

CLASS A OFFICE

POND HILL SHAVANO PARK, TX 78249
LOOP 1604, BTWN LOCKHILL SELMA & NW MILITARY HWY

FOR LEASE



4372 N LOOP 1604 W, SHAVANO PARK, TX 78249

PROPERTY HIGHLIGHTS

- PRESTIGIOUS CITY OF SHAVANO PARK
- 72,400 SF CLASS A OFFICE CONSTRUCTED MARCH 2016
- **1:300 PARKING RATIO**
- BUILDING / MONUMENT SIGNAGE AVAILABLE
- CCTV SURVEILLANCE SYSTEM & MAG-CARD ACCESS
- ENERGY EFFICIENT SYSTEMS
- NEAR RETAILERS – Academy, Wal-Mart, Starbucks, McAllisters, Local Coffee & Baptist Health System

AVAILABILITY

1ST FLOOR – 1,937 RSF
7,619 RSF *

2ND FLOOR – 5,842 RSF *

* MAY SUB-DIVIDE

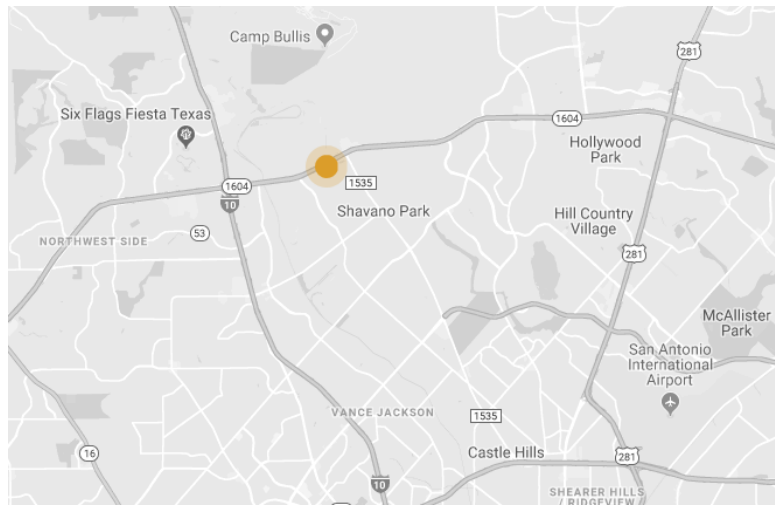
RENTAL RATE

\$20.50 PSF/MO. + NNN

LOCATION DESCRIPTION

Located in the prestigious City of Shavano Park on the eastbound access road of Loop 1604 between Lockhill Selma and NW Military Hwy.

Convenient to numerous medical facilities, shopping centers and restaurant locations in the immediate area.



sullivan.com
For information or to schedule a tour:

