



300 Ramsey Place E Ramsey at McCullough Ave.

Office/Flex For Lease





Brian D. Harris, CCIM

President Direct Line 210 524 1314 <u>bharris@reocsanantonio.com</u>

James T. Foreman Vice President

Direct Line 210 524 1315 jforeman@reocsanantonio.com Elaina M. Brown Leasing Associate Direct Line 210 524 1303 ebrown@reocsanantonio.com 210 524 4000 8023 Vantage Dr, Suite 1200 San Antonio TX 78230 reocsanantonio.com



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Property Summary

Address	300 E. Ramsey	Comments
Location	E. Ramsey at McCullough Ave.	 Overhead door with ramp
Property Details	65,313 SF 3.76 acres	 Excellent visibility Quick access to San Pedro, Wurzbach Parkway, US 281, Loop 410, Airport, and Loop 1604
Legal Description	NCB: 11966 BLK: 2 LOT: 48 THRU 54 & 56	Situated near the intersection of Loop 410 and San PedroEasy ingress/egress to adjacent thoroughfares
Class	В	 Professionally managed
Zoning	I-1	Building in excellent condition and shows very wellWell established building
Year Built	1984	 Surface parking
Floors	1	Traffic Counts
Туре	Office/Flex Space	Hwy 281, north of Isom; 171,153 vpd (2018)
Utilities	All	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 (Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the cr worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)									
First Month's Rental	Due upon execution of lease do	ocument 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 c	harged 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 inc returned to Landlord's leasing representative.									

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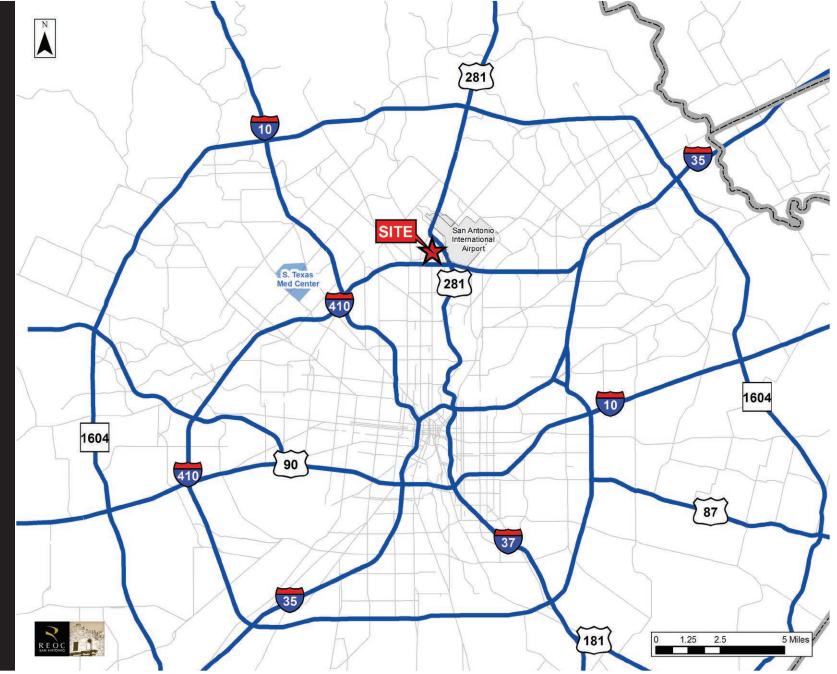
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important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

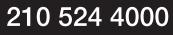




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Aerial Map



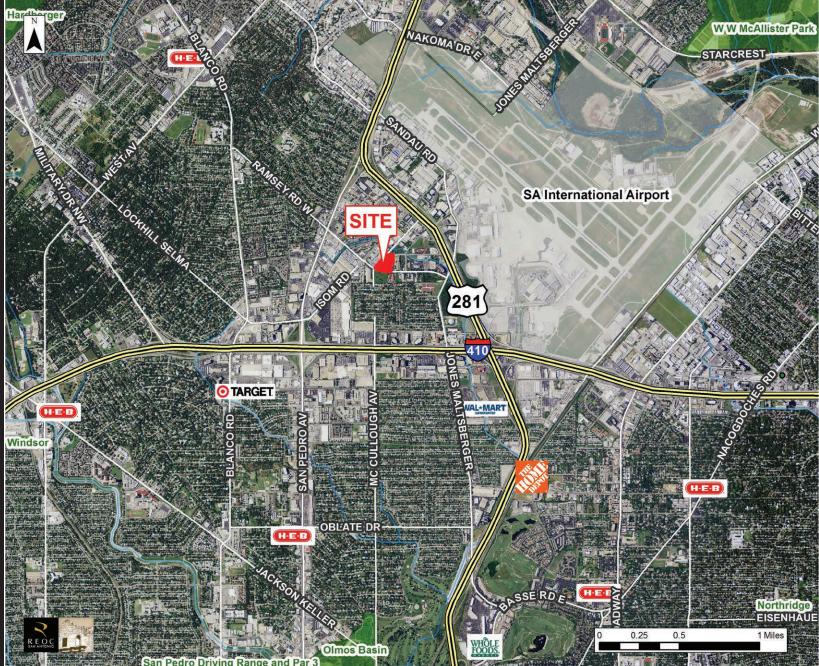
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Aerial Map



