



INVESTMENT REALTY CO. L.C.

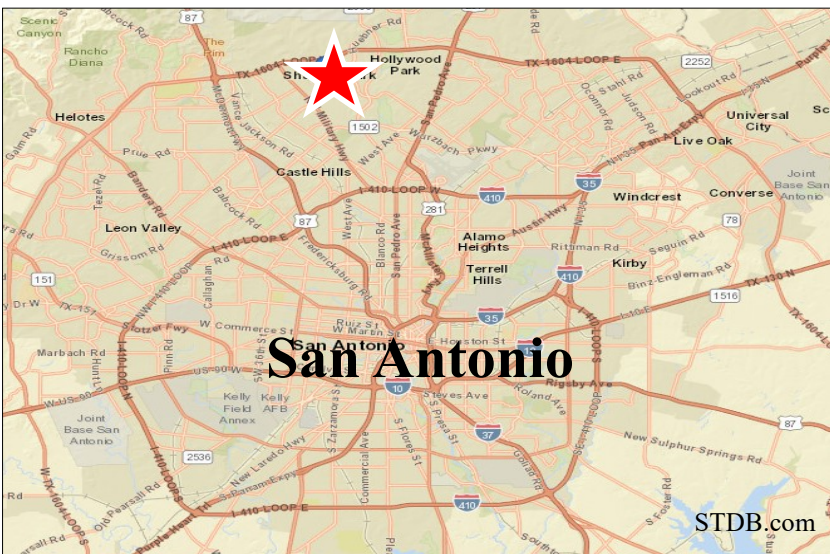
**HUEBNER TOWN CENTER
BUILDING 3
AVAILABLE FOR LEASE
15316 Huebner Rd.,
San Antonio, TX 78248**

Property Details

Available Space:

Bldg. 3, Ste 203: 6,078 SF

- **Single Story building in a 3 building complex with space available**
- **Space can be divided smaller**
- **Fully Finished Out**
- **Great North Central Location**
- **Surrounded by High-End Neighborhoods**
- **Easy Access off Huebner Rd.**
- **Perfect for Professional or Medical Office**



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Building 3, Suite 203

Approx. Sq. Ft. Available	Base Rent Monthly	NNN Fees Monthly	Tenant Finish Out Allowance Per Sq. Ft.	Total Commencing Monthly Base Rent & NNN
	<u>Per Sq. Ft.</u>	<u>Per Sq. Ft.</u>		
6,078 SF	\$19.00/yr. \$1.58/mo. \$9,623.50/Mo.	\$7.25/yr. \$0.60/mo. \$3,672.13/Mo.	Offered "As Is"	\$13,295.63/mo.



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Area Demographics

Demographics	1 Mile	3 Miles	5 Miles
2020 Population	12,267	90,010	225,622
2025 Projected	12,591	94,079	237,488
2020-2025 Growth	.52%	.89%	1.03%
2020 Owner Occupied Housing Units	3,411	19,515	43,509
2020 AVG HH Income	\$135,311	\$107,645	\$89,928

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Location:	15316 Huebner Rd. +/- 2 mi. To Loop 1604 +/- .8 mi. To NW Military HWY. +/- 3.75 mi. To I-10 +/- 5.06 mi. To Loop 410
Total Space Available:	Building 3: 6,078 SF Fully Finished Space Available Now
Rental Rate:	\$19.00 psf/yr.– Base Rent \$7.25 psf/yr. NNN Fees
Tenant Finish Out:	Offered "As Is"
Neighboring Businesses:	Through the Years, Vineyard Christian School, Pediatricians
Amenities:	High Income Area. Excellent location for neighborhood professional office. The architecture and color schemes blend well with the surrounding high-end residential neighborhoods & business offices.
Businesses In Area:	Domino's Pizza, Luciano Pizzeria, Huebner Elementary School, Acorn Pediatrics, Hulm Orthodontics, Heartis San Antonio.

