



OFFICE FOR LEASE

# KILLAM BUILDING

17115 SAN PEDRO | SAN ANTONIO, TX 78232

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[illegible]

- 3,360± SF Available
- Ideally located in the North Central market off Hwy. 281 and 1604 and within minutes of the San Antonio International Airport
- Direct access and visibility off Hwy. 281
- New building with patent design construction and floor-to-ceiling glass throughout
- Above-standard finishes throughout all common areas, elevator lobby and restrooms
- Large, efficient floor plates providing build-out flexibility
- Covered parking available



8200 IH-10  
Suite 800  
San Antonio, TX 78230  
210.341.1344





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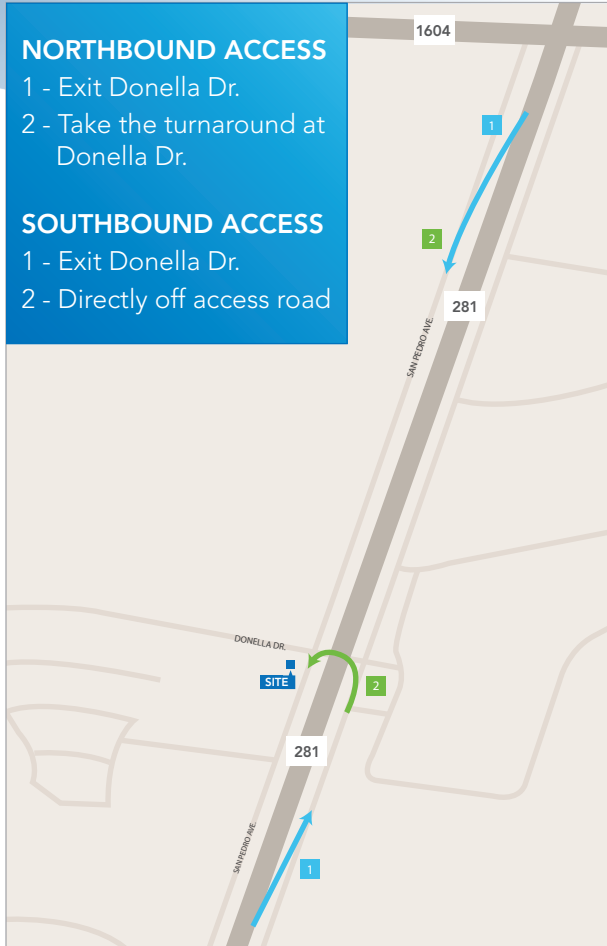
## ACCESS MAP & INTERIOR PHOTOS

### NORTHBOUND ACCESS

- 1 - Exit Donella Dr.
- 2 - Take the turnaround at Donella Dr.

