



Fountainhead

★ BUSINESS PARK I&II ★

3846 MEDICAL DR. | 4511 HORIZON HILL BLVD
SAN ANTONIO, TEXAS 78229

CLASS A OFFICE BUILDINGS NEAR THE
SOUTH TEXAS MEDICAL CENTER

AVAILABILITIES UP TO
7,149 SF

FOR FLOORPLANS & INFORMATION, CONTACT:

LARRY MENDEZ 210.253.2924 Larry.Mendez@Transwestern.com
KELLY RALSTON 210.253.2928 Kelly.Ralston@Transwestern.com

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TRANSWESTERN[®]
Experience Extraordinary

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- SUITE 100: 3,534 SF SUITE 175: 7,149 SF
- 6:1,000 Parking available with covered parking
- Efficient first floor space with direct access and visibility
- Beautiful lobbies with high ceilings and natural light
- LEED Silver & Energy Star Certified building
- Ideally located directly off IH-10 with immediate access to the medical center
- Professional management, 24/7 key-card access and on-site engineer



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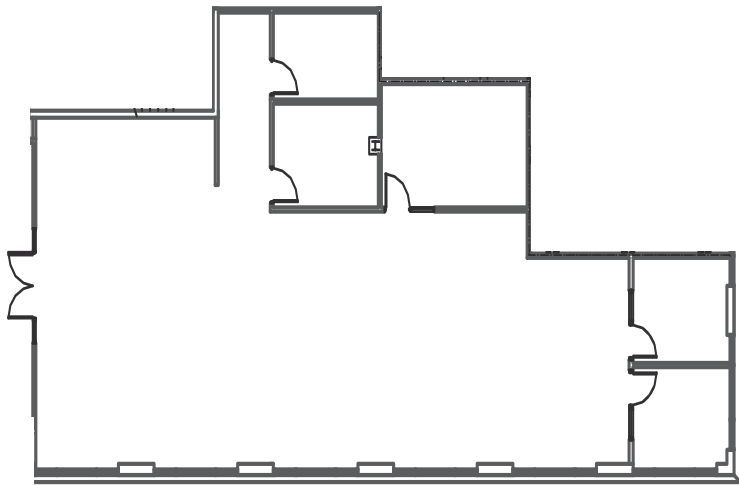
EFFICIENT FIRST FLOOR SPACE

DIRECT ACCESS AND VISIBILITY

FOUNTAINHEAD PARK I

1ST FLOOR, SUITE 100

3,524 SF



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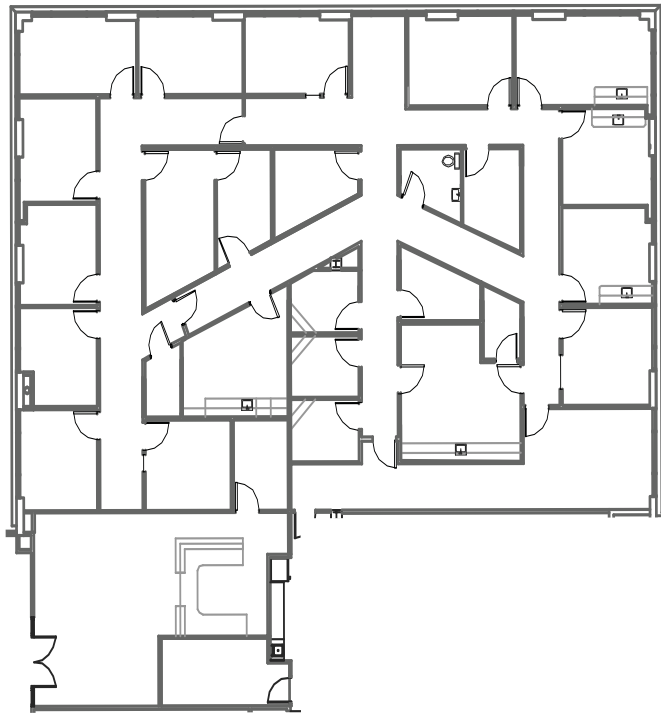
EFFICIENT FIRST FLOOR SPACE

DIRECT ACCESS AND VISIBILITY

FOUNTAINHEAD PARK I

1ST FLOOR, SUITE 175

7,149 SF



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CONVENIENT ACCESS & LOCATION

