



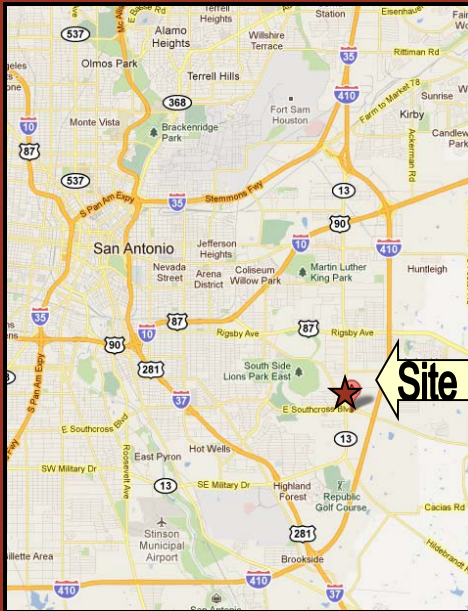
INVESTMENT REALTY CO. L.C.

MEDICAL OR GENERAL OFFICE SPACE FOR LEASE

4606 E. SOUTHCROSS
SAN ANTONIO, TX 78222



Approx Sq. Ft.	Monthly Base Rent	Monthly NNN Fees	Total Monthly Base Rent + NNN
2,010	\$2,680.00	\$603.00	\$3,283.00
	<u>Per Sq. Ft.</u> \$1.33	<u>Per Sq. Ft.</u> \$0.30	<u>Per Sq. Ft.</u> \$1.63



PROPERTY INFORMATION:

- ◆ **2,010 Sq. Ft. Endcap Space**
- ◆ Partially Finished Shell Space
Tenant Improvement Allowance:
\$20.00/Sq. Ft., including current finish
- ◆ Fire Sprinkler System Available
- ◆ Adjacent to Adult Day Care,
DaVita Dialysis, South Bexar VA Out-patient Clinic, and Fresenius Dialysis
- ◆ Near Mission Trail Baptist Hospital
- ◆ Near Brooks City Base
- ◆ Excellent Highway Access:
SE Loop 410, IH-37, & IH-10 E

For More Information:

**Joanne V. Mirelez, CCIM
Broker**

Joanne@InvestmentRealty.com

Direct #:

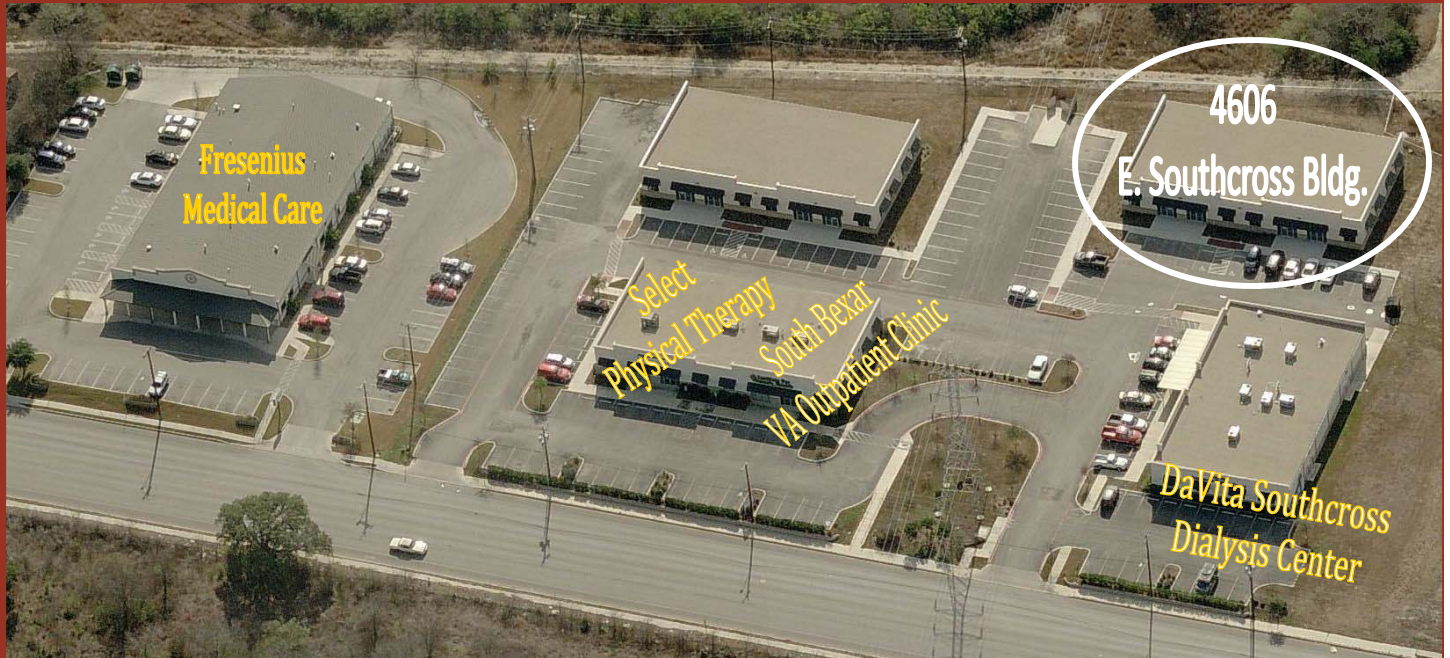
210.314.7843



INVESTMENT REALTY CO. L.C.

MEDICAL OR GENERAL OFFICE SPACE FOR LEASE

**4606 E. SOUTHCROSS
SAN ANTONIO, TX 78222**



Approx. Sq. Ft.	Commencing Monthly Base Rent	NNN Fees Monthly	Total Base Rent + NNN Per Month	Annual Base Rent	NNN Fees Annually	Total Annual Rent + NNN
2,010	<u>Total/Month</u> \$2,680	<u>Total/Month</u> \$603.00	<u>Total/Month</u> \$3,283.00	<u>Total/Year</u> \$32,160	<u>Total/Month</u> \$7,236.00	<u>Total/Year</u> \$39,396
	<u>Per Sq. Ft.</u> \$1.33	<u>Per Sq. Ft.</u> \$0.30	<u>Per Sq. Ft.</u> \$1.63	<u>Per Sq. Ft.</u> \$16.00	<u>Per Sq. Ft.</u> \$3.60	<u>Per Sq. Ft.</u> \$19.60

For More Information:

**Joanne V. Mirelez, CCIM
Broker**

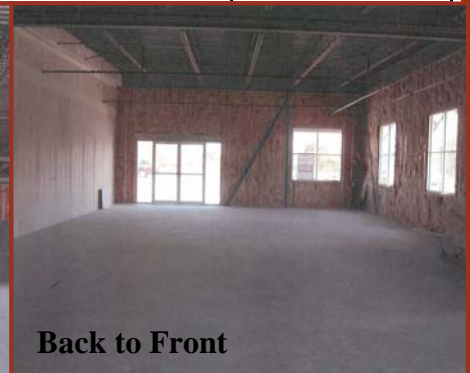
Joanne@InvestmentRealty.com

Direct #:

210.314.7843



Front to Back

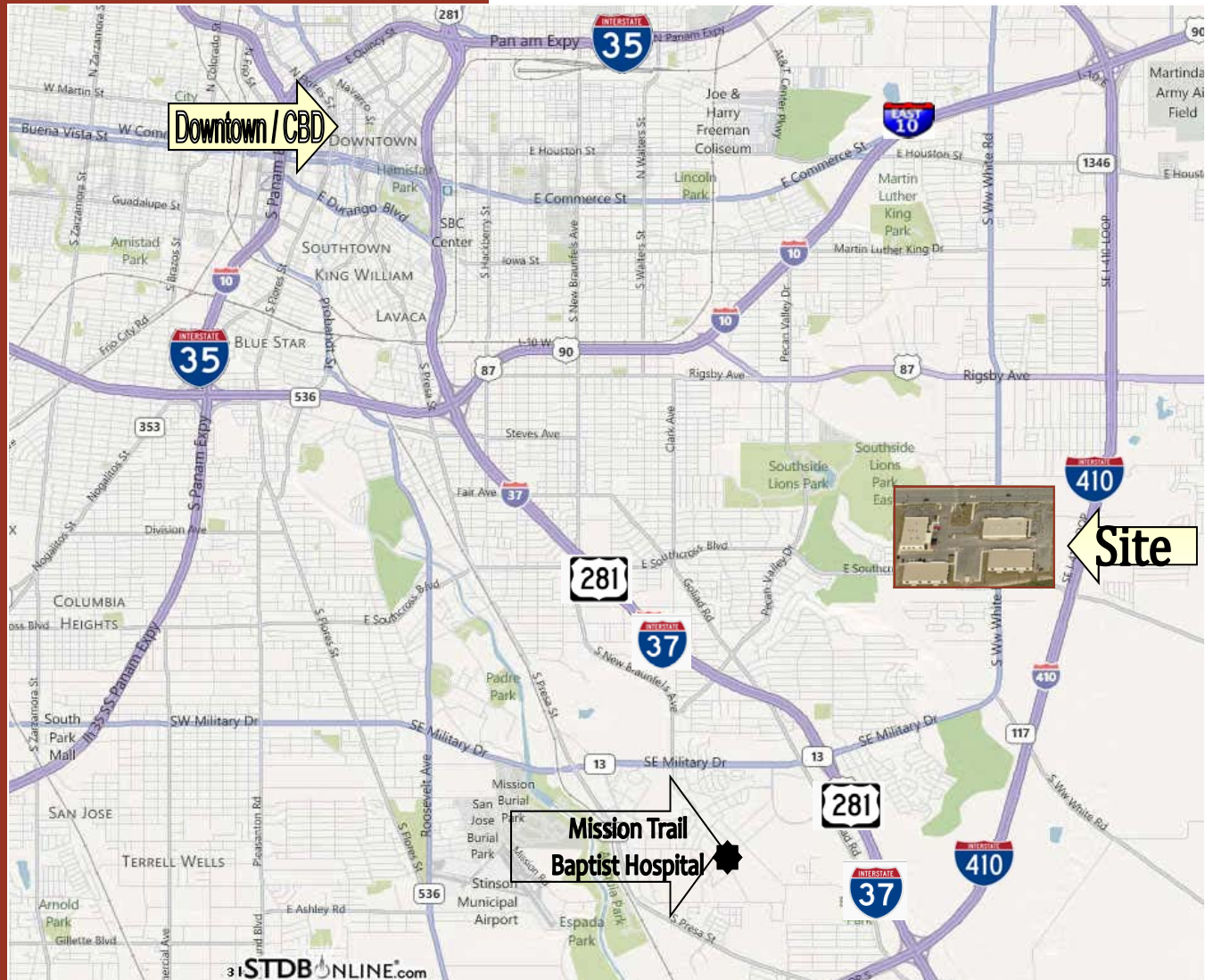


Back to Front



INVESTMENT REALTY CO. L.C.

MEDICAL OR GENERAL OFFICE SPACE FOR LEASE 4606 E. SOUTHCROSS SAN ANTONIO, TX 78222



Joanne V. Mirelez, CCIM Broker Joanne@InvestmentRealty.com 210.314.7843 www.InvestmentRealty.com

