

Callaghan Tower

8023 Vantage, San Antonio, Texas 78230

Office for Lease



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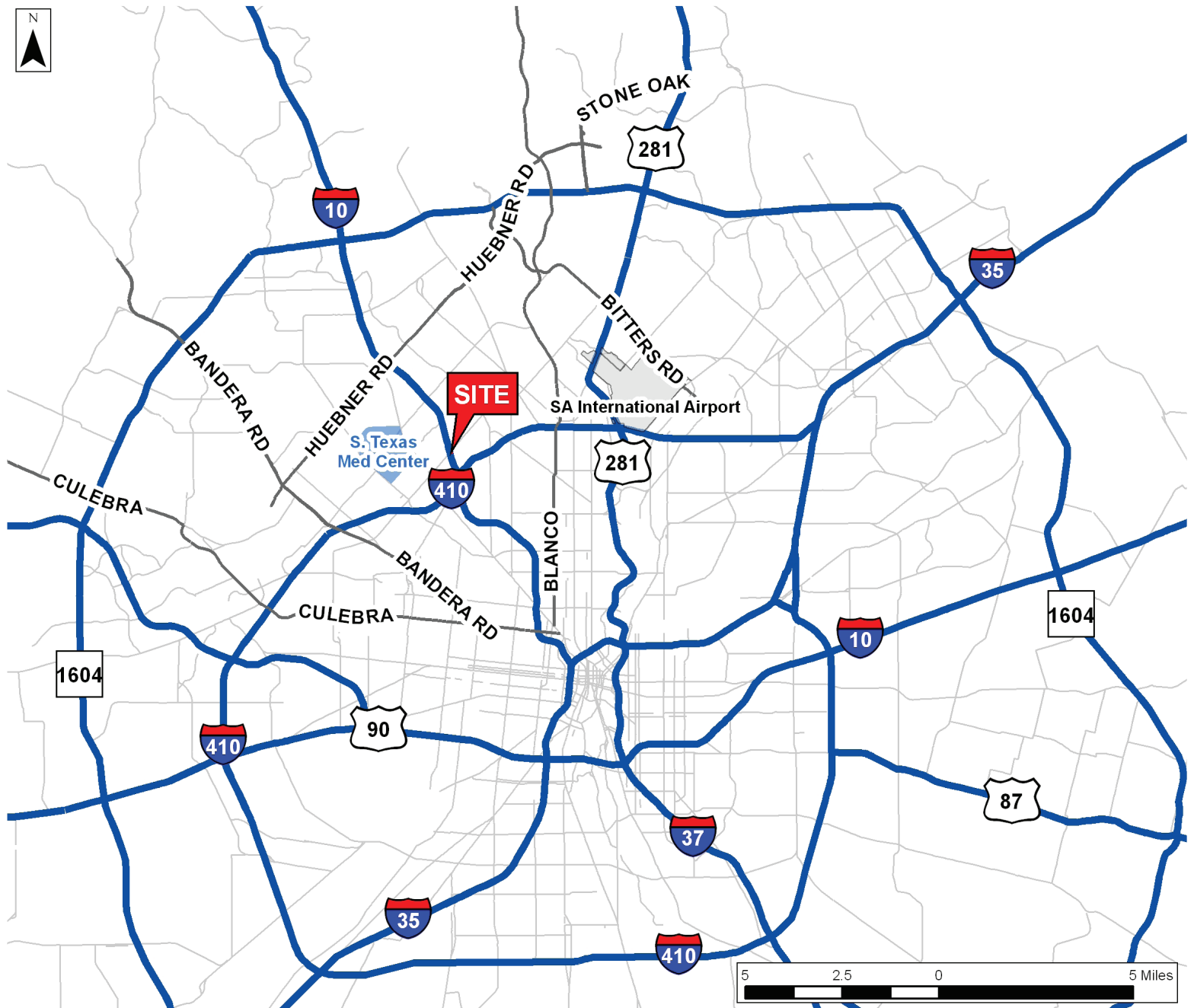
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City Location Map



