



NorthChase I

10127 Morocco, San Antonio, TX 78216

For Sale or Lease



Paul G. Fagan, SIOR
Executive Vice President
Direct/Mobile 210 524 1304
pfagan@reocsanantonio.com

210 524 4000
8023 Vantage Drive, Suite 1200
San Antonio TX 78228
reocsanantonio.com
northchasesa.com



Table of Contents

- SECTION 1 [Regional Aerial](#)
- SECTION 2 [Ingress & Egress Map](#)
- SECTION 3 [Site Aerial](#)
- SECTION 4 [Floor Plates](#)
- SECTION 4 [Photos](#)
- SECTION 5 [Property Summary](#)
- SECTION 6 [Information About Brokerage Services \(IABS\)](#)

Paul G. Fagan, SIOR
Executive Vice President
Direct/Mobile 210 524 1304
pfagan@reocsanantonio.com

210 524 4000



Regional Aerial

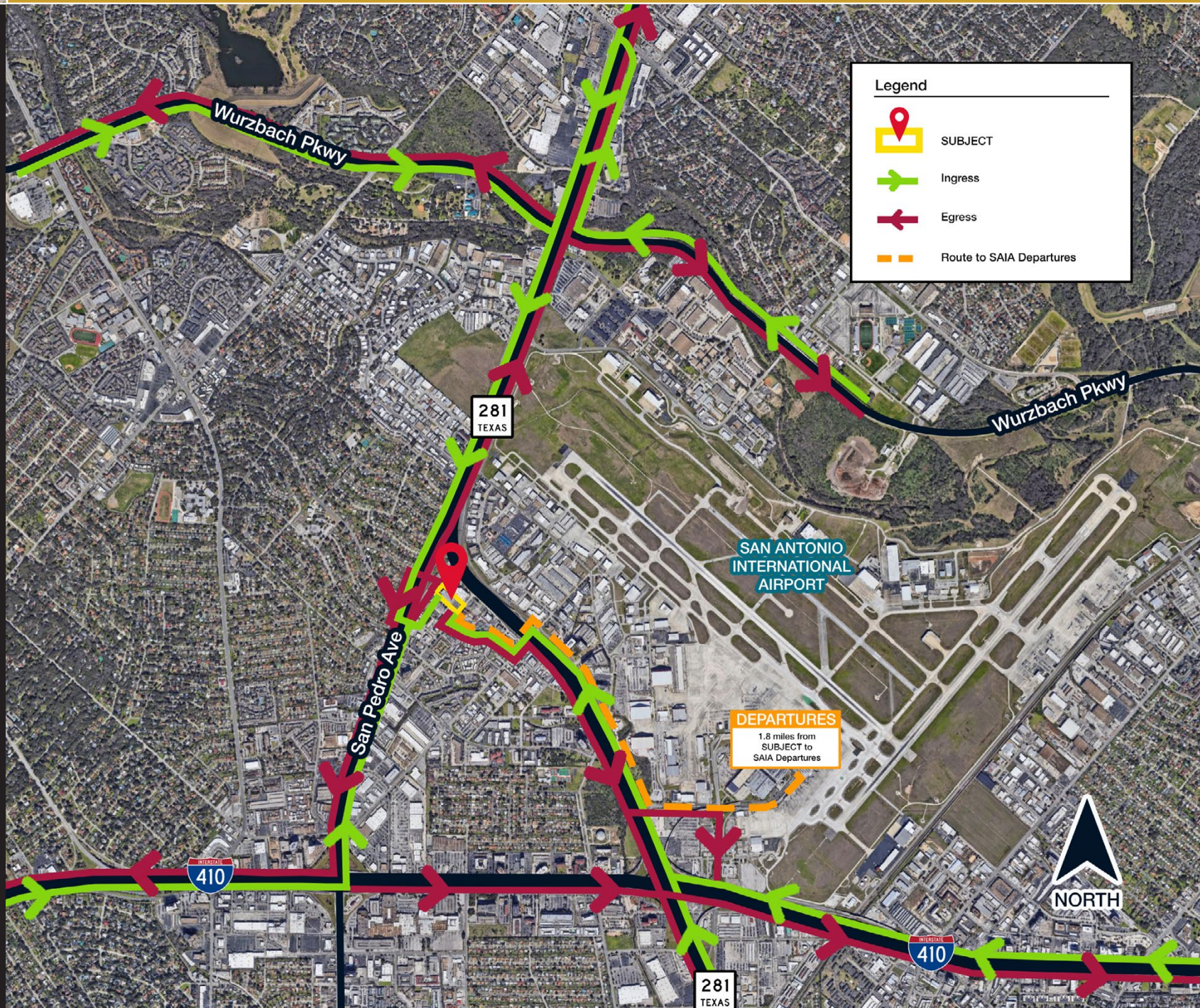


Paul G. Fagan, SIOR
Executive Vice President
Direct/Mobile 210 524 1304
pfagan@reocsanantonio.com

210 524 4000



Ingress & Egress Map



Paul G. Fagan, SIOR
Executive Vice President
Direct/Mobile 210 524 1304
pfagan@reocsanantonio.com