DIRECTLY OFF MAJOR HIGHWAY

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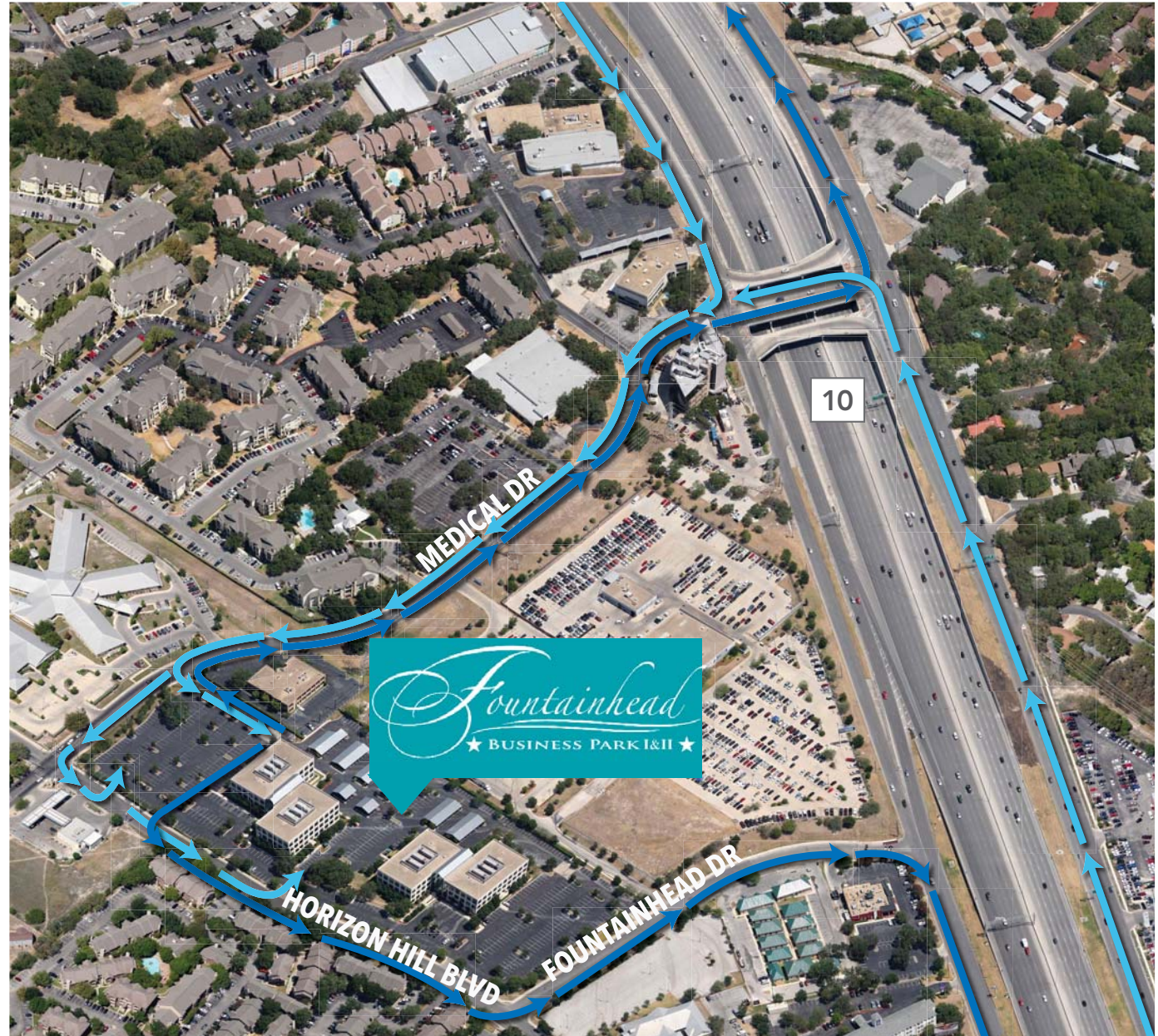
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AMENITIES IN ABUNDANCE



RESTAURANTS

- 1 Jason's Deli
- 2 Subway
- 3 Yaya's Thai Restaurant
- 4 Mamacita's Restaurant
- 5 Lenny's
- 6 Chacho's Mexican Restaurant
- 7 Papa John's Pizza
- 8 Black-eyed Pea
- 9 Wing Stop
- 10 Mencius Hunan Cuisine
- 11 Domino's Pizza
- 12 Taco Cabana
- 13 French Sandwiches
- 14 India Palace
- 15 KFC
- 16 Dry Dock Seafood
- 17 Gino's East Chicago Pizza
- 18 Aldo's Italian Ristorante
- 19 Hooters
- 20 Starbucks
- 21 Poblanos
- 22 Golden Wok Chinese
- 23 Fujiya
- 24 Yellowfish Sushi
- 25 Bill Miller BBQ
- 26 Arby's
- 27 Jimmy John's
- 28 Pizza Hut
- 29 Sumo Japanese Steakhouse
- 30 Firehouse Subs
- 31 Texas Land & Cattle
- 32 Sushi Zushi
- 33 Chipotle Mexican Grill

