

FOR  
LEASE

# 4800 FREDERICKSBURG

## KB HOME BUILDING

SAN ANTONIO, TEXAS

### AMENITIES:

- Located within minutes of the South Texas Medical District
- Immediate access to and from Loop 410 and IH-10 Corridor
- Minutes from downtown San Antonio and the San Antonio International Airport
- Surrounded by convenient restaurants, financial institutions, hotels and medical facilities
- Situated in the heart of the Northwest submarket - the fastest growing submarket in San Antonio
- The property offers onsite Class 'A' amenities and a beautifully landscaped, lush garden setting



### RATE:

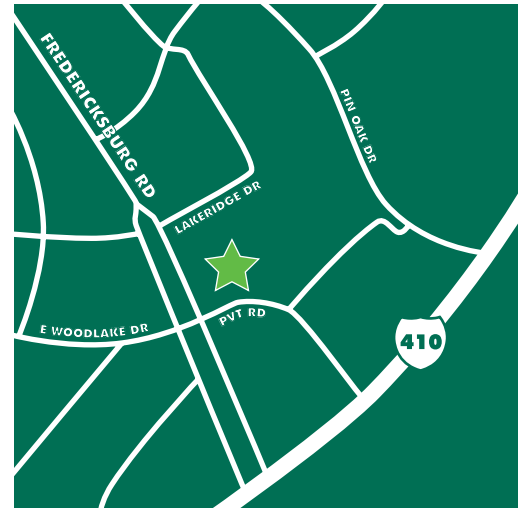
- \$20.00 FSG

### AVAILABILITY:

- Lower Level  
8,170 RSF
- 1st Floor  
Approximately 2,000 RSF

### PARKING:

- 4/1,000



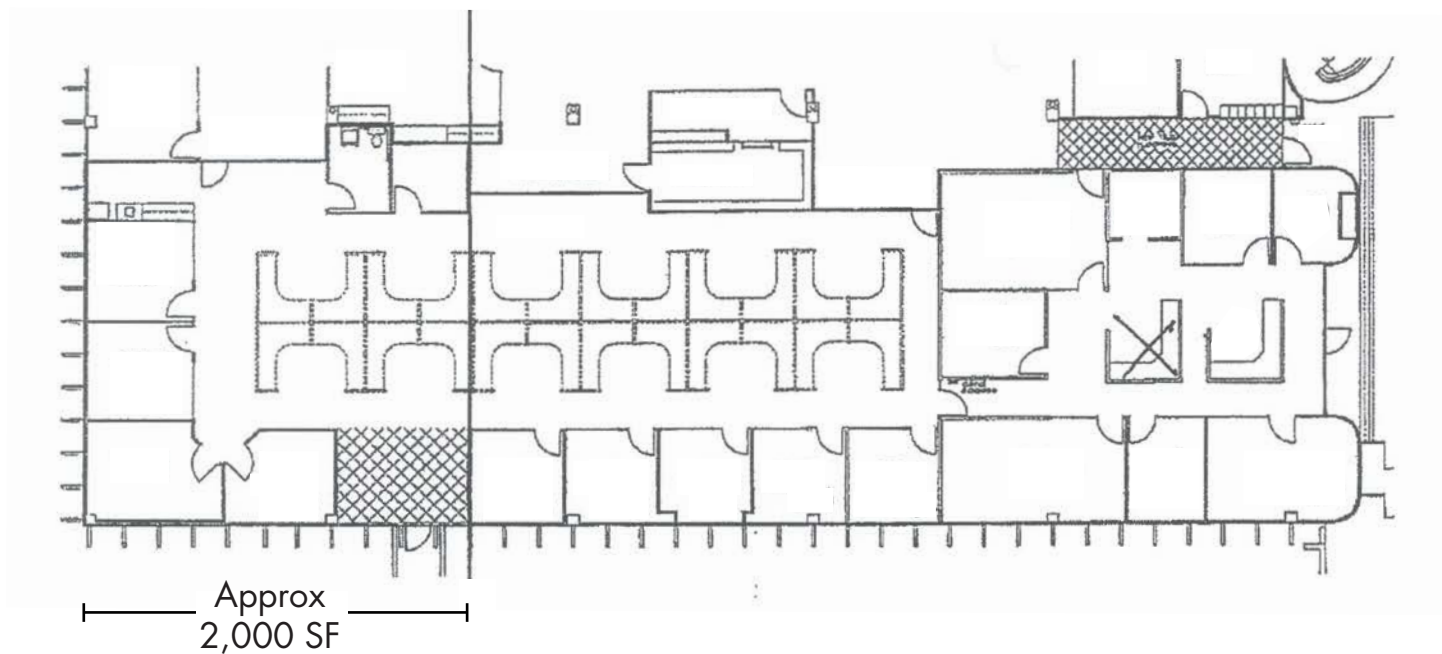
FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Carl Salvato**  
Senior Associate  
+1 210 253 6037  
carl.salvato@cbre.com