210 524 4000



Site Aerial

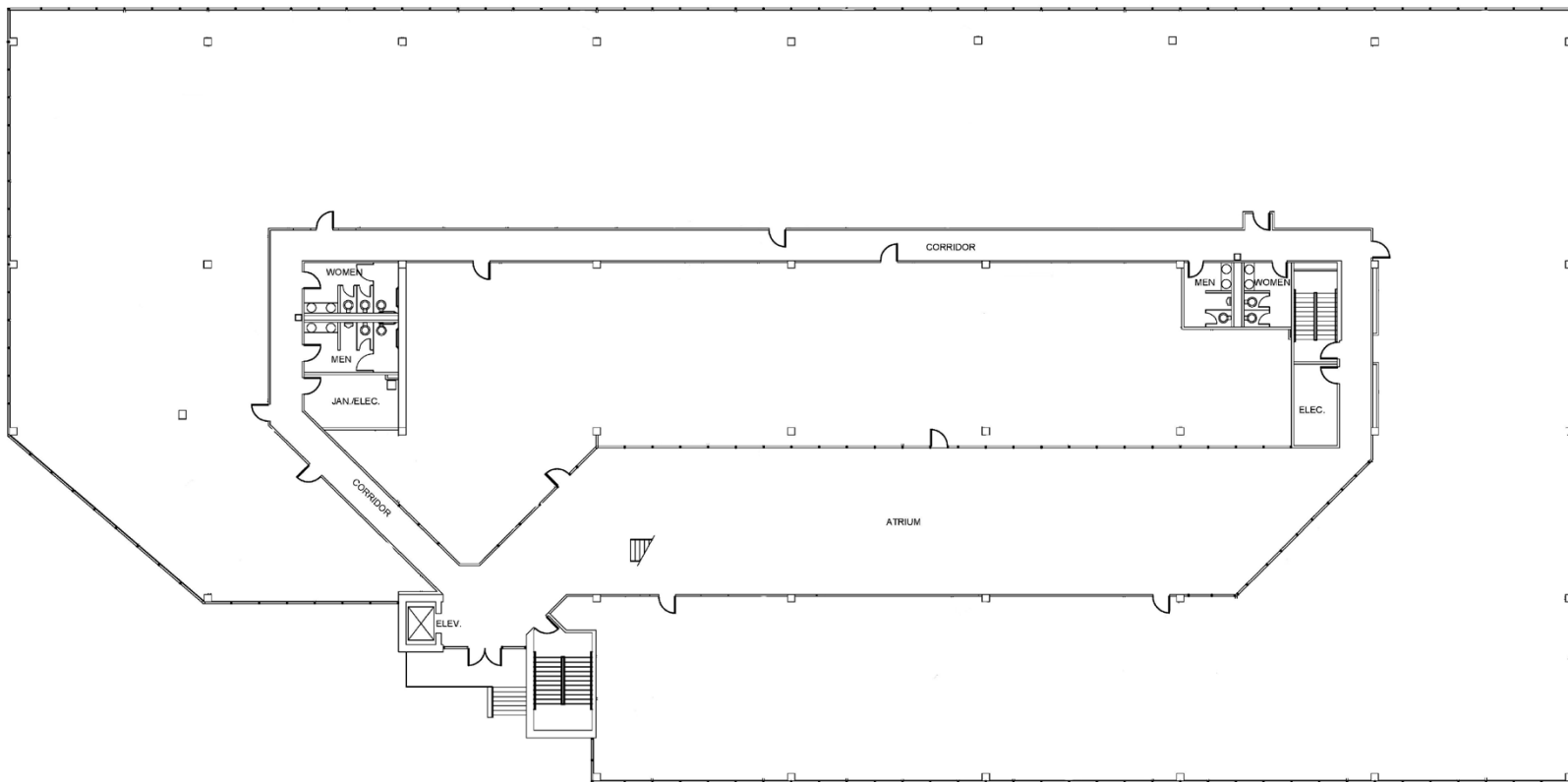


Paul G. Fagan, SIOR
Executive Vice President
Direct/Mobile 210 524 1304
pfagan@reocsanantonio.com

