

COMMON STREET

PROFESSIONAL BUILDING



NEWMARK

1583 COMMON STREET
NEW BRAUNFELS, TEXAS



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PROPERTY FEATURES

- Parking Ratio 5.00:1,000 SF
- Easy Ingress/Egress
- Less Than 2 Miles From IH-35 (via Hwy 46)
- Professionally Managed
- Medical Office Building
- Located Within New Braunfels Medical Office District

SPACE AVAILABLE

SUITE 211 - 2,530 SF



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Address: 1583 Common Street
New Braunfels, Texas 78130

Building Size: 32,186 SF

Available Space: Suite 211: 2,530 SF

Parking: 5.00:1,000 SF

Tenant Improvements: Negotiable

Area Amenities: Historic Town of Gruene Shopping District, Dining, Banking, Entertainment and Hotels Nearby

Building Amenities: Beautiful Lobby, Elevator and Travertine Floors in Common Areas

Nearby Medical Facilities: Cancer Care Centers South Texas
(0.2 miles)

Christus Santa Rosa Ambulatory Surgery Center
(0.5 miles)

Resolute Health Hospital
(2.0 miles)

Christus Santa Rosa Hospital
(2.1 miles)

Texas Med Clinic
(2.4 miles)

Christus Santa Rosa Physicians Rehabilitation Services
(3.6 miles)