**CBRE**

# 4800 FREDERICKSBURG

FIRST FLOOR

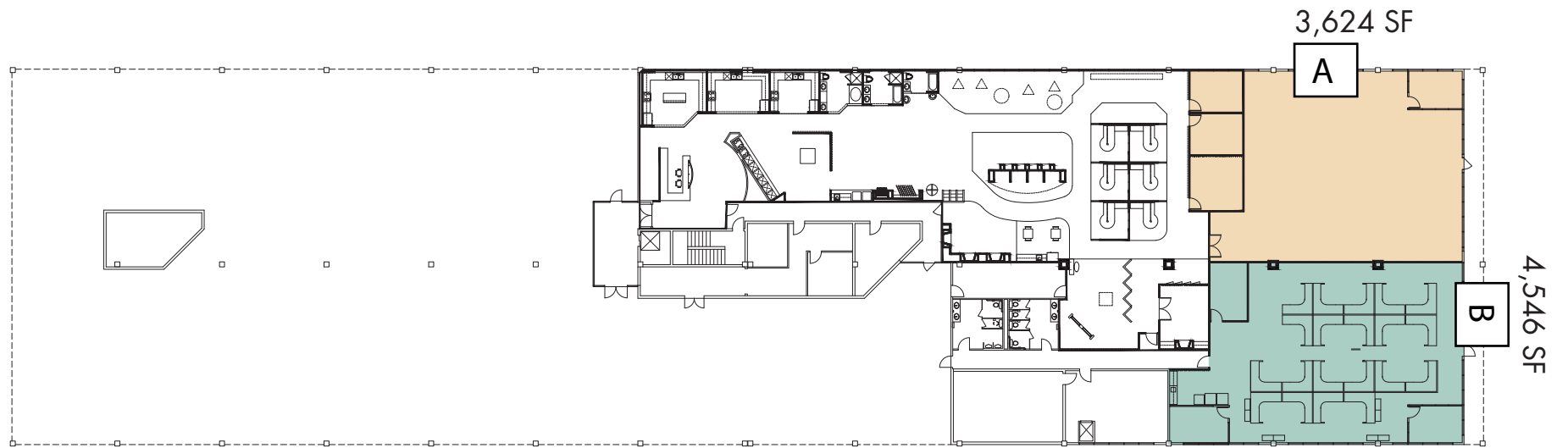


APPROX 2,000 TOTAL RSF



# 4800 FREDERICKSBURG

LOWER LEVEL



8,170 TOTAL RSF





# 4800 FREDERICKSBURG SAN ANTONIO, TEXAS

**SOUTH TEXAS  
MEDICAL DISTRICT**

**OAK HILLS  
COUNTRY CLUB**



Google

Map data ©2014 Google Imagery ©2014 CAPCOG, DigitalGlobe, Texas Orthoimagery Program, USDA Farm Service Agency

© 2014 CBRE Limited. Data © TeleAtlas, Google, AerialExpress, DigitalGlobe, LandisCor, USGS, i-cubed. The information contained herein (the "Information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed and has not been verified by either CBRE Limited or any of its affiliates (CBRE Limited and its affiliates are collectively referred to herein as "CBRE"). CBRE neither guarantees, warrants nor assumes any responsibility or liability of any kind with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the Information. The recipient of the Information should take such steps as the recipient may deem appropriate with respect to using the Information. The information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of CBRE. The information is protected by copyright and shall be fully enforced. Layout ID: L07 Mapid: 1767574

**CBRE**



## INFORMATION ON BROKERAGE RELATIONSHIPS (TREC)

Before working with a real estate broker, you shall know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A Broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- 1. Shall treat all parties honestly;**
- 2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;**
- 3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and**
- 4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.**

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGEMENT: Please acknowledge your receipt of this information for Broker's records.

SELLER/LANDLORD:

BUYER/TENANT:

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_