

4940 Broadway | San Antonio, TX 78209

OFFICE BUILDING AVAILABLE FOR LEASE



OFFERING SUMMARY

Market:

Available SF: 173-607 RSF

PROPERTY OVERVIEW

Located in the Heart of Alamo Heights. Convenient to downtown, midtown and Highway 281. Area shopping and dining include: Cappy's, Cappyccino's, Central Market, LaMadeleine and Broadway Daily Bread.

PROPERTY HIGHLIGHTS

Lease Rate: Call for Pricing

- Close to Dining and Shopping
- · Ample Surface Parking
- · 24 Hour Access
- · Full Service Lease

Building Size: 23,581 SF

Alamo Heights

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,021	35,124	102,280
Total Population	9,414	90,344	275,675
Average HH Income	\$136,118	\$84,726	\$57,820

RICHARD MCCALEB

Broker 210.826.0036 x23 richard@rfmcommercial.com

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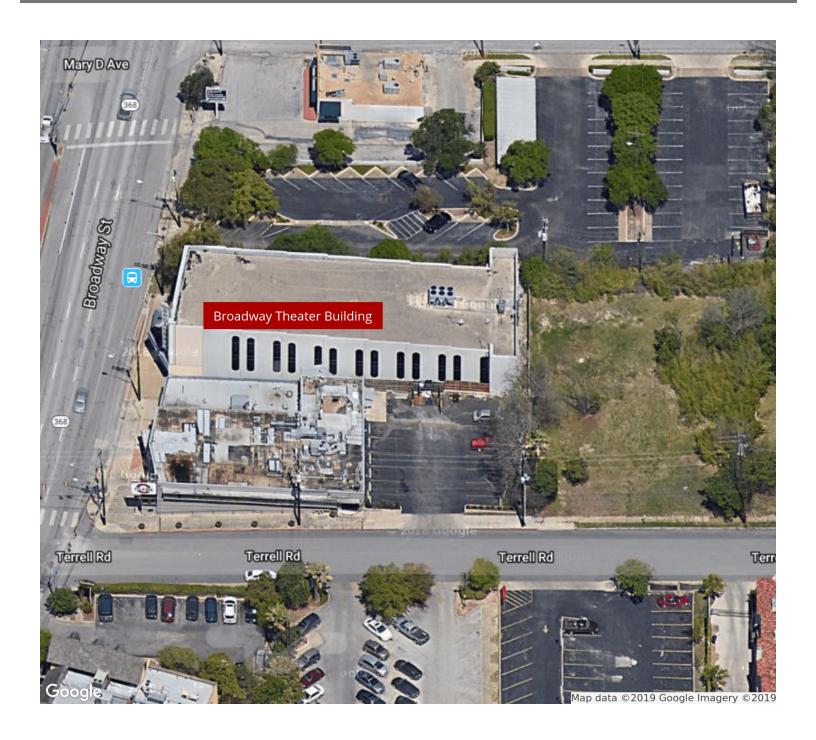
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AVAILABLE SOON

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 118	Available	173 SF	Gross	Call for Pricing	One room office directly off lobby with sidelight window.
Suite 120	Available	290 SF	Gross	Call for Pricing	Single office with storage room
Suite 139	Available	566 SF	Base Year	Call for Pricing	Reception area and large office with large window
Suite 140	Available	607 SF	Gross	Call for Pricing	Office with large window, reception area and storage room

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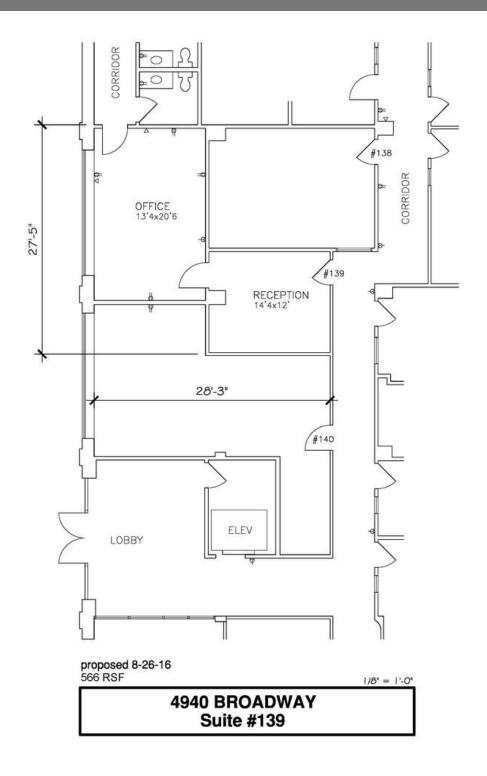
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 311	Available	517 SF	Base Year	Call for Pricing	Office with reception area and storage room with large office
Suite 323	Available	517 SF	Base Year	Call for Pricing	Reception area and two offices

