

SHAVANO CENTER III

1,723 - 11,669 RSF / CLASS A

3619 PAESANOS PKWY . SAN ANTONIO, TX 78231

FOR LEASE



AVAILABILITY

STE 104 : 2,333 RSF
STE 106 : 3,690 RSF

STE 202*: 2,618 - 8,965 RSF
STE 204*: 2,704 RSF
STE 210 : 1,723 RSF

*may be combined for up to 11,669 RSF

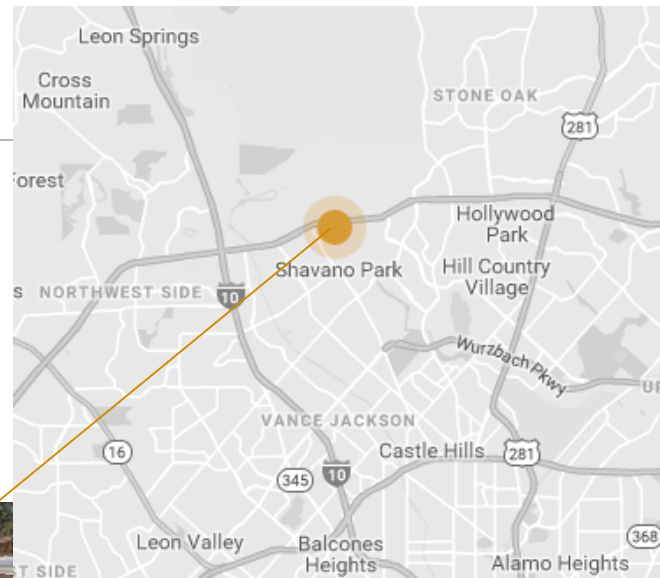
RENTAL RATE

\$27.50 PSF net of electric

Shavano Center III - 3-story Class A office building constructed in 2007 totaling 63,372 SF. Situated on a 3.3 acre site covered in oak trees, conveniently located on the south side of Loop 1604.

HIGHLIGHTS

- Premier NC Location - inside Loop 1604 between NW Military Hwy & Bitters Rd
- 3.25:1,000 Parking Ratio - Covered available
- Locally Owned & Managed
- Tenant Controlled HVAC with 24/7 Card Key Access
- Zoned B-2
- Close proximity to dining, banking, retail and hotels



