



888 Isom Building

888 Isom Road, San Antonio, TX 78216

Office for Lease



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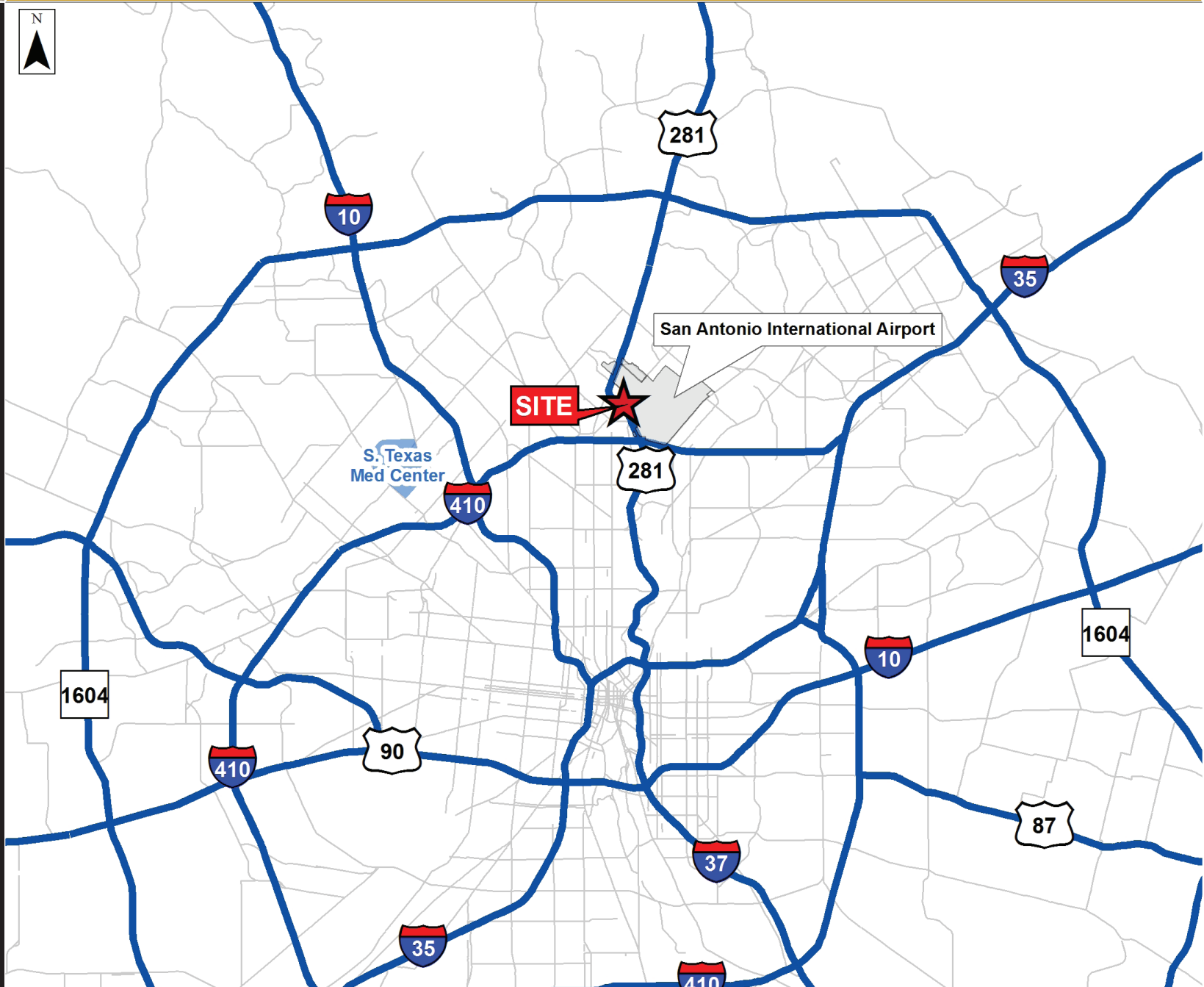
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City Location Map



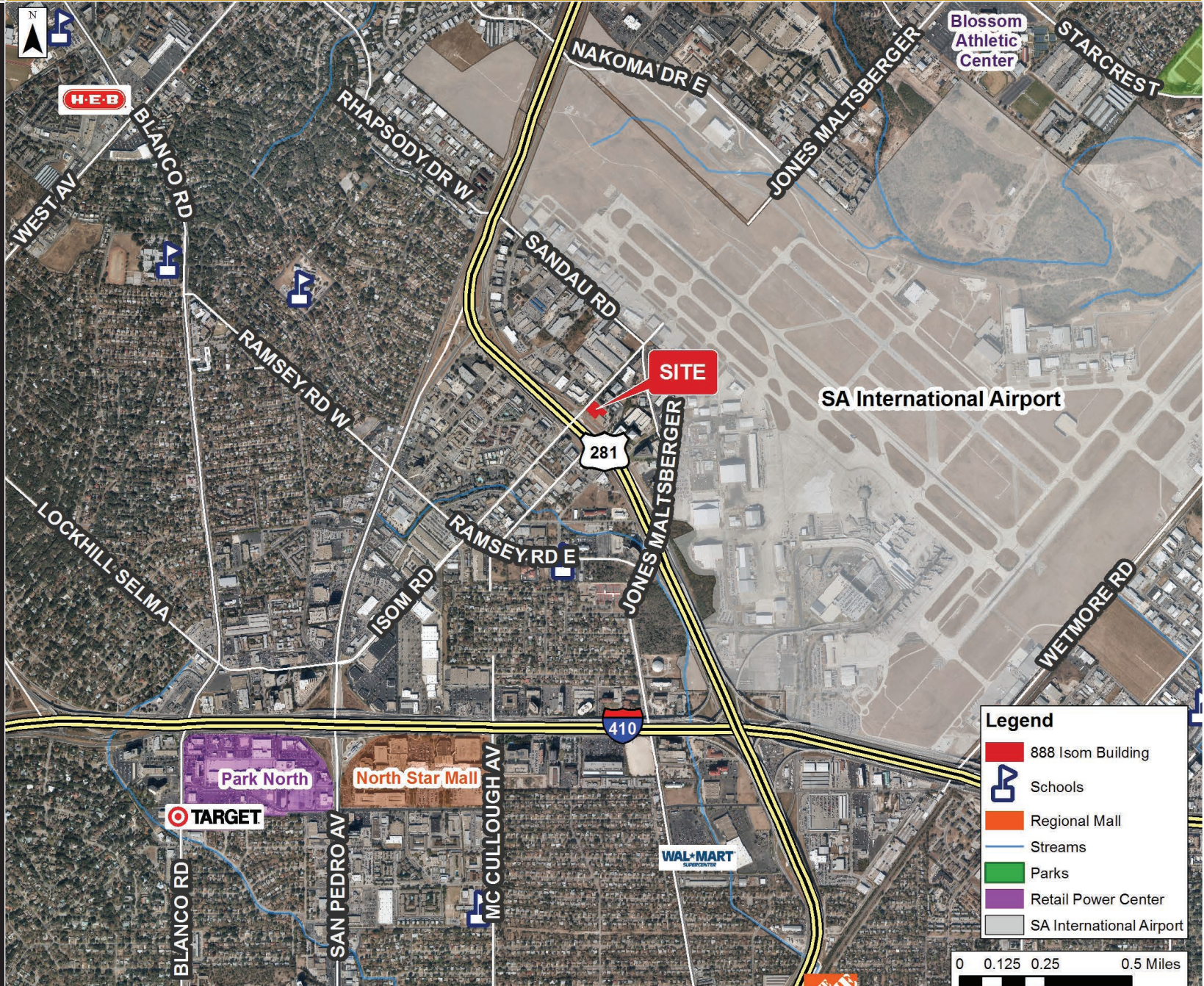
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Aerial Map