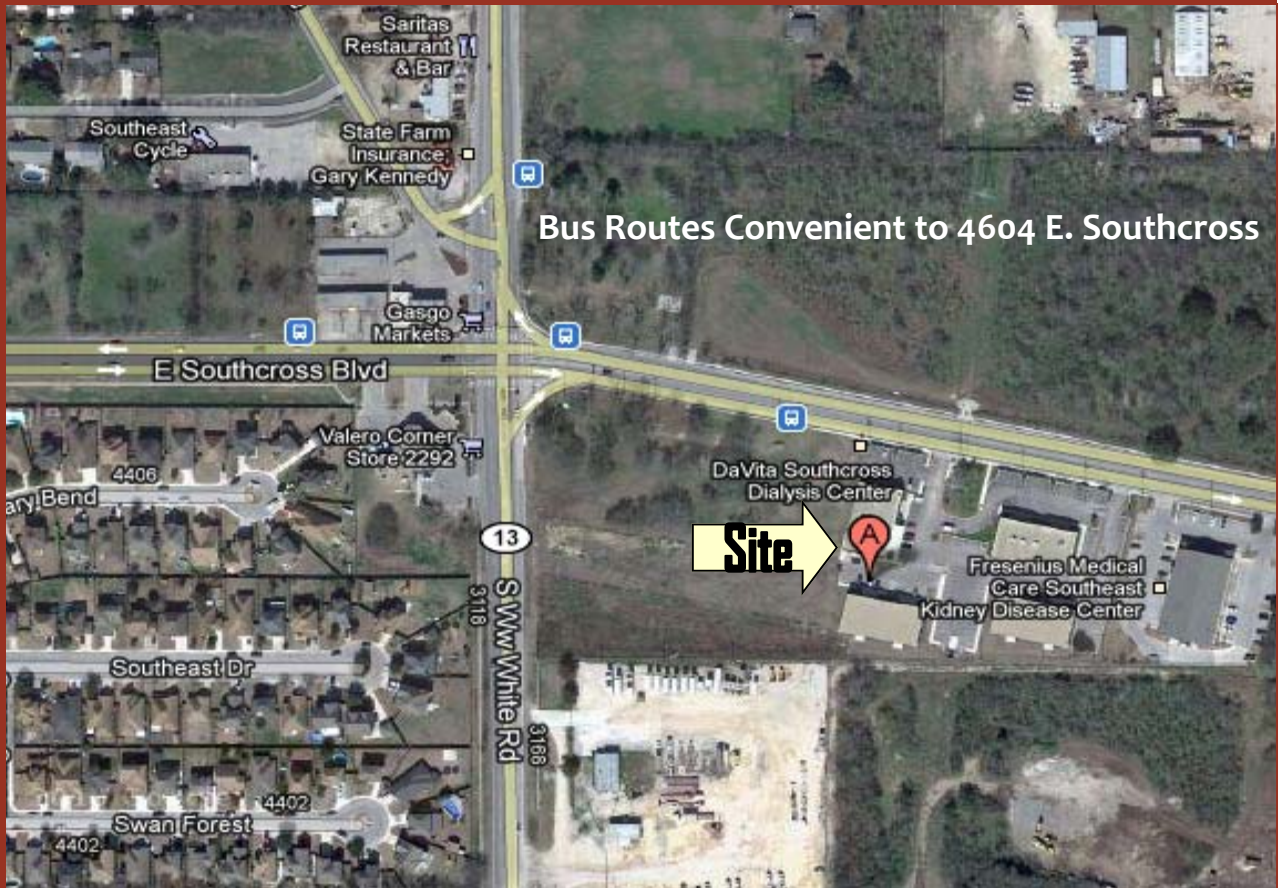




INVESTMENT REALTY CO. L.C.

MEDICAL OR GENERAL OFFICE SPACE FOR LEASE

4606 E. SOUTHCROSS
SAN ANTONIO, TX 78222



Bus Routes Convenient to 4604 E. Southcross

Site

For More Information:

Joanne V. Mirelez, CCIM
Broker

Joanne@InvestmentRealty.com

Direct #:

210.314.7843



Zoning Map

Source:

www.sanantonio.gov/dsd/zoning



INVESTMENT REALTY CO. L.C.

16350 Blanco Road, Suite 114 · San Antonio, TX 78232
Phone: 210.828.9261 · Fax: 210.828.8797 | www.InvestmentRealty.com

SPECIAL NOTICES AND DISCLAIMERS BY INVESTMENT REALTY COMPANY, L.C.

AMERICANS WITH DISABILITIES ACT DISCLOSURE. The United States Congress has recently enacted the Americans With Disabilities Act. Among other things, this Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The broker in this transaction is not qualified to advise you as to what, if any, changes may be required now, or in the future. Seller/Lessor and Buyer/Tenant should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Broker cannot determine which attorneys or design professionals have the appropriate expertise in this area.

HAZARDOUS MATERIALS DISCLOSURE. Various construction materials may contain items that have been or may be in the future determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including aluminum wiring and lead-based paint), minerals, chemicals, hydrocarbons, or biological (including mold) or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Broker has no expertise in the direction or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

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.

IRS CODE SECTION 1445. Sale, lease, and other transactions can have local, state and federal tax consequences for the Seller/Lessor and/or Buyer/Tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sale price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Broker is not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

Property Address: INVESTMENT REALTY CO., L.C. represents the owners of 4606 E. Southcross Blvd, San Antonio, TX 78222

SELLER/LESSOR

BUYER/TENANT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____