

# PREMIER NC OFFICE . HWY 281 THE FINANCIAL CENTER

10205 OASIS DRIVE . SAN ANTONIO, TX 78216

# FOR SALE



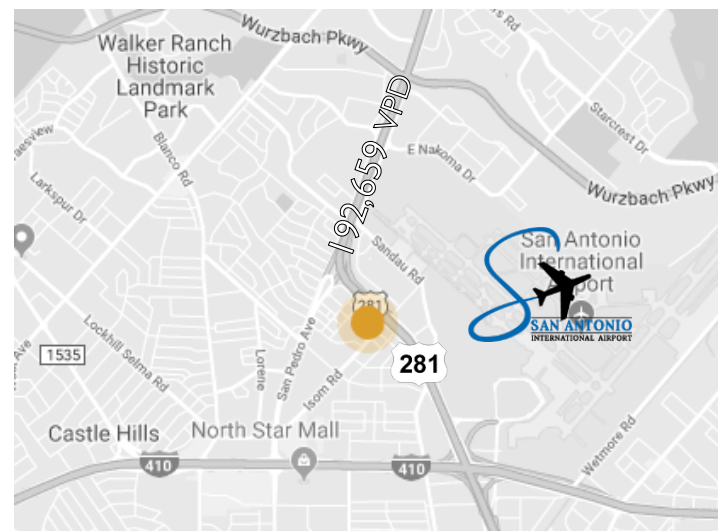
## EXCELLENT OWNER / USER OPPORTUNITY

**SALE PRICE** \$3,600,000  
**BLDG SIZE** 28,843 SF \*  
GROSS AREA

**YEAR BUILT** 1971  
**FLOORS** 3-STORY  
**LAND SIZE** 1.2123 ACS \*  
**PARKING RATIO** 3.3:1,000 (GBA) \*  
**ZONING** C-3

- Prominent North Central Expressway Location
- Superior Hwy 281 Frontage - 192,000+ VPD \*
- Signage Opportunity HWY 281 :  
(not to exceed 50 ft above adjacent street grade & not to exceed 60 ft above ground)
- Building Signage Opportunity
- Ample Parking, Front & Rear  
Rear Covered - 69 spaces  
Front Uncovered - 28 spaces
- Excellent Ingress/Egress
- Locally Owned & Managed
- Fireproof Walk-in Vault
- Minutes from North Star Mall, the SA Intl Airport, Quarry Market, The Pearl & downtown SA

\* DISCLAIMER: ALL SQUARE FOOT AREAS AND INTERIOR FLOOR PLANS ARE APPROXIMATE.





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- Hwy 281 SIGNAGE
- Property directly adjoining Hwy 281
- Building SIGNAGE
- Close to San Antonio International Airport

**192,000+ VPD \***  
**HWY 281**



**SULLIVAN**  
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

[sullivansa.com](http://sullivansa.com)

For information or to  
schedule a tour:

**PETE TASSOS**  
**210 341 9292 x303**  
[ptassos@sullivansa.com](mailto:ptassos@sullivansa.com)



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**SUPERIOR HWY 281 FRONTAGE & VISIBILITY**



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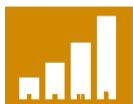
**HWY 281 FRONTAGE**

**REAR COVERED PARKING**



**MAIN LOBBY**

ESRI 2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	8,258	305,802	1,111,634
<b># HOUSEHOLDS</b>	3,234	130,378	420,396
<b>AVG HH INCOME</b>	\$64,064	\$84,456	\$76,624