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Aerial Map



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Site Aerial



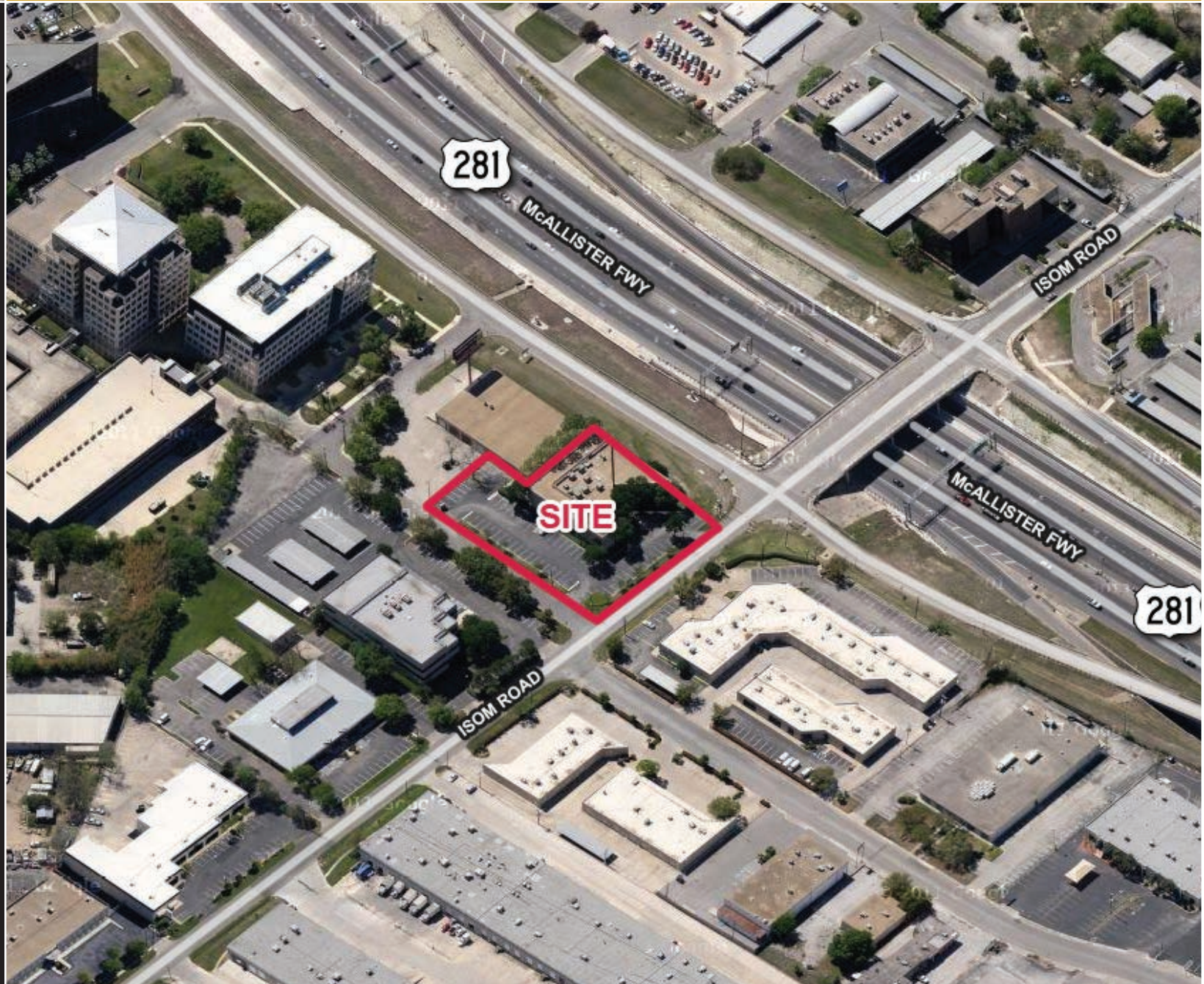
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Oblique Aerial Photo



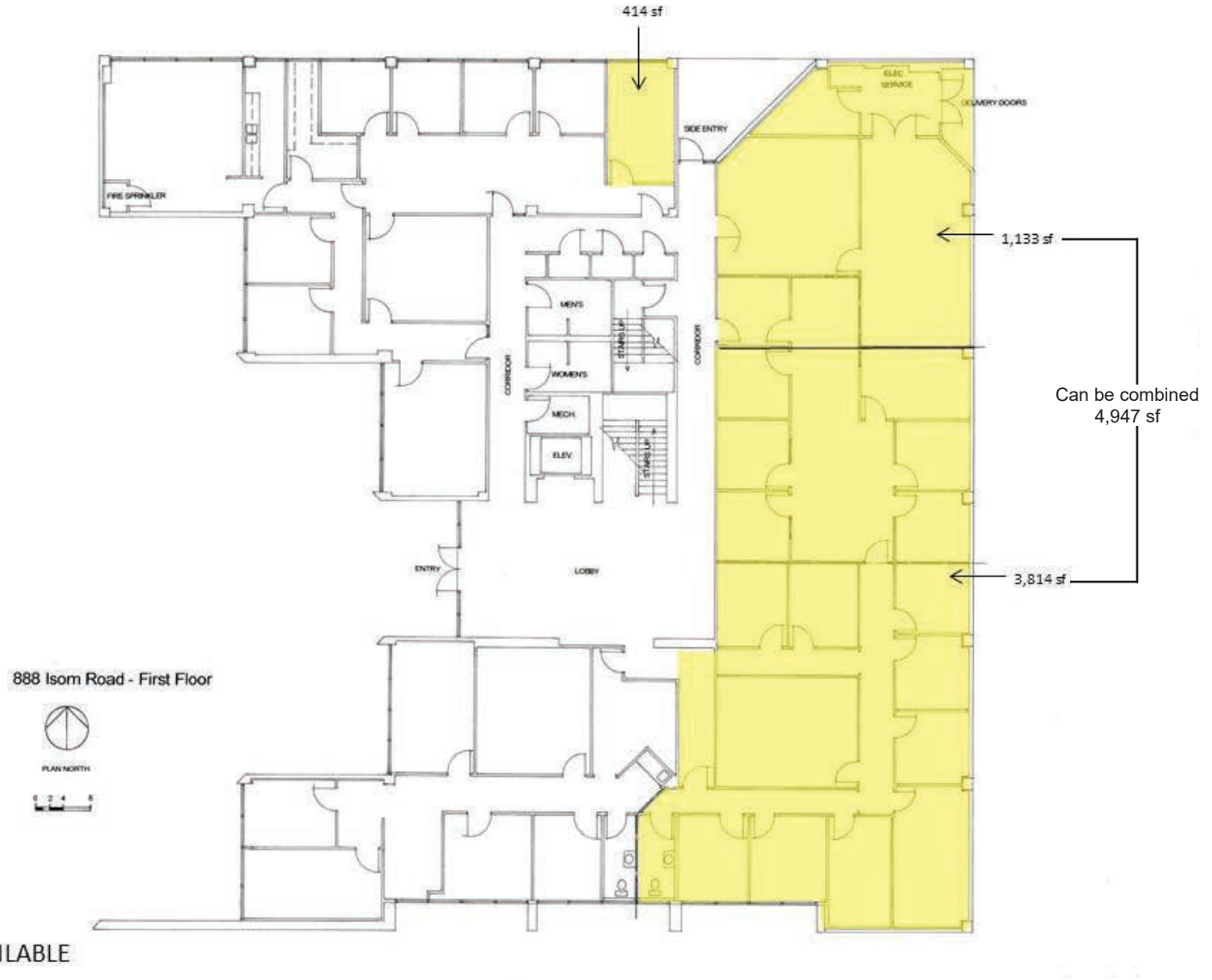
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Floor Plan - 1st Floor