SULLIVAN
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

sullivansa.com

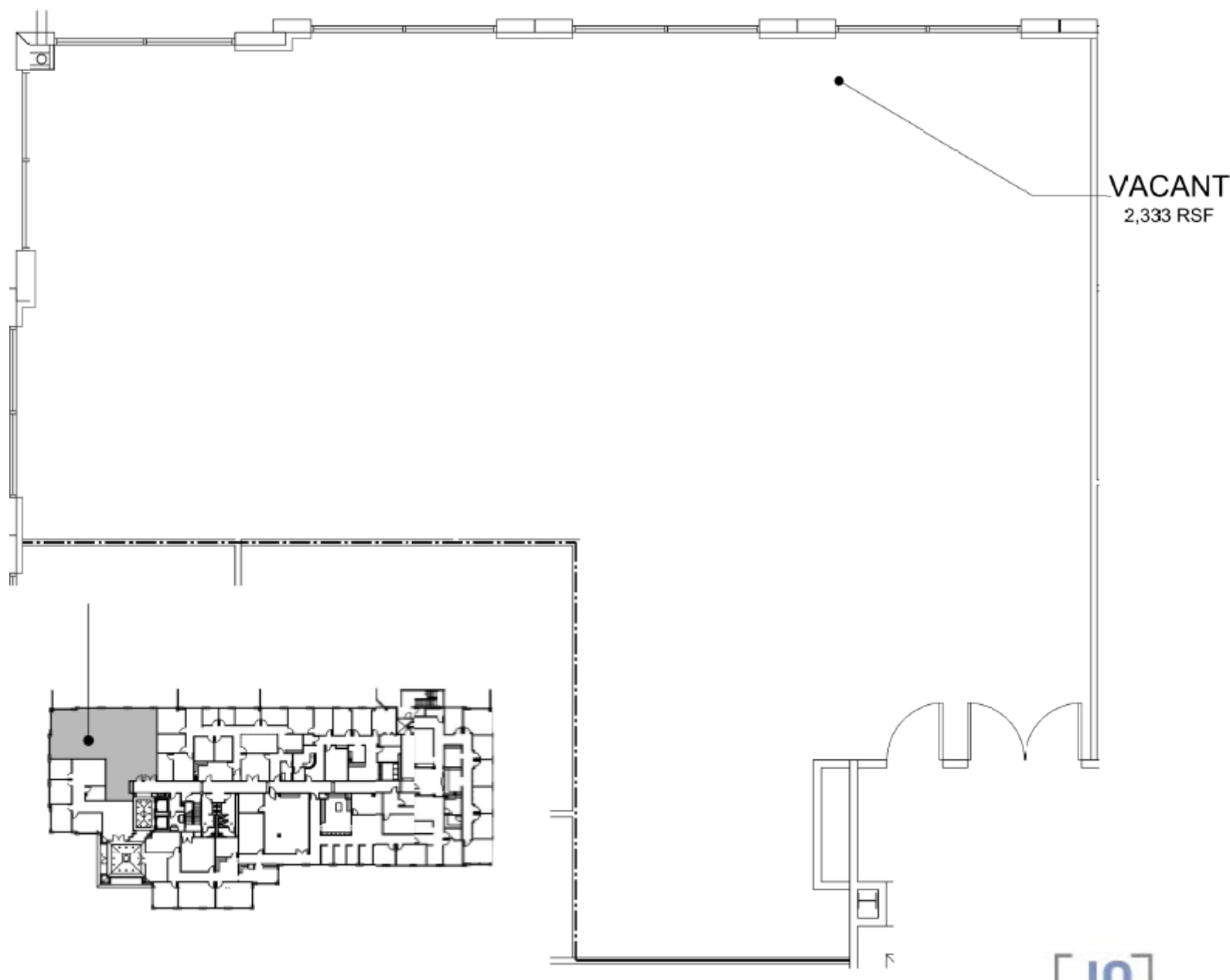
For information or to schedule a tour:

PETE TASSOS
210 341 9292 x303
ptassos@sullivansa.com

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1st Floor - Ste 104
2,333 RSF