- 34 Chik-Fil-A
- 35 Pasha Mediterranean Grill
- 36 Pappasito's Cantina
- 37 The County Line
- 38 Las Palapas
- 39 Alamo Café
- 40 Jersey Mike's Subs
- 41 Ceviche 210
- 42 BreWingZ

LODGING

- 43 Marriott
- 44 Embassy Suites
- 45 Omni Colonnade
- 46 Hyatt Place
- 47 Hilton
- 48 Candlewood Suites
- 49 La Quinta Inn & Suites
- 50 Motel 6
- 51 Courtyard Marriott

BARS & ENTERTAINMENT

- 52 Highlander Bar & Grill
- 53 Little Woodrow's
- 54 Wurzbach Icehouse
- 55 Boneheadz Sports Pub
- 56 I-10 Icehouse
- 57 Santikos Northwest
- 58 Oak Hills Country Club

GROCERY/PHARMACY

- 59 HEB
- 60 CVS
- 61 Walgreen's



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SAN ANTONIO

A FAVORABLE BUSINESS CLIMATE

POPULATION

With over 1.3 million people, San Antonio is the 7th largest city in the US and one of the fastest growing cities in the nation.

MAJOR EMPLOYERS

San Antonio's dynamic and diverse economy is a healthy mix of business services, with a rapidly growing biomedical and biotechnology sector, an emerging new energy economy and a diversified manufacturing sector, producing everything from aircraft and semiconductors to Toyota trucks. Major employers include H-E-B Grocery Store, USAA, Toyota and Rackspace.

UTILITIES

Electric Power & Natural Gas: CPS Energy is the nation's largest municipally-owned utility providing both reliable and highly affordable electric power and natural gas. Water: The Edwards Aquifer is famed for some of the cleanest water in the country - and water from this source, as well as multiple area lakes, rivers and aquifers, is provided by SAWS, a major municipally-owned utility, as well as BexarMet, a consortium of several smaller water systems. Innovative water conservation strategies yield an abundance of environmentally friendly and affordable recycled water for use in day-to-day operations. Telecommunications Service: Multiple providers serve the San Antonio MSA, including two major national names: AT&T and Time Warner Cable.

LOCATION

Interstate highways connect San Antonio to the major Texas population centers and to primary border crossing points into Mexico. Because of this combination of ideal location and quality infrastructure, more than 50 percent of the total goods flowing between the U.S. and Mexico travel through San Antonio before reaching their final destination.

WORKFORCE

In 2010, The Atlantic Monthly recognized San Antonio as the most recession-proof city in the US. The Brookings Institute also named San Antonio one of the strongest-performing economies among the 100 largest metropolitan areas in the nation and #1 in overall performance based on employment and unemployment levels.

EDUCATION

Within 50 miles of San Antonio, 15 colleges and universities offer degrees in all major fields of study and educate more than 150,000 students. Through a community-wide effort known as SA2020, former Mayor Julián Castro's vision intends to orchestrate one of the greatest turnarounds in education in the U.S. by providing the community with access to quality education for all students in San Antonio, no matter what area of the city they live in. This San Antonio approach to education develops citizens who are thinkers, problem-solvers, and lifelong learners.

CLIMATE

San Antonio is known as "the city where the sunshine spends the winter." Its year-round temperate climate offers a low risk of weather-related natural disasters, with no earthquakes or hurricanes and an average of one tornado per year.

TAXES & INCENTIVES

Texas levies no individual income taxes, corporate income taxes or unitary taxes. Texas businesses are also exempt from paying state sales tax. Local, state and federal incentives are available to certain types of companies that create or sustain local jobs.

TO LEARN MORE,
CLICK TO VISIT THESE WEBSITES

OFFICIAL WEBSITE OF
BEXAR COUNTY

CITY OF SAN ANTONIO
CHAMBER OF COMMERCE

CITY OF
SAN ANTONIO

ECONOMIC DEVELOPMENT
FOUNDATION

CPS ENERGY

CITY OF SAN ANTONIO
WATER SYSTEM (SAWS)



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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.

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.

Transwestern Property Company SW GP LLC

466196

210-341-1344

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Steve Ash

392519

steve.ash@transwestern.com

713-270-7700



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