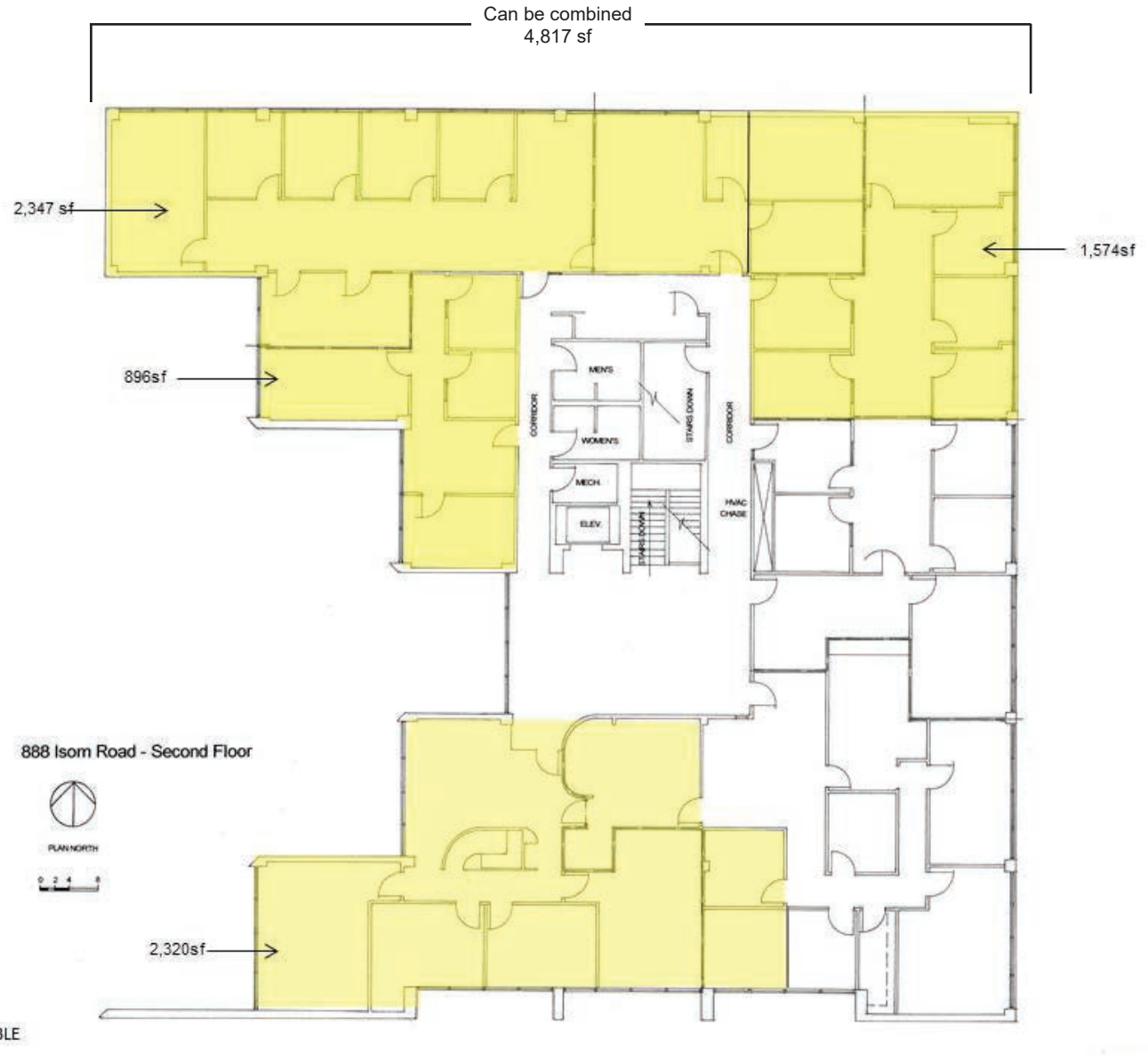
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Floor Plan - 2nd Floor



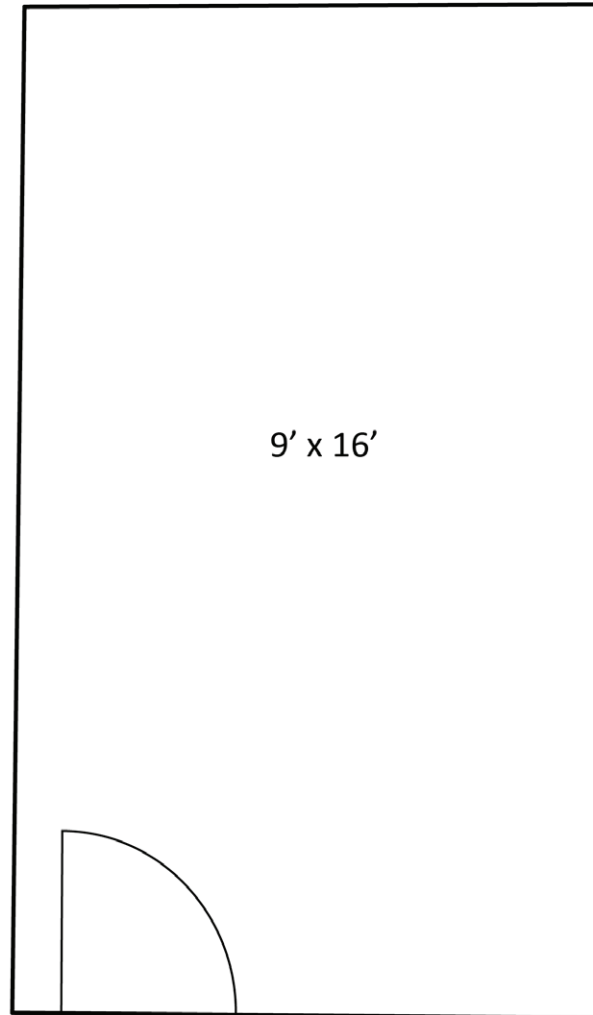
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Floor Plan - 414 SF