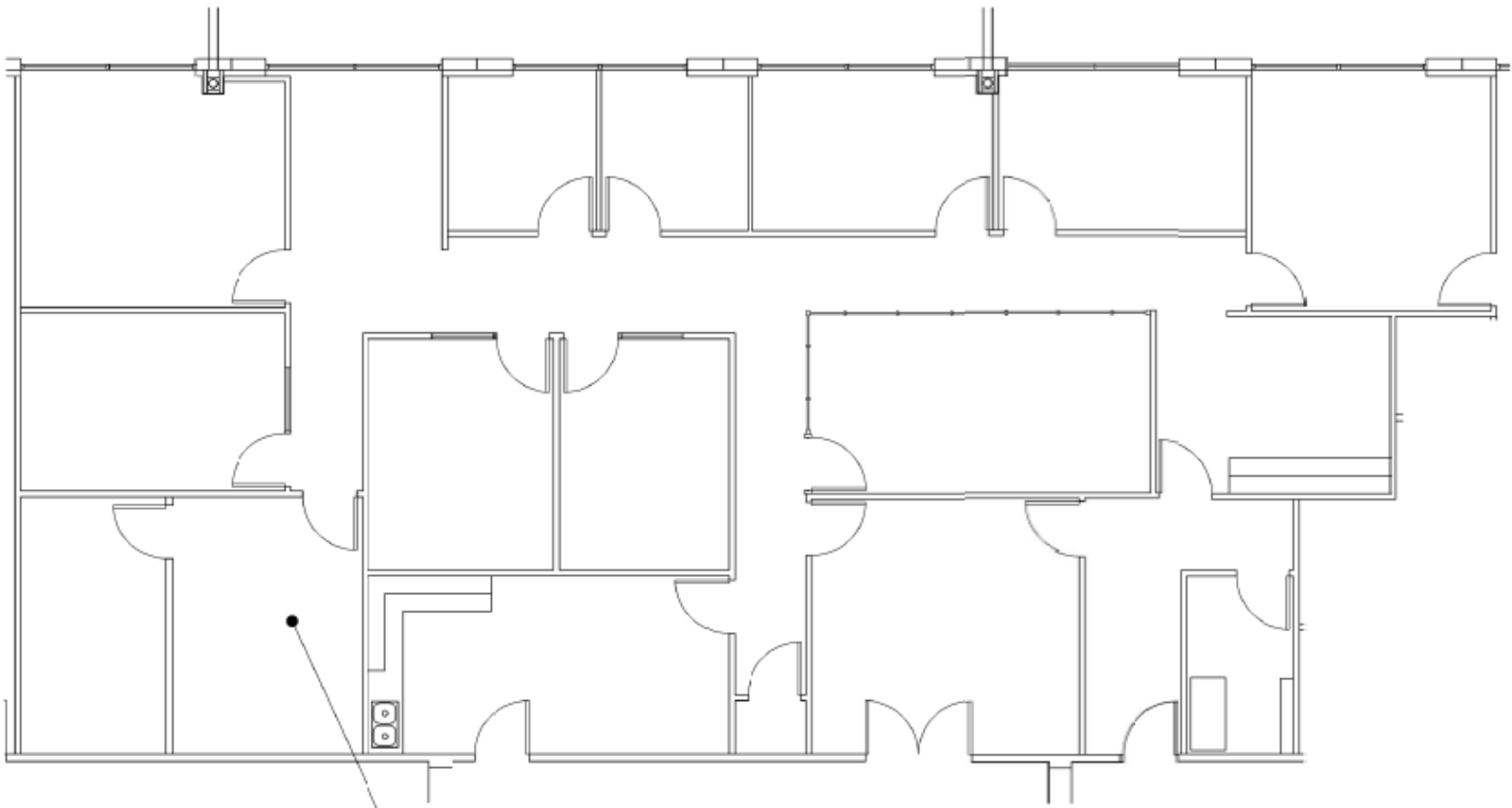
VACANT
2,333 RSF



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1st Floor - Ste 106
3,690 RSF