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Oblique Aerial Photo

Wolfe Rd Vicculousin A Ramsey Rd E

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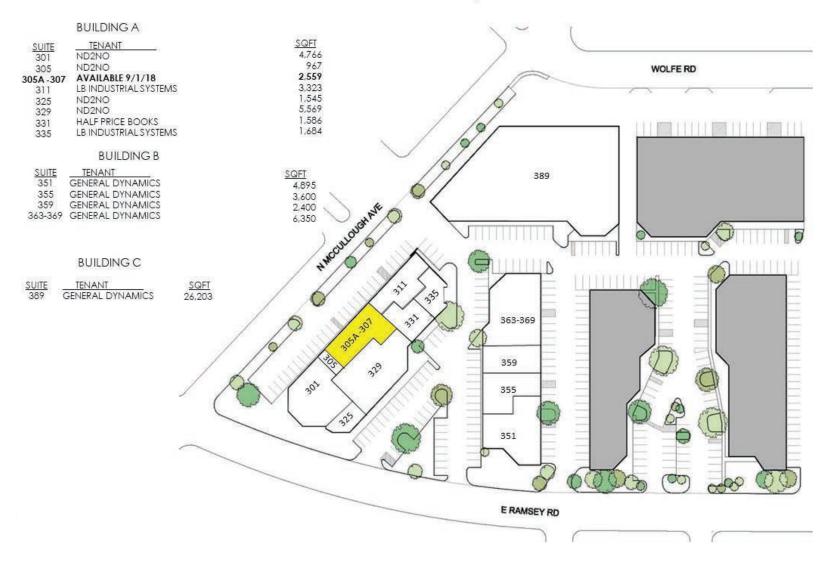
210 524 4000





300 RAMSEY PLACE SITE PLAN

300 E. Ramsey



Brian D. Harris, CCIM President Direct Line 210 524 1314

bharris@reocsanantonio.com

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Direct Line 210 524 1315 jforeman@reocsanantonio.com