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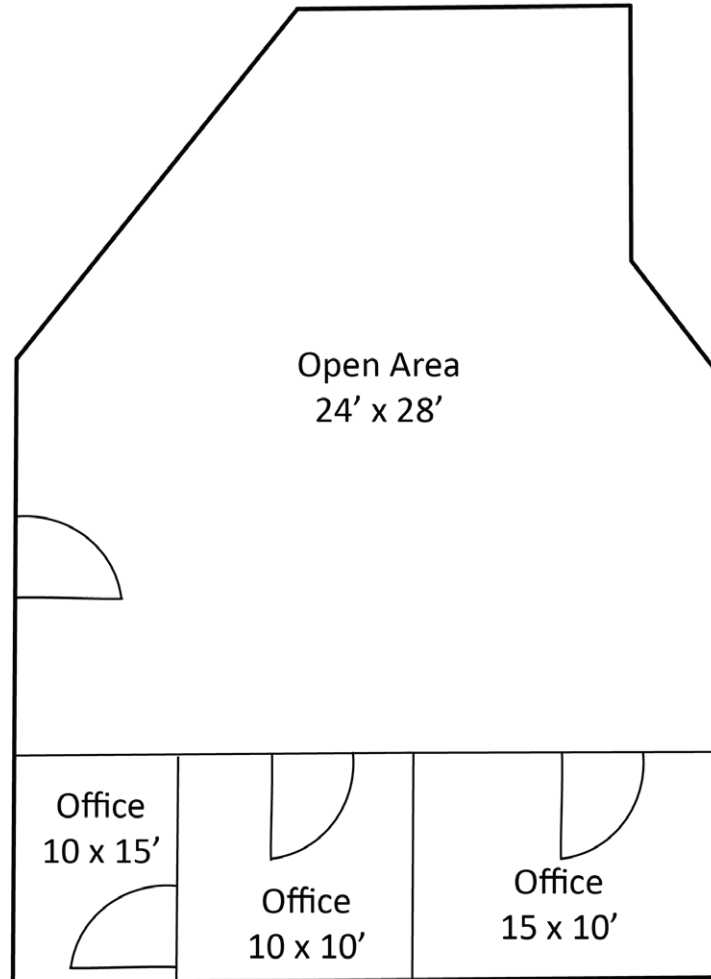
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Floor Plan - 1,133 SF



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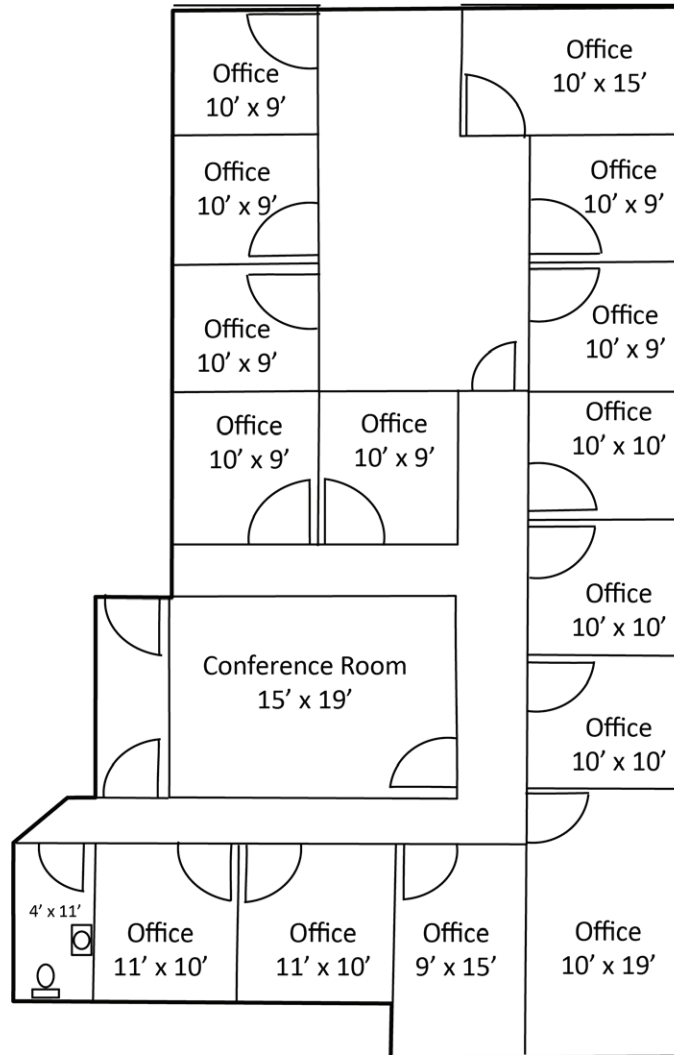
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Floor Plan - 3,814 SF



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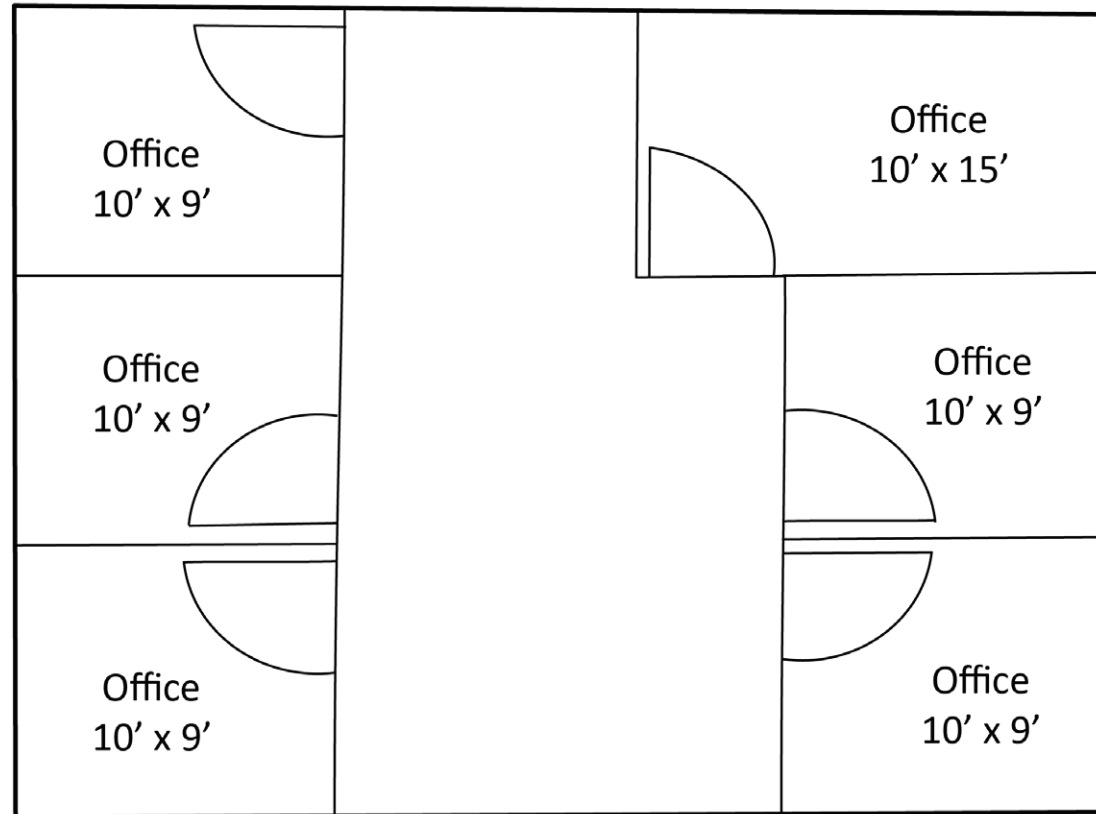
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Floor Plan - 1,924 SF