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Area Location Map



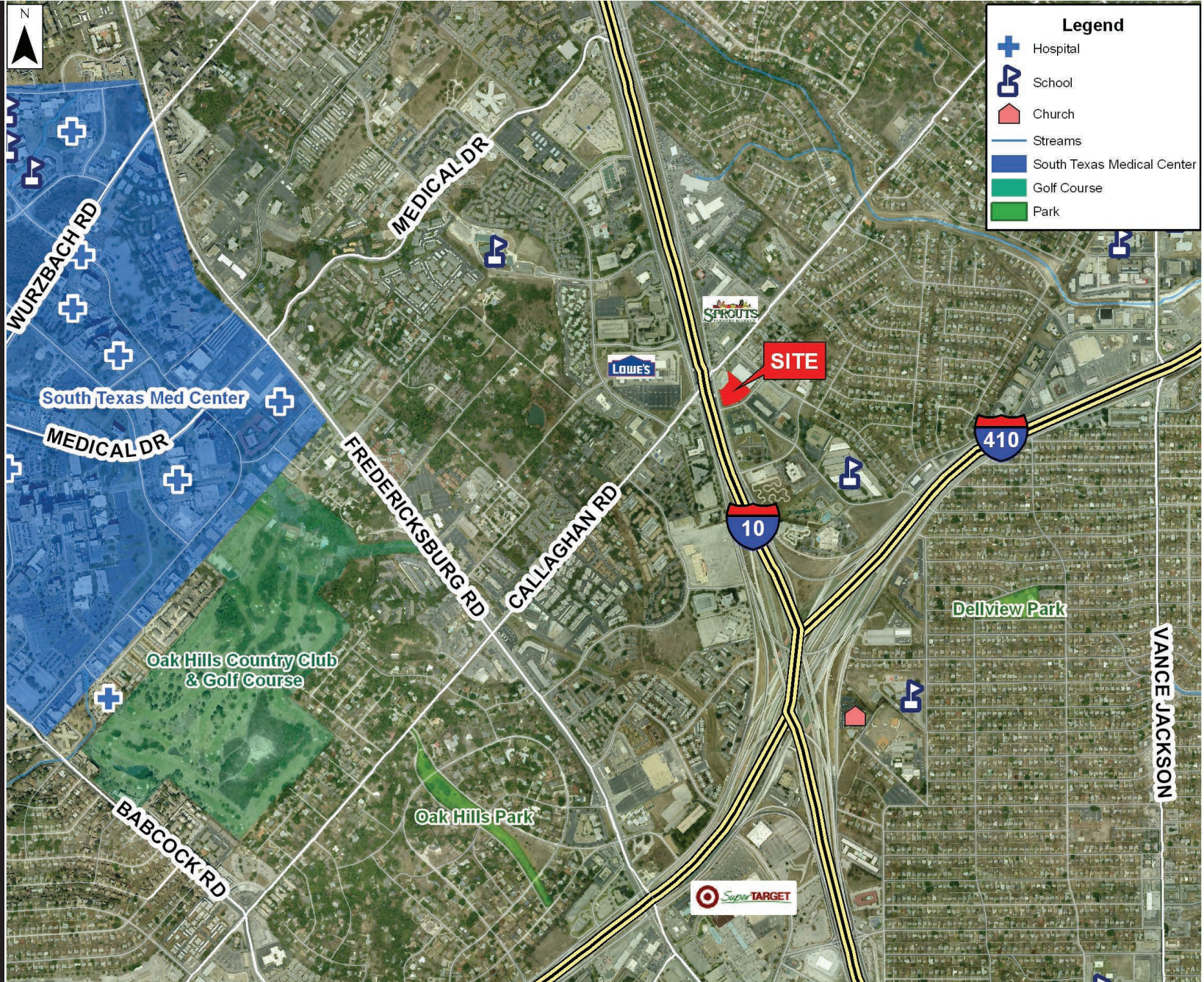
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Aerial Map



