



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

**Summit IV  
5805 Callaghan Rd.  
Professional Office Bldg.  
Suites For Lease**

**Property Highlights**

**Location:** 5805 Callaghan Rd.  
San Antonio, TX 78228

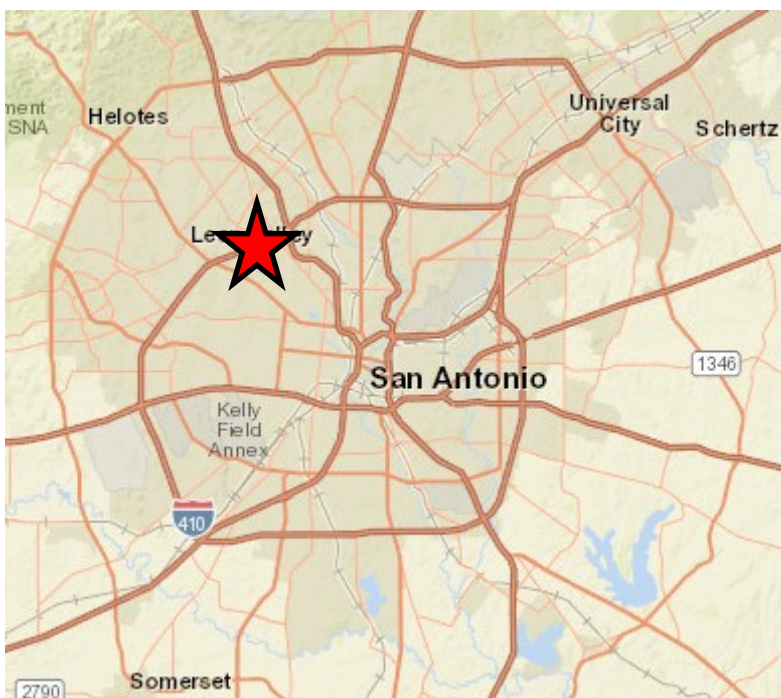
- Easy access to Loop 410 and IH-10
- Convenient to South Texas Medical Center
- 25,115 total RSF
- 3 story brick & glass office building

**Building Amenities**

- After hours Keypad access
- Security surveillance system
- Janitorial service 5 times per week
- Onsite Property Management & Maintenance

**Building Availability**

- Lease Type: Full Service Gross
- Suite Sizes: 528 - 1,067 RSF
- Flexible Terms



**Marie Goga  
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210.314.7837**

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<b>Suite#</b>	<b>Approx. RSF</b>	<b>Monthly Rent</b>
<b>Second Floor</b>		
204	528	\$836
210	531	\$775
<b>Third Floor</b>		
307	1,067	\$1,556

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## Summit IV 5805 Callaghan Rd. Professional Office Bldg. Suites For Lease



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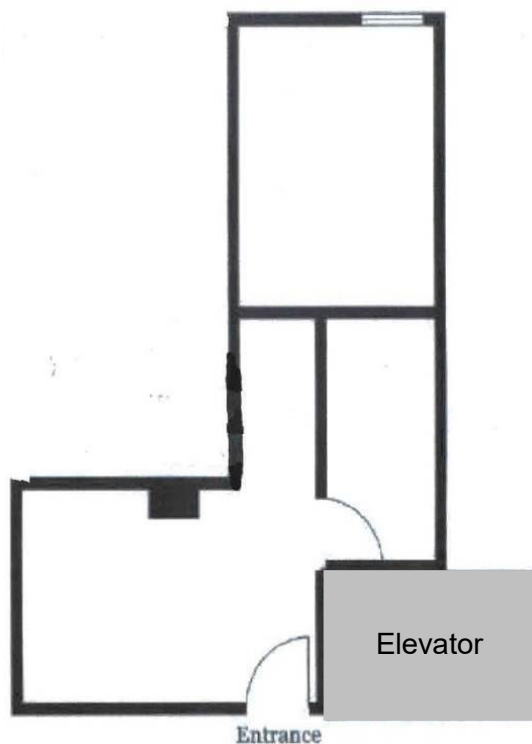


