



OFFICE BUILDING FOR SALE 219 WEST SUNSET ROAD WEST SUNSET ROAD & US 281, SAN ANTONIO, TX 78209



PROJECT HIGHLIGHTS

One of a kind, must-see office building located at 219 West Sunset located between IH-37 and Broadway. The building was custom built for a family office. The building has a low profile look from the street but the interior is a unique, must-see. The family had security in mind when they built the building in 2012. Gates were built at the front entrance and around the front doors with cameras strategically located for easy viewing when visitors would drop by.

With 78209 zip code, West Sunset has become a sought after location for medical and office users as it is conveniently located and easy for all to access in San Antonio. The airport is minutes away along with the community of Alamo Heights.

GLA

11,486 SF
8,872 SF of air-conditioned space

SIZE AVAILABLE

11,486 SF

PRICE

Please contact Broker for pricing.

TRAFFIC COUNTS

US 281	146,000 CPD
West Sunset Road	10,110 CPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	13,534	97,099	307,261
2018 Households	5,818	39,189	118,892
Daytime Population	18,969	90,320	208,132
AVG HH Income	\$110,629	\$104,962	\$82,256

CONTACT US

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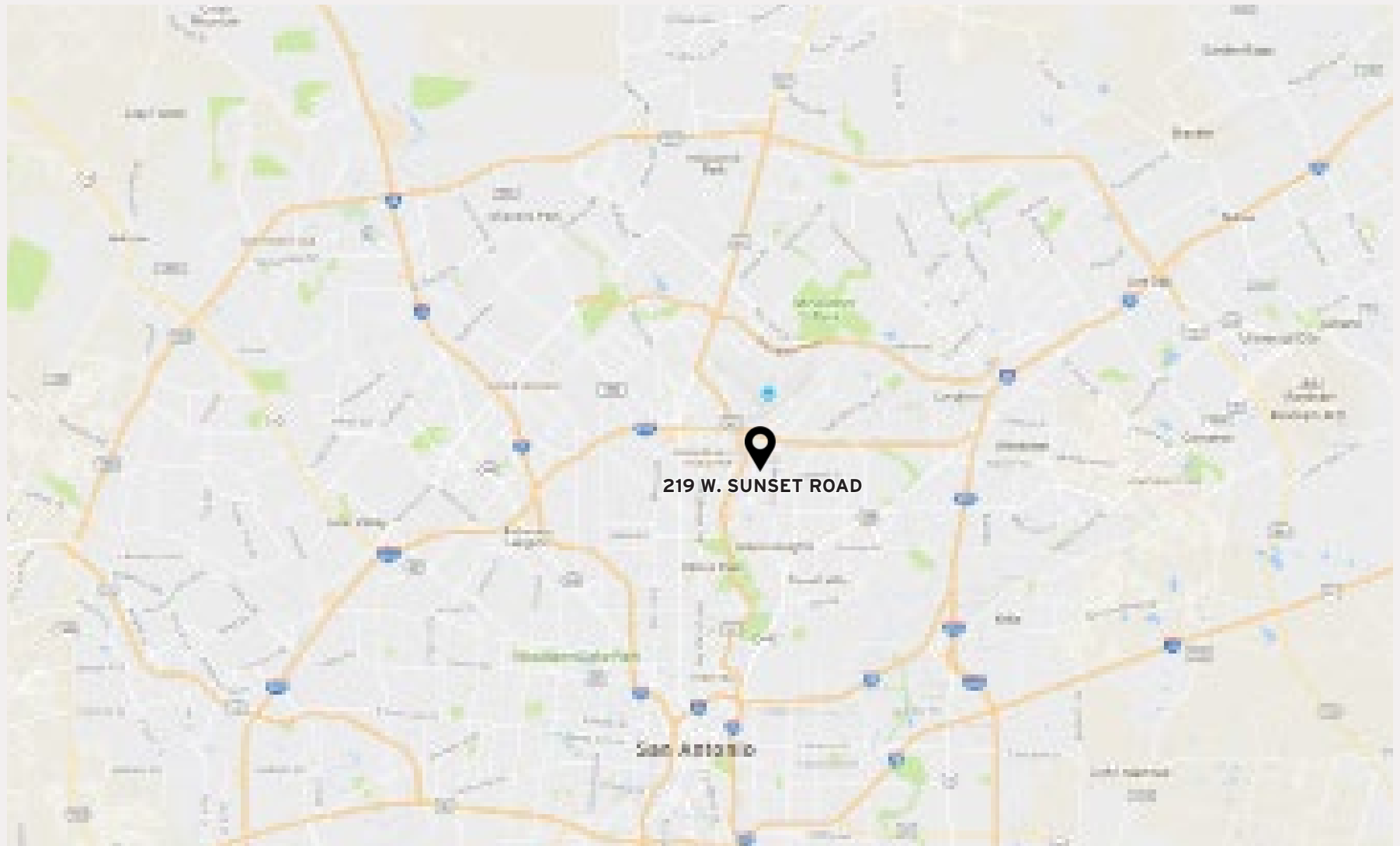