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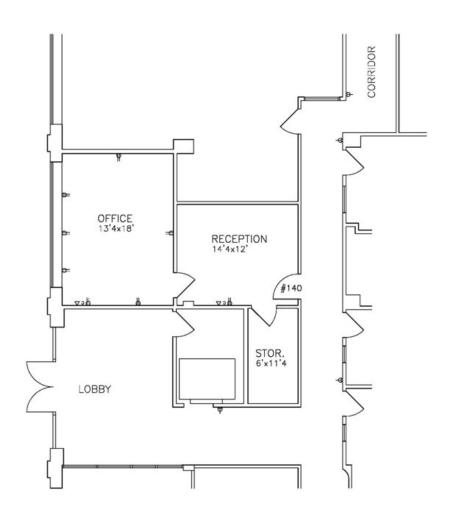
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proposed 9-21-15 607 RSF 1/6" = 1'-0" 4940 BROADWAY Suite #140

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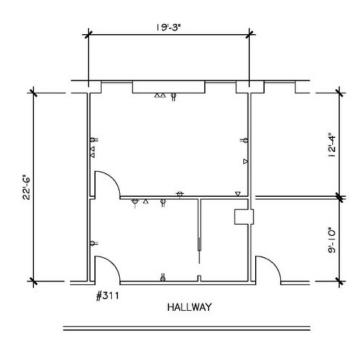
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3–30–15 1/8"=1'-0"

4940 BROADWAY

Suite #311 517 RSF

BROADWAY THEATER BUILDING

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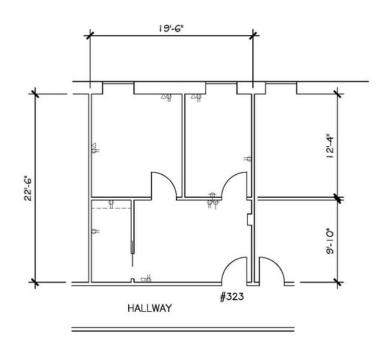
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9-29-14 1/8"=1'-0"

