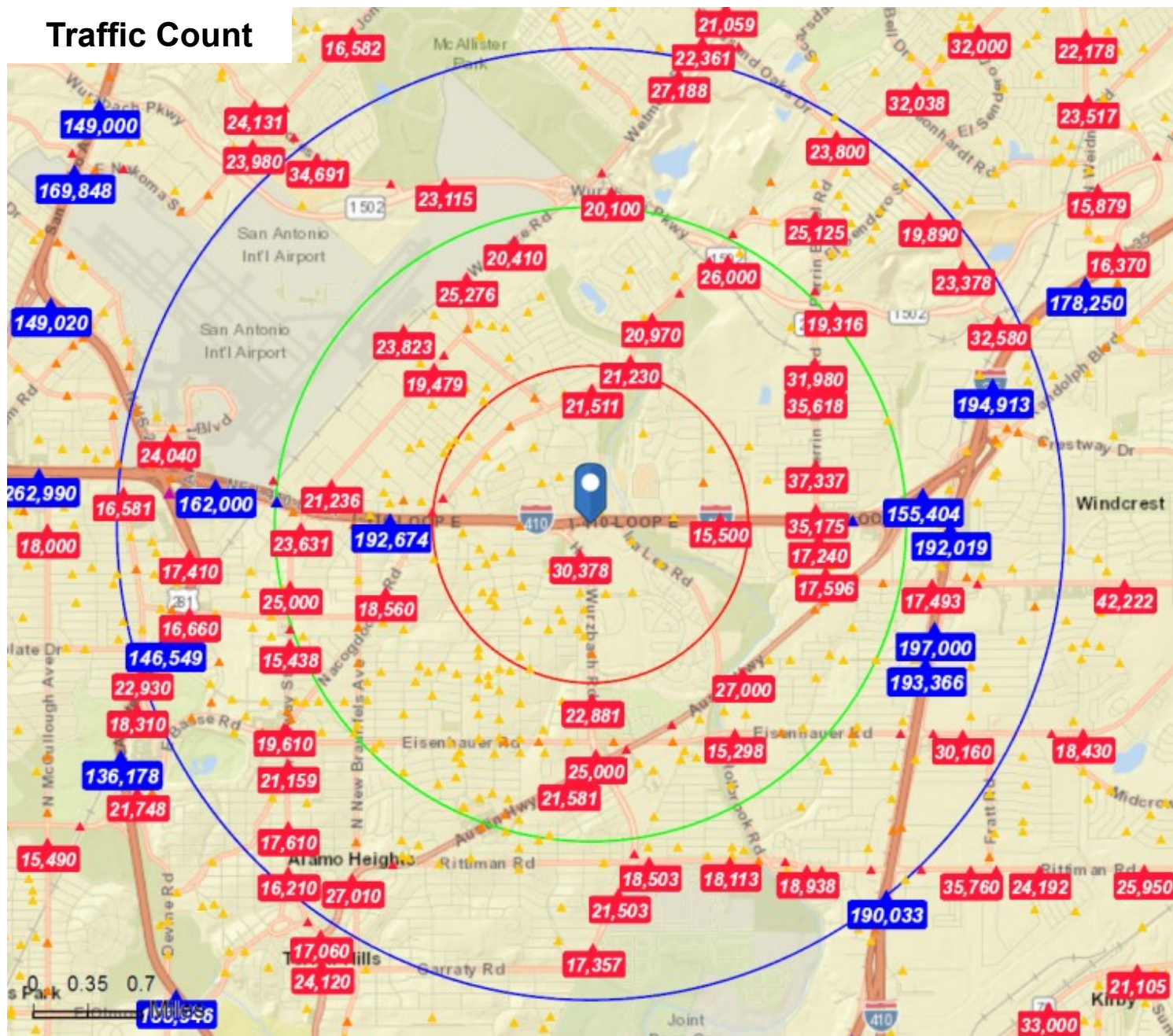




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## Traffic Count



**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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## TYPES OF REAL ESTATE LICENSE HOLDERS:





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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.

Unless otherwise stated in a written document, Broker is acting as a Broker and Representative of the Seller/Lessor of this Subject Property. Broker is not representing the Buyer/Tenant in this Purchase and/or Lease Agreement and should the Buyer/Tenant need additional legal or real estate advice, he should consult with an attorney as set forth above.

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

BUYER/TENANT

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_