VACANT
3,690 RSF

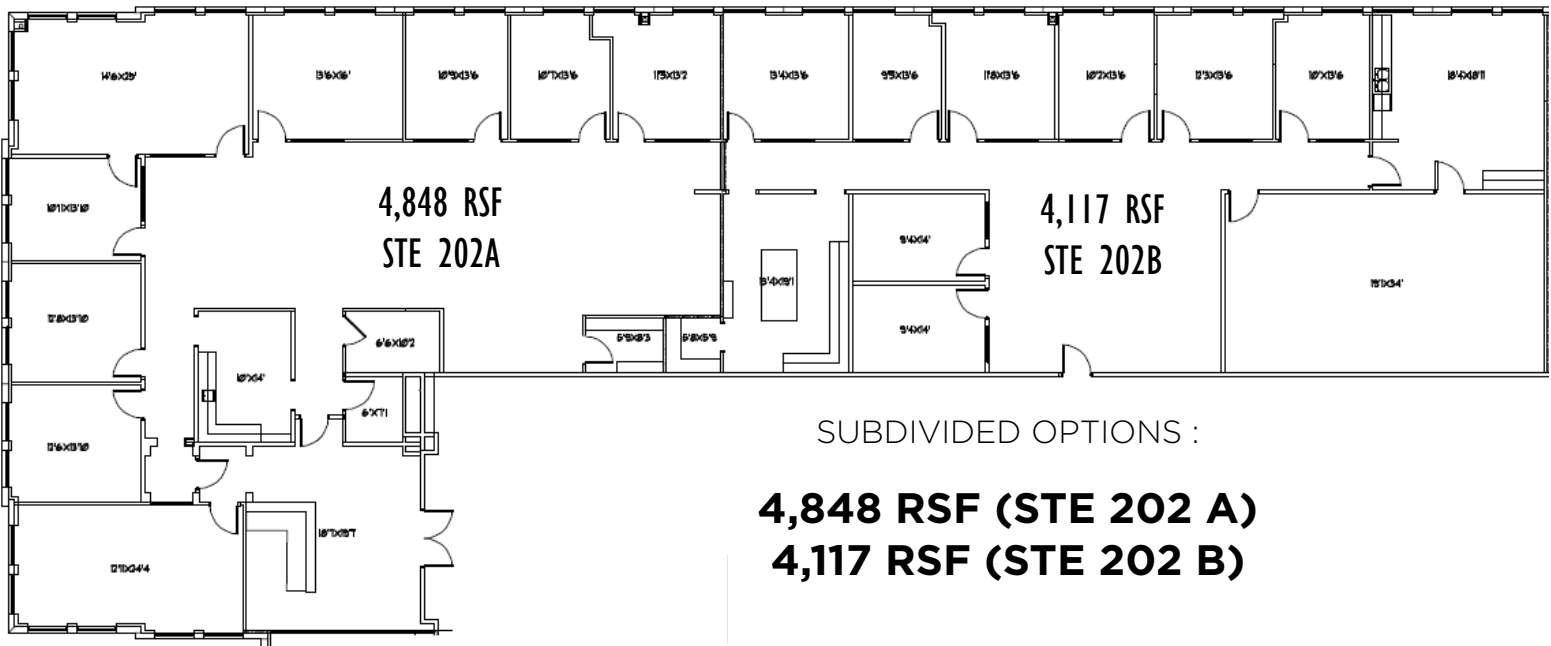