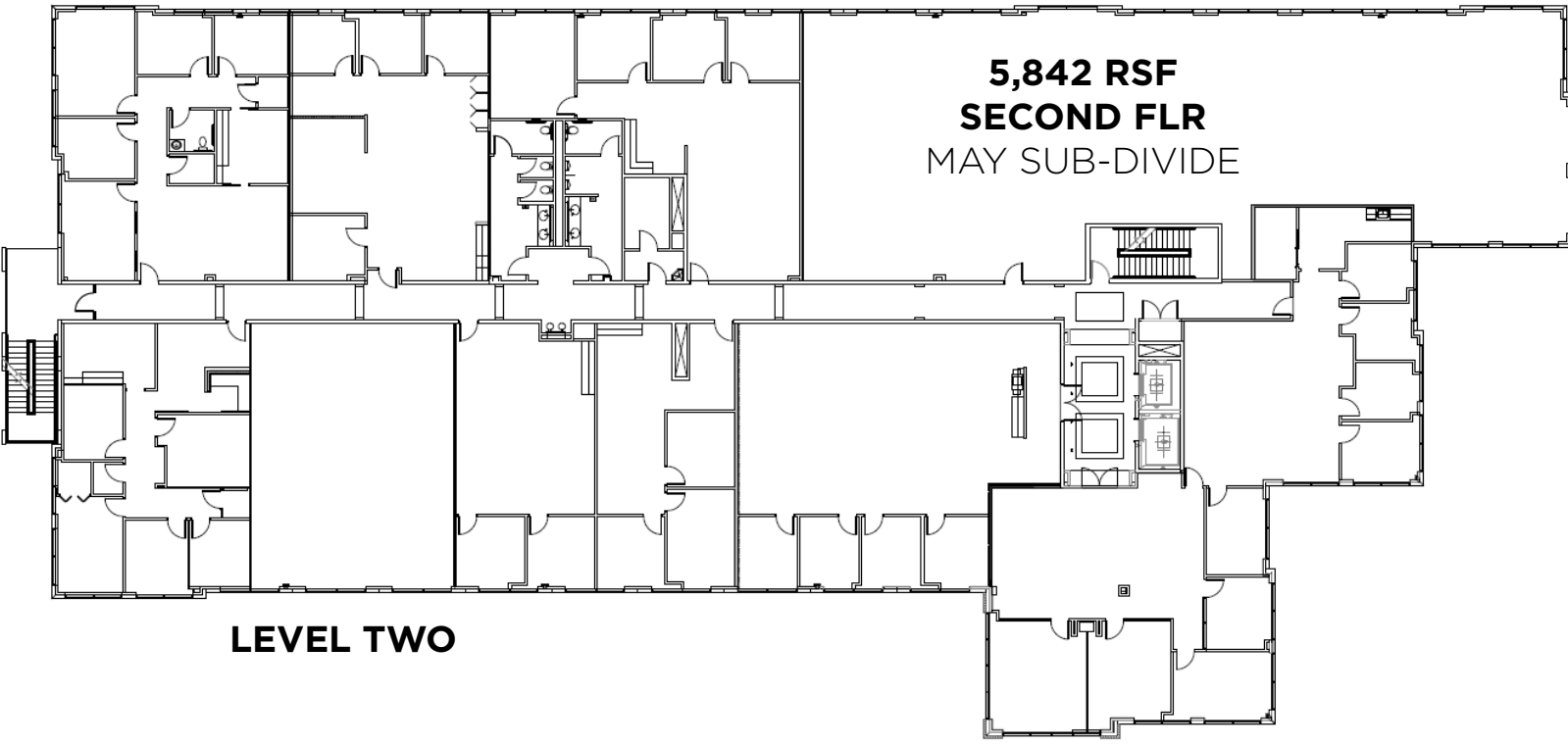
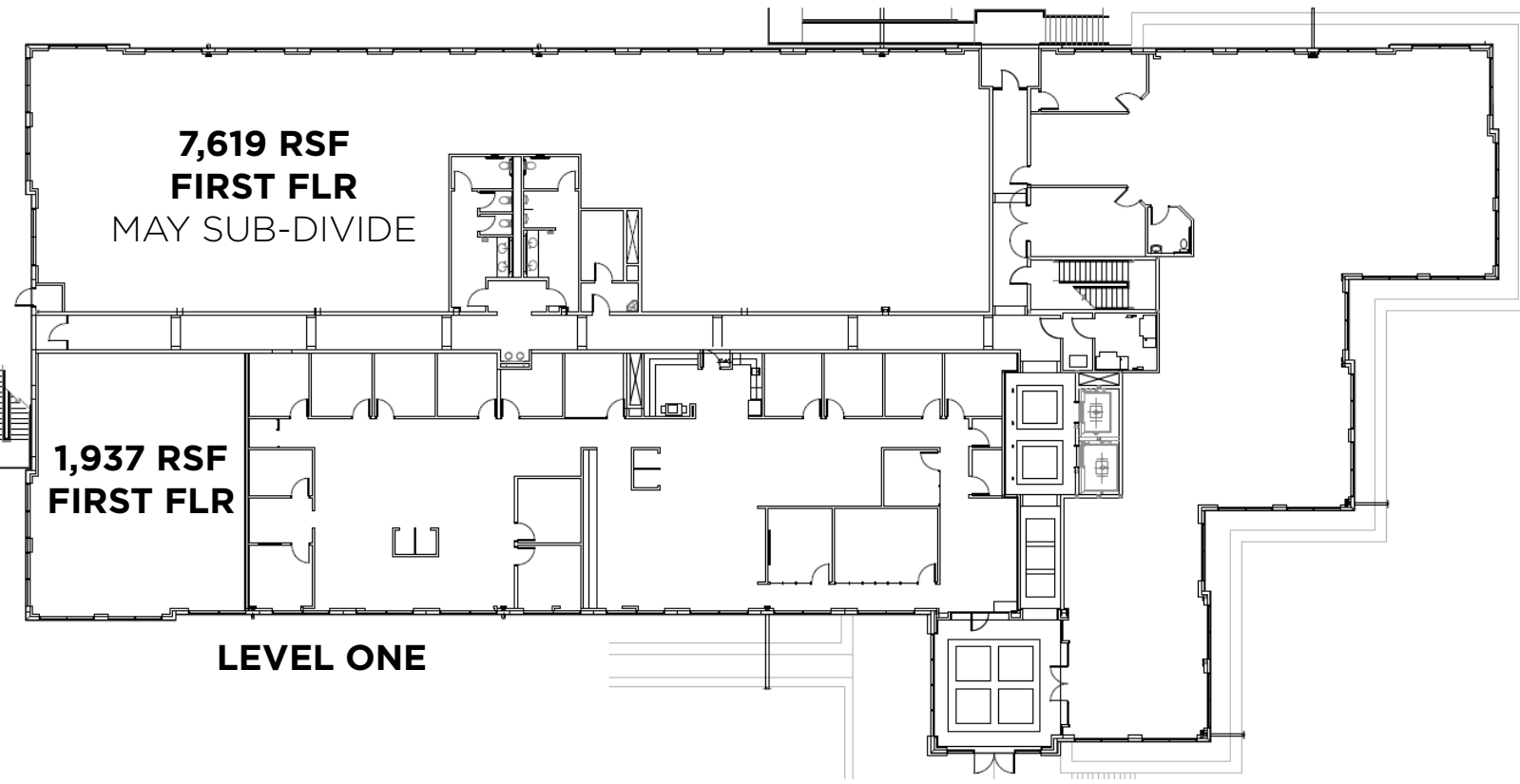
PETE TASSOS
210 341 9292 x303
ptassos@sullivan.com

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

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 obligation 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 opinion and advise 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:

- 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.

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.

SULLIVAN COMMERCIAL REALTY

LICENSE NO: 491694 Phone: 210-341-9292
200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216

James E. Sullivan, Jr., Broker
Pete Tassos, Broker
Zach Davis, Broker

LICENSE NO: 347973	jsullivan@sullivansa.com	210-341-9292 ext 304
LICENSE NO: 488379	ptassos@sullivansa.com	210-341-9292 ext 303
LICENSE NO: 555684	zdavis@sullivansa.com	210-341-9292 ext 309

Buyer/Tenant initials

Seller/Landlord Initials

Date