4940 BROADWAY

Suite #323 517 RSF

BROADWAY THEATER BUILDING

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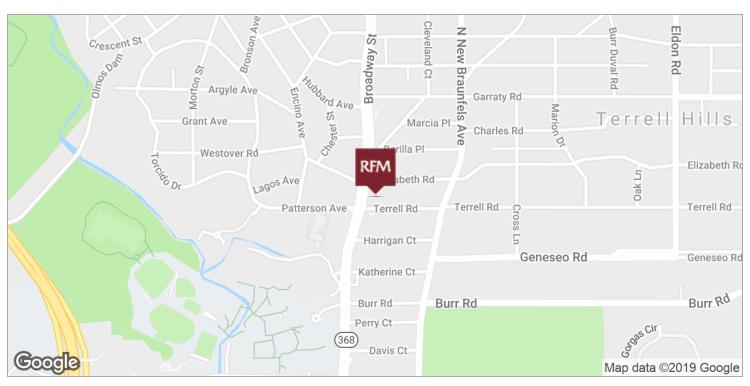
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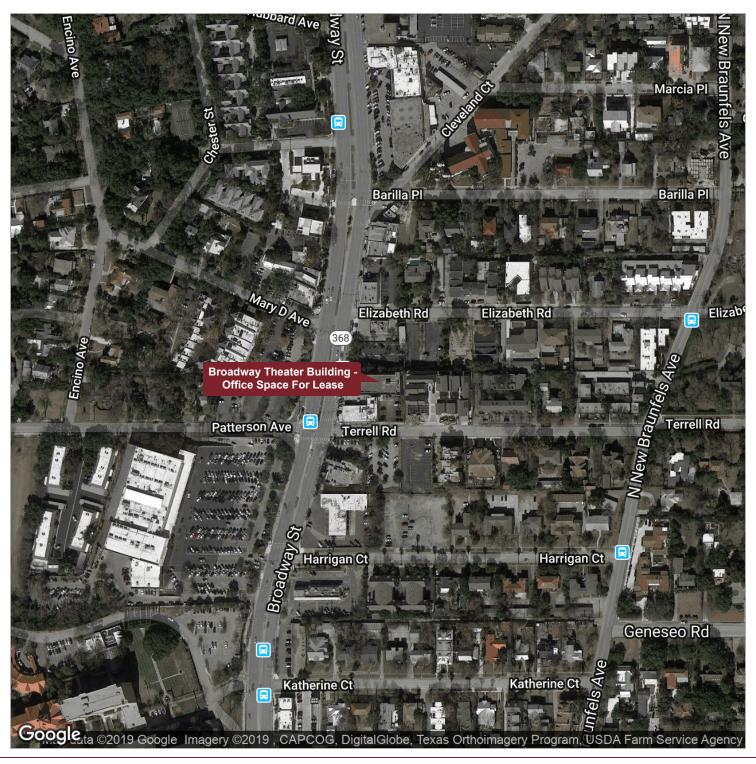
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Total population	9,414	90,344	275,675
Median age	40.1	36.5	35.0
Median age (Male)	39.8	35.1	33.2
Median age (Female)	40.9	37.9	36.9
Total households	4,021	35,124	102,280
# of persons per HH	2.3	2.6	2.7
Average HH income	\$136,118	\$84,726	\$57,820
Average house value	\$233,441	\$240,277	\$148,623

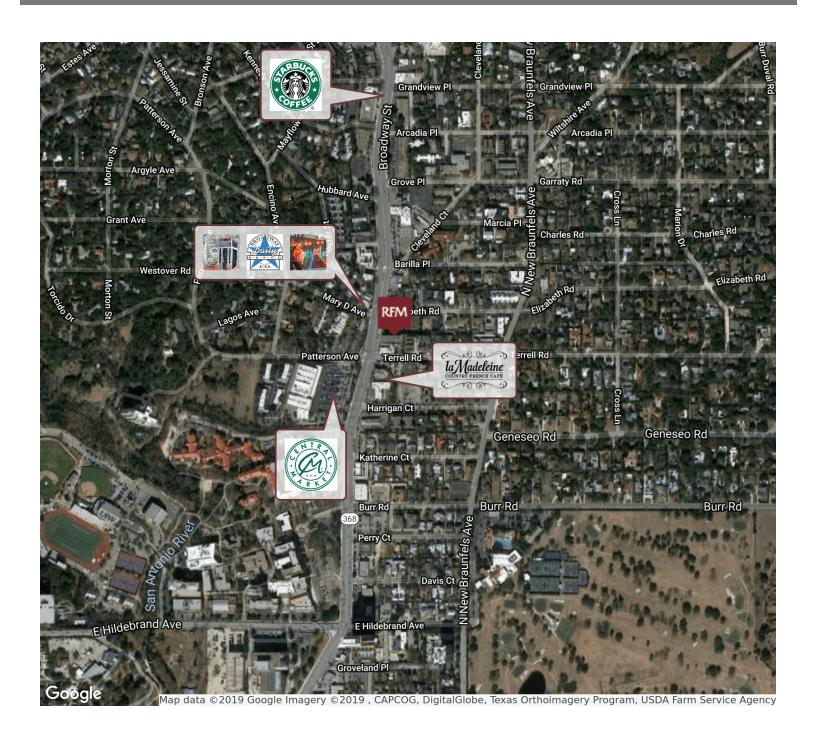
^{*} Demographic data derived from 2010 US Census

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Information About Brokerage Services

11-2-2015 EQUAL HOUSING

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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard F. McCaleb	336252	dick@rfmcommercial.com	2108260036
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Land	lord Initials Date	