210 524 4000



Floor Plates - Level 1

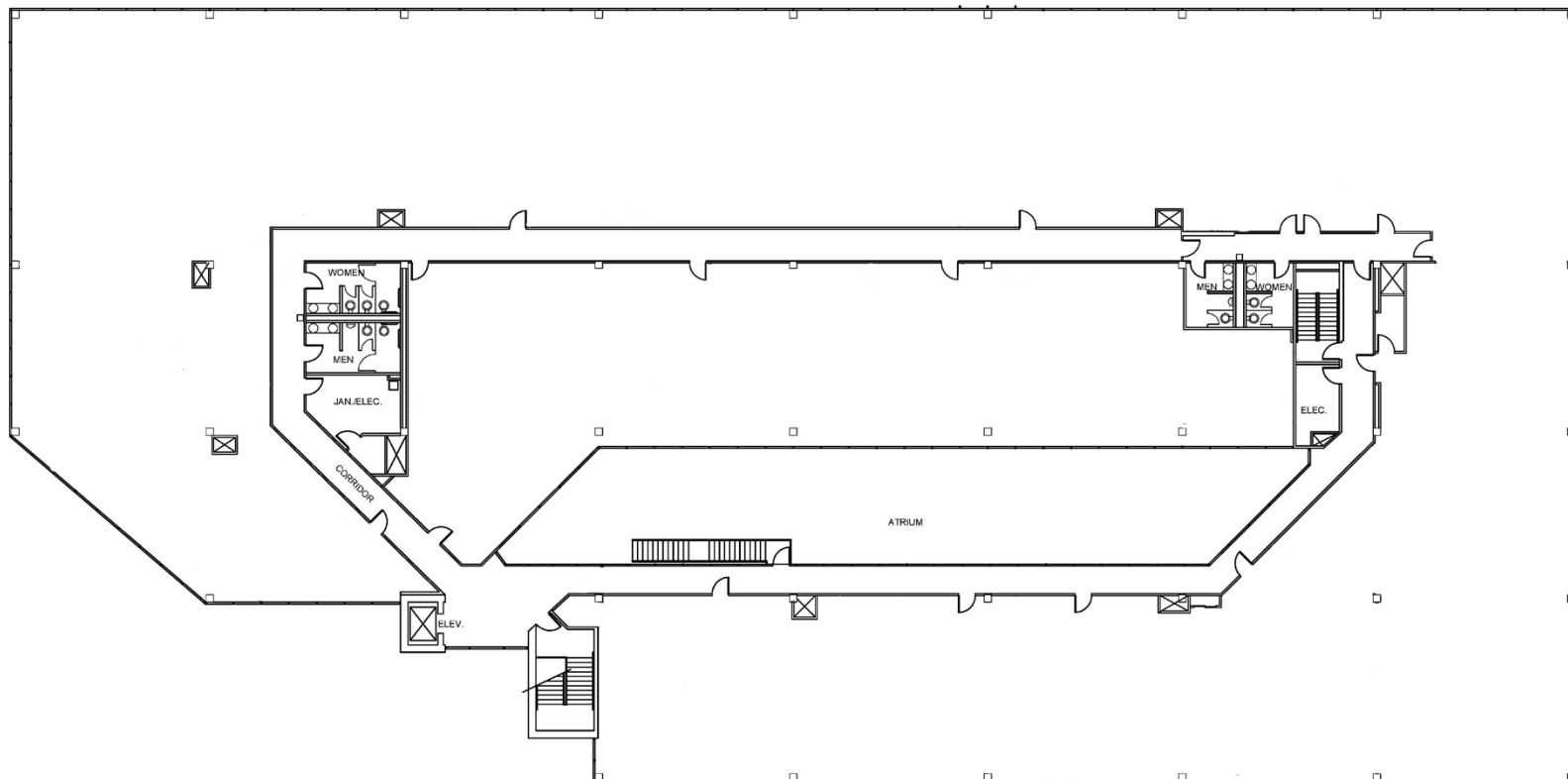


Paul G. Fagan, SIOR
Executive Vice President
Direct/Mobile 210 524 1304
pfagan@reocsanantonio.com

210 524 4000



Floor Plates - Level 2



Paul G. Fagan, SIOR
Executive Vice President
Direct/Mobile 210 524 1304
pfagan@reocsanantonio.com

210 524 4000



Photos



Paul G. Fagan, SIOR
Executive Vice President
Direct/Mobile 210 524 1304
pfagan@reocsanantonio.com

210 524 4000



Property Summary

Description

REOC San Antonio is pleased to present the NorthChase office building for sale or lease. The building is effectively vacant and represents a blank slate for an office occupier or any number of alternate uses for conditioned space that are allowed under its C-3 Zoning.

Size

- At ~67,000 square feet, it represents one of a small group of midsized buildings in the city

Location

- The property is less than a mile from the San Antonio Int'l Airport and the drive from the parking lot to the airport departure gates is ~1.8 miles.
- Sitting at the confluence of San Pedro & 281 North and just north of the Loop 410/281 N intersection, the property allows occupants to get quickly on their way to any part of the City.
- 281 North is achieving new levels of regional importance as it connects a resurgent Downtown & River North to North Central San Antonio and anticipating completion of Phase I of the construction north of 1604 in 2021 and Phase II by late 2022.

[US 281 North Construction Information](#)

[US 281 North Construction Flyover](#)

[US 281 North Construction, TXDOT Info & Links Page](#)

- Major regional road and freeway upgrades are completed, including the Loop 410 expansion, the 410/281 N intersection, the expansion of the San Pedro/410 intersection and completion of the Wurzbach Pkwy

Design

- The Large Floor Plate of ~33,000 sf allows for great flexibility for large users
- ~112 parking spaces under the building provide shade and the option of secured parking for cars and equipment

