



INVESTMENT REALTY CO. L.C.

**SHAVANO CENTER I & II
FOR LEASE
3512 & 3522 PAESANOS PARKWAY
SAN ANTONIO, TEXAS 78231**



Property Description

- Class A, Two Buildings
- Totaling 58,222 SF, 3 Stories Each
- Parking Ratio 3.5:1,000
- Lease Type: Full Service Gross

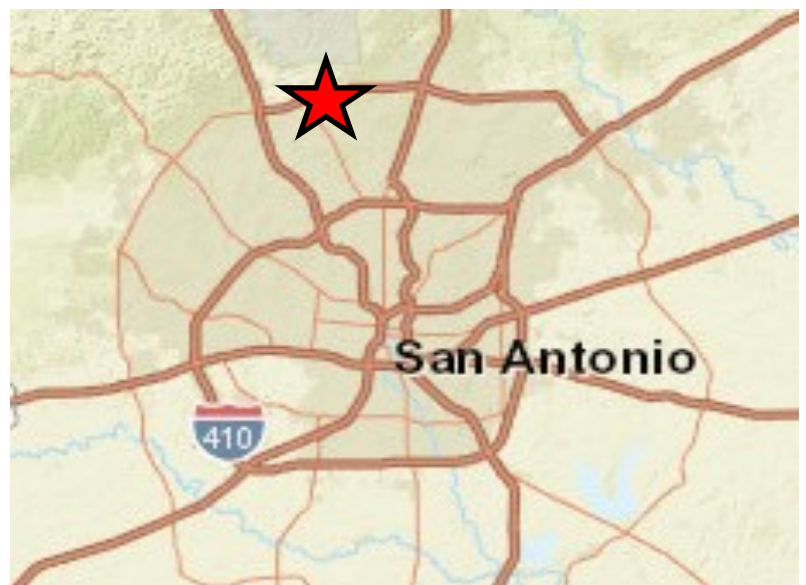
Lease Availability

Shavano I, 3522 Paesanos Pkwy.

- 100% Leased

Shavano II, 3512 Paesanos Pkwy.

- Suite 200 - 2,317 RSF
- Suite 203 - 2,401 RSF
- Suite 200 & 203 are adjacent totaling: 4,718 RSF
- Suite 304 - 1533 RSF



**Marie Goga
Broker Associate
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Location:

- 3512 & 3522 Paesanos Parkway on the South Side of Loop 1604 within the City of Shavano Park.
- Far North Central Submarket.

Property Highlights:

- Immediate Access to Loop 1604.
- Approx. 3 mi. from I-10., + 5 Mi. from US 281
- Close Proximity to The Rim and La Cantera Mall
- Near Upscale Neighborhoods: Huntington, Bentley Manor and Shavano Estates.
- Courtyard in-between buildings.
- +/- 100,000 Vehicles pass per day