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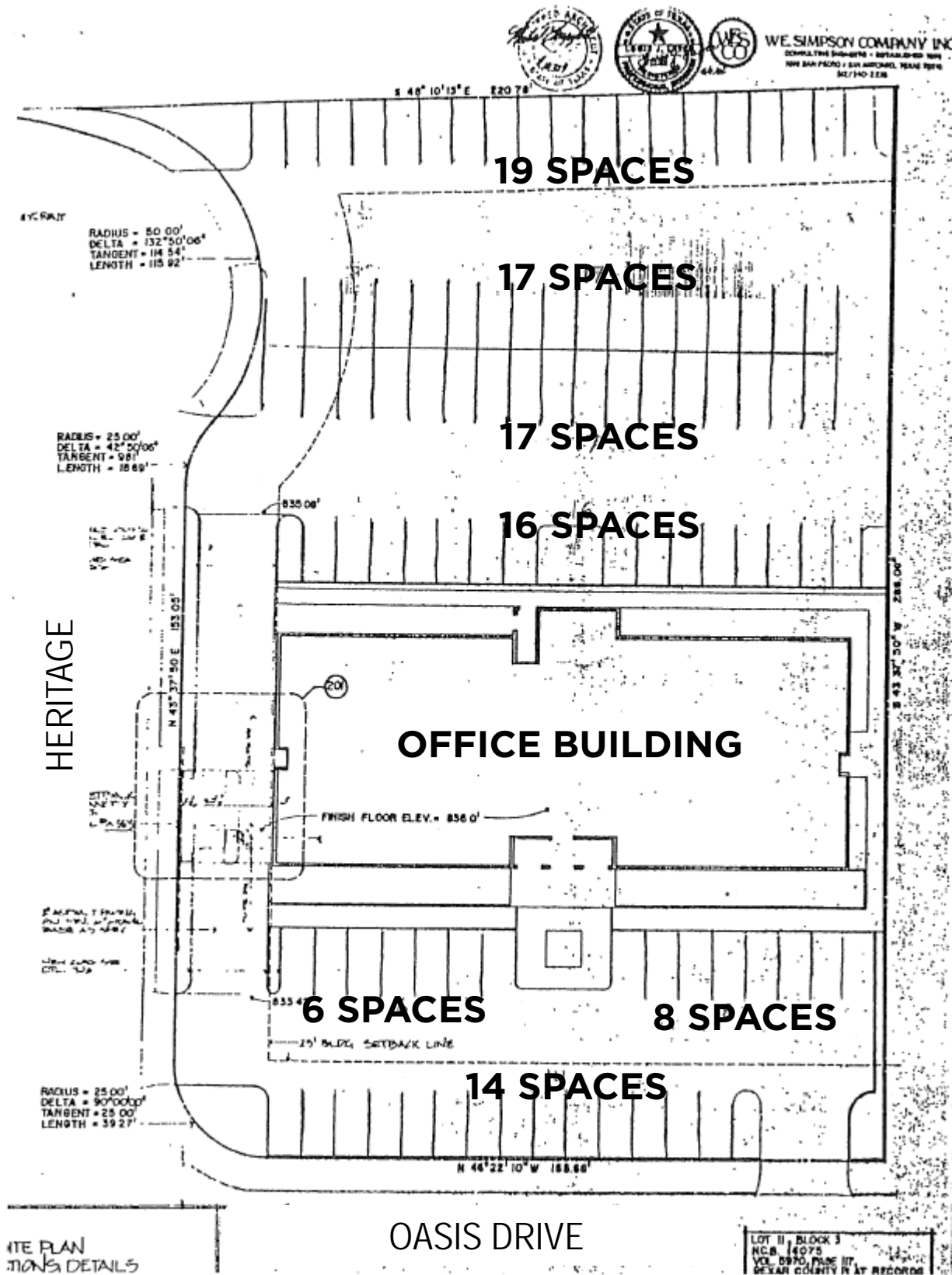
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