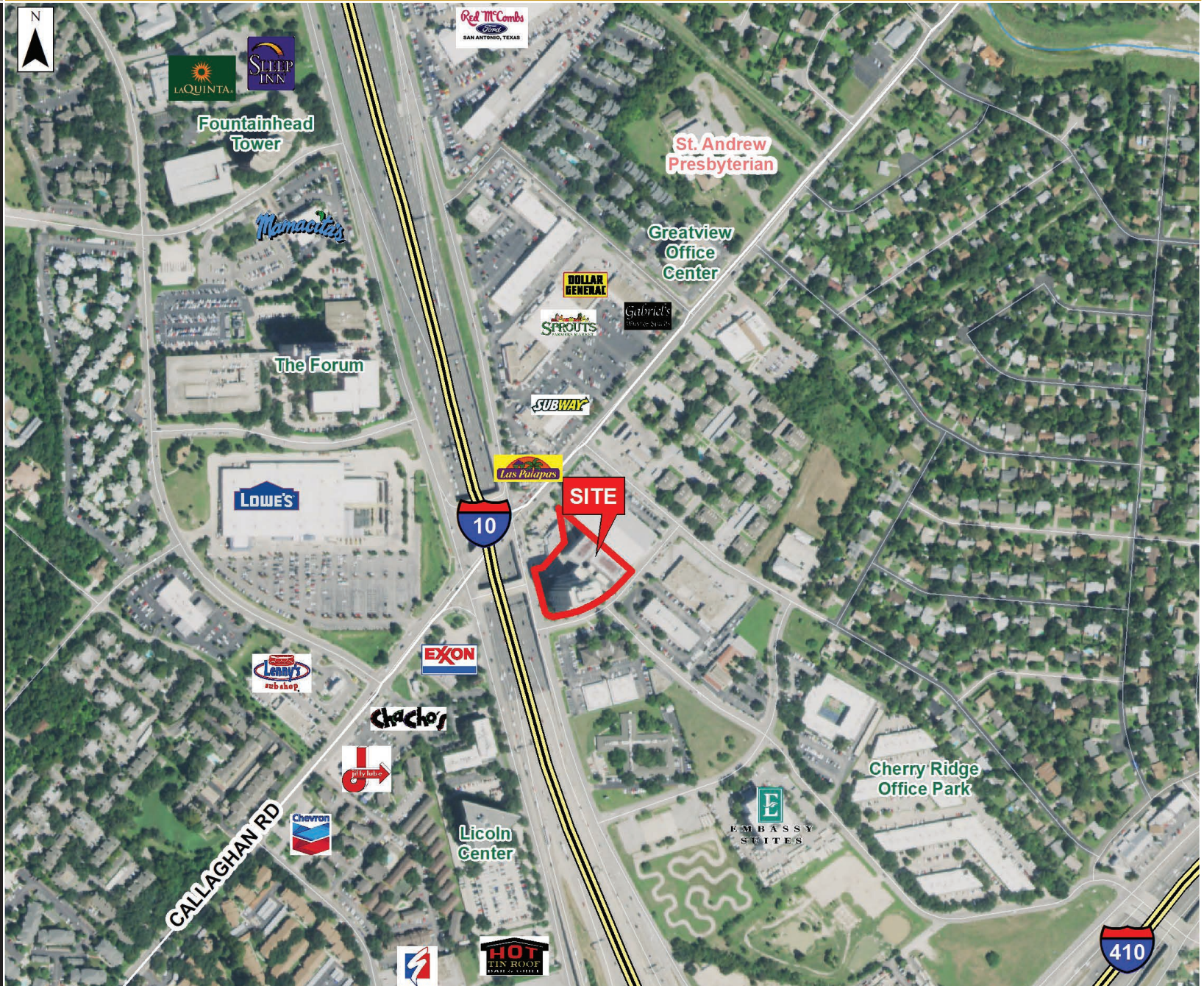
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Site Aerial



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Vehicular Circulation - Ingress