### SOUTHBOUND ACCESS

- 1 - Exit Donella Dr.
- 2 - Directly off access road



COVERED  
PARKING



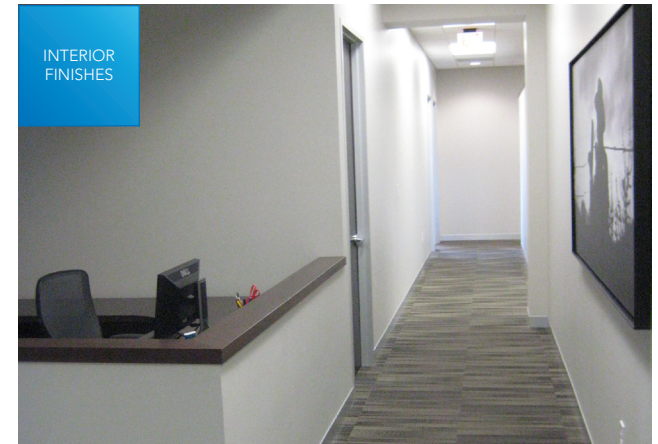
SHELL SPACE



ELEVATOR  
LOBBY



INTERIOR  
FINISHES



**KELLY RALSTON**

kelly.ralston@transwestern.com

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**LARRY MENDEZ**

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**BRAD KAUFMAN**

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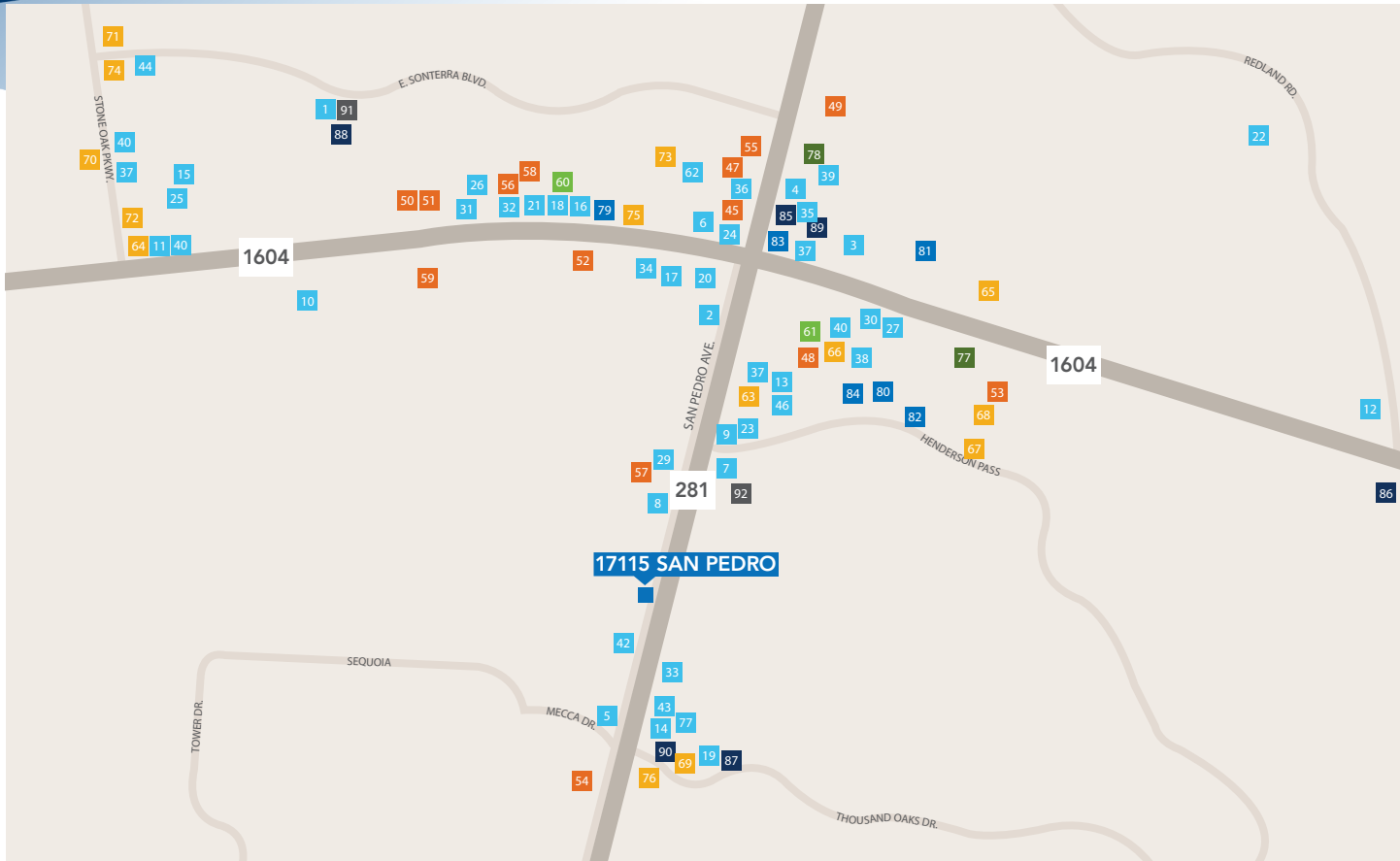
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**T TRANSWESTERN®**