Commencing Annual Rent Per Sq. Ft
Per Sq. Ft. Monthly Base
\$1.58
Per Sq. Ft. Monthly NNN
\$0.60
Per Sq. Ft. Annual Base
\$19.00
Per Sq. Ft. Annual NNN
\$7.25

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Building 3, Suite 203 Floor Plans



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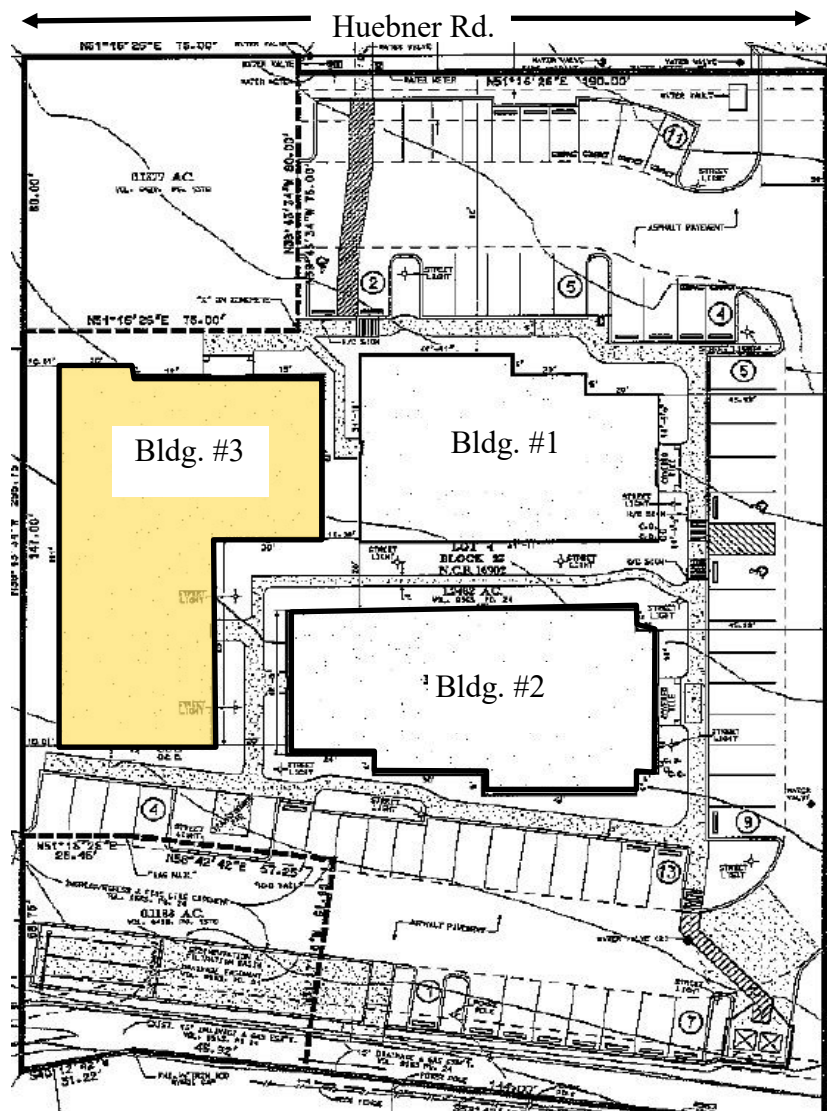
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Site Plan



