



300 Ramsey Place
E Ramsey at McCullough Ave.

**Office/Flex
For Lease**



<p>Brian D. Harris, CCIM President Direct Line 210 524 1314 bharris@reocsanantonio.com</p>	<p>James T. Foreman Vice President Direct Line 210 524 1315 jforeman@reocsanantonio.com</p>	<p>Elaina M. Brown Leasing Associate Direct Line 210 524 1303 ebrown@reocsanantonio.com</p>	<p>210 524 4000 8023 Vantage Dr, Suite 1200 San Antonio TX 78230 reocsanantonio.com</p>
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Property Summary

Address	300 E. Ramsey
Location	E. Ramsey at McCullough Ave.
Property Details	65,313 SF 3.76 acres
Legal Description	NCB: 11966 BLK: 2 LOT: 48 THRU 54 & 56
Class	B
Zoning	I-1
Year Built	1984
Floors	1
Type	Office/Flex Space
Utilities	All

Comments

- Overhead door with ramp
- Excellent visibility
- Quick access to San Pedro, Wurzbach Parkway, US 281, Loop 410, Airport, and Loop 1604
- Situated near the intersection of Loop 410 and San Pedro
- Easy ingress/egress to adjacent thoroughfares
- Professionally managed
- Building in excellent condition and shows very well
- Well established building
- Surface parking

Traffic Counts

Hwy 281, north of Isom; 171,153 vpd (2018)
 Loop 410 at McCullough; 258,303 vpd (2018)
 Source: TxDOT Statewide Planning Map

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Quote Sheet

Square Footage Available	Largest Contiguous Total Available Smallest Available	2,559 4,559 2,559
Base Rental	\$11.50 per square foot <small>(Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)</small>	
First Month's Rental	Due upon execution of lease document by Tenant	
Triple Net	Estimated at \$4.06 per square foot annually	
Term	Three (3) to ten (10) years	
Improvements	Negotiable	
Architectural	All architectural services to be charged against the Improvement Allowance	
Deposit	Equal to one (1) month's Base Rental (typical)	
Financial Information	Required prior to submission of lease document by Landlord	
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.	

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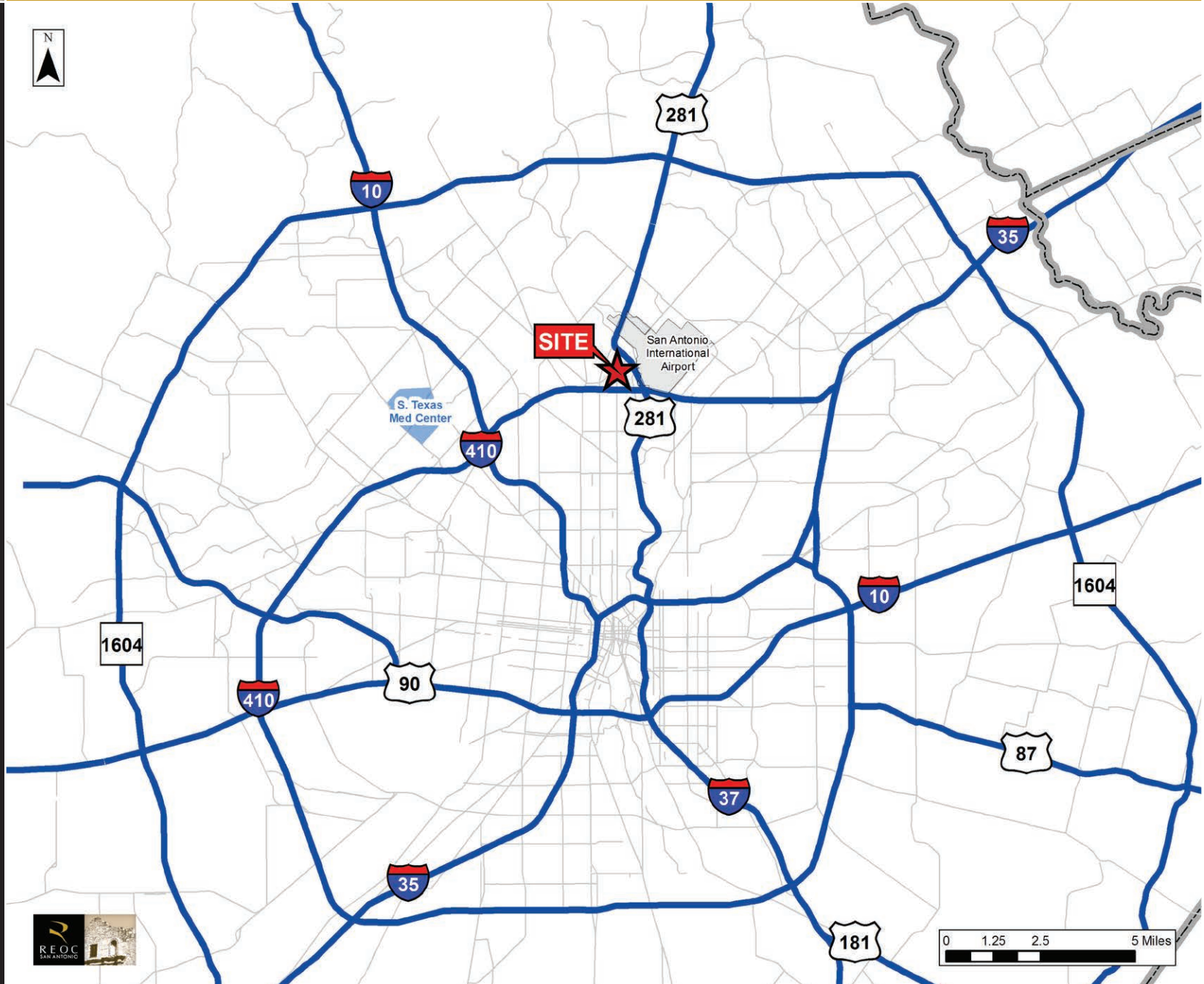
210 524 4000