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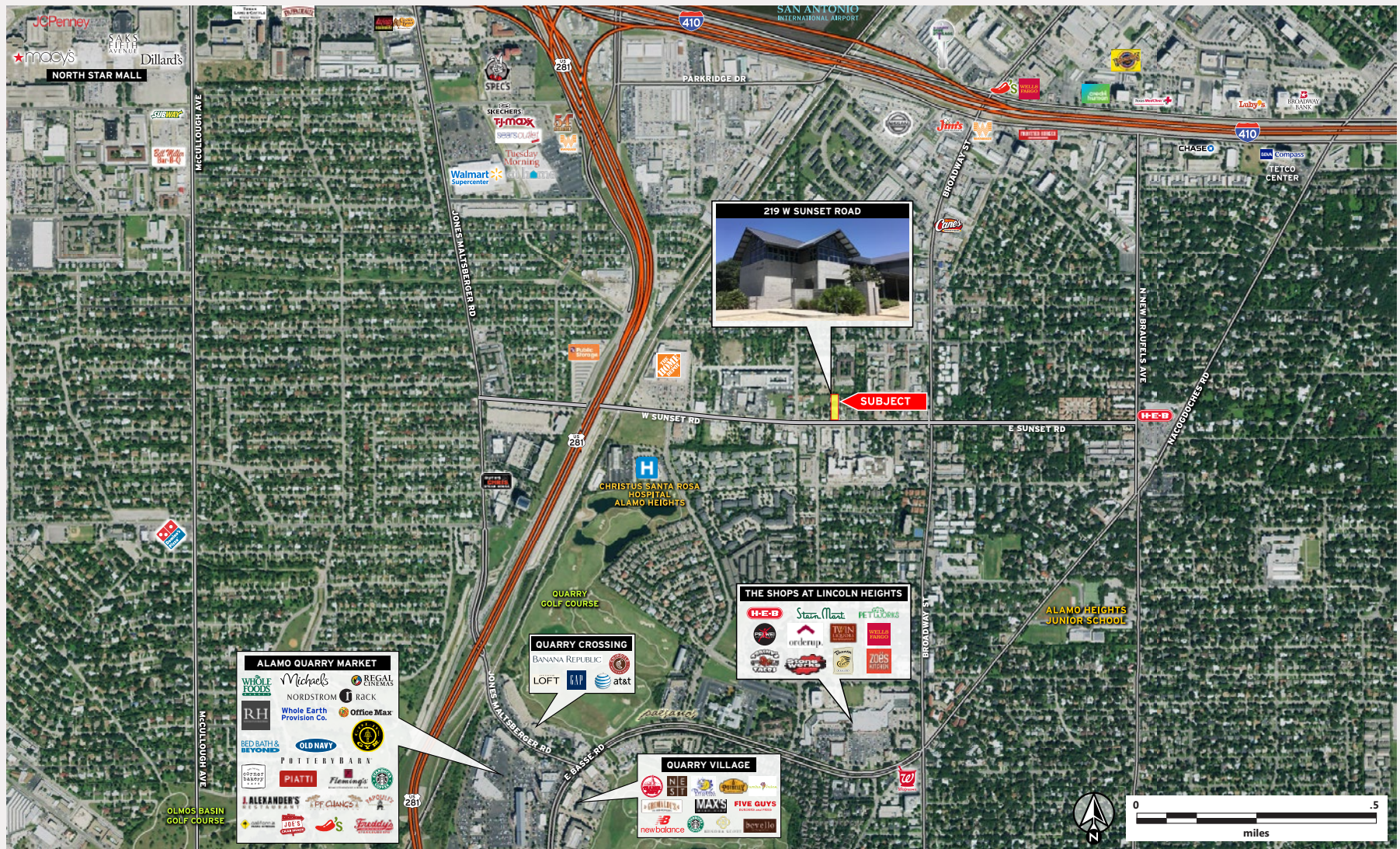


