

423 TREELINE PARK

SAN ANTONIO, TEXAS 78209

FOR LEASE



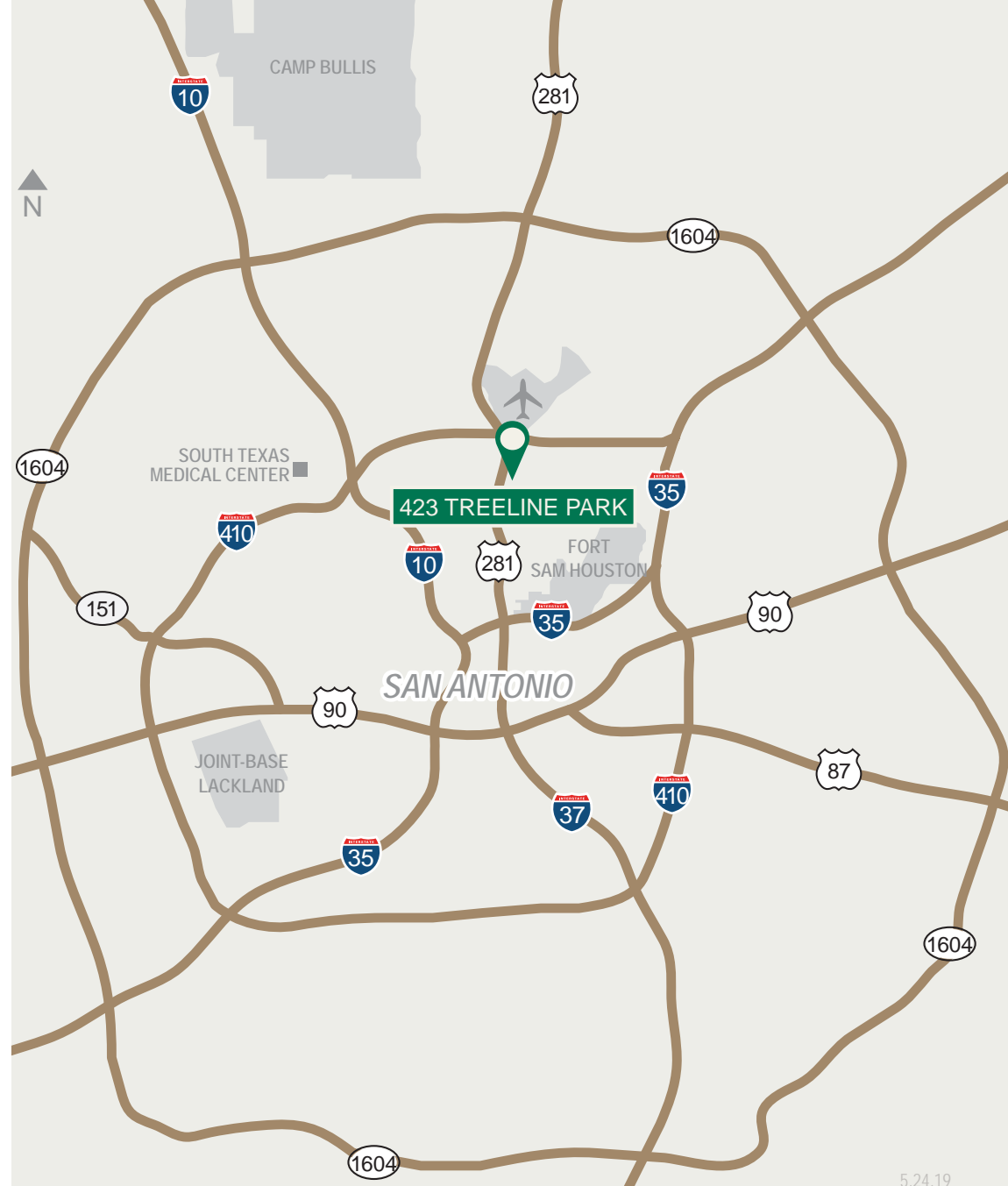
CLASS A MEDICAL OFFICE BUILDING :: NORTH CENTRAL
PRIME SUITE AVAILABLE OFF BUILDING LOBBY

OVERVIEW / LOCATION MAP

Address:	423 Treeline Park San Antonio, Texas 78209
Building Size:	± 53,379 sf
Availability:	Suite 201: ± 2,562 sf
Lease Rate:	Call Broker for pricing
Proximity to Airport:	2.5 Miles 8 Minutes
Submarket:	North Central
Parking:	5:1000

HIGHLIGHTS

- :: Three story office / medical office building
- :: Second generation pharmacy space available
- :: Highly desirable central location in the heart of Alamo Heights
- :: One mile to The Quarry Market and Lincoln Heights Shopping
- :: Adjacent to Christus Santa Rosa Hospital
- :: Surgery center on-site
- :: Imaging center on first floor
- :: Reserved and covered parking available



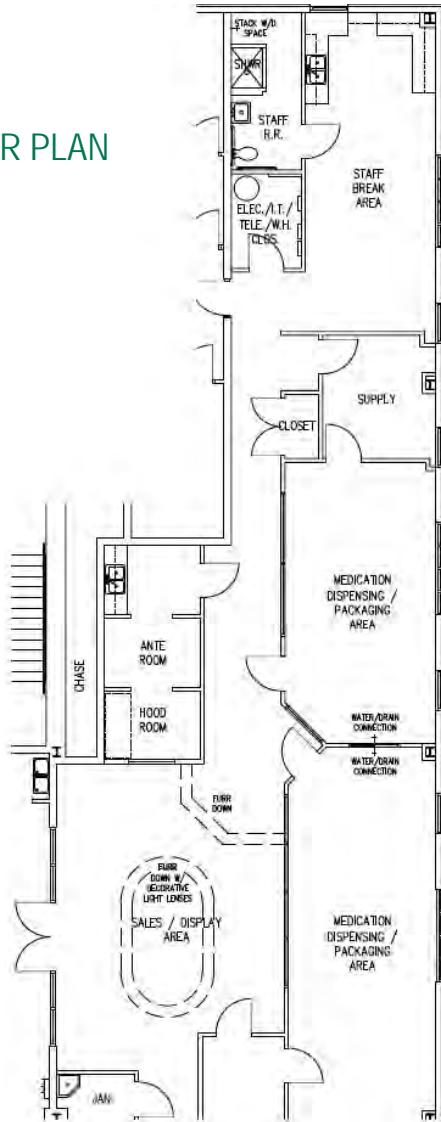
ENDURA
ADVISORY GROUP
commercial real estate solutions
9311 San Pedro Ave, Suite 850
San Antonio, Texas 78216
210 366-2222
www.endurasa.com

PAUL BARKER
210.918.6393 direct
210.601.8127 mobile
pbarker@endurasa.com

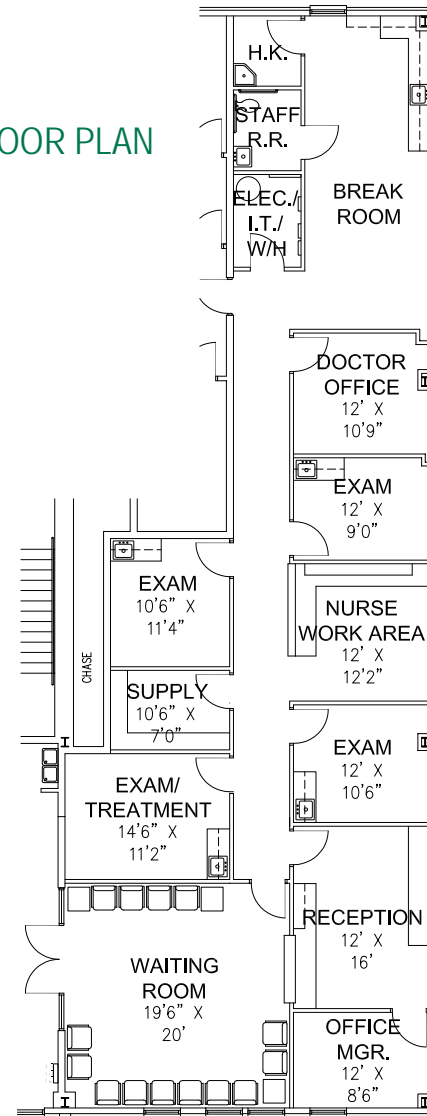
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CURRENT FLOOR PLAN



PROPOSED FLOOR PLAN



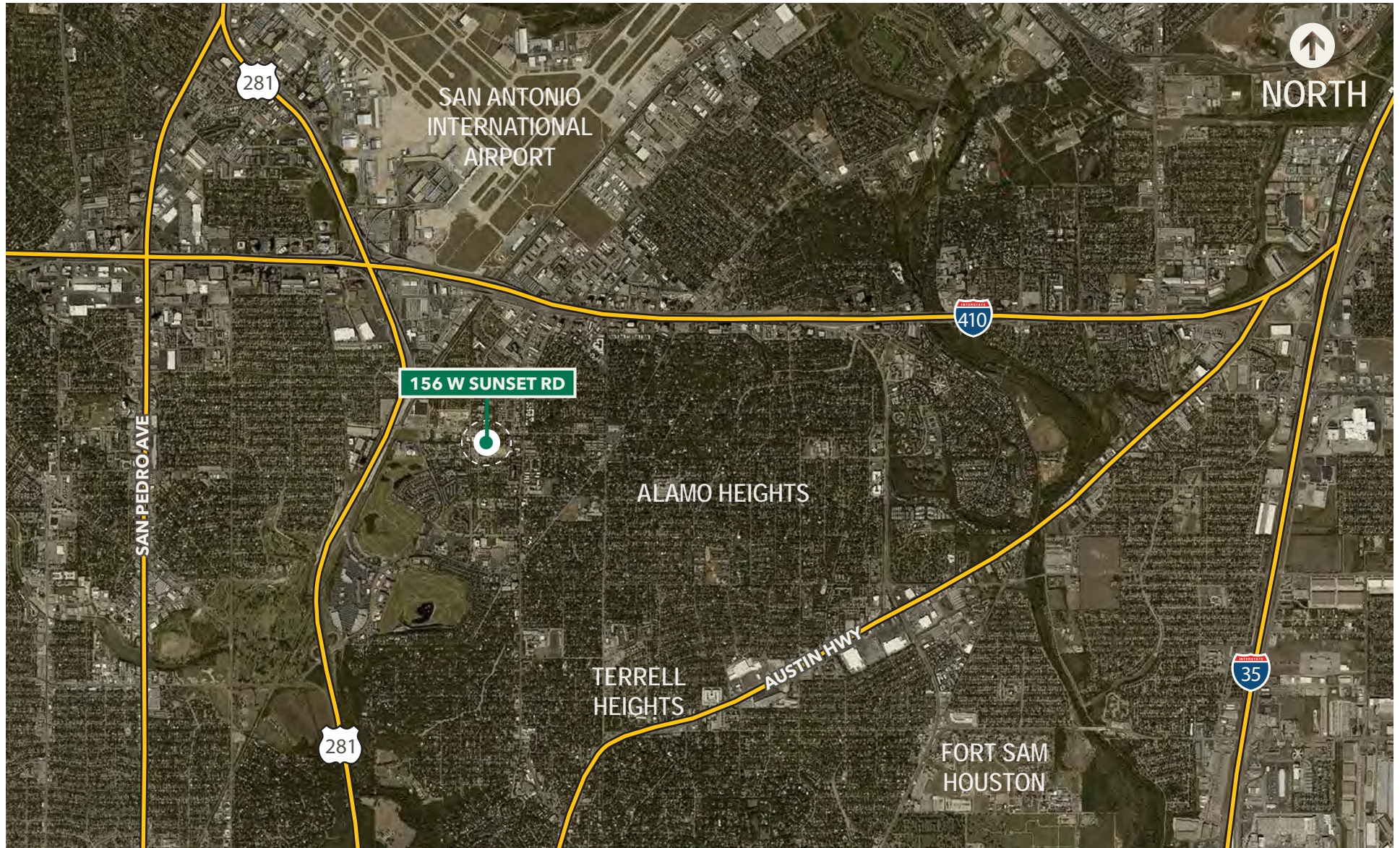
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423 TREELINE PARK / AERIAL VIEW



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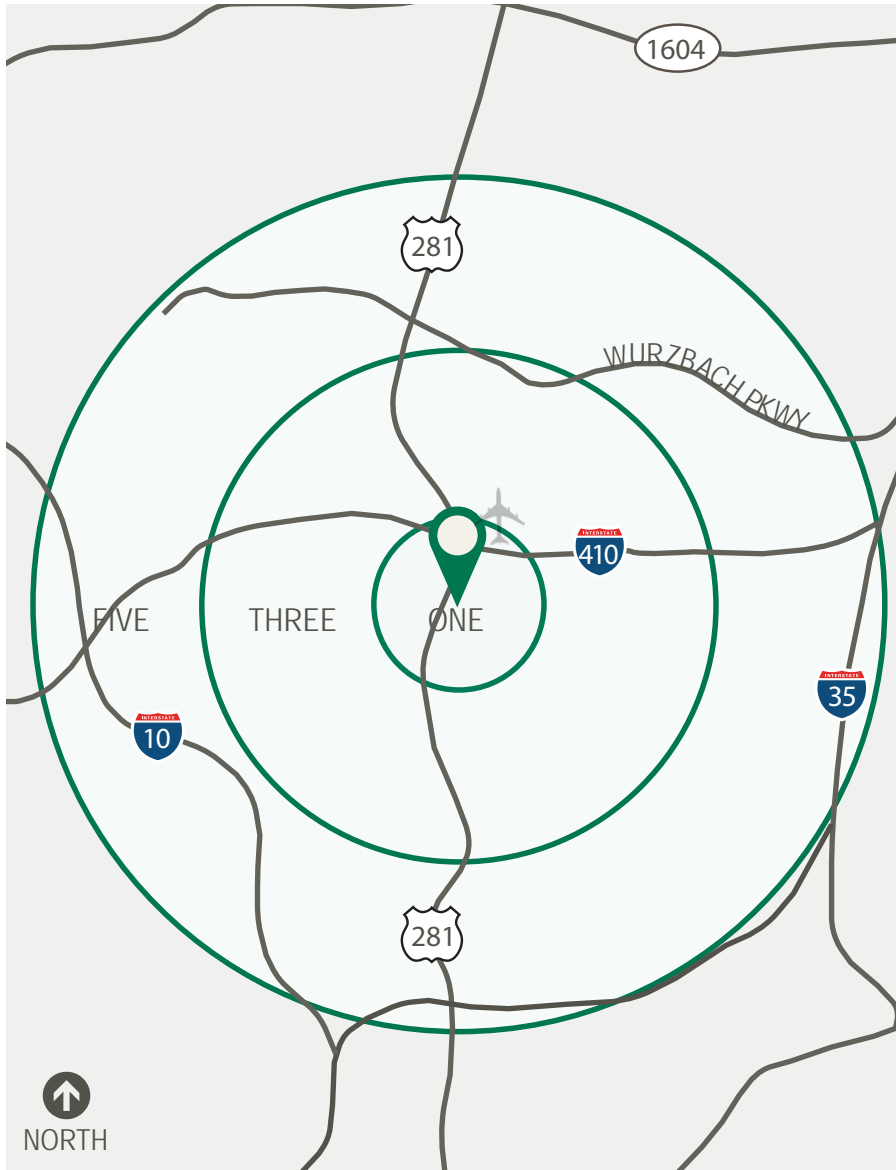
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423 TREELINE PARK / DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	13,628	106,102	343,484
2024 Population:	14,663	113,790	373,235
Population Growth 2019-2024:	7.59%	7.25%	8.66%
Average Age:	41.1	38.9	37.0
Households			
2019 Total Households:	6,115	43,622	135,587
Household Growth 2019-2024:	7.52%	6.86%	7.92%
Median Household Income:	\$55,314	\$54,795	\$48,797
Average Household Size:	2.1	2.3	2.4
2019 Average Household Vehicles:	1.0	2.0	2.0
Housing			
Median Home Value:	\$185,372	\$218,359	\$166,728
Median Year Built:	1971	1965	1972
Daytime Employment			
Total Businesses:	1,181	7,965	19,485
Total Employees:	14,697	87,374	199,637
Vehicle Traffic			
Hwy 281 @ W Sunset Rd:	157,533 vpd		
Treeline Park @ W Sunset Rd:	10,411 vpd		
W Sunset @ Hwy 281 access:	14,880 vpd		

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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paul Barker	467930	pbarker@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____