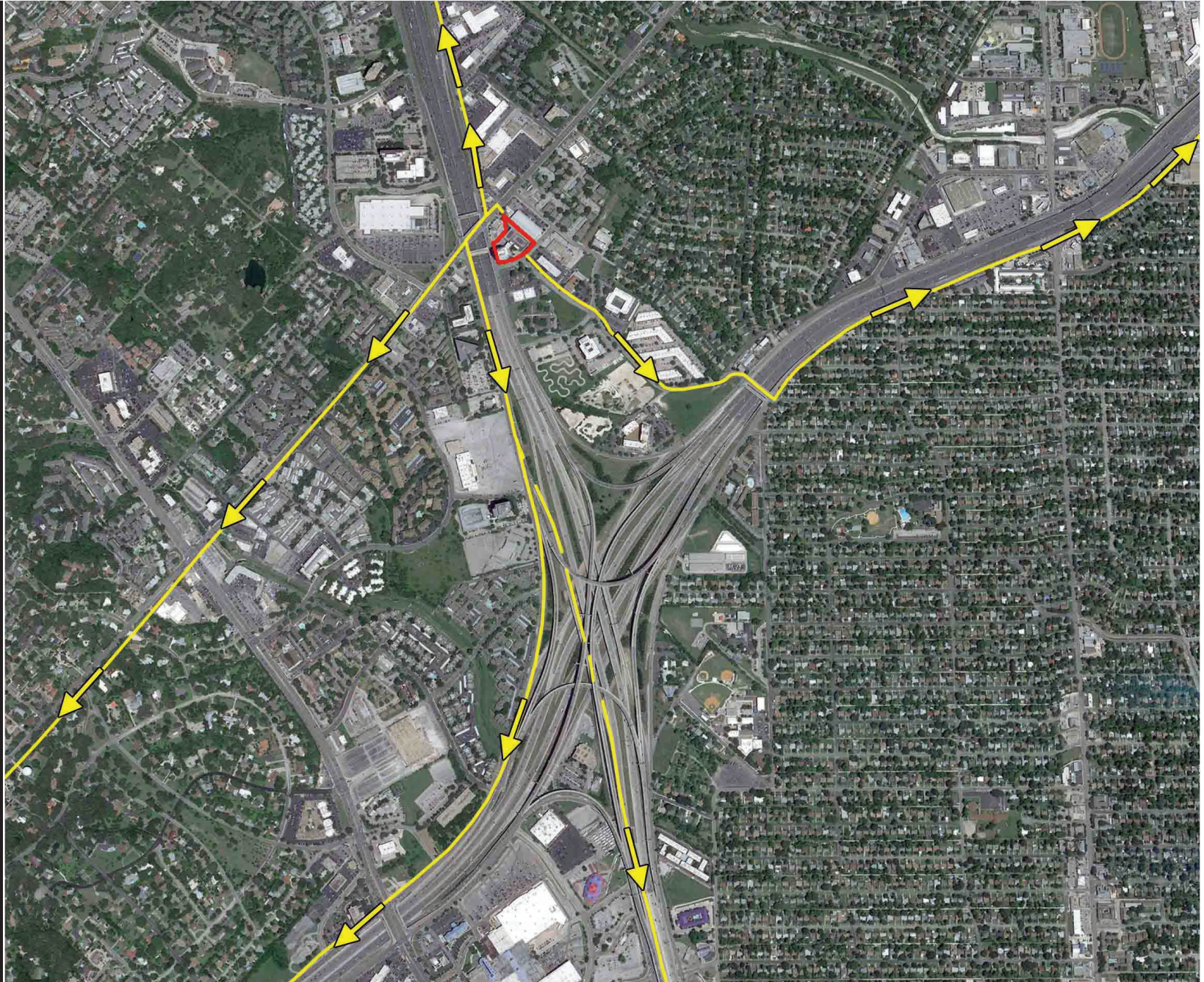
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Vehicular Circulation - Egress