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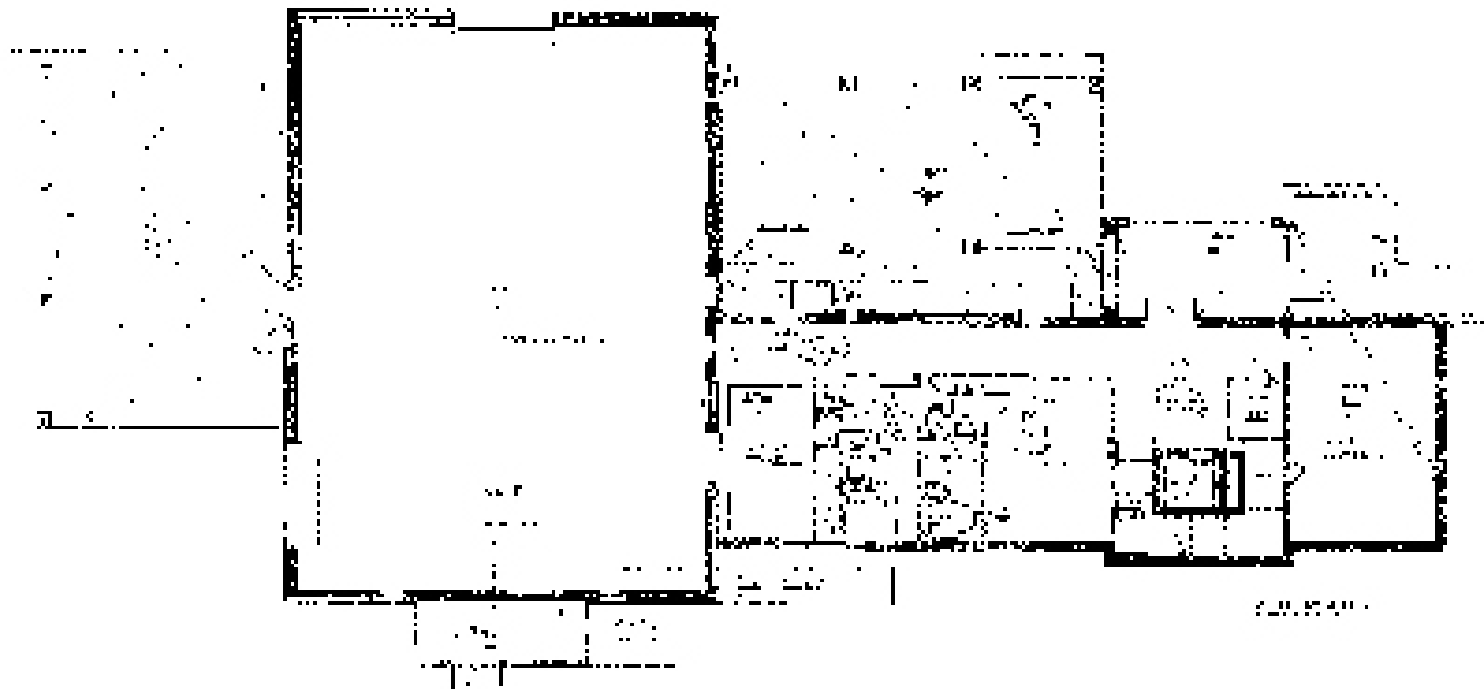


