

# NETWORK TECH CENTER



12400, 12450 & 12460 NETWORK BLVD

## PROPERTY SUMMARY

Three one-story office buildings totaling 84,505 square feet located in a park-like setting just off I-10 near Huebner

## AVAILABILITIES

Building A: 2,279 SF

FOR LEASING INFORMATION, CONTACT:

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IDEAL I-10  
BUSINESS LOCATION

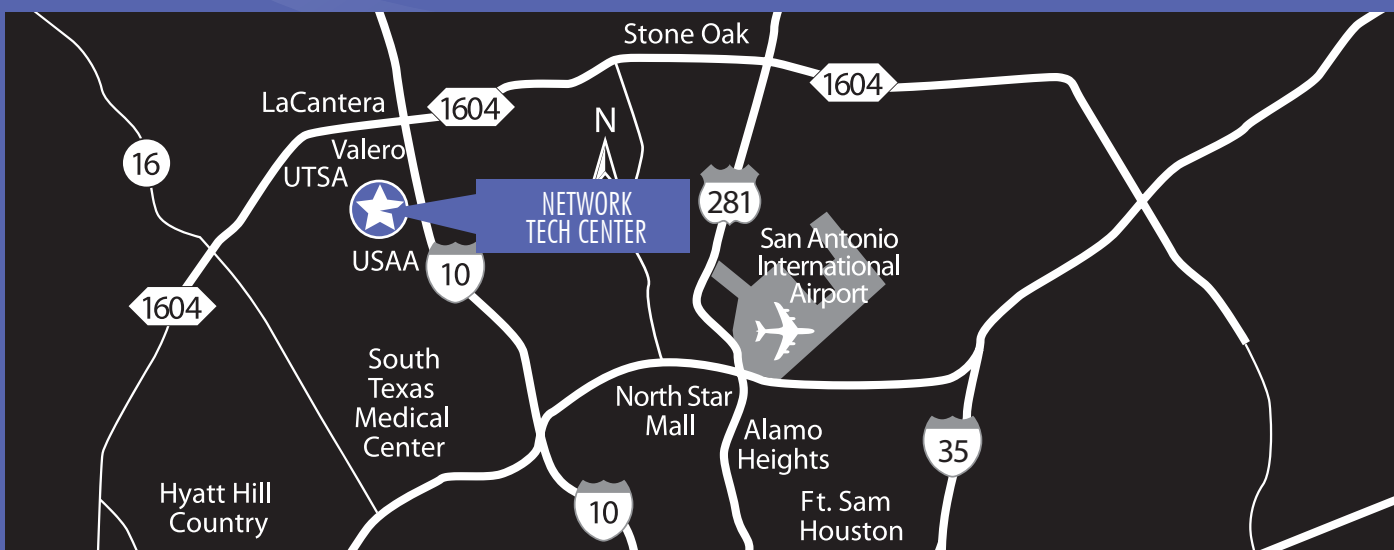
ABUNDANT AMENITIES

OUTSTANDING VALUE

**CBRE**

# IDEAL I-10 BUSINESS LOCATION

- Best Ingress and Egress in University Park – Direct Access to I-10, just 1 block away
- Join prestigious firms within and around University Park, including USAA, SWBC, KCI, WellMed, United Healthcare, Beckton Dickinson & Security Service Federal Credit Union
- 2 miles to the South Texas Medical Center, 3 miles to UTSA & 15 minutes to the CBD & the San Antonio International Airport





# ABUNDANT AMENITIES

- Dedicated Suite Entrances & Exterior Signage with Branding Opportunities, In-Suite Private Restrooms & 24-7 Suite Access and Control
- Over 30 Restaurants & 7 Major Shopping Centers within just over a mile
- Within 5 minutes of over 2,500 Hotel Rooms & 10 minutes to several 4-Star Resorts & Conference Centers

## RESTAURANTS

Saltgrass Steak House	California Pizza Kitchen
Texas Land and Cattle	Papouli's Greek Grill
Carraba's Italian Grill	Panera Bread
Macaroni Grill	Starbucks
Outback Steakhouse	Einstein's Bagels
Magnolia Pancake Haus	Zoe's Kitchen
La Madeleine Garbonzo	Pei Wei
Mediterranean	County Line Barbeque
Chipotle Mexican Grill	Bill Miller
Jim's Restaurant	Marble Slab
Cracker Barrel	Taco Cabana
Chick-Fil-A	IHOP
Subway	Whataburger

## HOTELS

La Cantera Hill Country	Candlewood Suites
Omni San Antonio	Hampton Inn and Suites
Eilan Hotel and Spa	Best Western
Embassy Suites	Wyndham Garden
Courtyard Marriott	Sleep Inn and Suites
Hyatt Place San Antonio	TownePlace Suites
HomeGate Studios	Drury Inn and Suites
Days Inn Fiesta Park	La Quinta Inn and Suites
Holiday Inn Express	Comfort Suites
Regency Inn and Suites	Homewood Suites Hilton