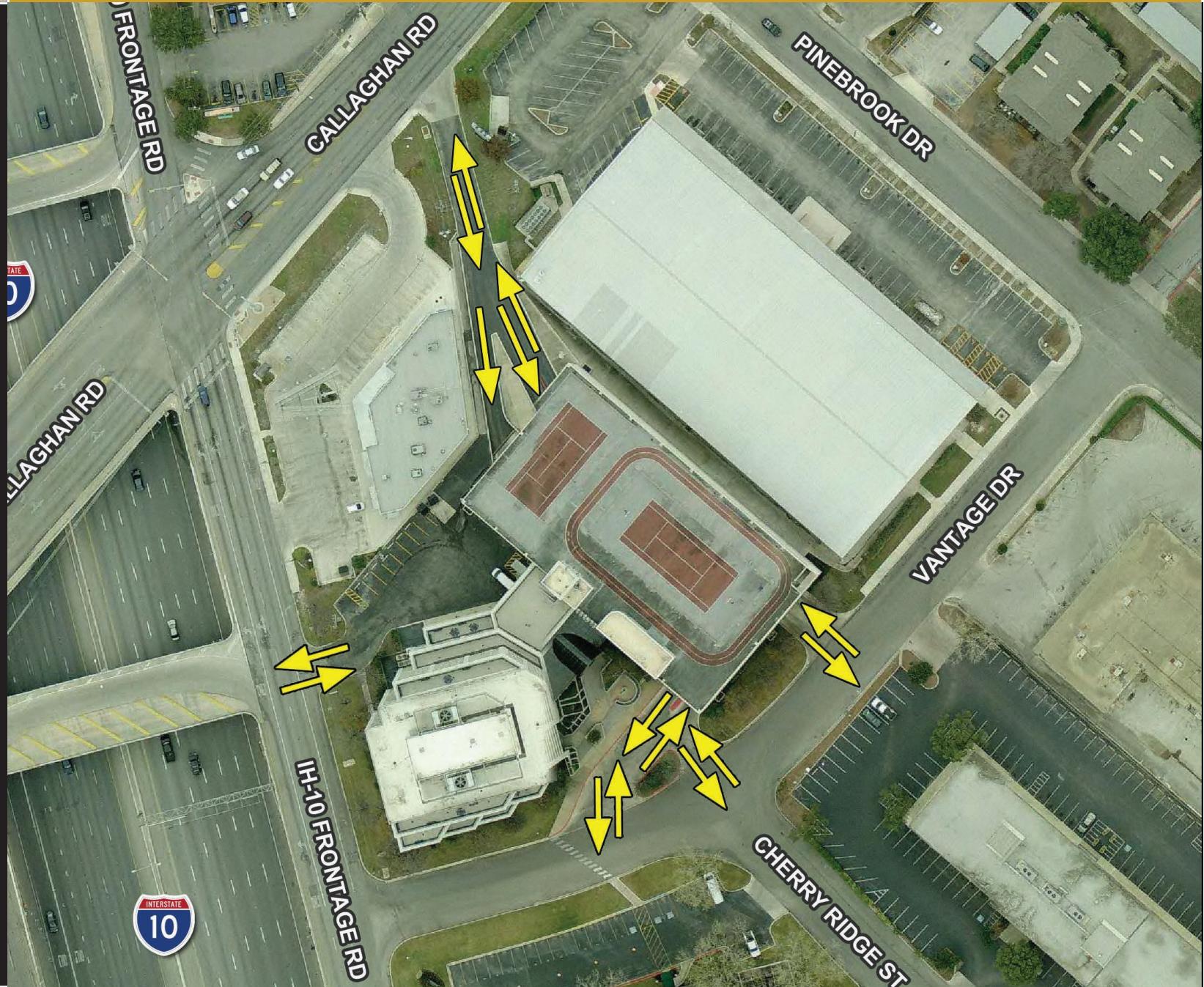
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Vehicular Circulation - Site