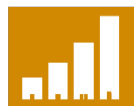
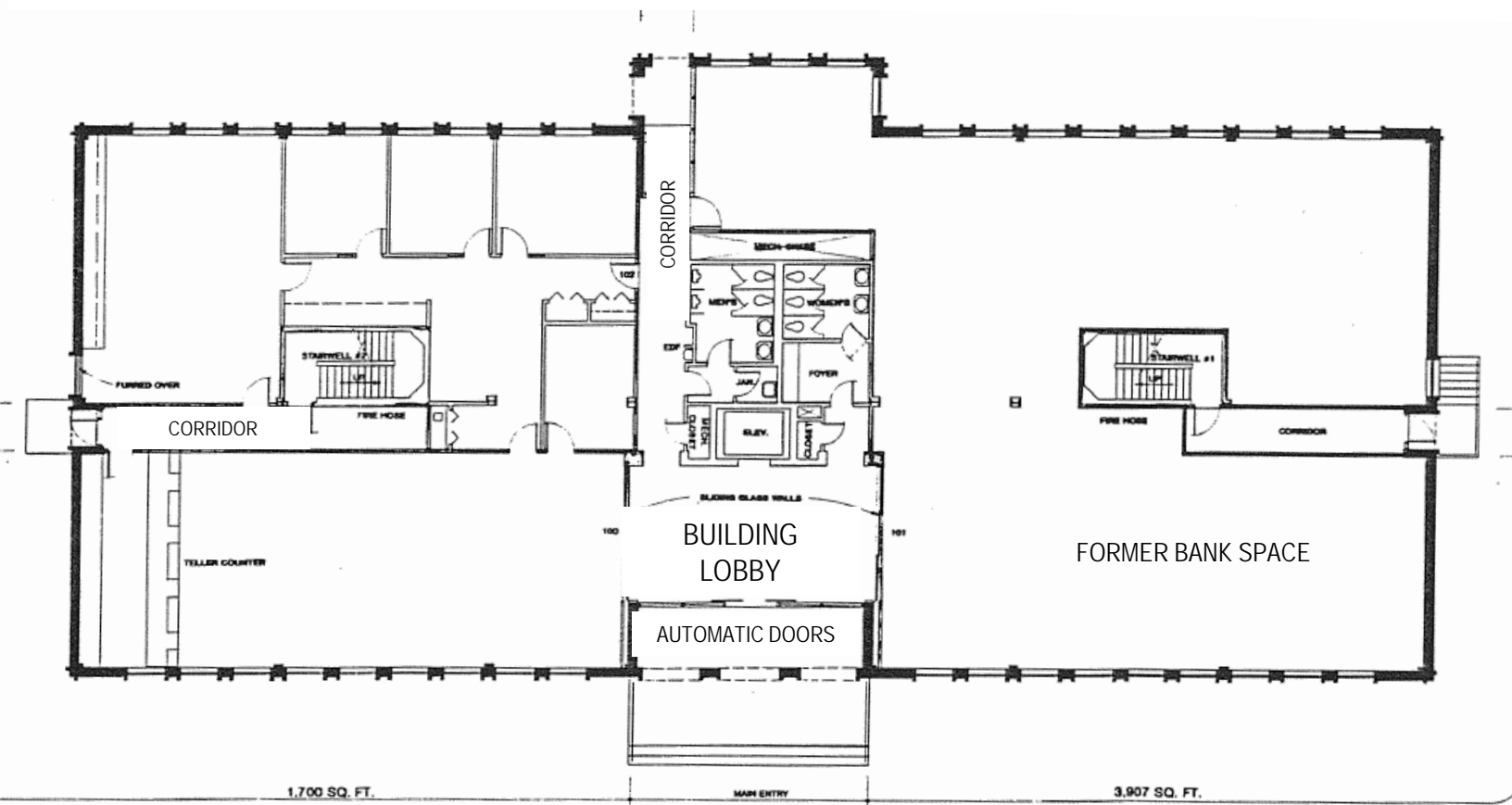
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## FIRST FLOOR