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FLOORPLAN - FIRST FLOOR

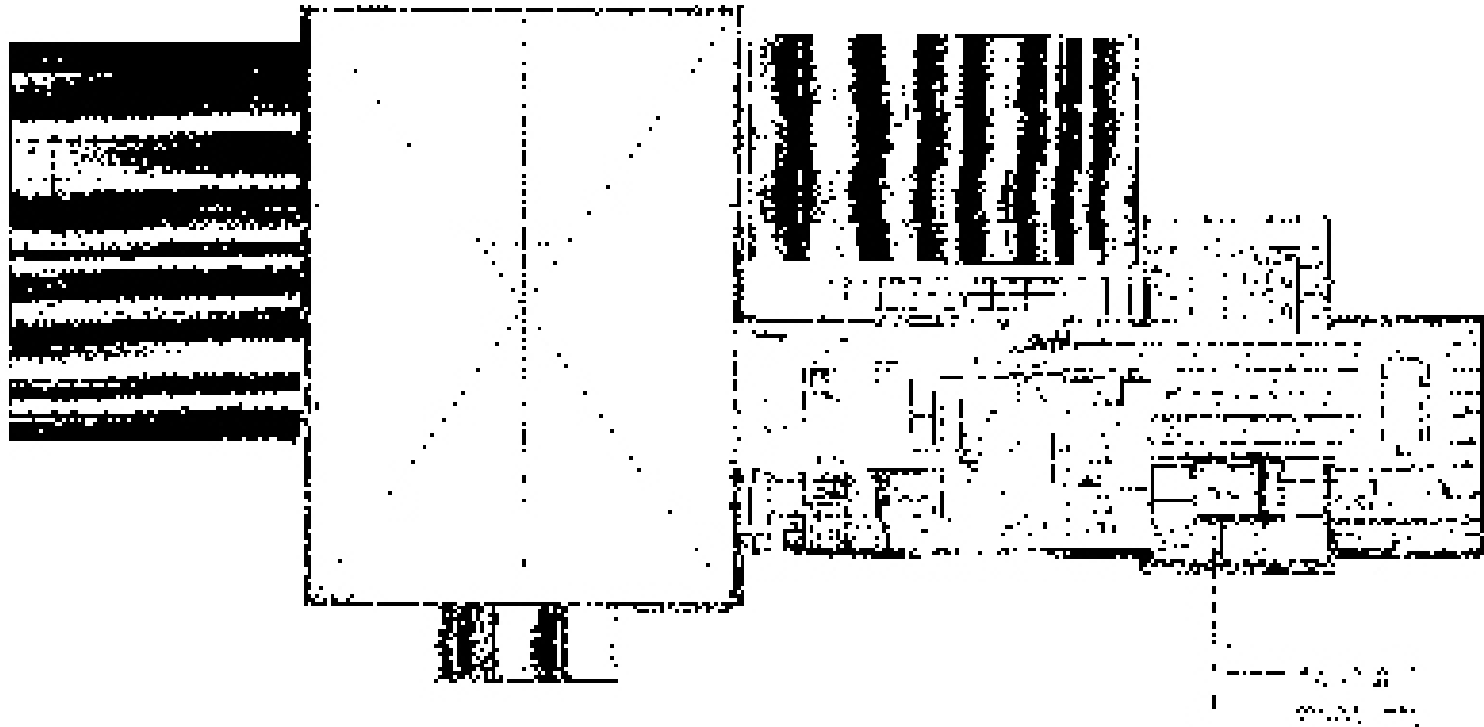


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FLOORPLAN - SECOND FLOOR



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov IABS 1-0 02/16/16

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