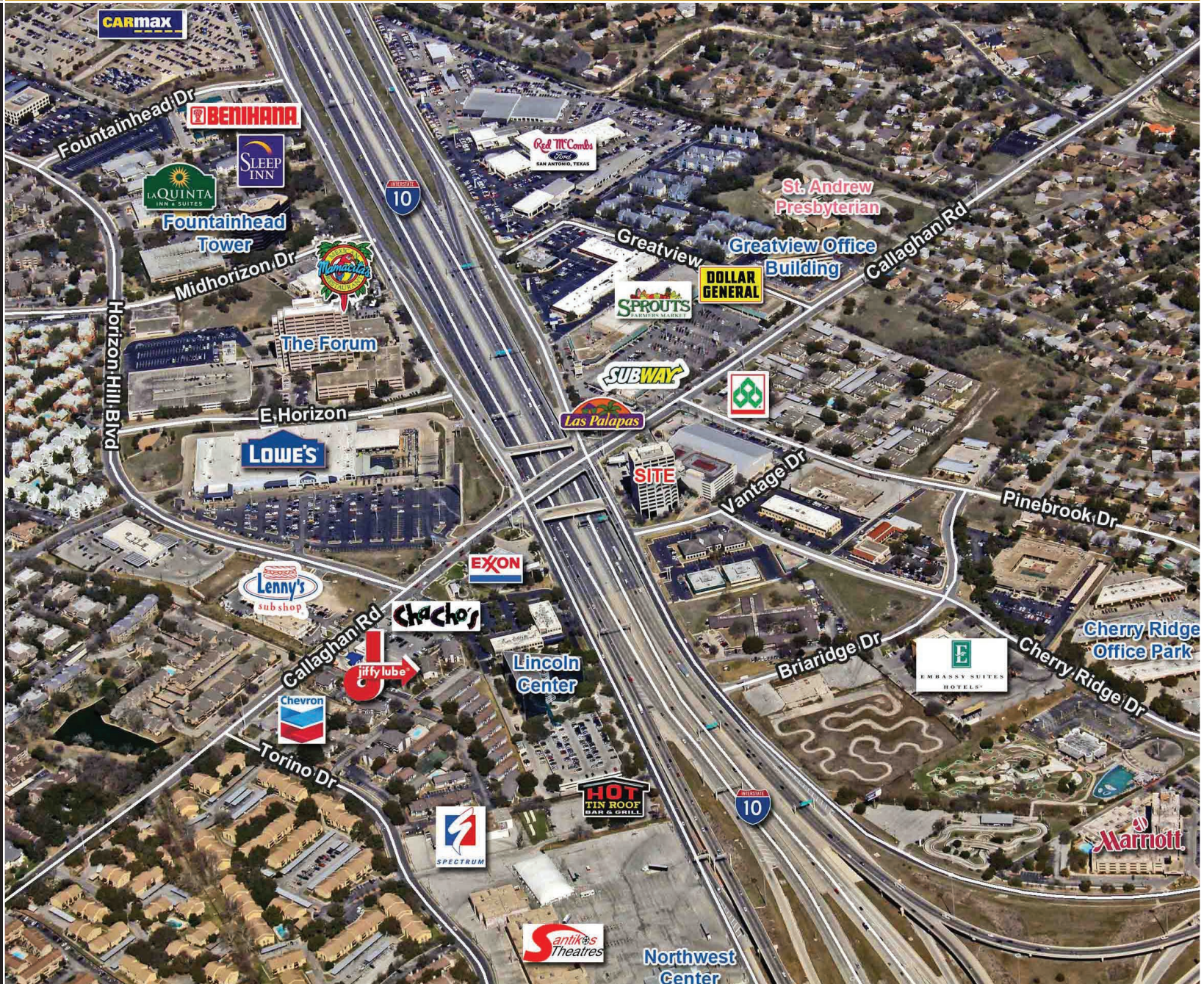
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Oblique Aerial Photo



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Benefits

Property Highlights

- Two conference facilities available
- One of the city's premier office properties
- Panoramic cityscape and hill country views
- Full service cafe
- Located minutes from downtown and the airport
- Seven level parking garage
- Ownership and management on-site
- On-site Courtesy Patrol & CCTV
- Variety of space options
- Located in the dynamic northwest office market
- Over 50 restaurants within two miles
- Over 30 hotels within two miles including the Omni Hotel and the Drury Inn & Suites