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3512 Lobby



3512 Lobby



3522 Lobby



3522 Lobby

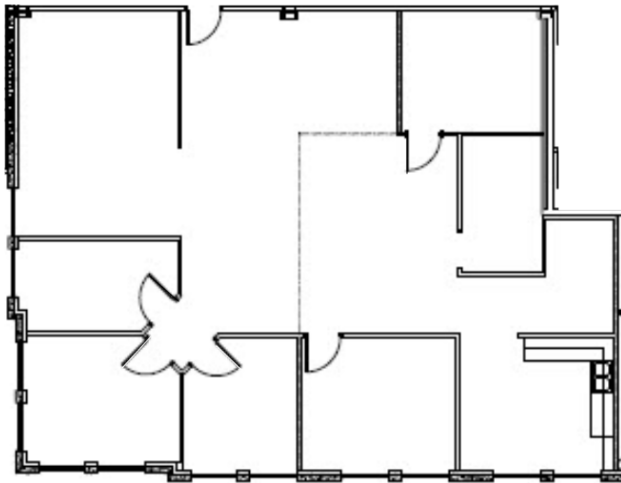


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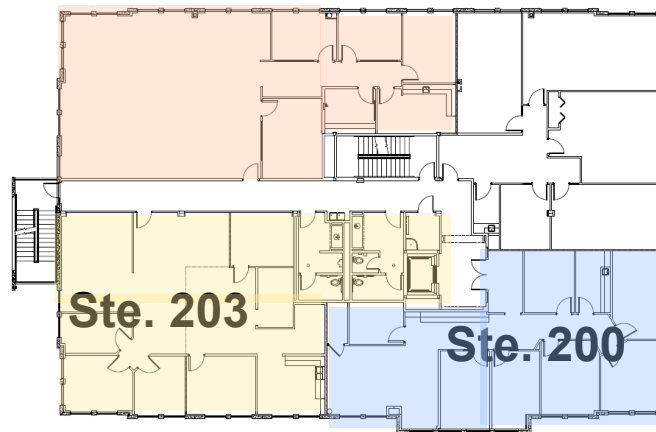
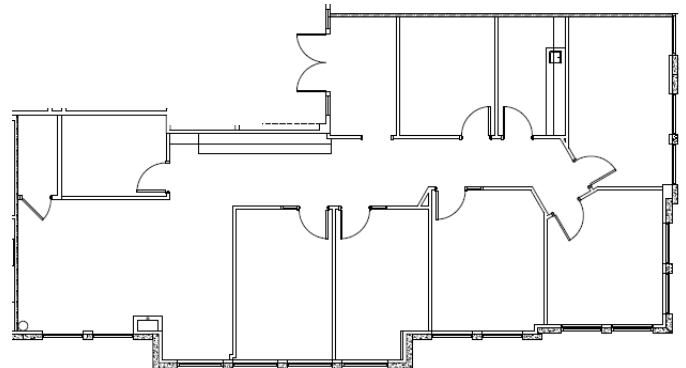
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Shavano II

Suite 203
2,401 RSF



Suite 200
2,317 RSF



Continuous Option: 4,718 RSF

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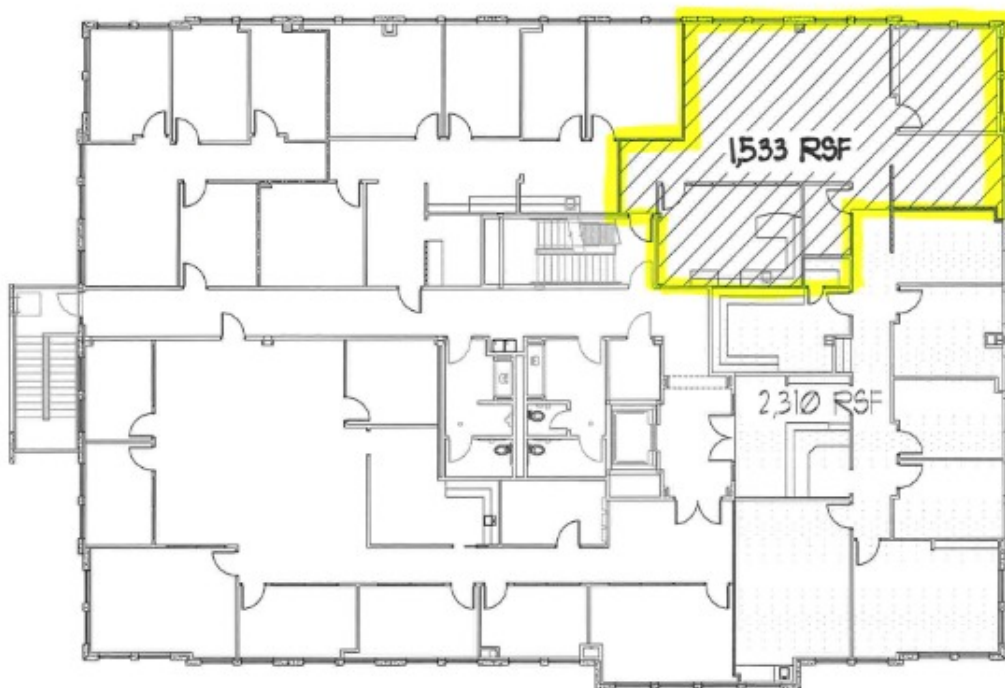
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Shavano II