GROSS AREA  
**9,541 RSF \***



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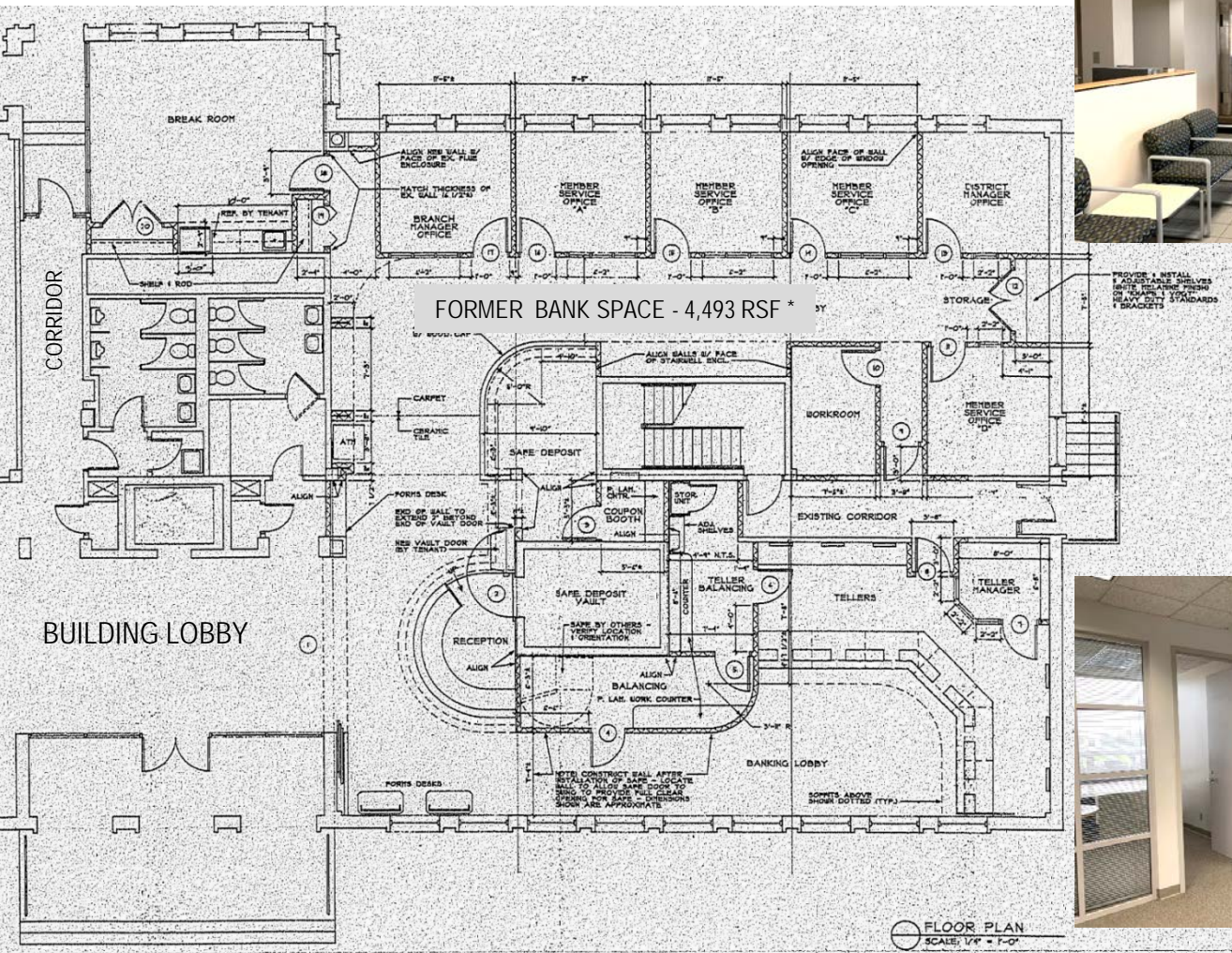
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## FIRST FLOOR LOBBY AND FORMER BANK SPACE - 4,493 RSF \*