Floor Plan - Suite 305A - 307

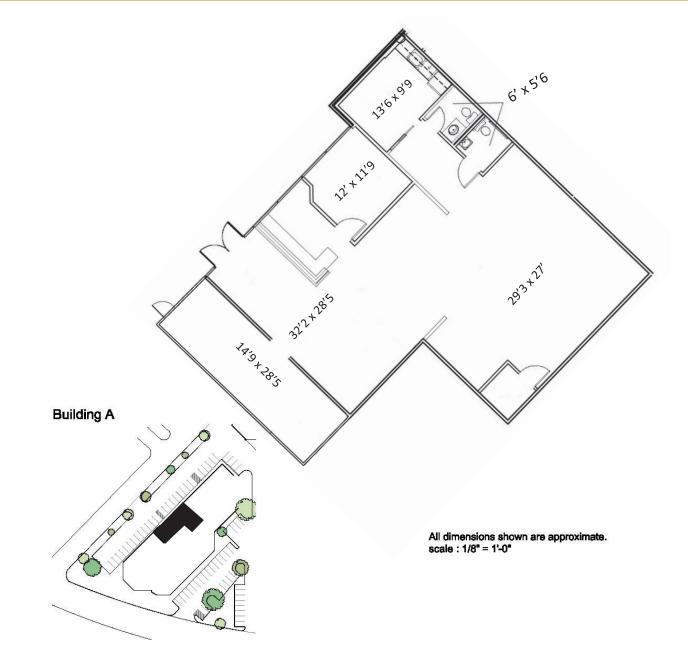


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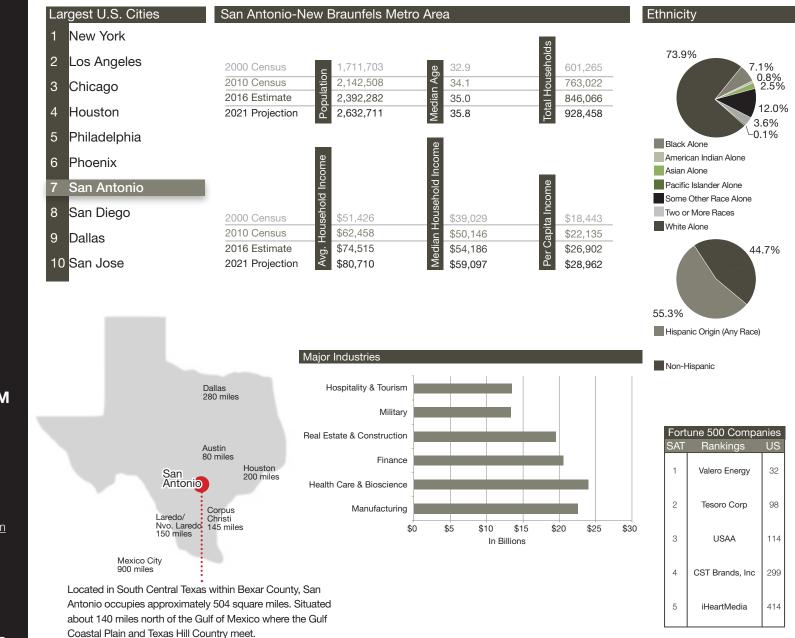
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San Antonio Overview



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James T. Foreman Vice President Direct Line 210 524 1315

Direct Line 210 524 1315 jforeman@reocsanantonio.com



EQUAL HOUSING	D
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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 seller's agent. material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous tunderlined 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: bold written q

- 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:
- 0
- 0 0 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
- disclose, unless required to do so by law. writing not ರ

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.

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for

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	ls Date	Buyer/Tenant/Seller/Landlord Initials	Buyer/Te
Phone	Email	License No.	Sales Agent/Associate's Name
N/A	bharris@reocsanantonio.com		Brian Dale Harris
Phone	Email	License No.	Licensed Supervisor of Sales Agent/ Associate
N/A	N/A	N/A	N/A
Phone	Email	License No.	Designated Broker of Firm
N/A	bharris@reocsanantonio.com	405243	Brian Dale Harris
Phone	Email	License No.	Licensed Broker/Broker Firm Name or Primary Assumed Business Name
N/A	bharris@reocsanantonio.com	493853]	REOC General Partner, LLC