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## AMENITIES MAP



### DINING

- 1 Auden's Kitchen
- 2 Bill Miller BBQ
- 3 Boston's Gourmet
- 4 Buffalo Wild Wings
- 5 Chester's Hamburgers
- 6 Chick-Fil-A
- 7 Chili's
- 8 China Harbor
- 9 Chuy's
- 10 Clear Springs Restaurant
- 11 Corner Bakery
- 12 Delicious Garden
- 13 Fish City Grill
- 14 Freddy's
- 15 Grand Agave Mexican
- 16 Hon Machi Steak and Sushi
- 17 IHOP
- 18 Jason's Deli
- 19 John the Greek Restaurant
- 20 KFC
- 21 Krispy Kreme Doughnuts
- 22 La Hacienda de los Barrios
- 23 La Madeleine
- 24 Las Palapas
- 25 Marioli
- 26 Meson European Dining
- 27 Pei Wei Asian Diner
- 28 Perico's Mexican
- 29 Red Lobster
- 30 Red Robin
- 31 Rise Bakery
- 32 Romano's Macaroni Grill
- 33 Saltgrass Steak House
- 34 Schlotzsky's
- 35 Smoothie's Extreme
- 36 Sonic Drive-In
- 37 Starbucks
- 38 Stout's Pizza Co.
- 39 Subway
- 40 Sushi Zushi
- 41 Taipei
- 42 Texas Roadhouse
- 43 The Egg & I
- 44 ThunderCloud Subs
- 45 Whataburger
- 46 Zio's Italian Kitchen

### LODGING

- 47 Best Western PLUS
- 48 Comfort Suites
- 49 Courtyard San Antonio
- 50 Drury Inn & Suites North
- 51 Drury Plaza Hotel

### LODGING, cont'd.

- 52 Fairfield Inn & Suites
- 53 Hampton Inn
- 54 Holiday Inn Express
- 55 Hyatt Place
- 56 La Quinta Inn & Suites
- 57 Quality Inn & Suites
- 58 Residence Inn
- 59 Staybridge Suites

### GROCERY & PHARMACY

- 60 Costco & Pharmacy
- 61 H-E-B Foods & Pharmacy
- 62 Wal-Mart

### BANKING

- 63 BBVA Compass
- 64 Broadway Bank
- 65 Chase Bank
- 66 Citibank
- 67 Farm Bureau Bank
- 68 Firstmark Credit Union
- 69 Frost Bank
- 70 Frost Bank Financial Center
- 71 Jefferson Bank
- 72 IBC Bank
- 73 Omnicredit NA
- 74 PlainsCapital Bank
- 75 Security Service Federal CU
- 76 Wells Fargo Bank

### FITNESS CENTERS

- 77 Blast! Fitness
- 78 LifeTime Fitness

### ENTERTAINMENT

- 79 Chuck E. Cheese's
- 80 Ice & Golf Center
- 81 Main Event
- 82 Spurs Sports
- 83 Santikos Theatres
- 84 Regal Northwoods 14

### BARS

- 85 COCO Chocolate Lounge
- 86 New York Bar
- 87 Sherlocks Baker Street Pub
- 88 The Lion & Rose
- 89 The Long Bar
- 90 Water 2 Wine