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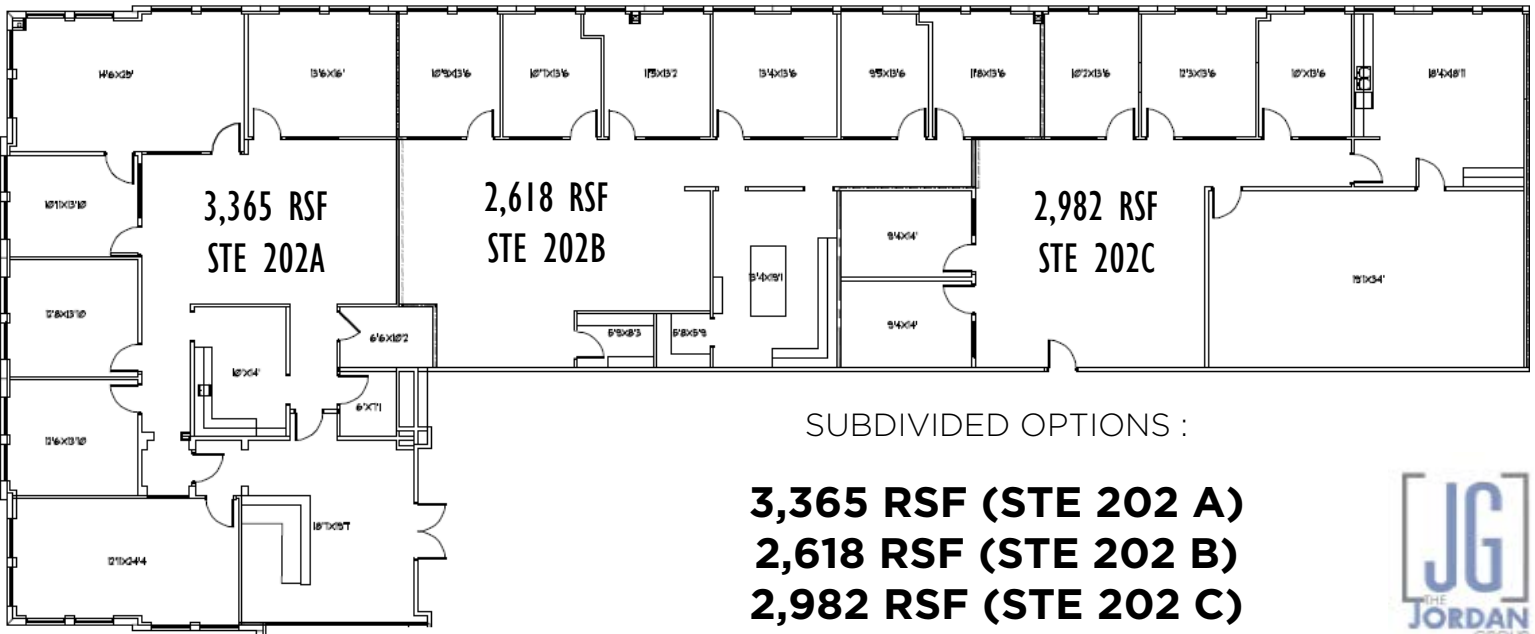