## FINANCIAL INSTITUTIONS

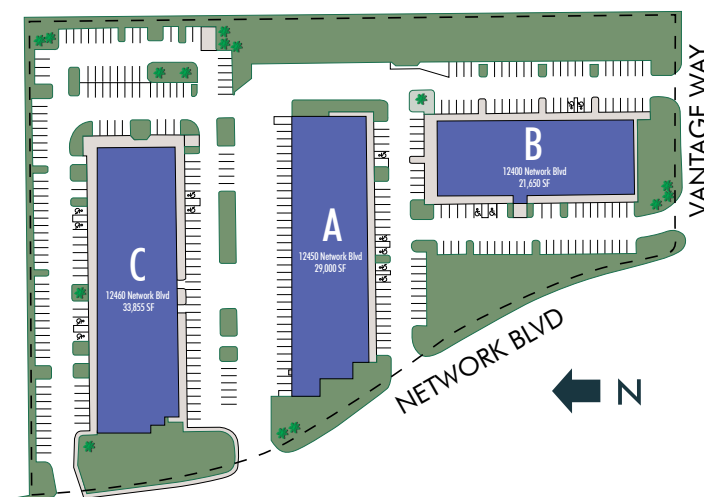
USAA	Security Bank
Bank of America	Bank of Texas
Chase Bank	Lone Star National Bank
Frost Bank	PlainsCapital Bank
Wells Fargo	Amegy Bank
First Community Bank	Ozona National Bank
Security Service FCU	Crockett National Bank
BBVA	United SA FCU
Woodforest National	SWBC
Firstmark CU	Air Force FCU
SACU	River City FCU
Bank of San Antonio	Randolph-Brooks FCU
Broadway Bank	IBC Bank

## NEARBY LARGE EMPLOYERS

USAA	Mission Pharmacal
UTSA	S. Texas Cardio Consults
UT Health Science Center	Hope Foundation
Medtronic	United Healthcare
NuStar	Baptist Health System
Valero	KPMG LLP
Security Service FCU	Fresenius Medical Care
Harland Clarke	New York Life Insurance
KCI	ITT Corporation
Healthways, Inc.	SWBC
WellMed	ETS
Beckton Dickinson	Arthritis Associates, P.A.
Marathon Oil	CSG Systems Int'l

# OUTSTANDING VALUE

- Attractive NNN Rate: no add-on factor – you pay only for what you use
- Abundant Free Parking: 5 spaces per 1,000 square feet
- Efficient, Flexible Layouts Ideally Suited for High Density Work Stations or Hard Wall Office Configurations
- Custom Suite Configurations & Finishes Available with up to 12' Ceilings

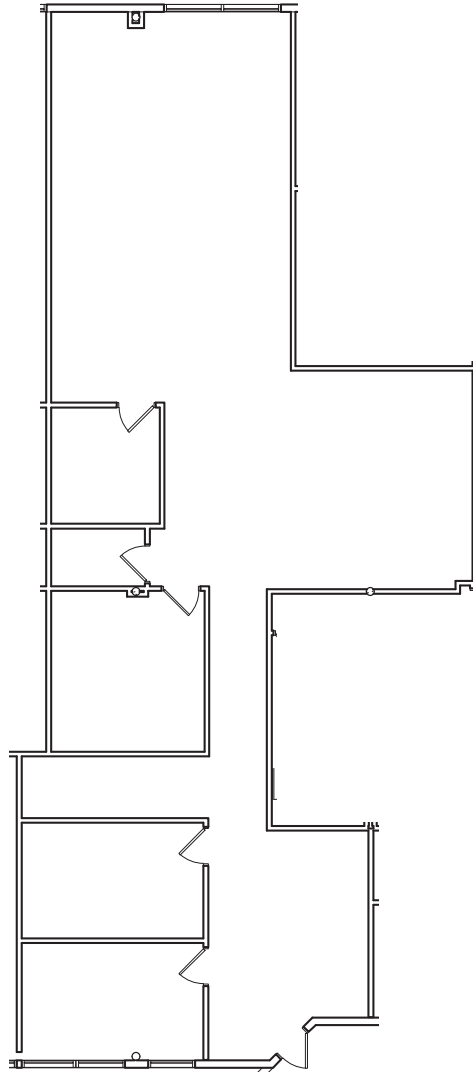


# AVAILABILITIES

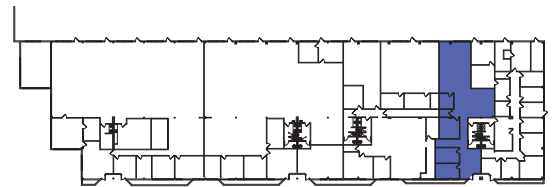
## BUILDING A

Size: 2,279 RSF

Stories: 1



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**NOW OWNED BY:**





# GALLERY

BUILDING C  
9,263 RSF  
SPEC SUITE



## INFORMATION ON BROKERAGE RELATIONSHIPS (TREC)

Before working with a real estate broker, you shall 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 sub-agency 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.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information for Broker's records.

SELLER/LANDLORD:

BUYER/TENANT:

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_