TAR 2501

REOC San Ar Blake Bonner

San Antonio

8023 Vantage Dr.

Suite 1200 San Antonio, TX 78230

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Phone: 2105244000

Fax:2105244029

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1 Antonio, 8023 Vantage Dr. Suite 1200 S mer	Buyer/Tenant/Se Regulated by the Texas Real Estate Commission TAR 2501		James Todd Foreman Salas Arent/Associata's Name	Brian Dale Harris Licensed Supervisor of Sales Agent/ Associate	Brian Dale Harris Designated Broker of Firm	REOC General Partner, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	LICENSE HOLDER CONTACT INFORMATIO you to use the broker's services. Please ackno	 TO AVOID DISPUTES, ALL AGREEMENTS E The broker's duties and responsibilities t Who will pay the broker for services prov 	AS SUBAGENT: A license holder acts as a subagent when aiding a buyer buyer. A subagent can assist the buyer but does not represent the buyer and	 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 submitte any confidential information or any other information that a p disclose, unless required to do so by law. 	 May, with the parties' written consent, appoint a different license holder ass buyer) to communicate with, provide opinions and advice to, and carry out the in Must not, unless specifically authorized in writing to do so by the party, disclose: 	AS AGENT FOR BOTH - INTERMEDIARY: To act as an inte agreement of <i>each party</i> to the transaction. The written agree underlined print, set forth the broker's obligations as an intermedia Must treat all parties to the transaction impartially and fairly.	AS AGENT FOR BUYER/TENANT: The brok written representation agreement. A buyer's a material information about the property or tra seller's agent.	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the usually in a written listing to sell or property management agreement. A above and must inform the owner of any material information about t information disclosed to the agent or subagent by the buyer or buyer's agent.	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the Put the interests of the client above all others, including the brown the client of any material information about the property Answer the client's questions and present any offer to or count Treat all parties to a real estate transaction honestly and fairly. 	 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage A SALES AGENT must be sponsored by a 	Texas law requires all re brokerage servic
Phone: 2105244000 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 <u>www.zipLogix.com</u>	Buyer/Tenant/Seller/Landlord Initials Date Information	-	482014 jforeman@reocsanantonio	405243 <u>bharris@reocsanantonio</u> License No. Email	405243 bharris@reocsanantonio License No. Email	493853 bharris@reocsanantonio License No. Email	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.	 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. 	r in a transaction withou must place the interests	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 disclose, unless required to do so by law.	May, with the parties' written consent, appoint a different license holder associated with the broker to each party (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:	rmediary between the parties the ment must state who will pay the ry. A broker who acts as an intermed	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.	property owner's n owner's agent he property or t	NRTY IN A REAL ESTATE TRANSACTION:	 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represe 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. 	OF REAL ESTATE LICENSE HOLDERS: BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.	Information About Brokerage Services Texas law requires all real estate license holders to give the following information abo brokerage services to prospective buyers, tenants, sellers and landlords.
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Field, San Artison, 5025 Vortage Dr Holer Brown		Romiletod he the Tayne	Blaina Brown Sides Agent/Associato's Name	Brian Dale Barris Licensed Supervisor of Sales Agent Associate	Brian Dale Harris Designated Broker of Firm	REOC General Partner, LLC Licensed BrokenBrokerFilm Name of Primary Assumed Business Name	LICENSE HOLDER CONTACT INFORMATION: This notice is you to use the brokar's services. Please addrowledge receipt o	TO AVOID DISPUTES, A . The broker's dulies . Who will pay the br	AS SUBAGENT: A licon buyer. A subagent can as	AS AGENT FOR BOTH - INTERMEDIARY: agreement of each party to the transaction. underlined print, and forth the broker's obligation . Must treat all parties to the transaction in buyer to communicate with, provide opin buyer to communicate with, provide opin that the owner will socient a proceles that the buyer/tenant will pay a price any confidential information or an disclose, unless required to do so by	AS AGENT FOR BUYE written representation ac material information abo seller's agent.	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the usually in a written listing to sell or property management agreement. A above and must inform the owner of any material information about a information disclosed to the agent or subagent by the buyer or buyer's egent.	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	 A BROKER'S MINIMUM Put the interests of Inform the client of Answer the client's Treat all parties to 	A BHOKER IS THE A SALES AGENT	Texa Bernarden
 Index 1288 face (reason, TX 2012) Produced with typicamility addings 	nedi Ladic Commiss	BuyerTenant Basel Fetala Commission	Namo	alts AgenV	3	ner, LLC Tim Nana or es Name	TACT INFORMATION: projects, Please autonom	u.L. AGREEMENTS BE and responsibilities to other for services provide	ste holder acts as a su ssist the buyer but does	GENT FOR BOTH - INTERMEDIARY: To set as an intermediary between ment of each party to the transaction. The written agreement must state written print, set forth the broker's obligations as an intermediary. A broker who so Must breat ell parties to the transaction impartially and tarity: May, with the parties' written consect, appoint a different loanse holder as buyer to communicate with, provide opinions and educe to, and carry out the interface with a untermanized in writing to do so by the party, disclose and that the buyer/tarital accept a price less than the written asking price; that the buyer/tarital information or any other information that a party spotester will so by any confidential information or any other information that a party spotester, where a party confidential information or any other information that a party spotester between unless required to do so by tax.	RITENANT: The broker yearnent A buyer's ag ut the property or trans	R (BELLER/LANDLOR ng to sell or property to the owner of any m he agait or subagent b	AN REPRESENT A PAU	DKER'S MINIMUM DUITIES RECURRED BY LAW (A client is the person or party Put the interests of the client above all others, including the broker's own interests inform the client of any insterial information about the property or transaction neos Answer the client's questions and present any offer to or counter-offer from the cli Treat all parties to a real estate transaction honestly and fairty.	OF REAL ESTATE LICENSE HOLDERS: DROKER is responsible for all brokerage SALES AGENT must be sponsored by a l	ts kny requires all rea brokerage service
ndi by saalinger testi tii Filmen Mar Russi	- TIN	BuyerTenant/SellenLandlord Initials	License No.	405243 bi	405243 bi	493853 b	This notice is being p ledge receipt of this no	TWEEN YOU AND A I you, and your obligatic lad to you, when paym	bagent when siding a not represent the buy	To act as an intermediary betwo The written agreement must state to as an intermediary. A broker who generally and fairly: appoint a different licence holder isons and educe to, and carry out the n-writing to do so by the party, discl to her the written asking price; greater than the price submitted in y other information that a party haw.	becomes the buyer's entimust perform the section known by the	D): The broker becom management agreem retend information a y the buyer or buyer's	RTY IN A REAL ESTA	IV LAW (A client is the arts, including the broken a about the property of any offer to or counter in honestly and fairty.	8: pe activities, including a a broker and works wit	I off ADOUL D i estate Acense hold is to prospective buy
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