### OFFICE SERVICES

- 91 FedEx Office
- 92 OfficeMax

### KELLY RALSTON

kelly.ralston@transwestern.com

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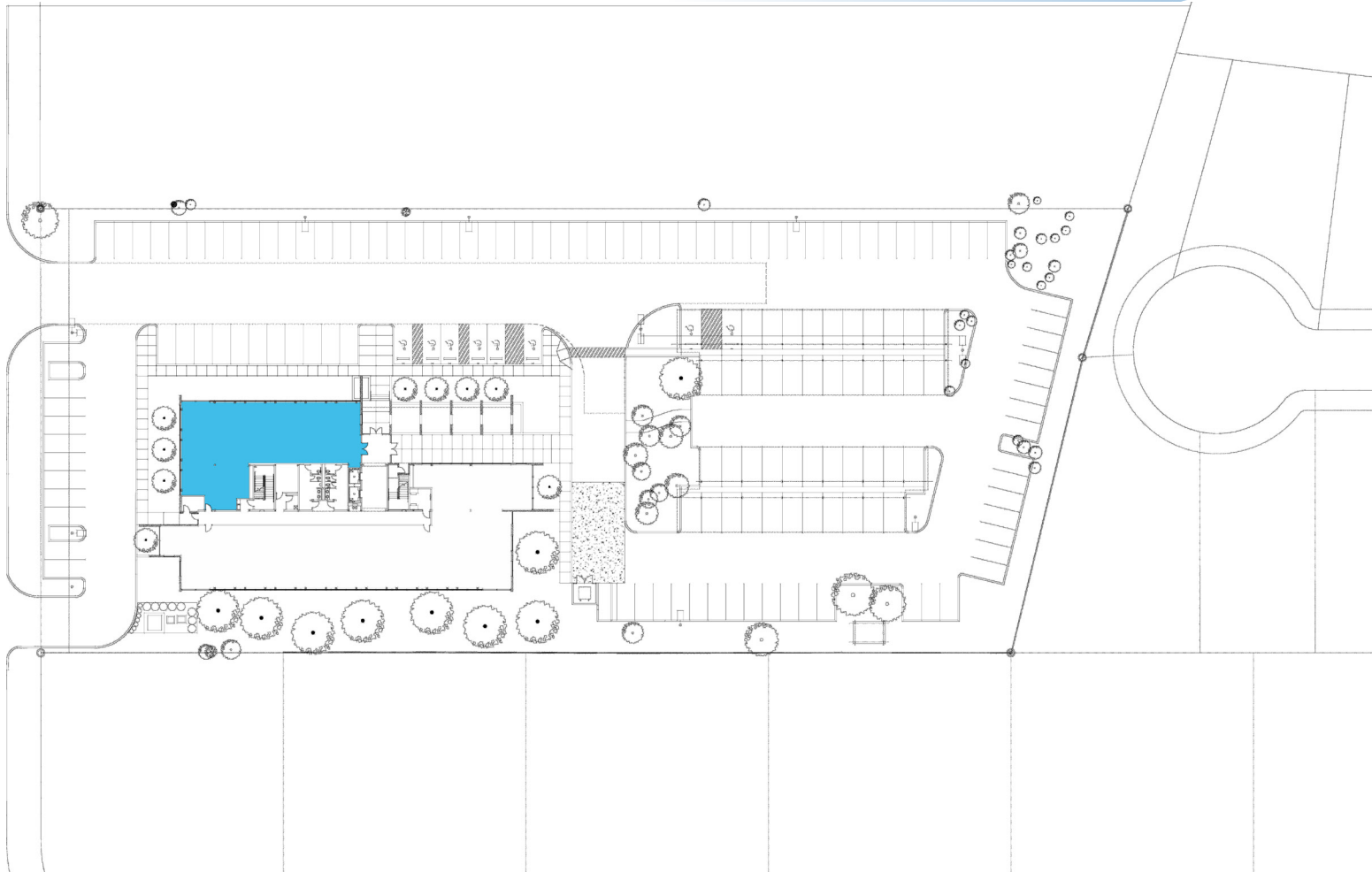
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## SITE PLAN



