



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

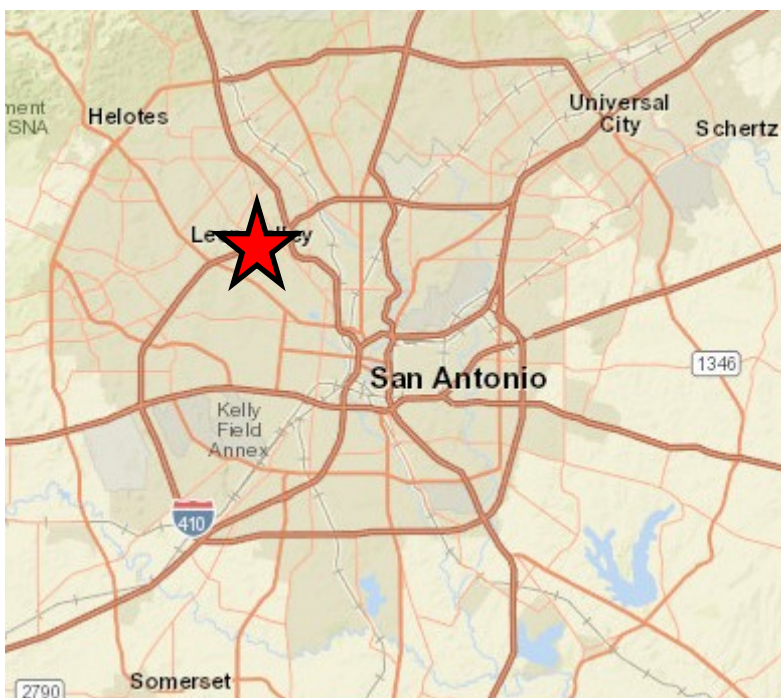
- Easy access to Loop 410 and IH-10
- Convenient to South Texas Medical Center
- 25,115 total RSF
- 3 story brick & glass office building

Building Amenities

- After hours Keypad access
- Cameras in Lobby
- Janitorial service 5 times per week
- Onsite Property Management & Maintenance

Building Availability

- Lease Type: Full Service Gross
- Suite Sizes: 532 - 1,702 RSF
- Flexible Terms



Marie Goga
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Suite# Approx. RSF Monthly Rent