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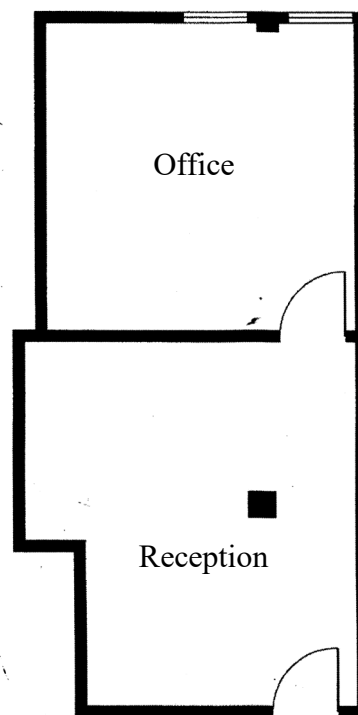
**Summit IV**  
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**Suites For Lease**

**SECOND FLOOR**

**SUITE 204: 528 RSF**



**SUITE 210: 531 RSF**



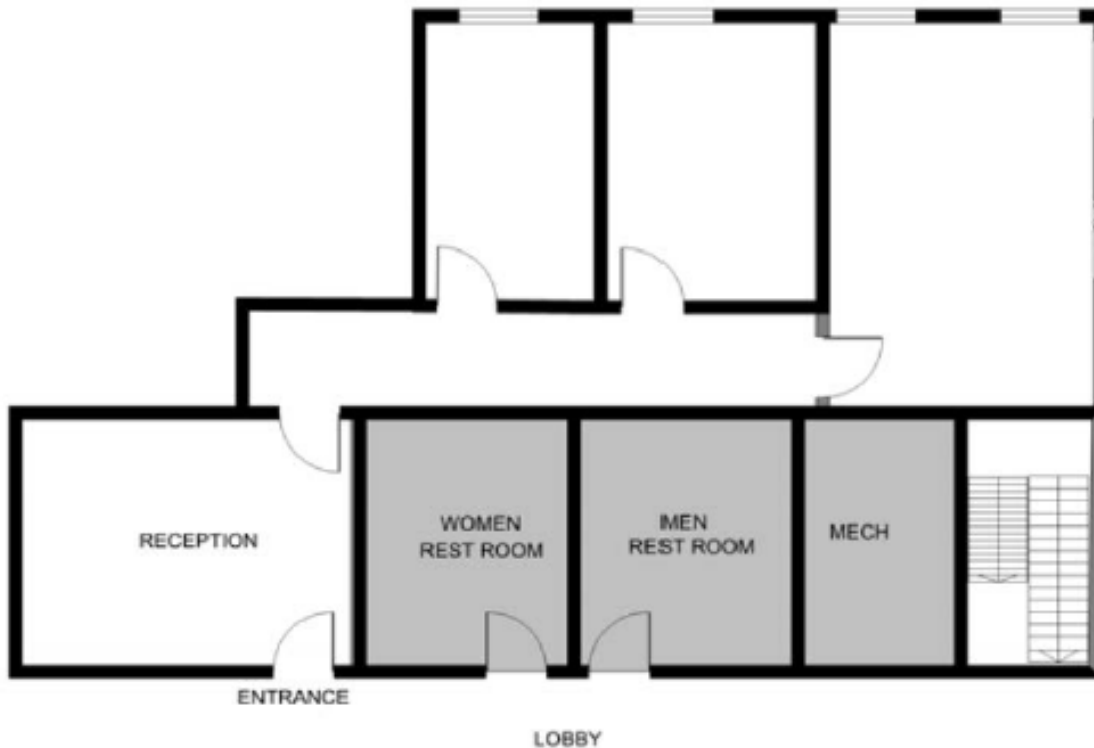


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**THIRD FLOOR**

**SUITE 307: 1,067 RSF**



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## INVESTMENT REALTY CO. L.C.

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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.

**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: \_\_\_\_\_