includes Fireproof Walk-in Vault



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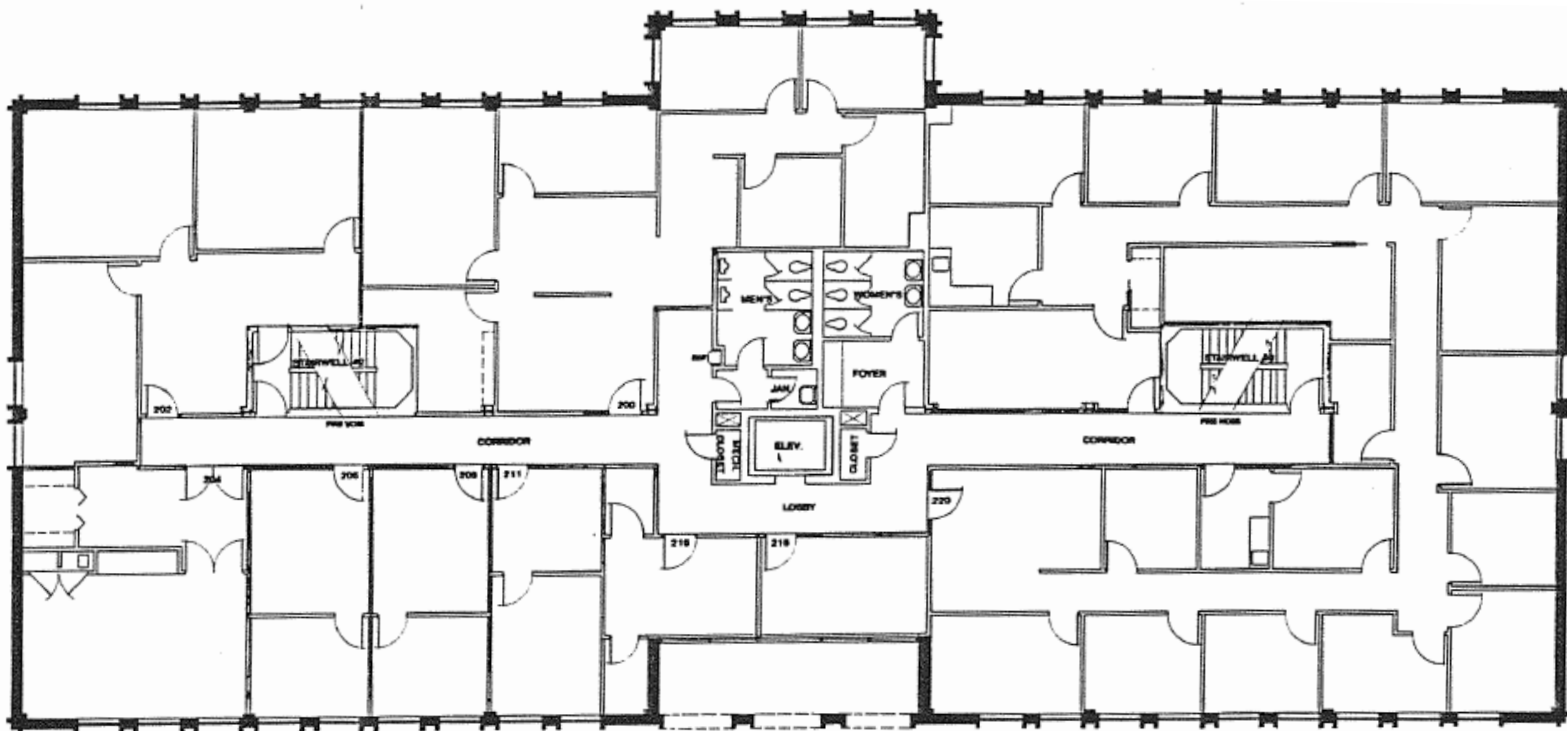
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**SECOND FLOOR**