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



City Location Map



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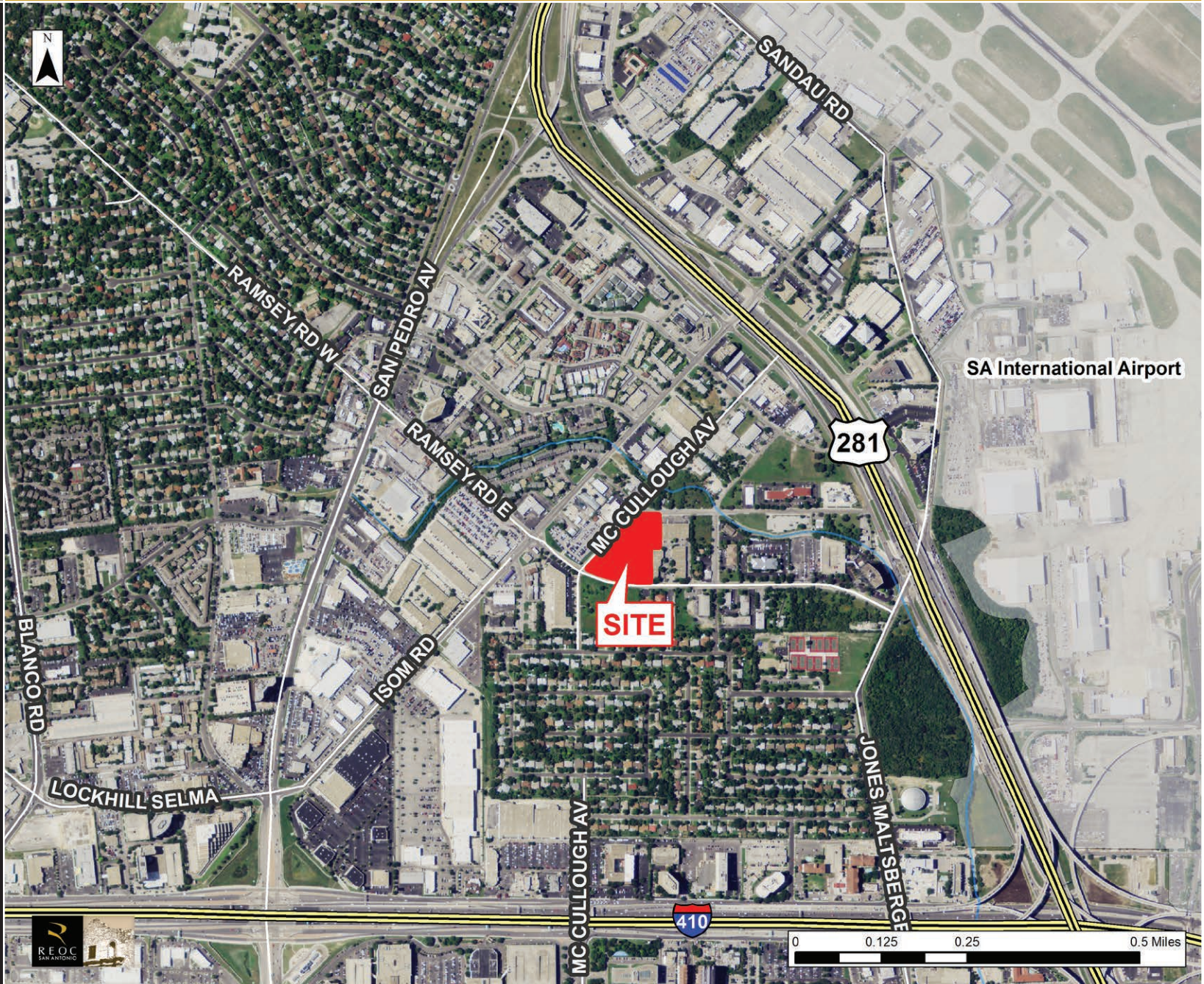
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Aerial Map