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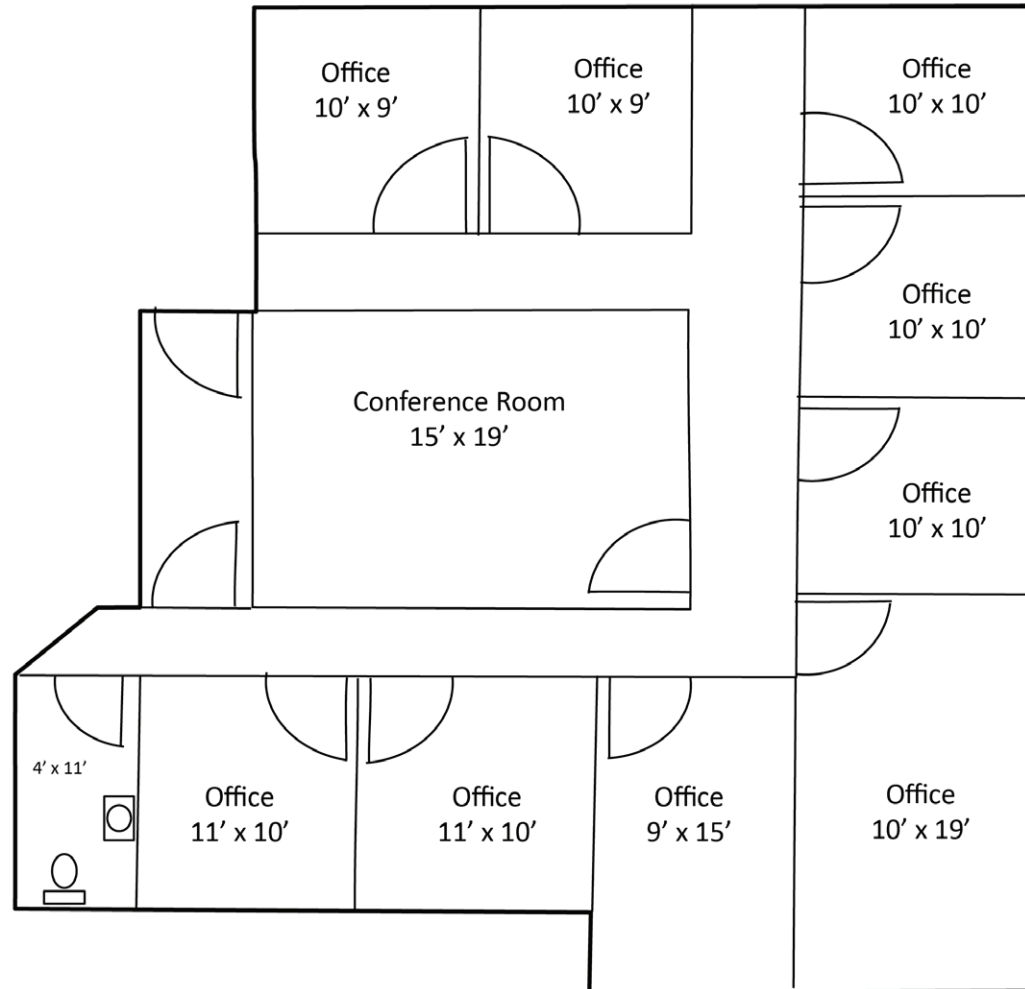
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Floor Plan - 1,890 SF



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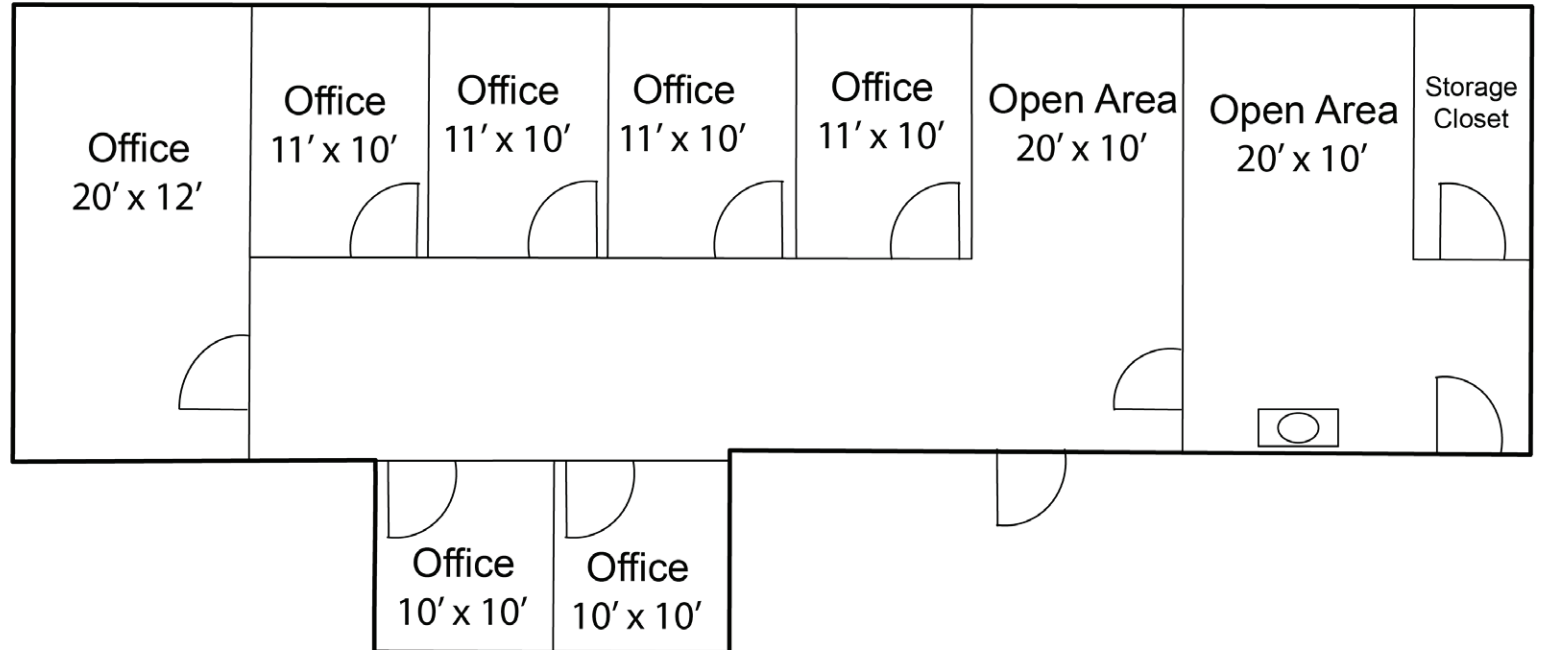
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Floor Plan - 2,347 SF