Drive Time Highlights

- South Texas Medical Center - 1.7 miles (5 minute drive)
- Downtown San Antonio - 7.7 miles (10 minute drive)
- The Shops at La Cantera - 8 miles (14 minute drive)
- The Quarry Market - 6.5 miles (12 minute drive)
- Westover Hills - 16 miles (22 minute drive)

Corporate Users Nearby

- USAA Corporation
- Valero
- NuStar
- KB Homes
- South Texas Medical Center
- NSA Facility

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Capital Improvements

Multi-million dollar capital improvement project completed!

\$3.9 Million Completed Improvement Projects

Elevator Modernization	\$1,350,000
New Cooling Towers & Chiller	\$852,100
Remodel Restrooms	\$1,200,000
Lighting Retrofit throughout	\$138,500
Waterproofing Balconies	\$59,600
Upgrade Energy Management System	\$42,500
New Illuminated Pylon Sign	\$27,000
New Card Access System	\$15,300
Touch Screen Directory	\$12,000
New Lobby Furniture	\$4,000
Remodel Concierge Station	\$3,900
Additional Repairs & Improvements	\$35,500
Lobby Renovation	\$133,500
Atrium Glass Replacement	\$51,850

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Quote Sheet

Square Footage Available	Largest Contiguous Area	8,928
	Total Available Area	8,928
	Smallest Available Space	360
	Smallest Divisible Area	360

(Note: All above figures in Rentable Square Feet)

Base Rental \$15.00 per rentable square foot, Triple Net (with \$0.50 annual increases)
 (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)

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

Triple Net Estimated at \$11.07 per rentable square foot annually

Add-On Factor 18.50%

Term Five (5) to ten (10) years

Improvements Negotiable

Architectural All architectural services to be charged against the Improvement Allowance

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

Financial Information Required prior to submission of lease document by Landlord

Parking 1:300 per rentable square foot parking ratio (All structured parking)

Disclosure A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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.

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San Antonio Overview

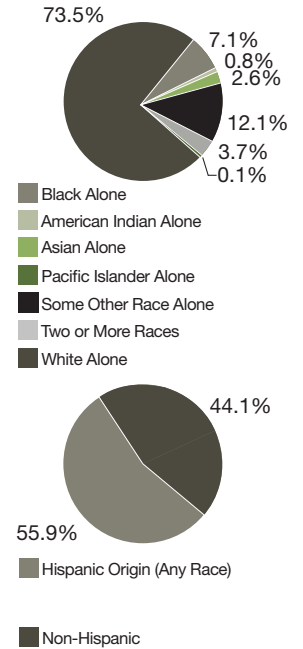
Largest U.S. Cities

- 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

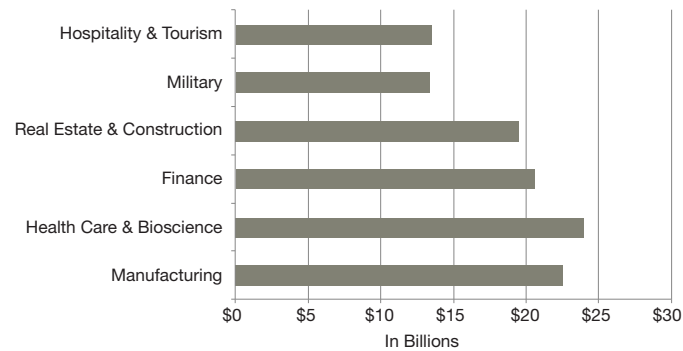
San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	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
2018 Estimate	\$80,162	\$57,234	\$29,019
2023 Projection	\$90,187	\$63,405	\$32,533



Major Industries



Fortune 500 Companies		
SAT	Rankings	US
1	Valero Energy	31
2	Tesoro Corp	90
3	USAA	100
4	iHeartMedia	426

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.

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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 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>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</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@reocsanantonio.com</u>	<u>N/A</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</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

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Blake Bonner

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