First Floor

101 532 \$810.00

Second Floor

203 1,702 \$2,489.00

206 1,258 \$1,895.00

Third Floor

307 1,067 \$1,556.00



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FIRST FLOOR

SUITE 101: 532 RSF

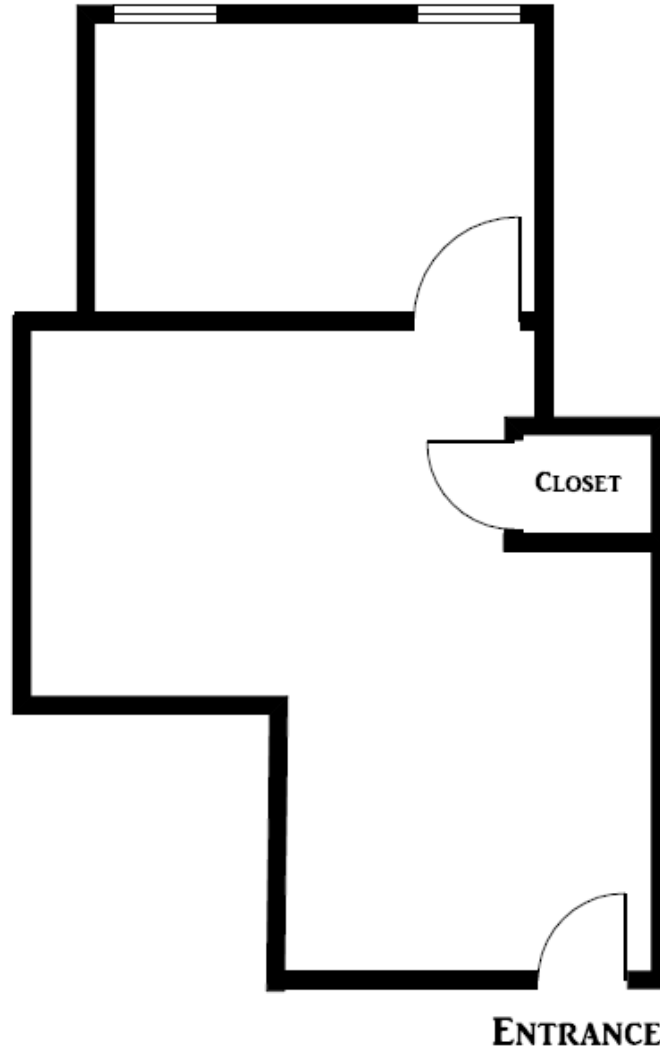


EXHIBIT A

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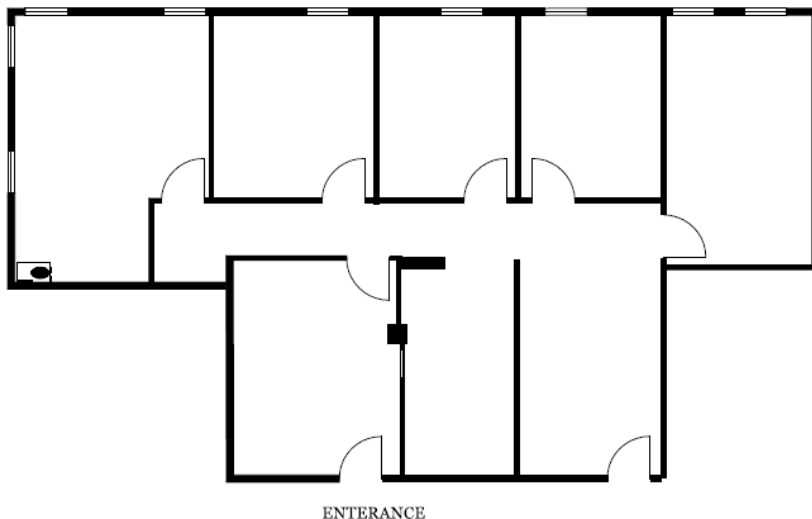


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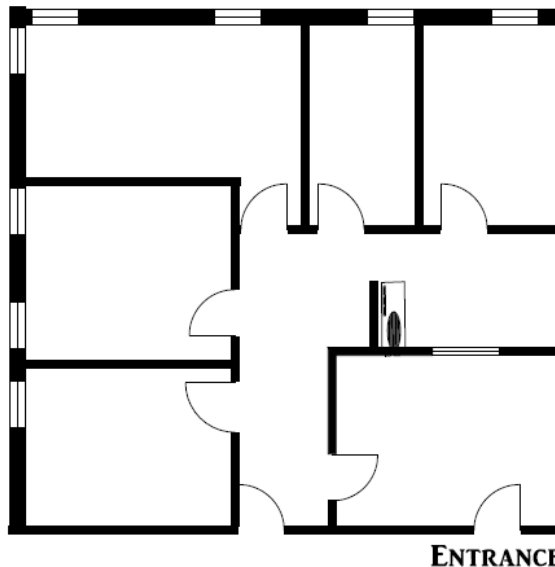
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SECOND FLOOR

SUITE 203: 1,702 RSF

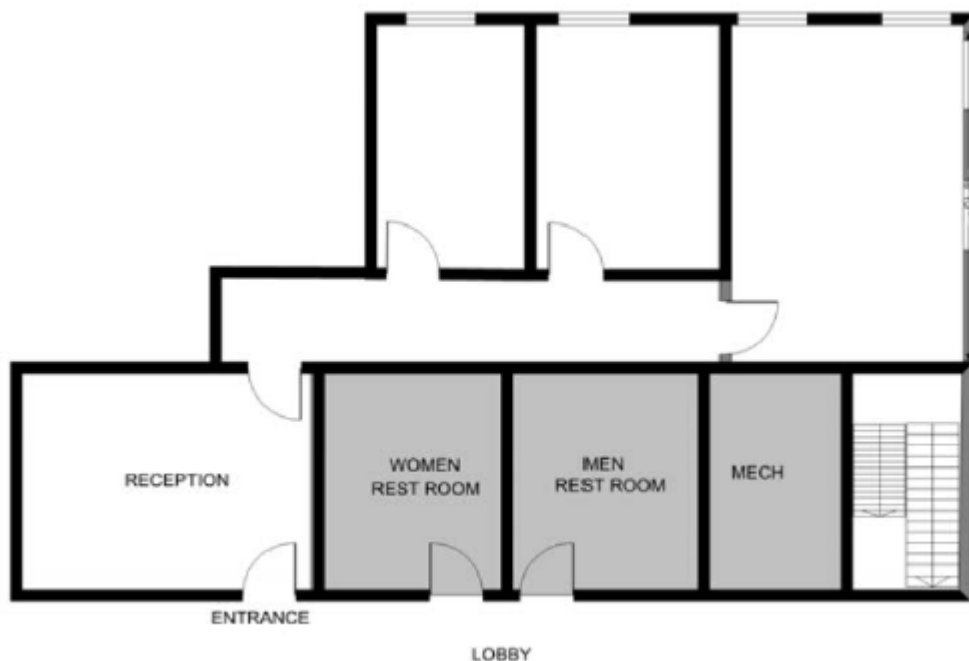


SUITE 206: 1,258 RSF



THIRD FLOOR

SUITE 307: 1,056 RSF





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.

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

BUYER/TENANT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____