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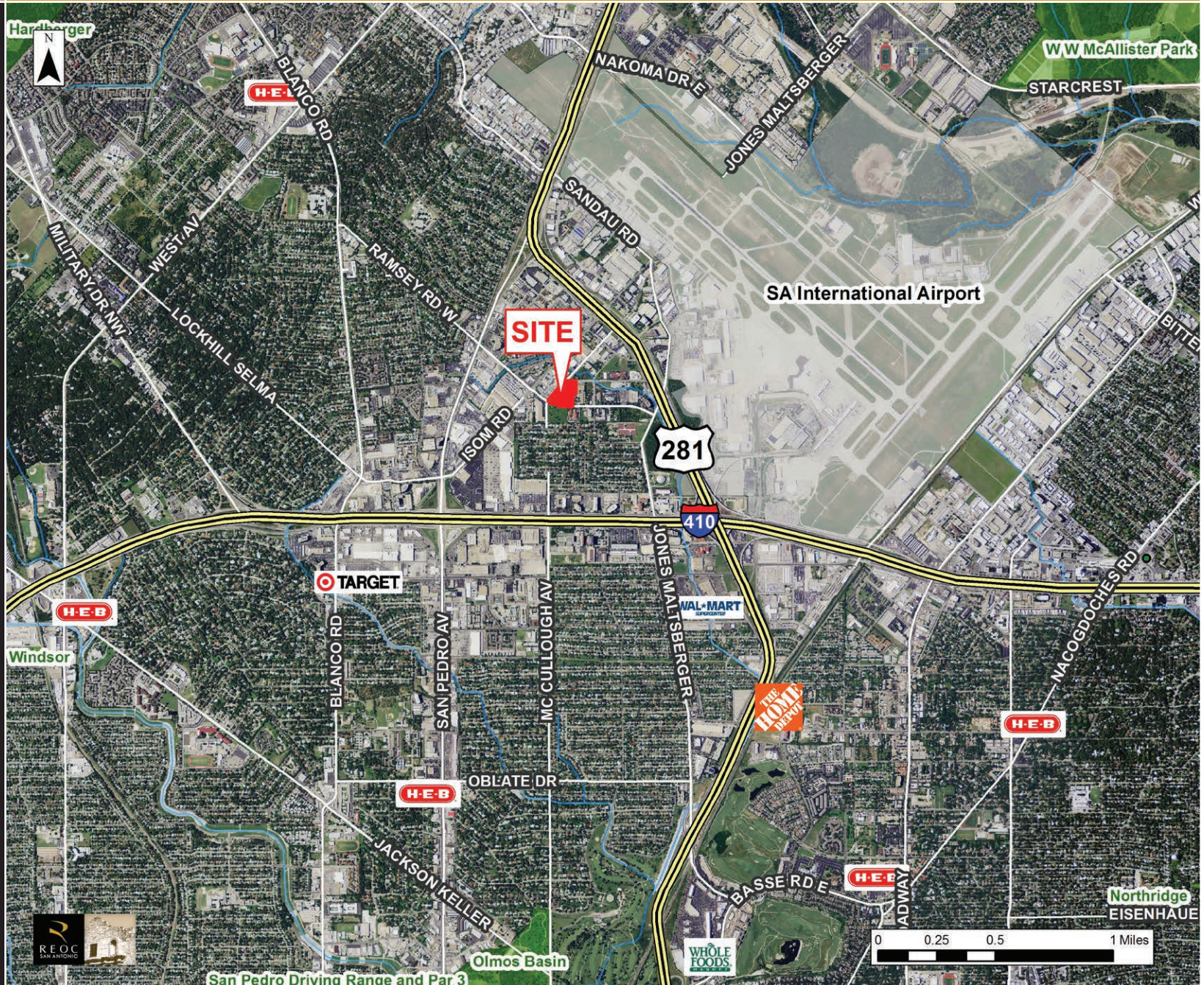
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San Pedro Driving Range and Par 3



