



2426 CeeGee
San Antonio, TX 78217

OFFERING MEMORANDUM

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INVESTMENT OVERVIEW



The Murphy Commercial Group as part of NAI PARTNERS has been retained to market the office building located at 2426 CeeGee Street in the North Central Submarket of San Antonio for sale. This building is a 30,144 SF office building ideally configured for a single user. Built in 1975 of precast concrete, this building has been meticulously maintained with recent mechanical and finish out improvements. With a central elevator, two interior stairwells and ADA restrooms, CeeGee is ideal for any office use. The 78 traditional parking spaces in conjunction with the 76 covered parking spaces provide for an exceptional 5.1 parking ratio. This building is equipped with a large server room that features a dedicated hvac system and a grandfathered halon fire suppression system.

2426 CeeGee Street boasts one of the most central location in the San Antonio MSA. It is located 1 block north of Loop 410 between Broadway Street and Nacogdoches Road. Easy

access to major San Antonio freeways is available with Highway 281 1.5 miles to the West and Interstate 35 3.5 miles to the East. This property is less than 1.5 miles from the San Antonio international airport.

INVESTMENT HIGHLIGHTS

- Updated Finish Out
- ADA Accessible
- Ample Parking/Covered Parking
- Central San Antonio Location
- Recently Updated Mechanical Systems
- Dedicated Server Room with Halon Gas System

EXECUTIVE SUMMARY

OFFERING SUMMARY

| | |
|-------------------------------------|----------------|
| ASKING PRICE | \$3,925,000 |
| PRICE PER SQ FT | \$130.21 |
| RENTABLE BUILDING AREA (RBA) | 30,144 |
| BUILDING | 2 Story |
| YEAR BUILT | 1975 |
| LOT SIZE | 1.68 AC |
| PARKING | 5.1 / 1000 SF |
| GEOGRAPHIC ID | 16044-001-0022 |

DEMOGRAPHICS



Population - 2020

| 1 mile | 3 miles |
|--------|---------|
| 10,601 | 94,877 |



Average household Income

| 1 mile | 3 miles |
|----------|----------|
| \$54,085 | \$52,156 |



Vehicles Per Day

| Ceegee St | Broadway |
|-----------|----------|
| 2,966 | 37,098 |



Population Growth 2020-2025

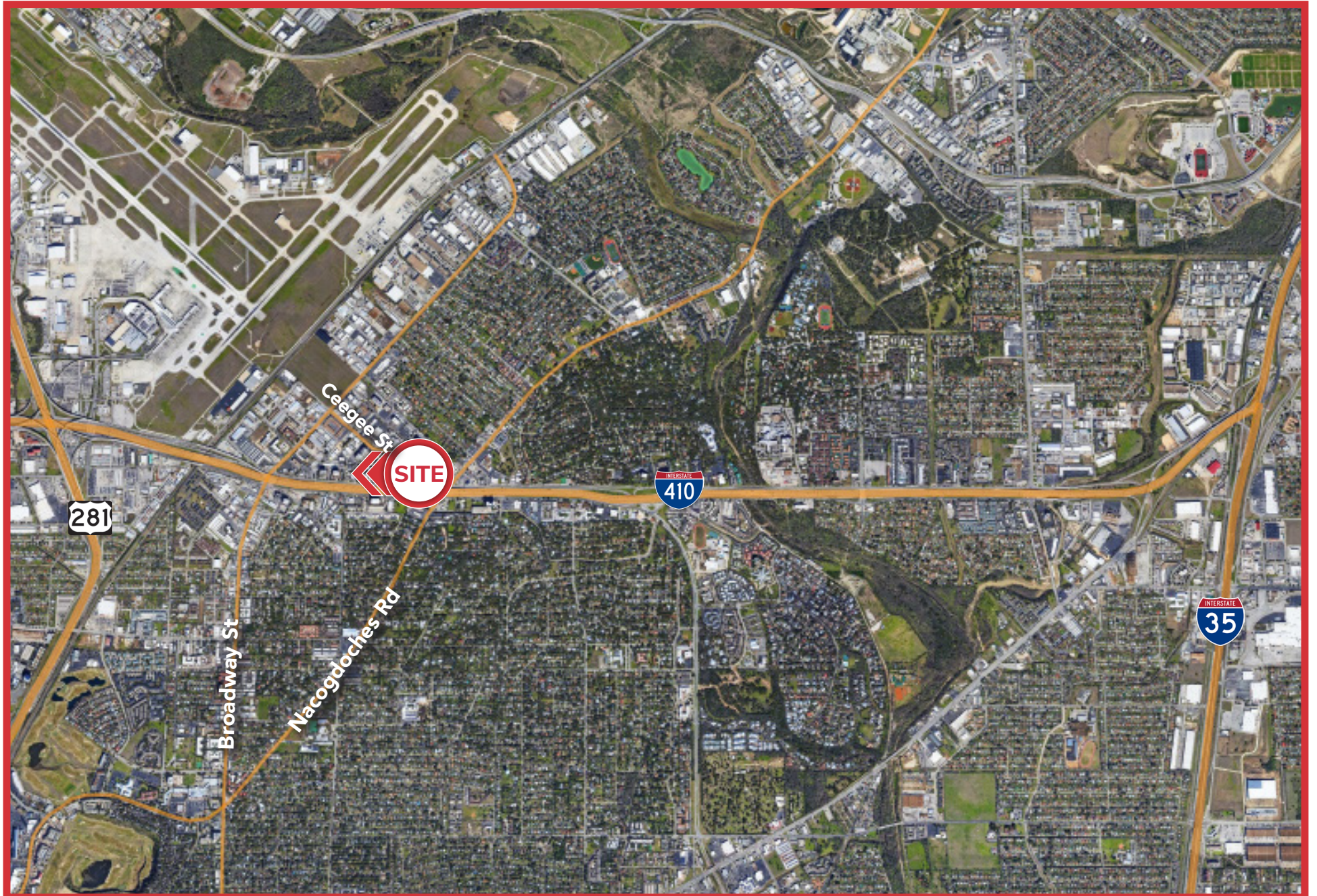
| 1 mile | 3 miles |
|--------|---------|
| ^5.81% | ^6.57% |



Aerial Map



Regional Map



Property Photos





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Information About Brokerage Services

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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