HISTORIC GRUENE
SHOPPING DISTRICT



46

INDUSTRIAL
PARK

INTERSTATE 35

CANYON
HIGH SCHOOL

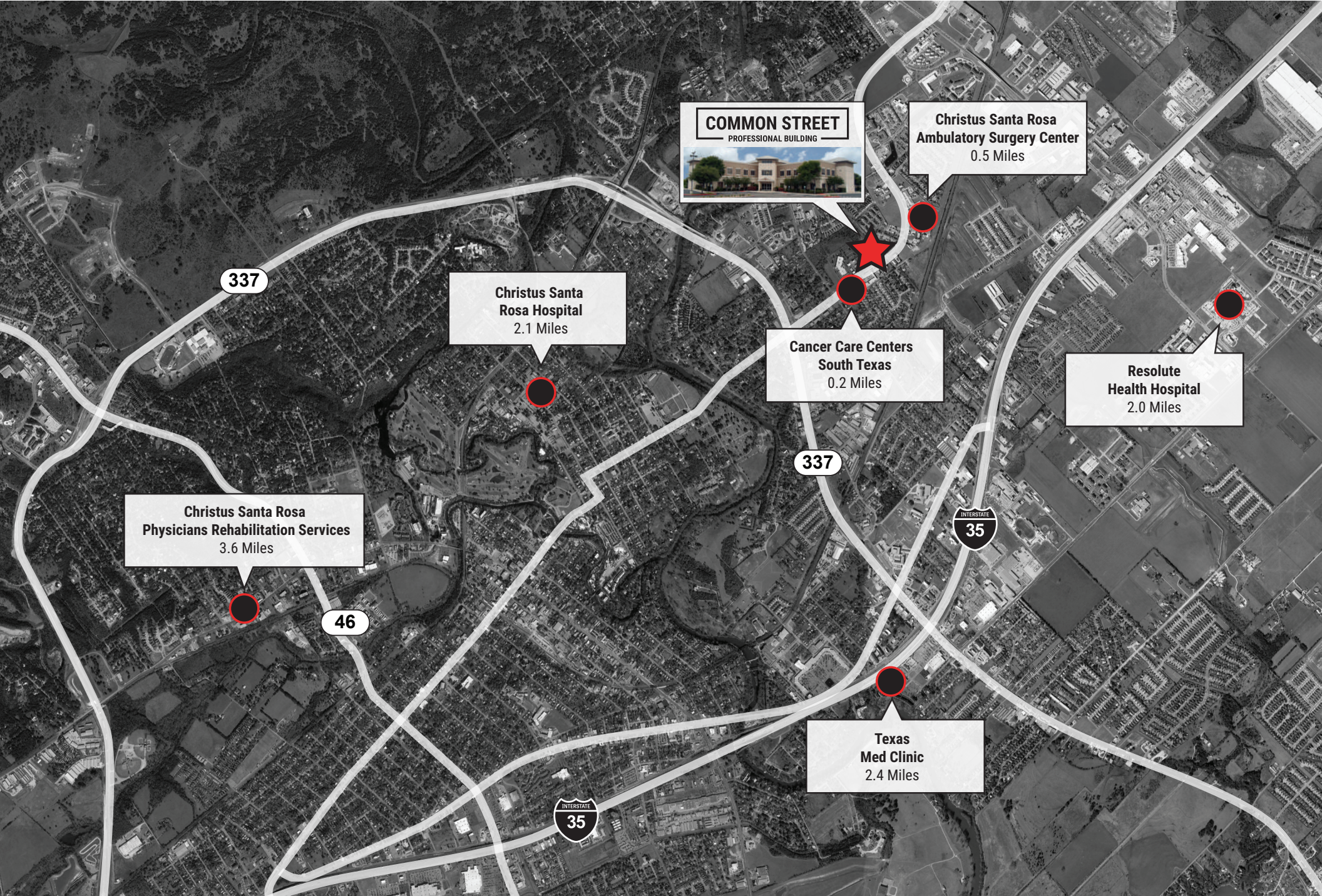
INTERSTATE
35

306

CREEKSIDE CROSSING

E-COMMERCE STREET



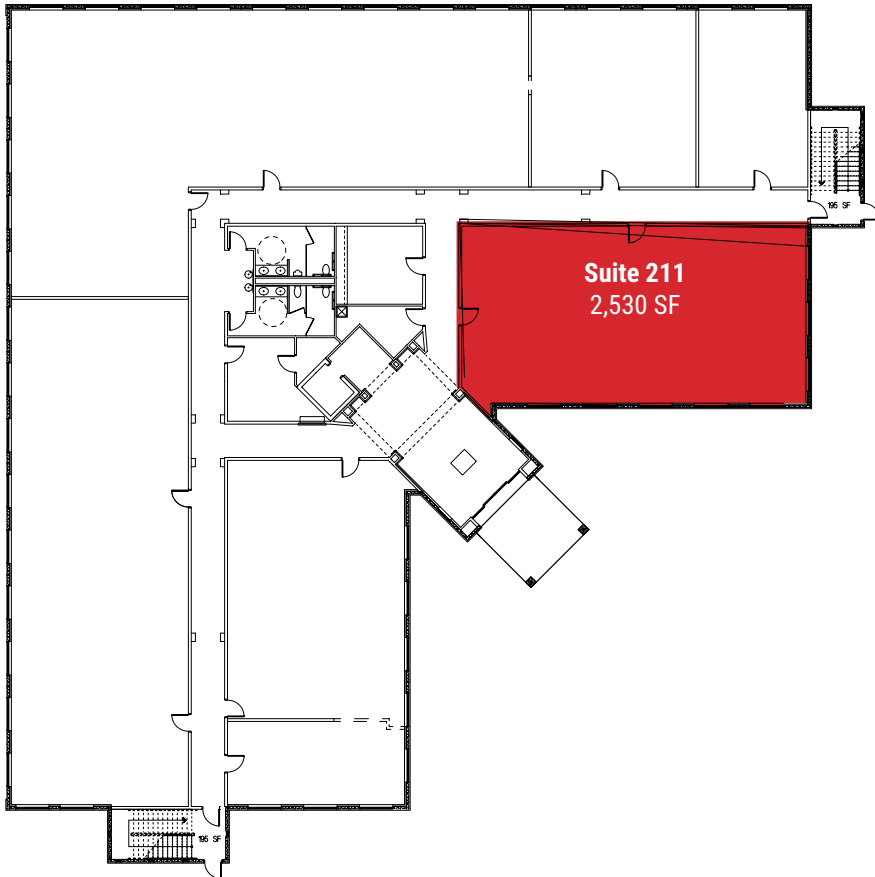


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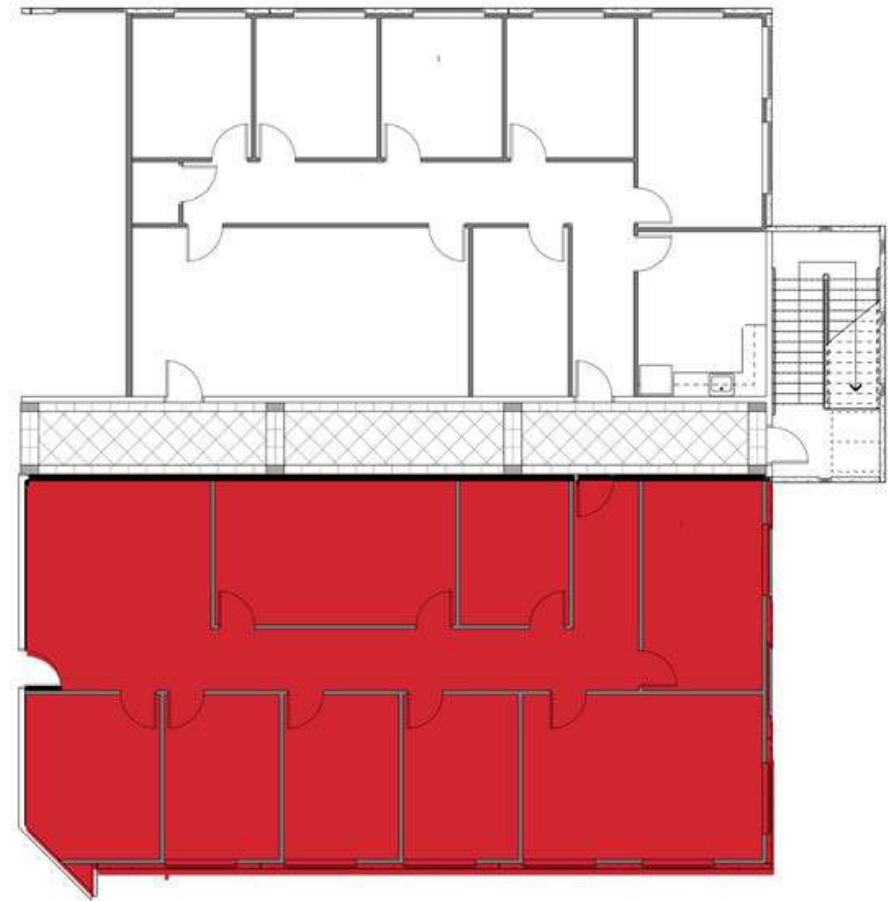
SITE PLAN

SUITE 211



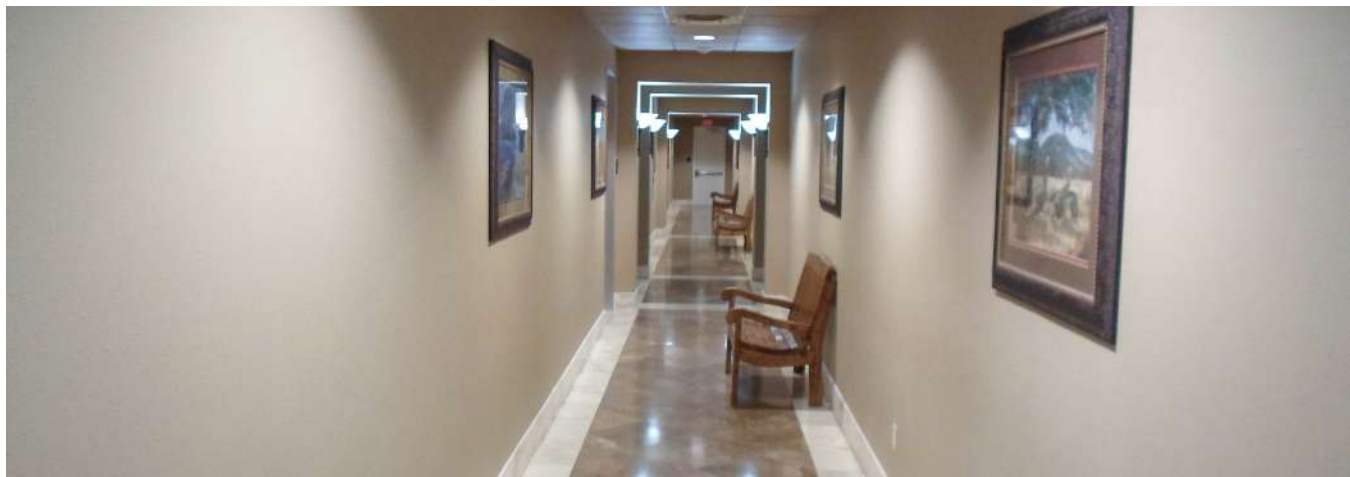
FLOOR PLAN

Suite 211 - 2,530 RSF



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NEWMARK

LEASING CONTACT:

JOSHUA LAFICO, CCIM

Director

737.236.0355

jlafico@ngkf.com

INFORMATION ABOUT BROKERAGE SERVICES

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.

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

Newmark Knight Frank	537005		713.626.8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Arispah Hogan	342405	lhogan@ngkf.com	713.490.9994
Designated Broker of Firm	License No.	Email	Phone
Joshua LaFico	603688	jlafico@ngkf.com	737.236.0355
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date