2nd Floor - Ste 202
8,965 RSF



SUBDIVIDED OPTIONS :

4,848 RSF (STE 202 A)
4,117 RSF (STE 202 B)



SUBDIVIDED OPTIONS :

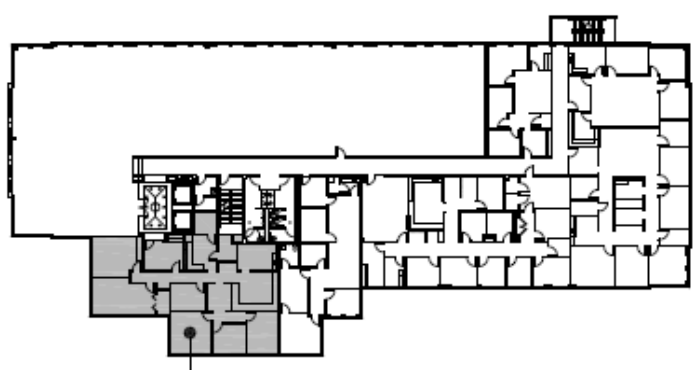
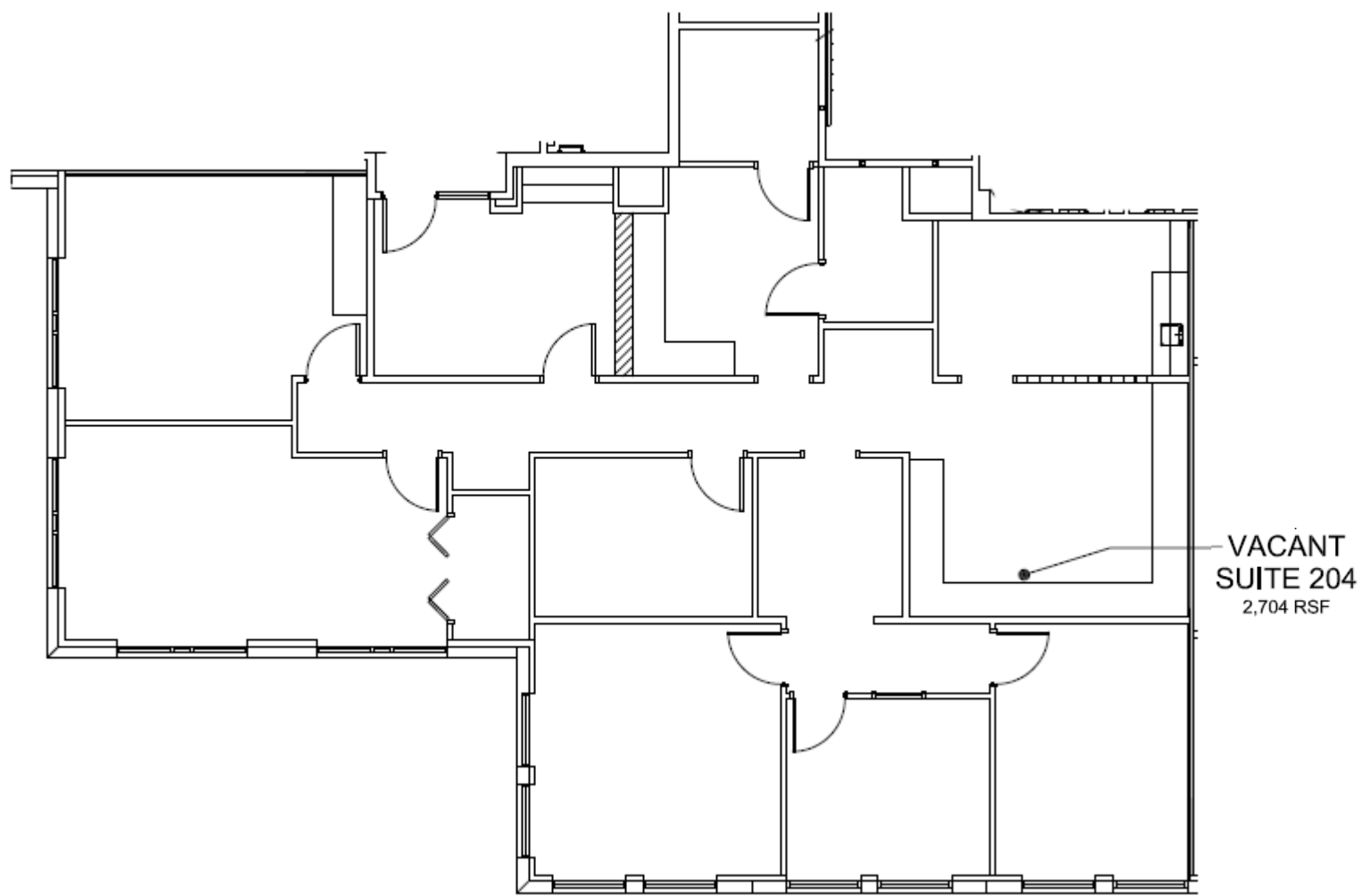
3,365 RSF (STE 202 A)
2,618 RSF (STE 202 B)
2,982 RSF (STE 202 C)



