



FOR LEASE | OFFICE

OFFICE CONDO FOR LEASE AT CREEKSIDE

2115 Stephens Place, Building 10 | New Braunfels, TX 78130



PROPERTY HIGHLIGHTS

- Brand New Construction
- Located in The Village at Creekside Mixed-Use Development
- Directly Across from Resolute Health Regional Hospital
- Near Major Retail, Dining and Entertainment Options
- One of the Hottest Areas for Commercial and Residential Construction in New Braunfels

PRESENTED BY:

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Senior Advisor

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PROPERTY SUMMARY

AVAILABLE SF:	1,500 SF
LEASE RATE:	\$1.50 SF/Month (NNN)
BUILDING SIZE:	3,000 SF
BUILDING CLASS:	A
RENOVATED:	2014
ZONING:	MU-B: High Intensity Mixed Use
MARKET:	San Antonio
SUB MARKET:	New Braunfels

PROPERTY OVERVIEW

Move-in ready, professional office/medical space located in the fast-growing Village at Creekside. The offices are situated directly across from the 128-bed Resolute Health regional hospital and wellness center. These brand-new condos are a must-see. Property is complete with a walking trail, pond and picnic areas. The Village at Creekside is also home to a new, 150-unit apartment building and Trust Texas Bank. Ground has been broken on a Hilton Homewood Suites hotel and multiple retail pads are being developed with retail and restaurant leases already in place.

LOCATION OVERVIEW

The Creekside Professional Plaza Condos are located in The Village at Creekside, a new, multi-use development directly across from the Resolute Health regional hospital. The Creekside area is fast-becoming a retail, entertainment and wellness destination and now offers professional office space. New residential housing developments are under construction nearby and 2 luxury apartment buildings are located in the Creekside area. These condos are ideally located in a vibrant area with excellent visibility and easy access.