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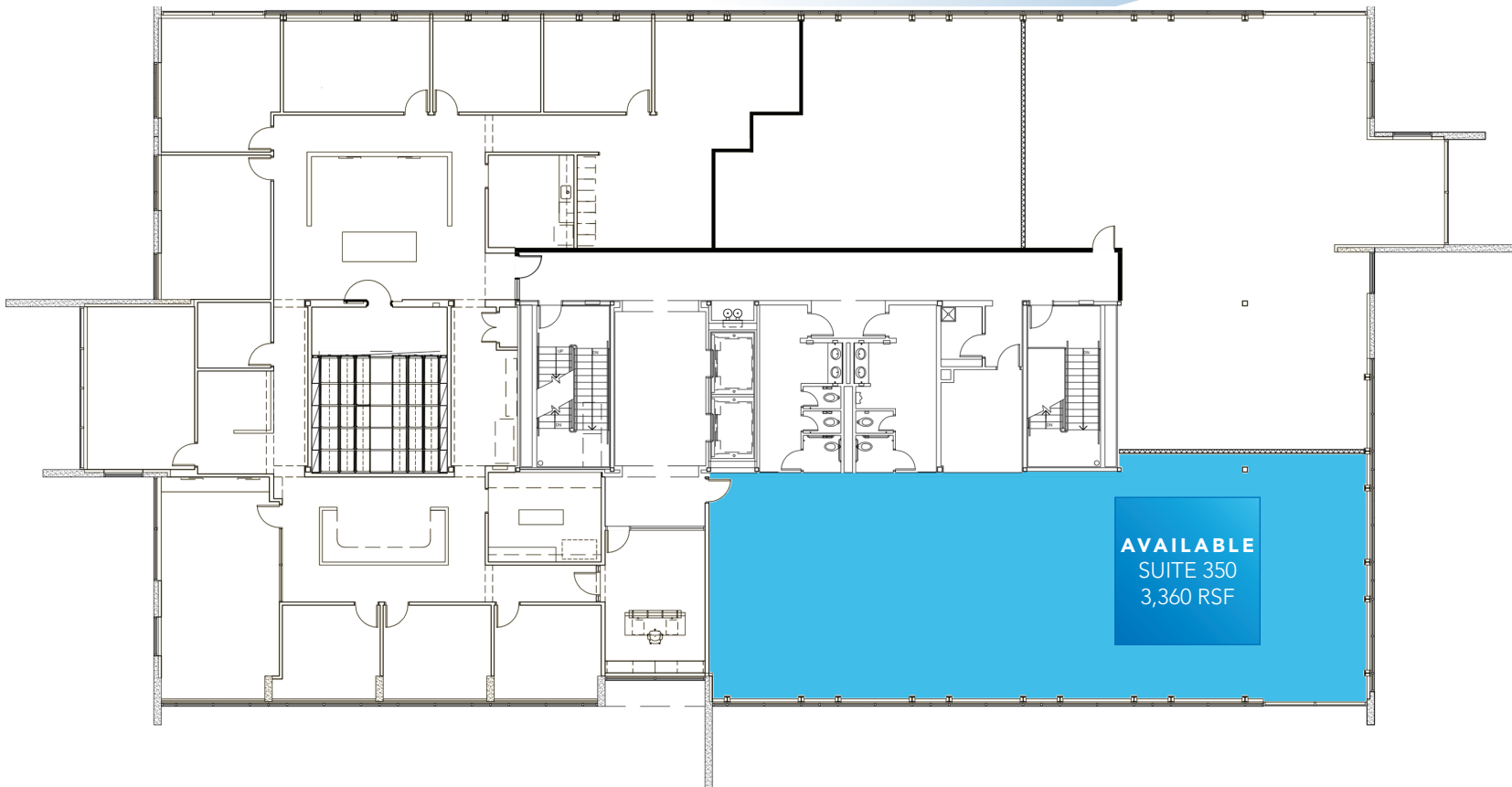
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# KILLAM BUILDING