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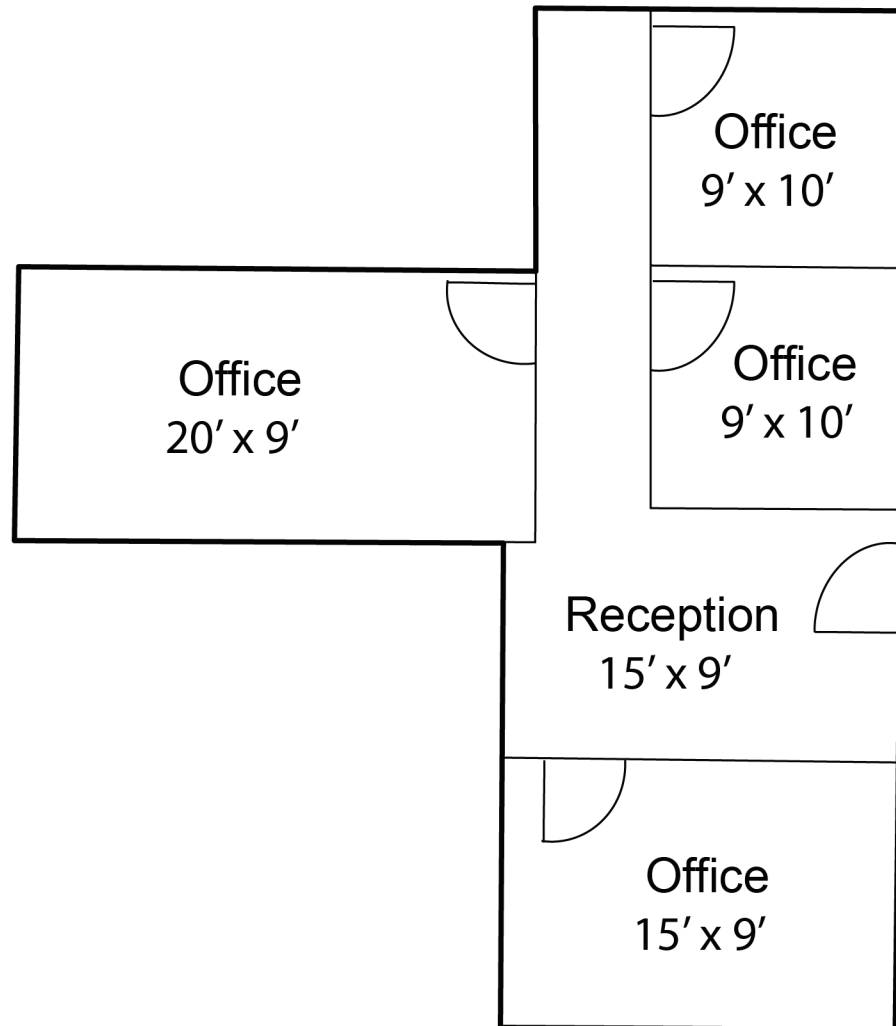
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Floor Plan - 898 SF



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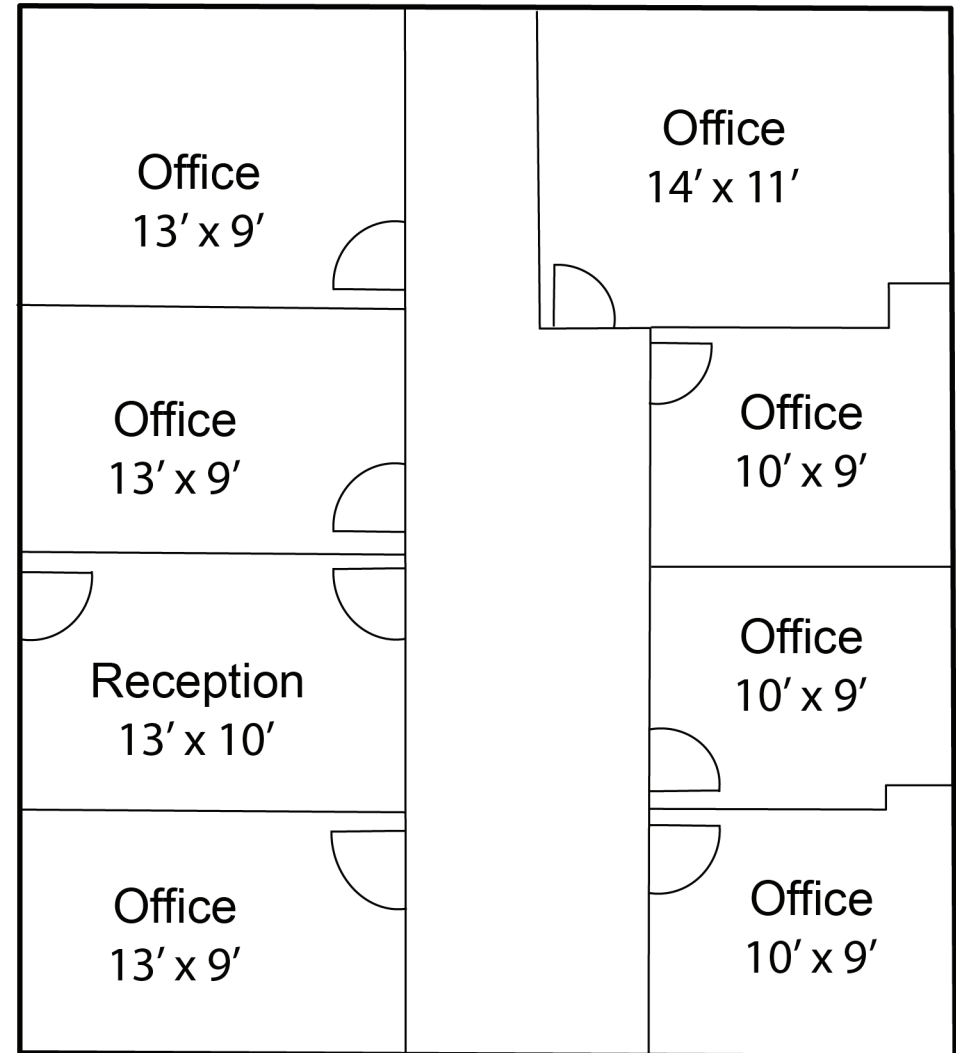
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Floor Plan - 1,574 SF