Oblique Aerial Photo



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Site Plan

300 RAMSEY PLACE SITE PLAN

300 E. Ramsey

BUILDING A		
SUITE	TENANT	SQFT
301	ND2NO	4,766
305	ND2NO	967
305A - 307	AVAILABLE 9/1/18	2,559
311	LB INDUSTRIAL SYSTEMS	3,323
325	ND2NO	1,545
329	ND2NO	5,569
331	HALF PRICE BOOKS	1,586
335	LB INDUSTRIAL SYSTEMS	1,684

BUILDING B		
SUITE	TENANT	SQFT
351	GENERAL DYNAMICS	4,895
355	GENERAL DYNAMICS	3,600
359	GENERAL DYNAMICS	2,400
363-369	GENERAL DYNAMICS	6,350

BUILDING C		
SUITE	TENANT	SQFT
389	GENERAL DYNAMICS	26,203



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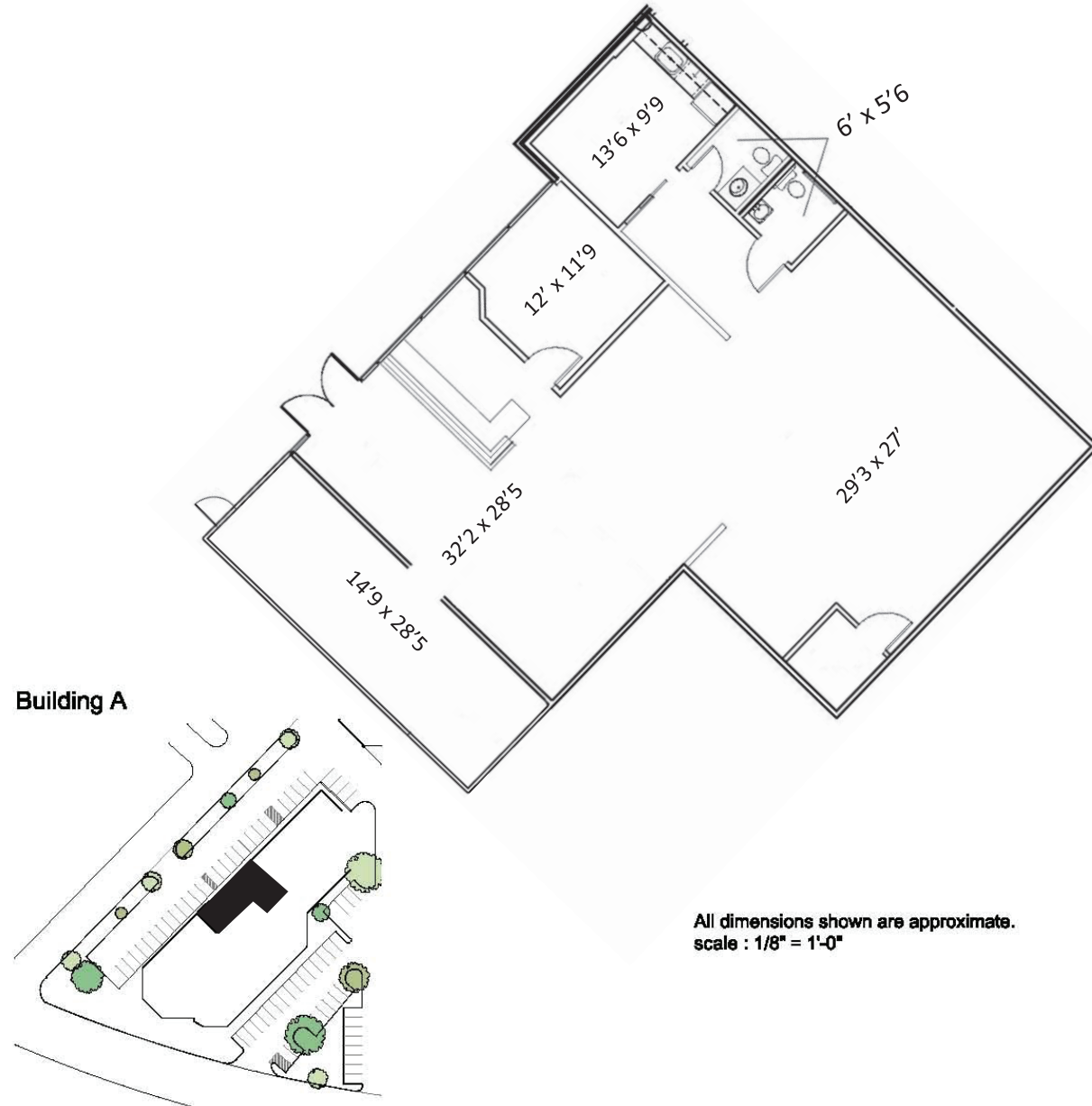
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Floor Plan - Suite 305A - 307