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## LEVEL THREE FLOOR PLAN



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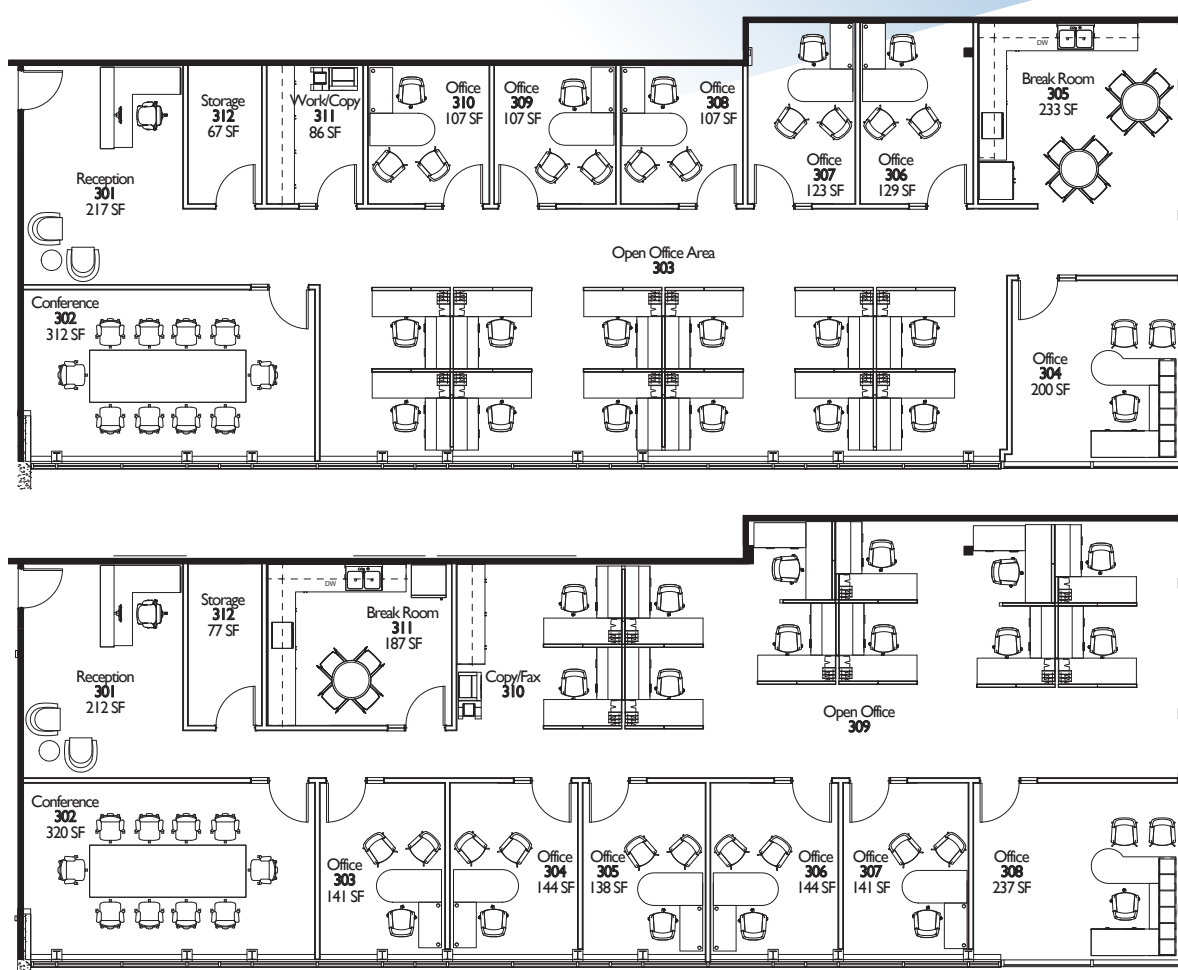


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## SPEC LAYOUTS

**AVAILABLE**  
SUITE 350  
3,360 RSF



## CONCEPT 1

## CONCEPT 2

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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:
  - 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:

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**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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Robert Gaston	431325	robert.gaston@transwestern.com	512-328-5600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Mendez	499500	larry.mendez@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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