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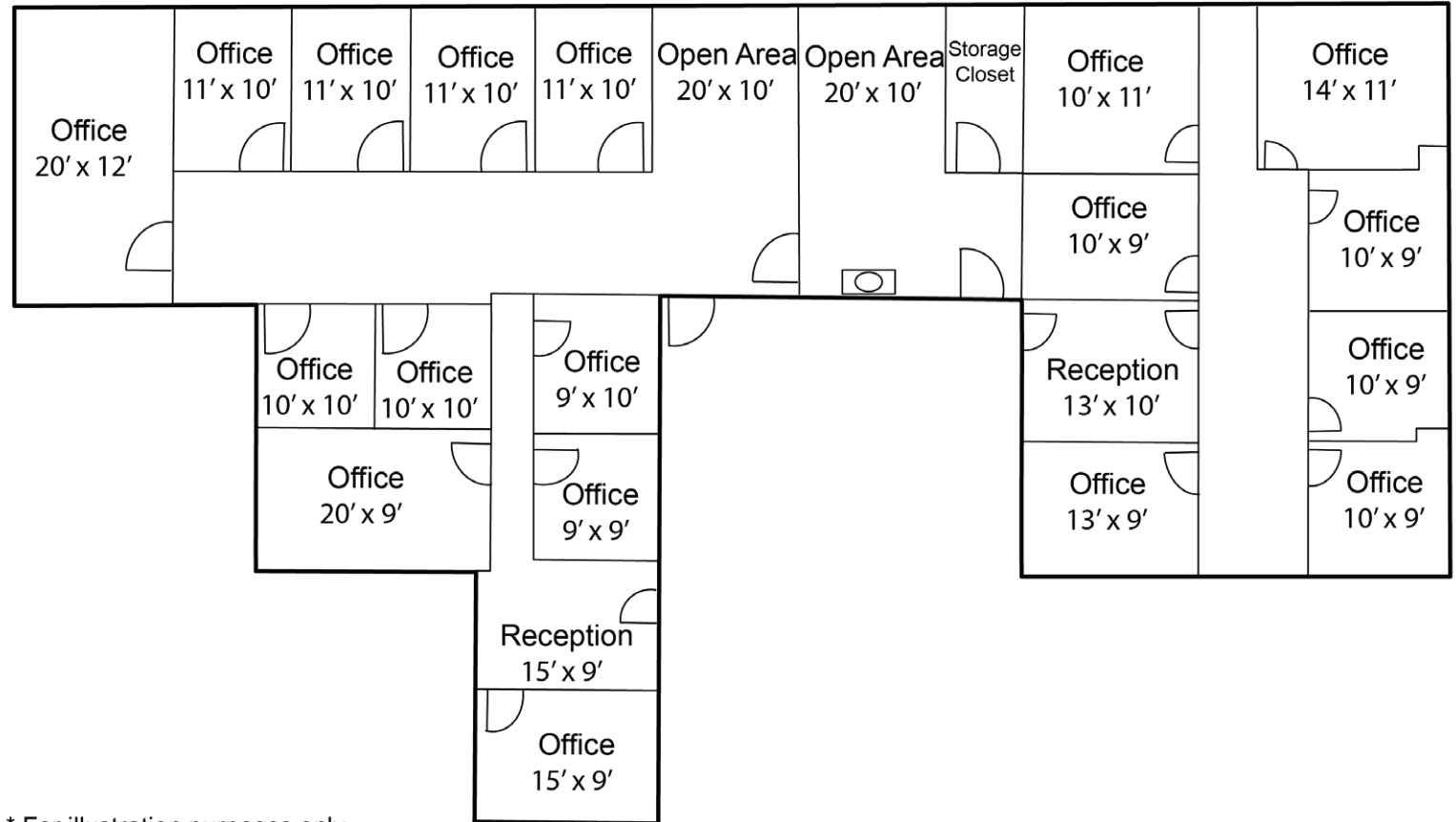
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Floor Plan - 4,817 SF



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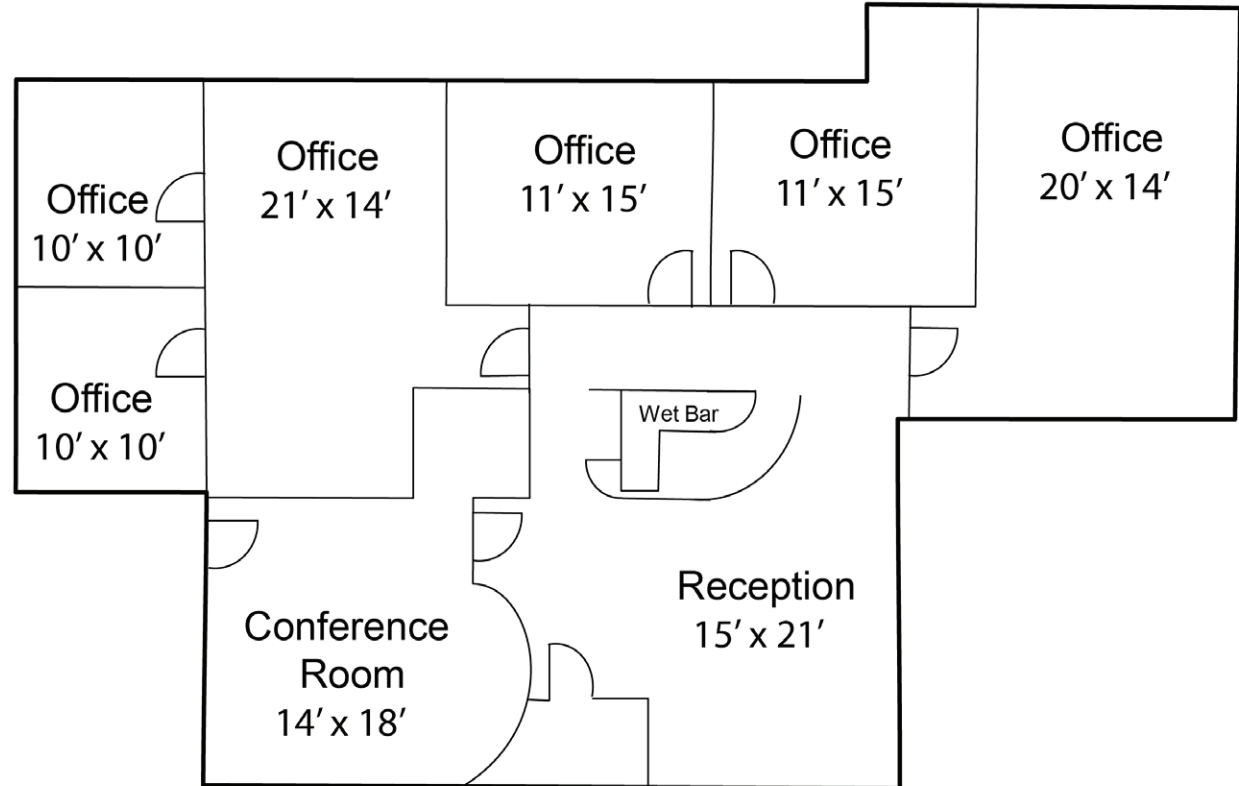
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Floor Plan - 2,320 SF



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Photos



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Property Summary

Address	888 Isom Road, San Antonio, TX 78216
Location	SEC US Hwy 281 & Isom Road
Property Details	20,930 SF Office Building 0.9183 Acres
Legal Description	NCB 11971 BLK 7 LOT 60
Class	B
Floors	2
Zoning	C-3
Year Built	1981
Parking Ratio	1:333

Comments

- Within two minutes of the San Antonio International Airport
- Minutes from downtown
- Excellent north central location
- Easy access to Hwy 281
- Outstanding ingress and egress
- Close proximity to numerous restaurants and retail shopping
- Fully landscaped
- Renovated common area
- Professionally managed
- Stable onsite ownership
- Onsite banking

Traffic Counts

McAllister Fwy at Isom Road; 12,555 vpd (2016)

US Hwy 281, north of Isom Road; 141,786 vpd (2016)

Source: TxDOT Traffic Count Database System (TCDS)