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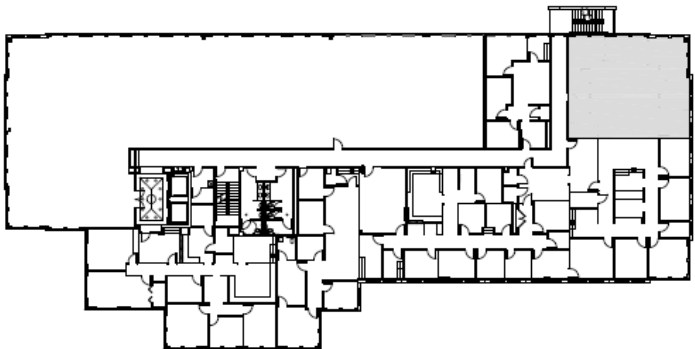
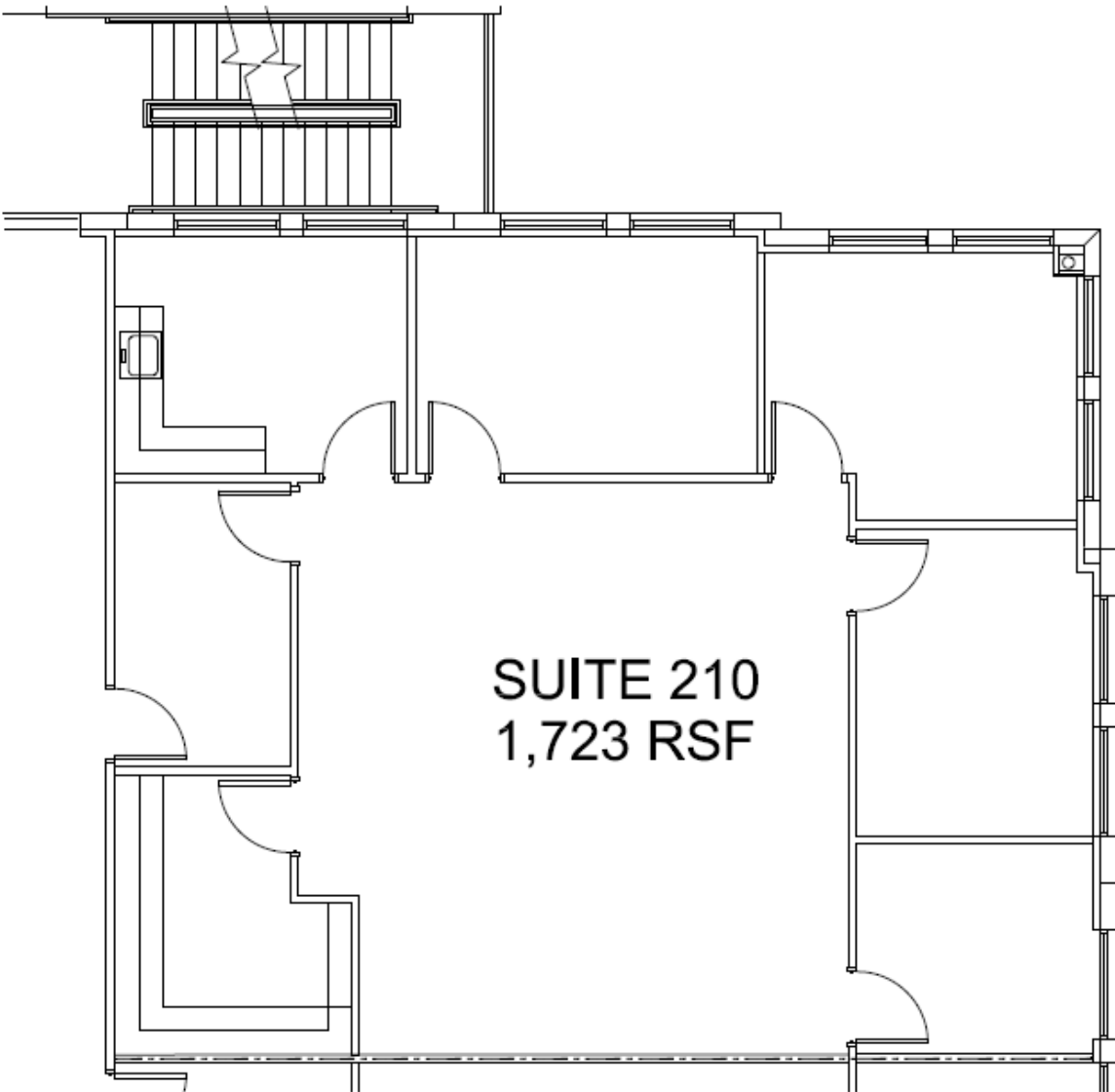
2nd Floor - Ste 204
2,704 RSF