Potential Occupants & Uses

- Governmental Use

The Property has been home to:

- The US Drug Enforcement Agency
- The US Customs Service
- The US Department of Labor
- The US Air Force
- The US Department of Defense
- Bexar County

- Research & Development
- Regional Service Center
- General Office
- Scholastic
 - Vocational School
 - Charter School
- Repurposing/Redevelopment
 - Mini storage

It is the responsibility of the tenant/buyer to complete the appropriate due diligence to determine whether their intended use is allowed and to obtain any additional approvals or permits necessary for legal occupancy.



Property Details

Address	10127 Morocco St, San Antonio, TX 78216
Property Type	Office Building
Square Footage	67,161 SF Office Building
Site Size	2.3 acres
Year Built	1982
Zoning	C-3
Floors	2 floors over parking field
Parking	≈231 spaces of which ≈112 are covered spaces under the building
Pricing	Call Broker for pricing

Paul G. Fagan, SIOR
Executive Vice President
Direct/Mobile 210 524 1304
pfagan@reocsanantonio.com

210 524 4000



Information About Brokerage Services

11-2-2015

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 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 obligations 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 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:
 - 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.

<u>REOC General Partner, LLC</u>	<u>4938853</u>	<u>bharris@reocसानantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocसानantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocसानantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Paul Geoffrey Fagan</u>	<u>312087</u>	<u>pfagan@reocसानantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

REOC San Antonio, 8023 Vantage Dr. Suite 1200 San Antonio, TX 78230
Blake Bommer

Produced with zipForm® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: 2105244000

Fax: 2105244029

IABS 1-0
IABS Form