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Quote Sheet

Square Footage Available	Total Available	12,498 SF
	Largest Contiguous Area	4,947 SF
	Smallest Available Space	414 SF

(Note: All above figures in Rentable Square Feet)

Base Rental \$22.00 per rentable square foot
 (Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)

Term Three (3) to five (5) years

Improvements Negotiable

Annual Escalation Base Year

First Month's Rental Due upon execution of lease document by Tenant

Deposit Equal to one (1) month's Base Rental (typical)

Financial Information Required prior to submission of lease document by Landlord

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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



San Antonio Overview

Largest U.S. Cities

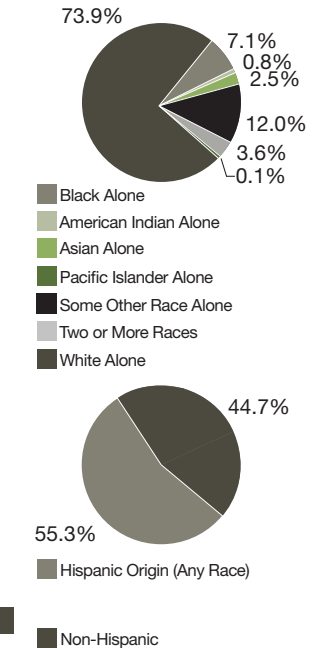
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

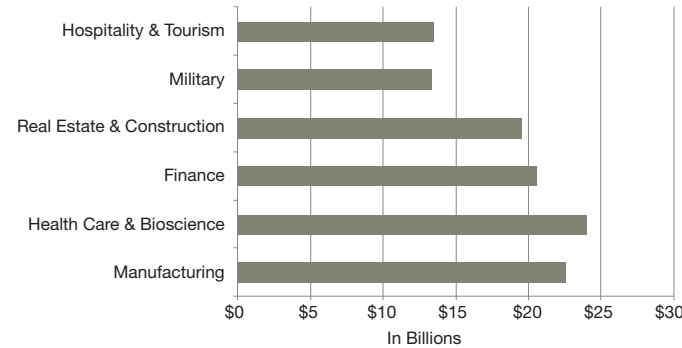
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2016 Estimate	2,392,282	35.0	846,066
2021 Projection	2,632,711	35.8	928,458

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2016 Estimate	\$74,515	\$54,186	\$26,902
2021 Projection	\$80,710	\$59,097	\$28,962

Ethnicity



Major Industries



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	32
2	Tesoro Corp	98
3	USAA	114
4	CST Brands, Inc	299
5	iHeartMedia	414

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Office Market Snapshot - 3Q 2017

Citywide

	3Q 2017	3Q 2016
All Classes		
Inventory	30,224,492	29,940,341
Direct Vacant	4,416,727	4,673,386
% Vacant	14.6%	15.6%
Average Rent	\$23.30	\$23.87
3Q Absorption	121,083	391,324
YTD Absorption	325,320	841,500
Class A Space		
Inventory	11,721,456	11,224,965
Direct Vacant	1,515,712	1,311,201
% Vacant	12.9%	11.7%
Average Rent	\$27.92	\$27.86
3Q Absorption	140,516	214,458
YTD Absorption	123,640	453,299
Class B Space		
Inventory	15,452,300	15,360,965
Direct Vacant	2,387,089	2,610,388
% Vacant	15.4%	17.0%
Average Rent	\$20.77	\$21.92
3Q Absorption	(26,373)	137,101
YTD Absorption	175,354	324,848
Class C Space		
Inventory	3,050,736	3,354,411
Direct Vacant	513,926	751,797
% Vacant	16.8%	22.4%
Average Rent	\$16.91	\$16.84
3Q Absorption	6,940	39,765
YTD Absorption	26,326	63,353

Central Business District

	3Q 2017	3Q 2016
All Classes		
Inventory	5,127,025	5,504,574
Direct Vacant	823,111	1,024,096
% Vacant	16.1%	18.6%
Average Rent	\$21.16	\$23.57
3Q Absorption	(23,382)	15,497
YTD Absorption	(14,198)	91,157
Class A Space		
Inventory	2,002,381	2,002,381
Direct Vacant	253,841	238,180
% Vacant	12.7%	11.9%
Average Rent	\$26.17	\$27.71
3Q Absorption	(23,981)	(10,615)
YTD Absorption	(35,922)	20,854
Class B Space		
Inventory	2,374,905	2,566,490
Direct Vacant	386,373	461,688
% Vacant	16.3%	18.0%
Average Rent	\$18.60	\$21.75
3Q Absorption	8,924	17,390
YTD Absorption	37,309	64,289
Class C Space		
Inventory	749,739	935,703
Direct Vacant	182,897	324,228
% Vacant	24.4%	34.7%
Average Rent	\$16.54	\$15.51
3Q Absorption	(8,325)	8,722
YTD Absorption	(15,585)	6,014

Suburban (Non-CBD)

	3Q 2017	3Q 2016
All Classes		
Inventory	25,097,467	24,435,767
Direct Vacant	3,593,616	3,649,290
% Vacant	14.3%	14.9%
Average Rent	\$23.74	\$24.05
3Q Absorption	144,465	375,827
YTD Absorption	339,518	750,343
Class A Space		
Inventory	9,719,075	9,222,584
Direct Vacant	1,261,871	1,073,021
% Vacant	13.0%	11.6%
Average Rent	\$28.25	\$27.93
3Q Absorption	164,497	225,073
YTD Absorption	159,562	432,445
Class B Space		
Inventory	13,077,395	12,794,475
Direct Vacant	2,000,716	2,148,700
% Vacant	15.3%	16.8%
Average Rent	\$21.16	\$21.99
3Q Absorption	(35,297)	119,711
YTD Absorption	138,045	260,559
Class C Space		
Inventory	2,300,997	2,418,708
Direct Vacant	331,029	427,569
% Vacant	14.4%	17.7%
Average Rent	\$17.08	\$17.14
3Q Absorption	15,265	31,043
YTD Absorption	41,911	57,339

Analysis by REOC San Antonio based on data provided by Xceligent and approved by the San Antonio Office Advisory Board.
 Statistical Information is calculated for multi-tenant office bldgs 20,000 sf and larger (excluding Single-Tenant, Owner-Occupied, Gov't and Medical Buildings).
 Rental rates reflect non-weighted strict average asking rental rates quoted on an annual full-service basis. Rents quoted on a non-full-service basis (such as NNN) have been calculated up to reflect the full-service rate.

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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.

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 Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Brian Dale Harris License No. **405243** Email **bharris@reocsanantonio.com** Phone **N/A**
 Designated Broker of Firm

N/A License No. **N/A** Email **N/A** Phone **N/A**
 Licensed Supervisor of Sales Agent/
 Associate

Brian Dale Harris License No. **405243** Email **bharris@reocsanantonio.com** Phone **N/A**
 Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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 Blake Bonner

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 IABS Form



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Blaine Brown License No. **618252** **bbrown@rebcantonto.com** (210) 524-4000
 Sales Agent/Associate's Name Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2801

8002 State Avenue, 8001 Westgate Dr., Suite 1200, Fort Worth, TX 76104

Phone: 214-242-0000

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Revised and re-approved by state's Trade Commission Board, August 2009. www.trec.texas.gov