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2nd Floor - Ste 210
1,723 RSF



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Sophisticated Architecture . Exceptional Views . Park-like Setting

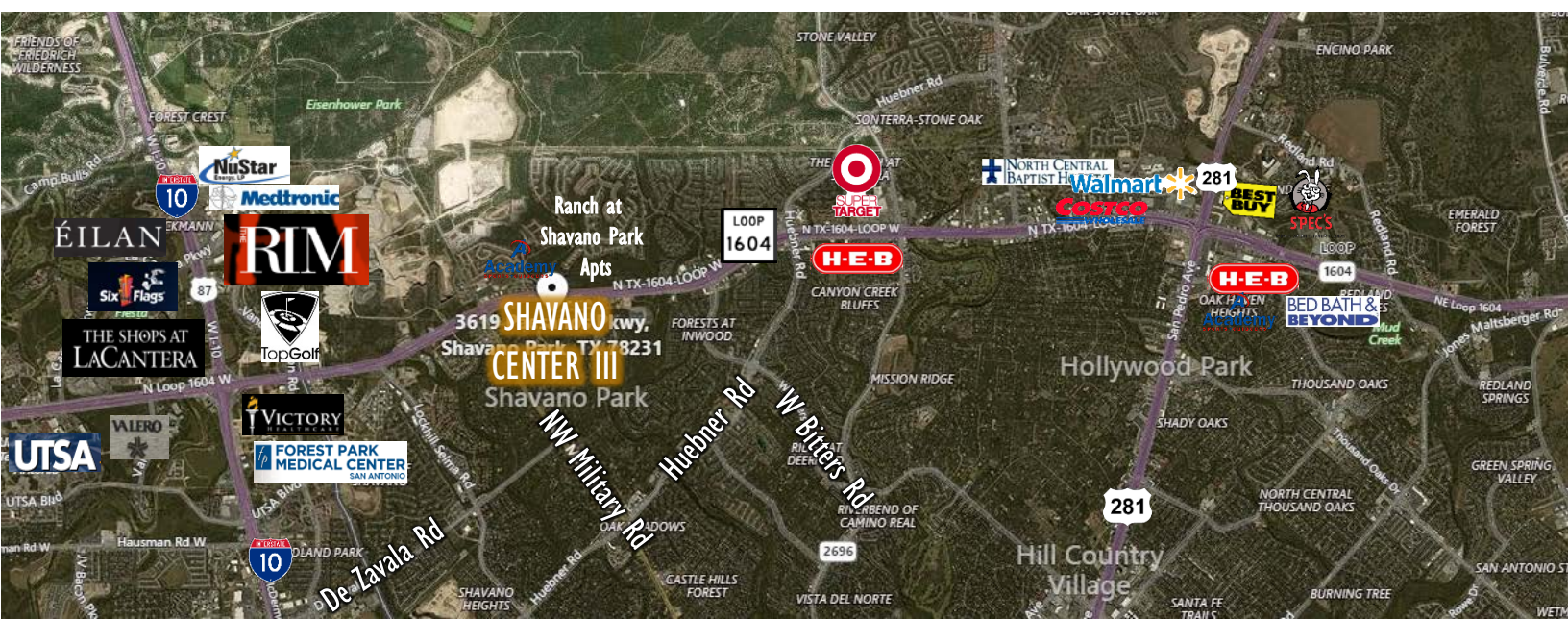


LOCATION

PREMIER NC LOCATION - inside Loop 1604 between NW Military Hwy & Bitters Rd. In a pristine business park surrounded by high-end office, adjacent to Paesanos Restaurant.

LOCATION HIGHLIGHTS

- Abundant Restaurants and Retail Nearby: The Rim, The Shops at La Cantera, and The Vineyard Shopping Ctr.
- Near high-end neighborhoods: Huntington, Bentley Manor, Shavano Estates, Elm Creek, Inverness & Inwood
- Area Hotels : Staybridge Suites, Homewood, Comfort Inn, Drury, La Quinta, Residence Inn & Best Western
- Area Hospitals at Loop 1604/IH-10 W & Stone Oak include: Forest Park Medical Ctr- Loop 1604 @ IH-10 Victory Medical Ctr Landmark- IH-10 @ 1604 North Central Baptist Hospital- Stone Oak Methodist Stone Oak Hospital
- Area Banks: Frost Bank, Chase Bank, Bank of America, Wells Fargo and BBVA





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

11-2-2015

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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY

James E. Sullivan, Jr., Broker
Pete Tassos, Broker
Zach Davis, Broker

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Buyer/Tenant initials

Seller/Landlord Initials

Date