All dimensions shown are approximate.
scale : 1/8" = 1'-0"

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San Antonio Overview

Largest U.S. Cities

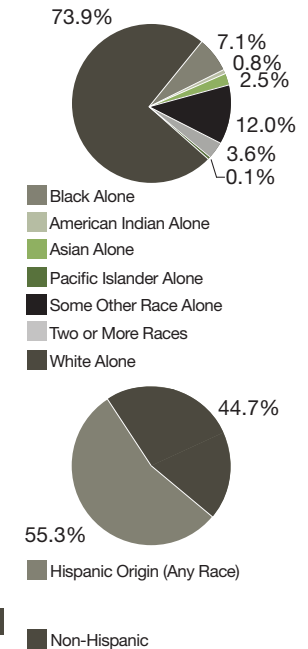
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

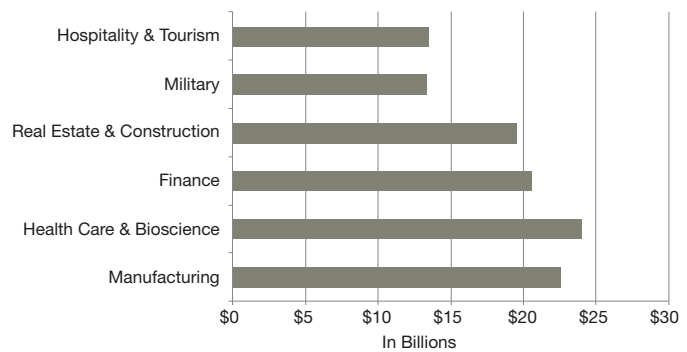
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2016 Estimate	2,392,282	35.0	846,066
2021 Projection	2,632,711	35.8	928,458

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2016 Estimate	\$74,515	\$54,186	\$26,902
2021 Projection	\$80,710	\$59,097	\$28,962

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	32
2	Tesoro Corp	98
3	USAA	114
4	CST Brands, Inc	299
5	iHeartMedia	414

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Sources: U.S. Census; ESRI 2014 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2016 & 2021; Fortune

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Information About Brokerage Services

11-2-2015

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.

REOC General Partner, LLC	4933853	bharris@reocsanantonio.com	N/A
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone
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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

TAR 2501

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Blake Bomer

Phone: 2105244000 Fax: 2105244029
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