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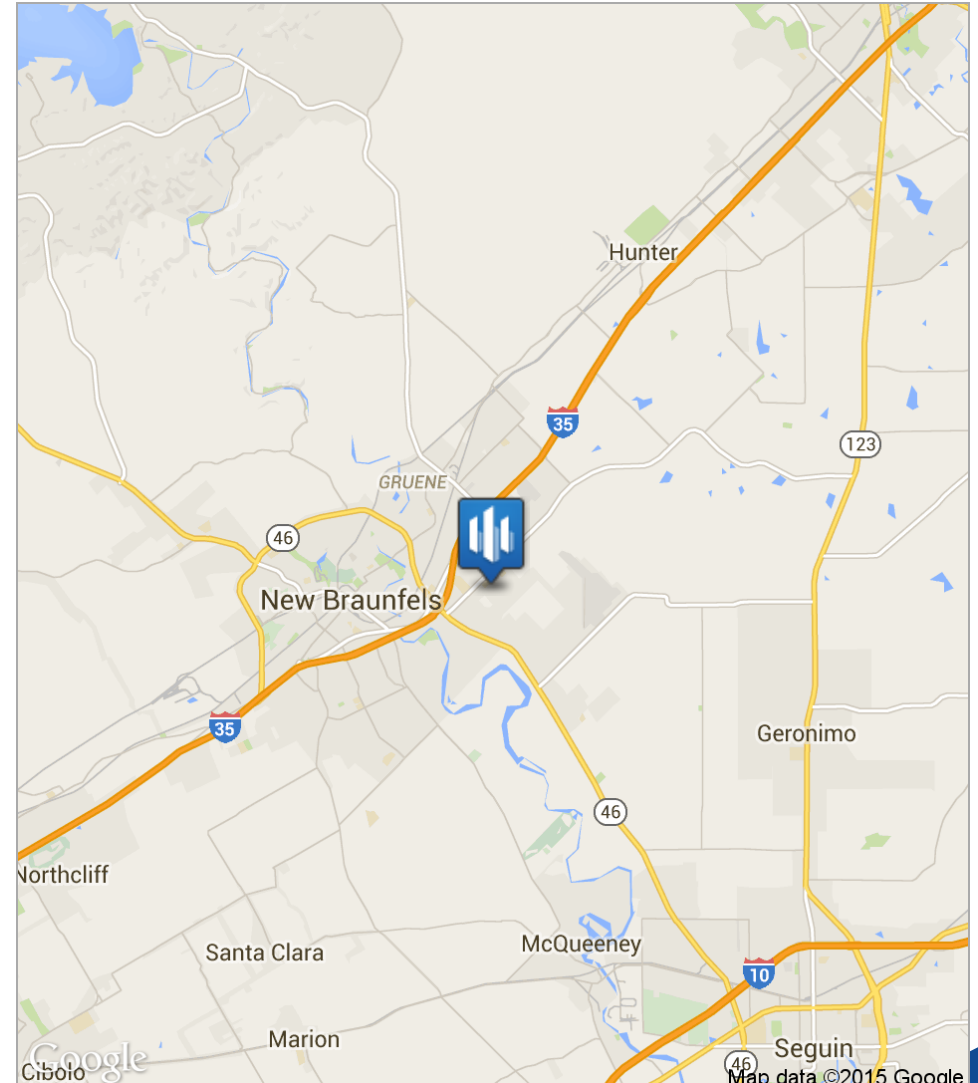
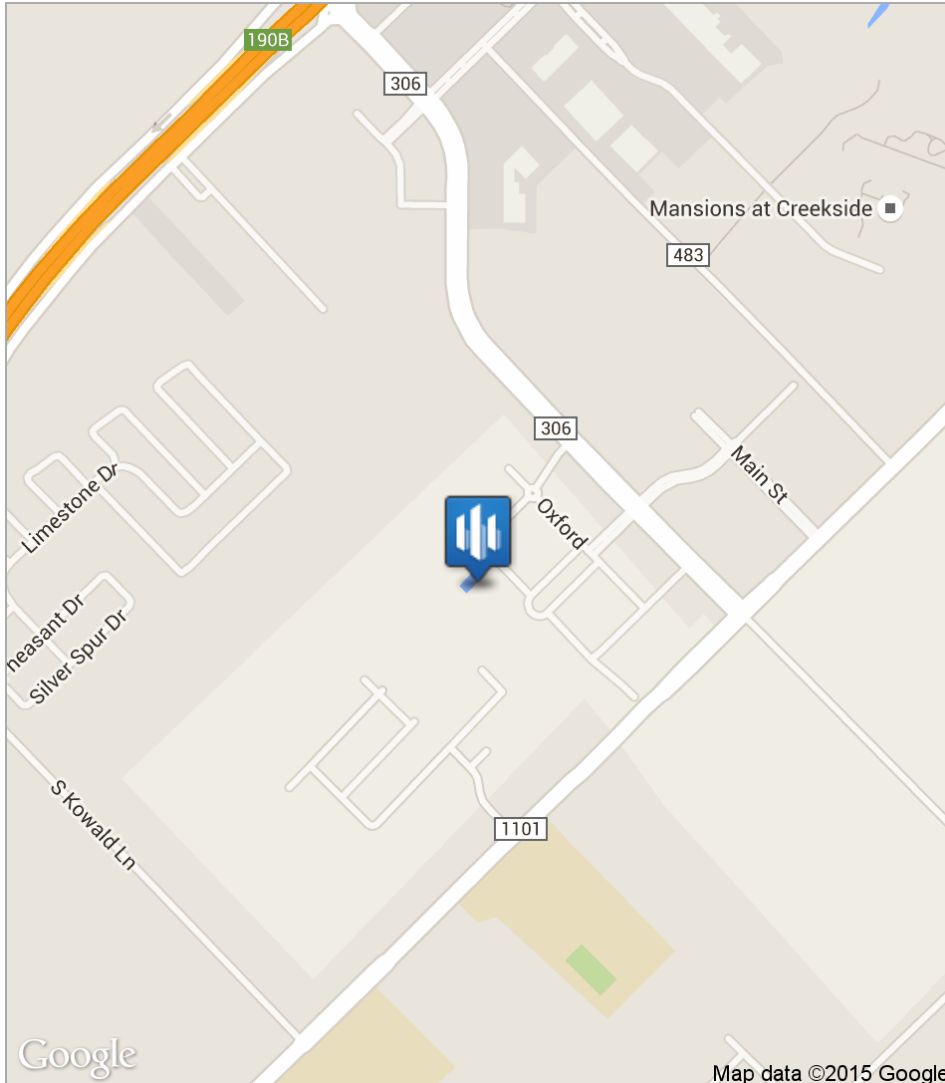




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Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K



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Patrick M. Lynch, Jr.

Senior Advisor

Sperry Van Ness / Norris Commercial Group, LLC

Patrick M. Lynch, Jr. is a Senior Advisor for Sperry Van Ness | Norris Commercial Group. Since 2008, Patrick has been successfully involved in sales, leasing, and management for commercial real estate in and around the IH-35 corridor of South Central Texas, including the communities of New Braunfels, San Marcos, Seguin, Schertz, Cibolo, and northern parts of San Antonio.

Patrick is a proven leader, skilled manager, and established salesman. In all of his recent endeavors, Patrick has not only excelled but also been recognized for his ability to achieve top sales and produce profitable results. At the age of 25, he was the Regional Sales Manager for the nation's largest skylight manufacturer for a five-state area in the southwest portion of the United States. Prior to his move into commercial real estate, Patrick was a leading consultant and mentor with a national medical durable supply company.

Patrick's strong work ethic and solid values come from not only his parents, but also his association with the Jesuit Priest at Dallas Jesuit High School. Patrick later attended Texas Tech University and walked on as a baseball pitcher for the Texas Tech baseball team until the tragic death of his mother.

Patrick is married to his best friend and wife of 32 years and has four children whom he adores. Patrick is also a 30 year member of the Knights of Columbus and his family was named Family of The Year in 2009-2010 by the Knights of Columbus Council 4183. Patrick has 20 years of perfect attendance with the Downtown Rotary Club and is the current club President. He has been Rotarian of The Year and is a Paul Harris Fellow. Patrick was recently named to the Planning and Zoning Commission of New Braunfels for a three year commitment. Patrick is a proud member and volunteer of Saints Peter and Paul Catholic Church in New Braunfels, Texas.

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