**GROSS AREA  
9,651 RSF \***



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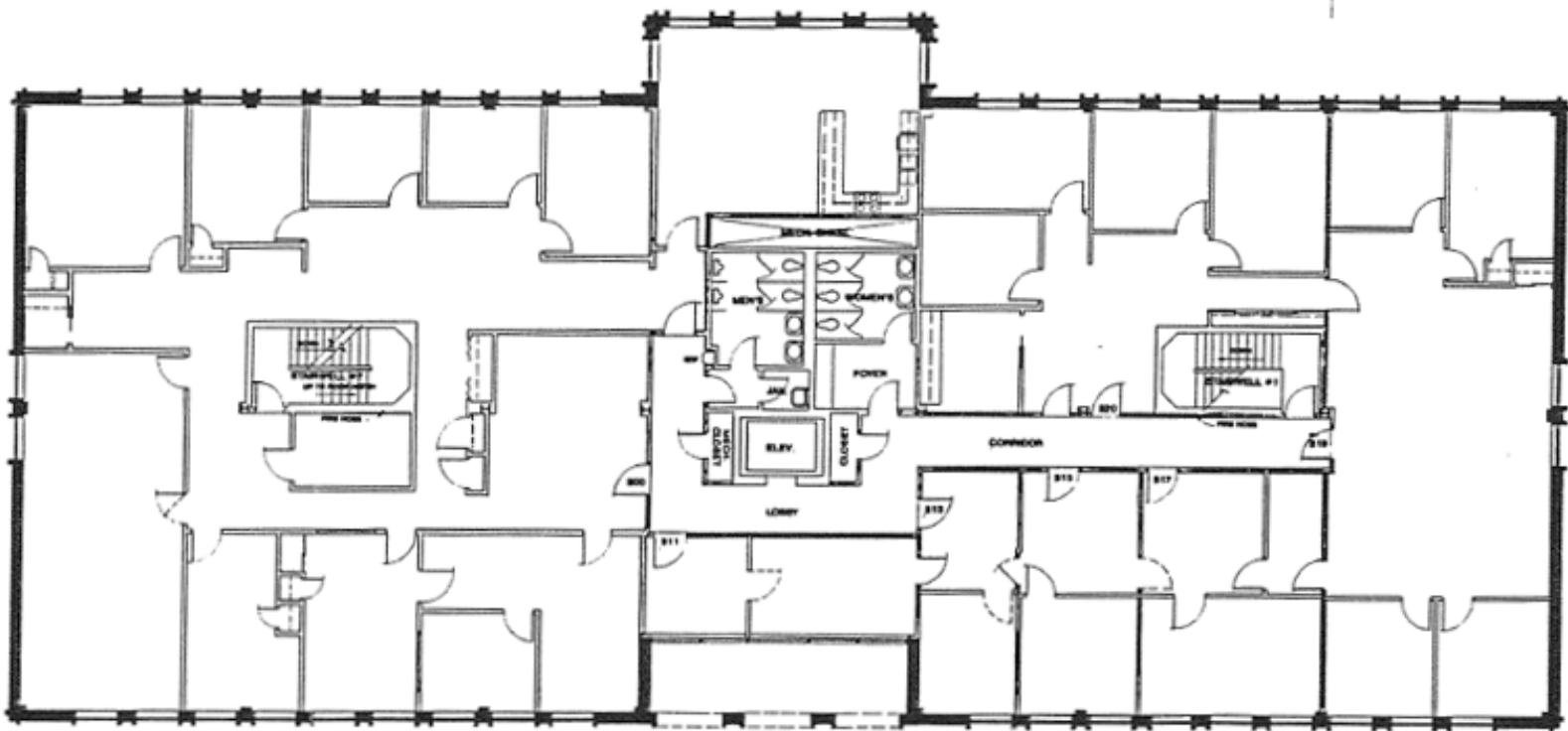
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## THIRD FLOOR

GROSS AREA  
**9,651 RSF \***

skylights in Suite 300



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(3) You and your clients agree to hold all information concerning the property confidential and to use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify Sullivan Commercial Realty, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.

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### AGREED AND ACCEPTED – PROSPECTIVE PURCHASER:

\_\_\_\_\_  
Signature of Authorized Individual

\_\_\_\_\_  
Firm

\_\_\_\_\_  
Typed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email

### AGREED AND ACCEPTED – BROKER:

\_\_\_\_\_  
Signature of Authorized Individual

\_\_\_\_\_  
Firm

\_\_\_\_\_  
Typed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email

**Return completed form to:** Pete Tassos, ptassos@sullivansa.com  
Sullivan Commercial Realty . 200 Concord Plaza Dr., Suite 440. San Antonio, TX 78216  
(210) 341-9292 ext 303 ph (210) 341-6161 fax





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**

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

\_\_\_\_\_  
Buyer/Tenant initials

\_\_\_\_\_  
Seller/Landlord Initials

\_\_\_\_\_  
Date