Suite 304

1,533 RSF

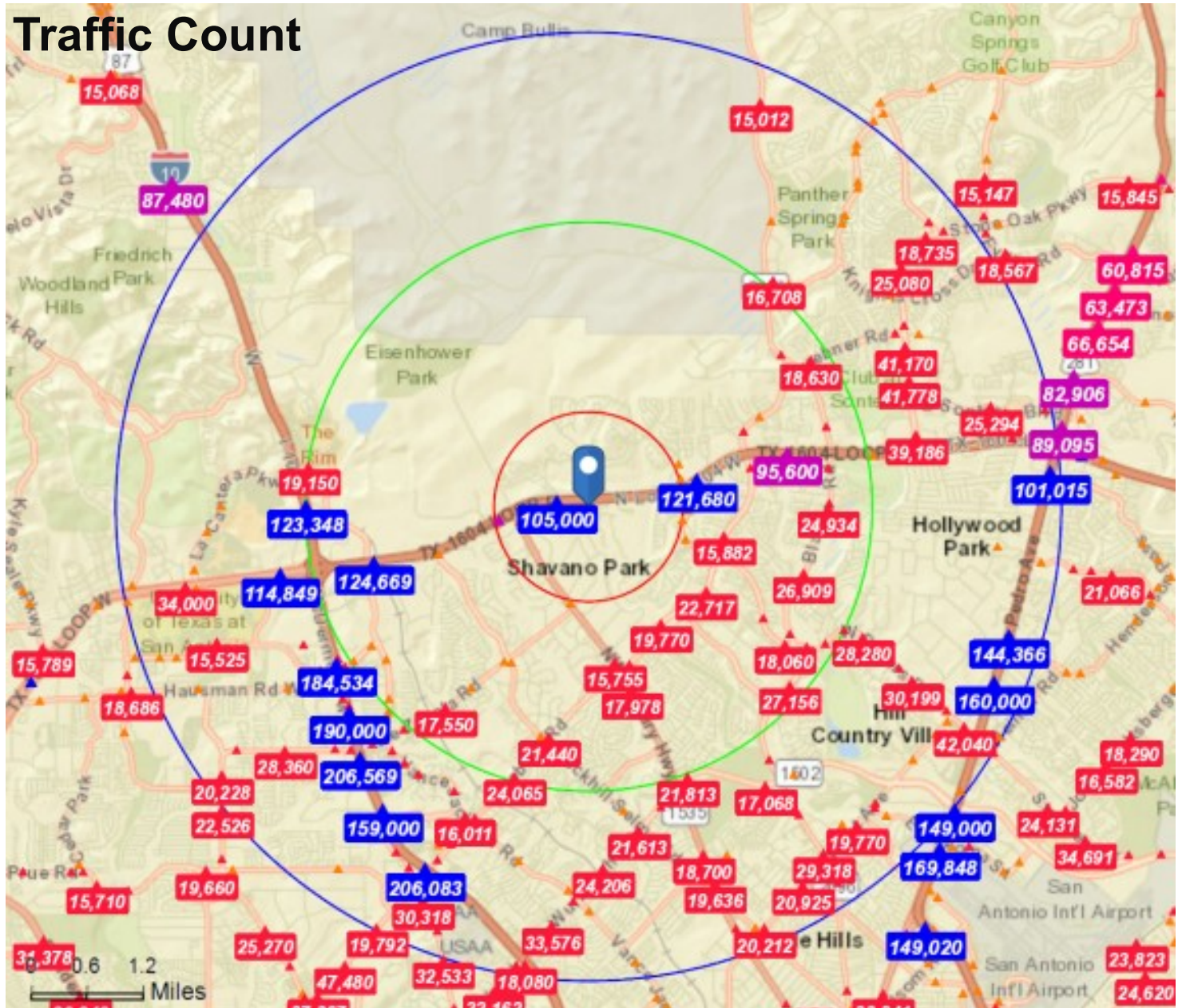




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Traffic Count





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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: _____