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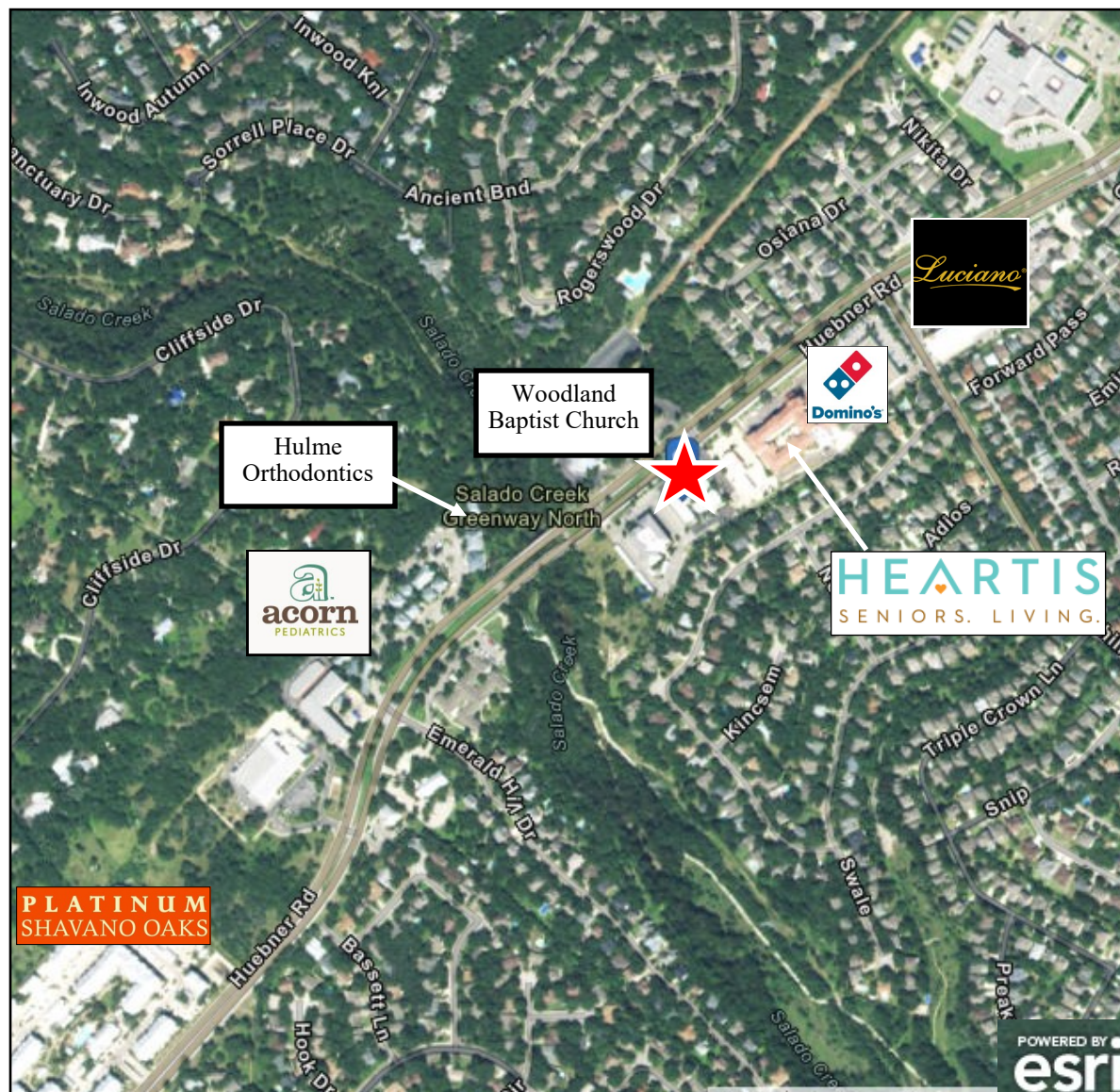
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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Investment Realty Co., L.C.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>432312</u> License No.	<u>N/A</u> Email	<u>(210) 828-9261</u> Phone
<u>Stephen A. Raub</u> Designated Broker of Firm	<u>333833</u> License No.	<u>raub@investmentrealty.com</u> Email	<u>(210) 314-7839</u> Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<u>Connie P. Raub</u> Sales Agent/Associate's Name	<u>562804</u> License No.	<u>cpraub@investmentrealty.com</u> Email	<u>(210) 314-7838</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Connie Raub

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Information about

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IABS 1-0 Date

IABS 10.31.2018

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