



INVESTMENT REALTY CO. L.C.

Colonies North Professional Bldg. Office Space For Sublease



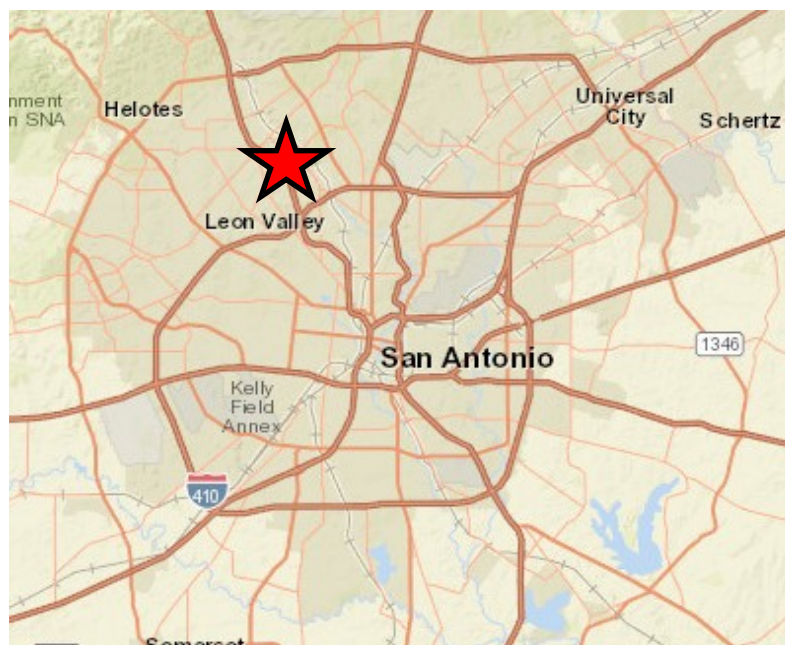
Colonies North

Location: 3740 Colony Dr.
San Antonio, TX 78230

- Gross Full Service Lease
- Northwest San Antonio located on the Westbound side of IH10 at Wurzbach
- Across the street from HEB near Hotels, Retail Shopping Centers, Restaurants, USAA, South Texas Medical Center

Available Office Space:

- Suite 270: 645 RSF
- \$886.88 monthly
- \$16.50 SF/Yr.



Marie Goga
Broker Associate
210.314.7837
mgoga@InvestmentRealty.com



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The information contained herein has been carefully compiled from sources believed to be reliable; however, no warranty as to the accuracy and/or completeness of these materials is made. This presentation is offered subject to prior placement and withdrawal, cancellation or modification without notice. The information included in this report is deemed reliable, but not guaranteed. CN_2019 Page #2



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Location:	3740 Colony Dr., Exit Wurzbach from IH-10
Office Bldg. Sizes:	21,493 SF
Total Space Available:	Suite 270 - 645 RSF
Tenant Finish Out & Other Terms	Negotiable
Tenants:	Colony Dental Care, J.Salzillo Associates, Neighborhood News, Prime 1 Tax Services, Dr. Fenton-Chiropractor, Dr Yvonne Knighton, Allegiance Staffing, Arrends & Garcia Counselors, Amistad Home Health Inc., Spa de Rosa, Colonies North Counselors
Amenities:	Rent includes utilities and janitorial service
Parking:	Non-reserved parking
Year Built:	1960



- Excellent Northwest location on the IH10 Corridor
- Inside Loop 1604
- Near several Fortune 100 and 500 employers

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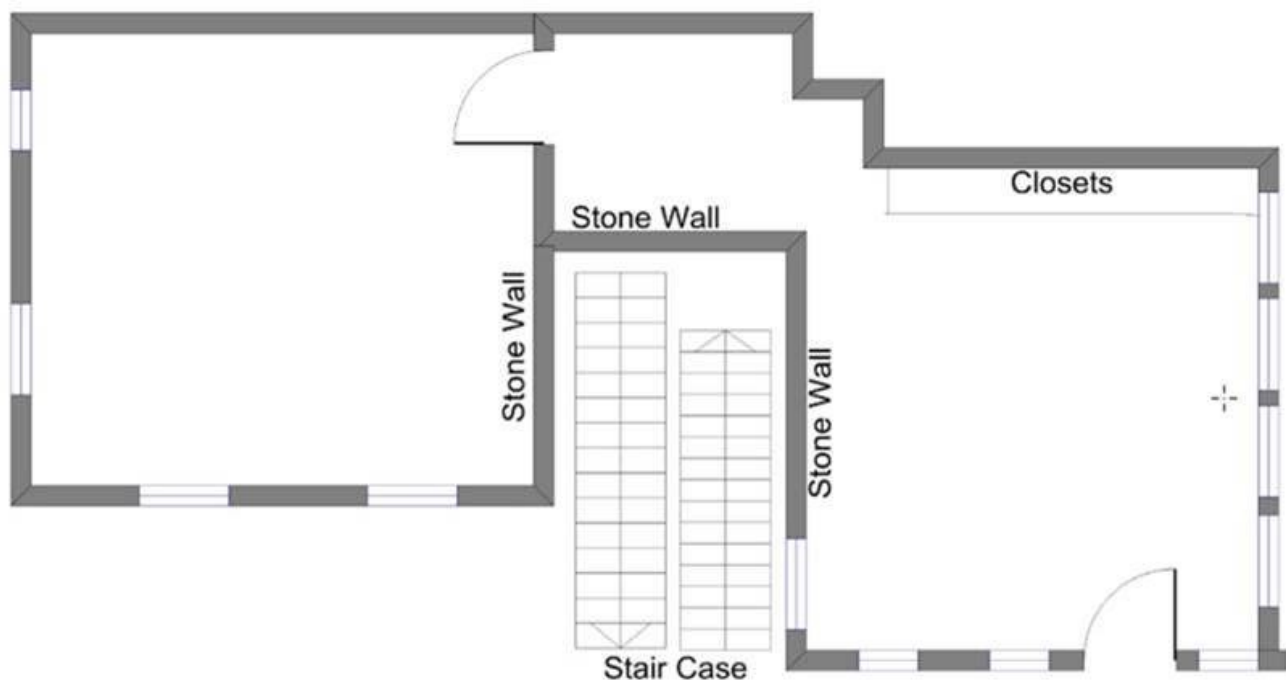


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Suite 270 For Sublease

- 645 RSF



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

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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.

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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: _____

TYPES OF REAL ESTATE LICENSE HOLDERS: