



**CBRE**

## PROPERTY OVERVIEW

# One Twin Oaks

Location: 211 North Loop 1604 East  
San Antonio, Texas 78232

Property Description: One Twin Oaks is a two-story office building with Class A finishes conveniently located on 1604 at 281, minutes from premier restaurants, shopping, residential areas, financial institutions, entertainment venues, the San Antonio Airport, I-10 and I-35

Net Rentable Area: 99,967 RSF

Percent Leased: 92.5%

Year Built: 1999

Floors: 2

Parking: 517 Surface Spaces (66 Covered;  
5.17/1000 NRSF)

Facade Description: The building facade features textured concrete with slate stone accents.

Lobby Finish: The two-story lobby features wood veneer wall paneling, a vaulted ceiling, slate floors, large concrete planters and indirect florescent lighting with accent downlights.

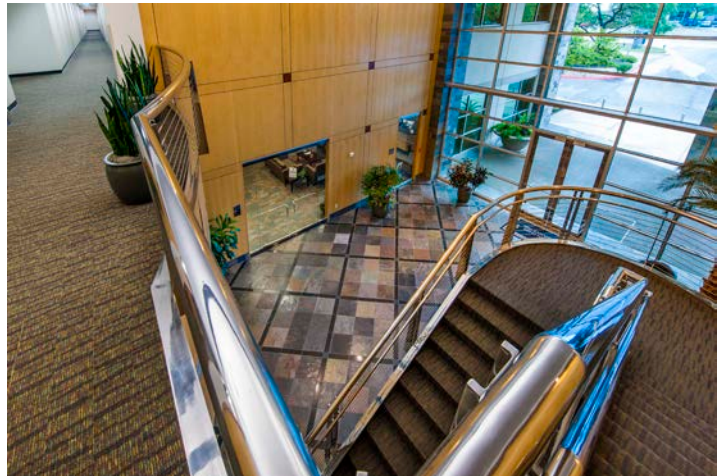
Floor to Ceiling Height: 10' 0"

Floor to Floor Height: 14' 5"

Utility Companies: Electricity - CPS

Water - SAWS

Fiber Optics - Time Warner Cable



## AVAILABILITIES

Suite 150: 2,329 RSF (Available 1Q17)

Suite 220: 4,360 RSF

Suite 250: 3,718 RSF (Available 1Q17)

## RATE

\$20.00 NNN

## LEASING INFORMATION

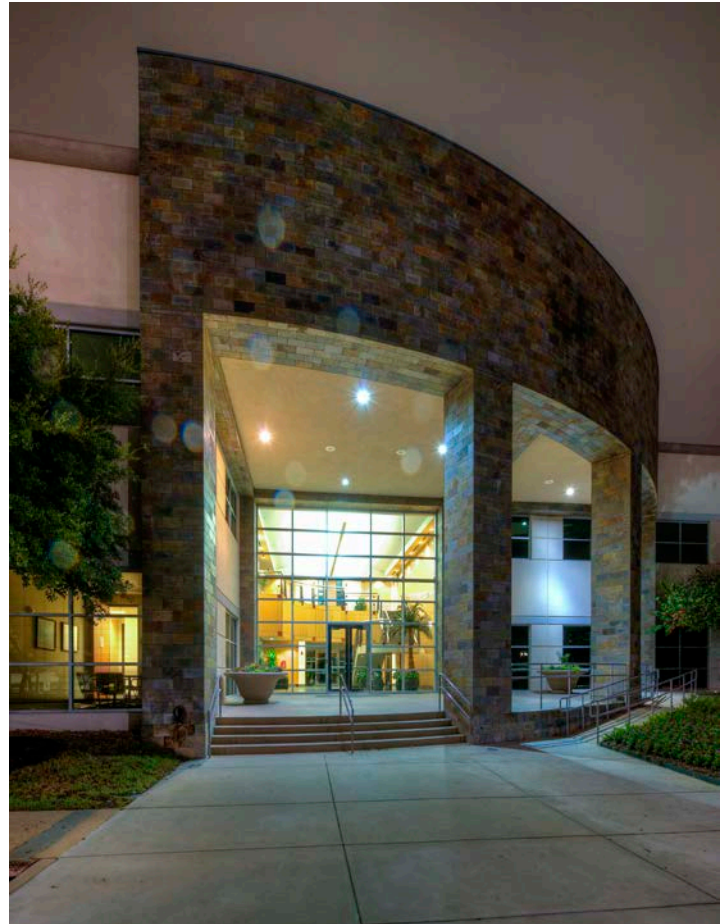
Steve Thomas  
First Vice President  
+1 210 5071126  
steve.thomas@cbre.com



## PROPERTY OVERVIEW

# Two Twin Oaks

Location:	227 North Loop 1604 East San Antonio, Texas 78232
Property Description:	Two Twin Oaks, the sister property of One Twin Oaks, is a two-story office building with Class A finishes conveniently located on 1604 at 281, minutes from premier restaurants, shopping, residential areas, financial institutions, entertainment venues, the San Antonio Airport, I-10 and I-35
Net Rentable Area:	66,458 RSF
Percent Leased:	80.3%
Year Built:	2002
Floors:	2
Parking:	320 Surface Spaces (30 Covered; 4.82/1000 NRSF)
Facade Description:	The building facade features textured concrete with slate stone accents.
Lobby Finish:	The two-story lobby features wood veneer wall paneling, a vaulted ceiling, slate floors, large concrete planters and indirect florescent lighting with accent downlights.
Floor to Ceiling Height:	10' 0"
Floor to Floor Height:	14' 5"
Utility Companies:	Electricity - CPS Water - SAWS Fiber Optics - Time Warner Cable



## AVAILABILITIES

Suite 100: 2,244 RSF - 13,066 RSF

## RATE

\$20.00 NNN

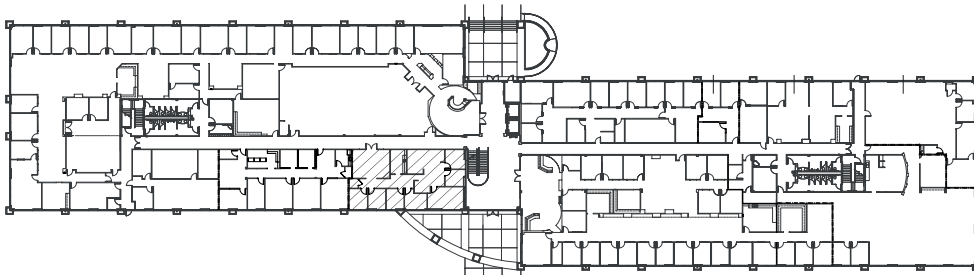
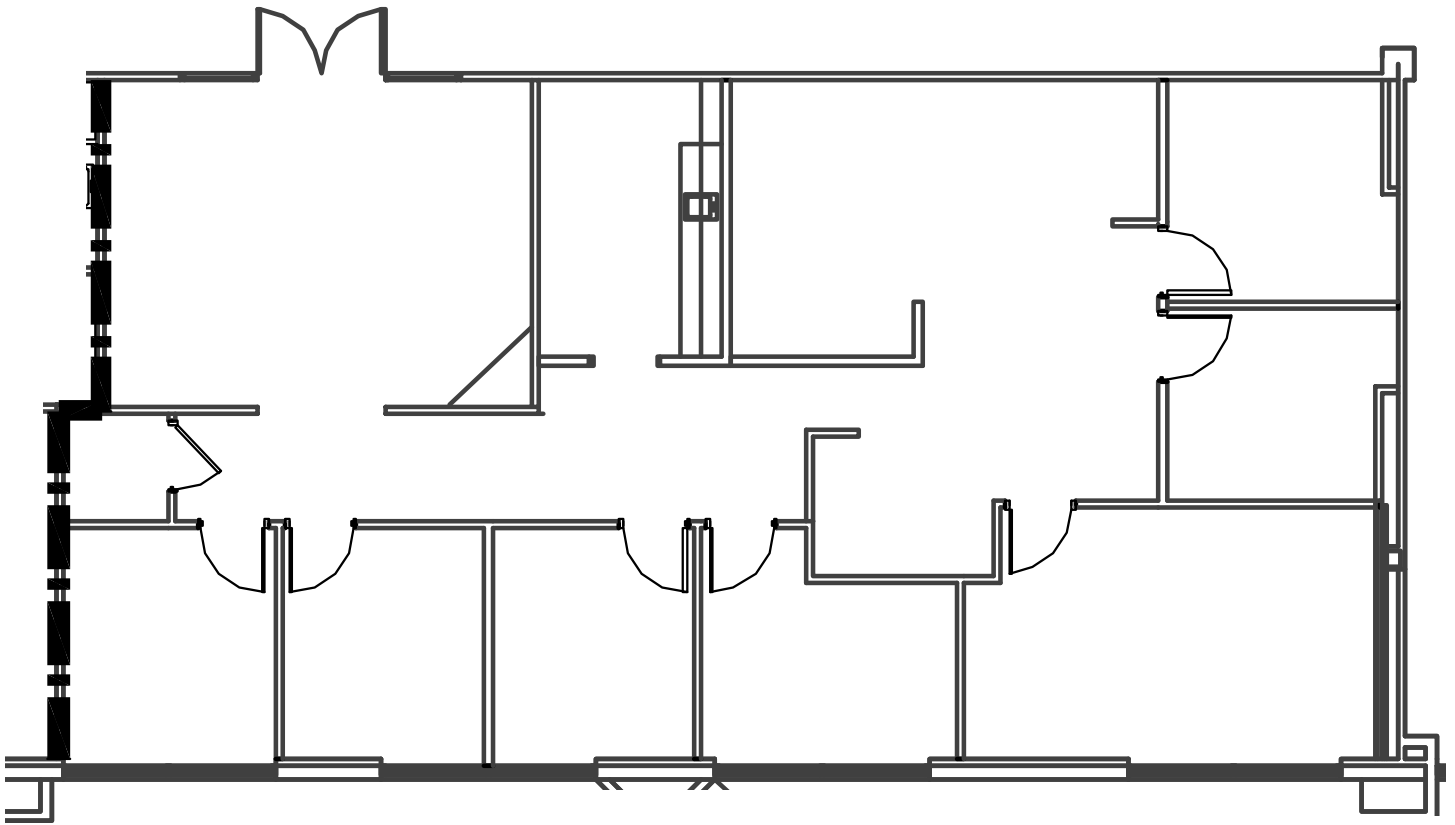
## LEASING INFORMATION

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AVAILABLE SPACE  
One Twin Oaks

Suite 150  
2,329 RSF



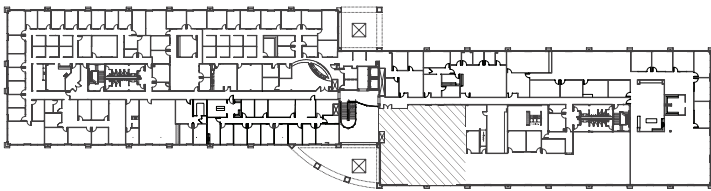
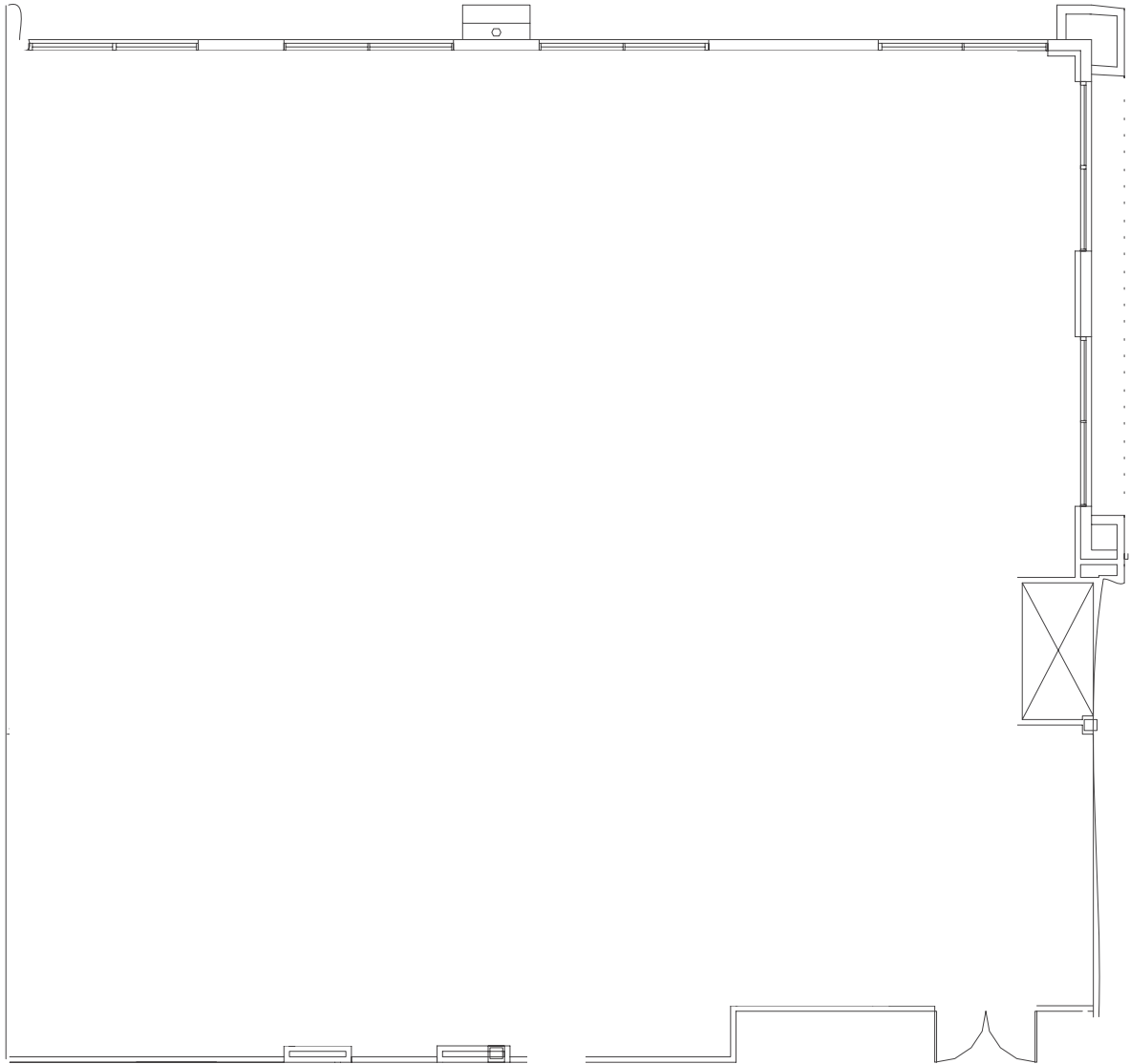
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AVAILABLE SPACE  
One Twin Oaks

Suite 220  
4,360 RSF



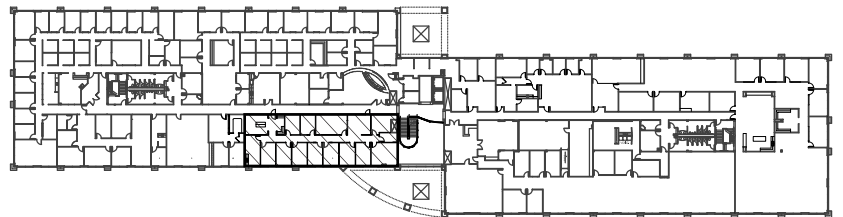
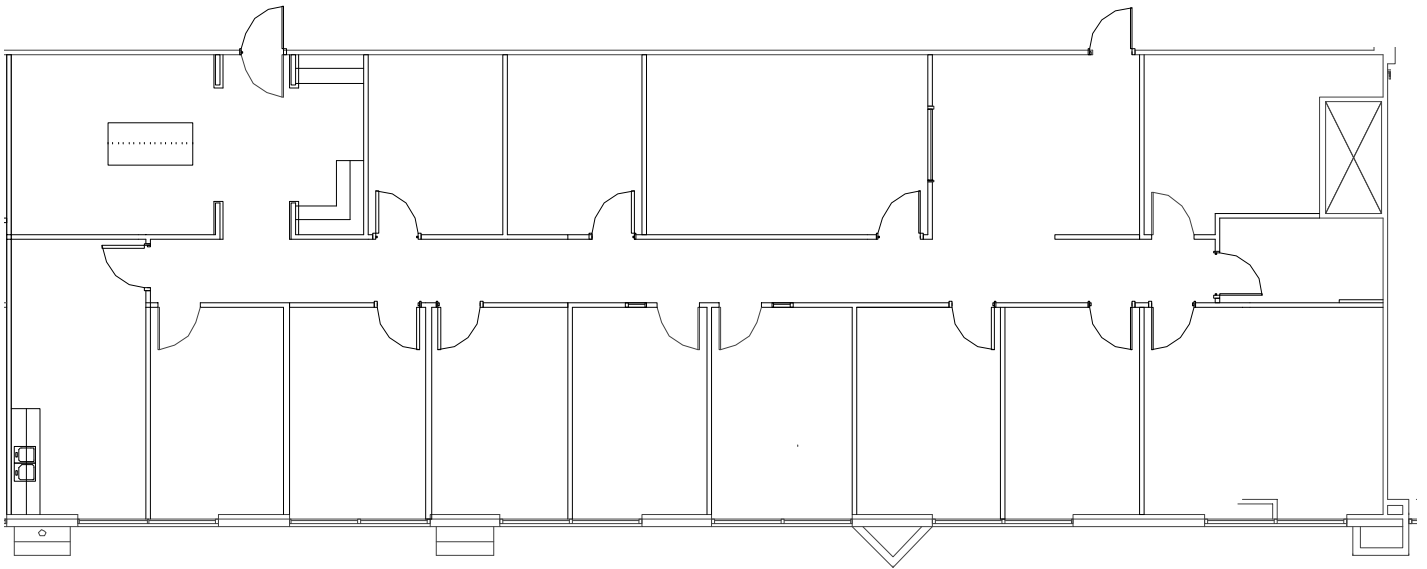
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AVAILABLE SPACE  
One Twin Oaks

Suite 250  
3,718 RSF



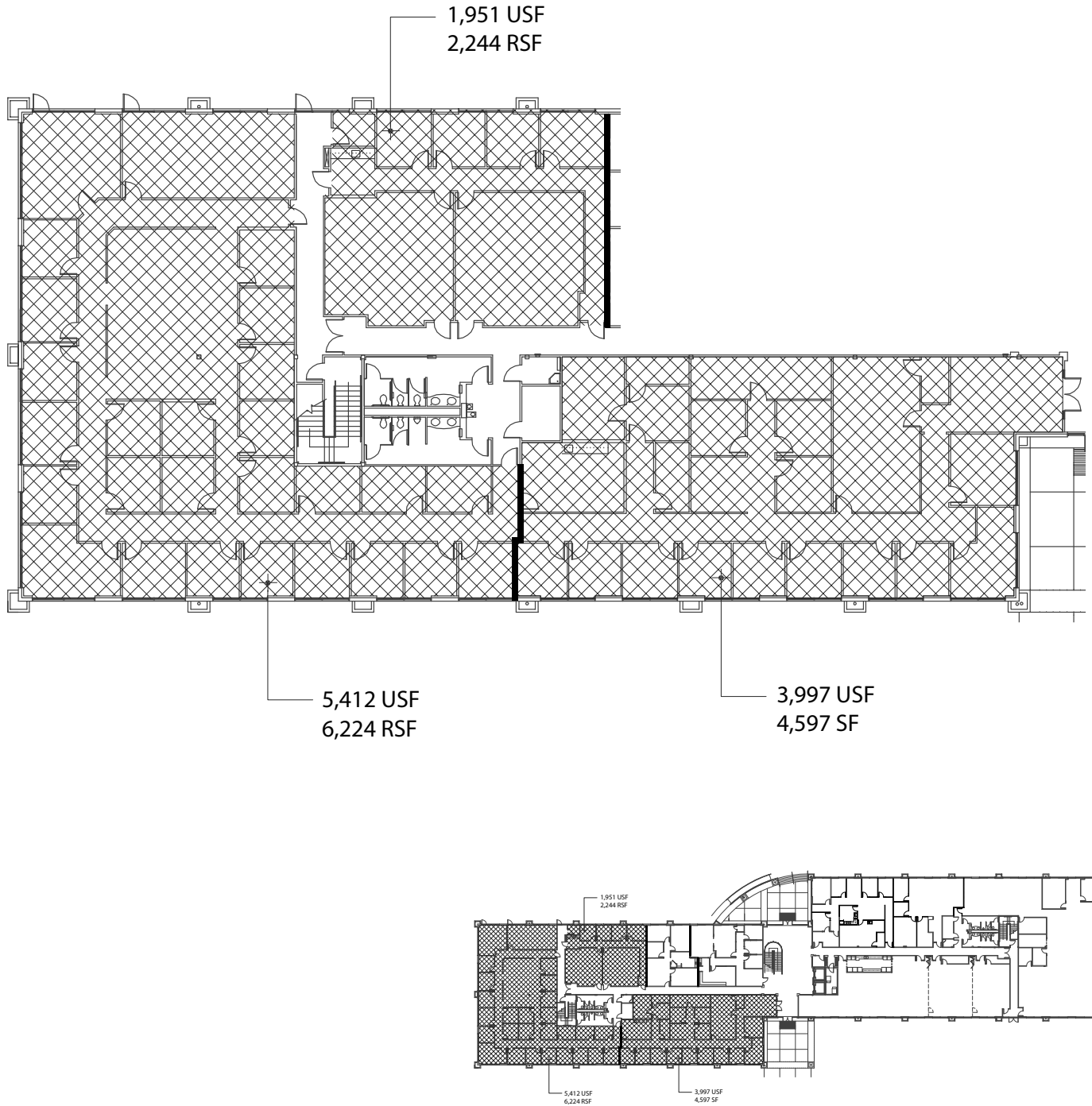
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AVAILABLE SPACE  
Two Twin Oaks

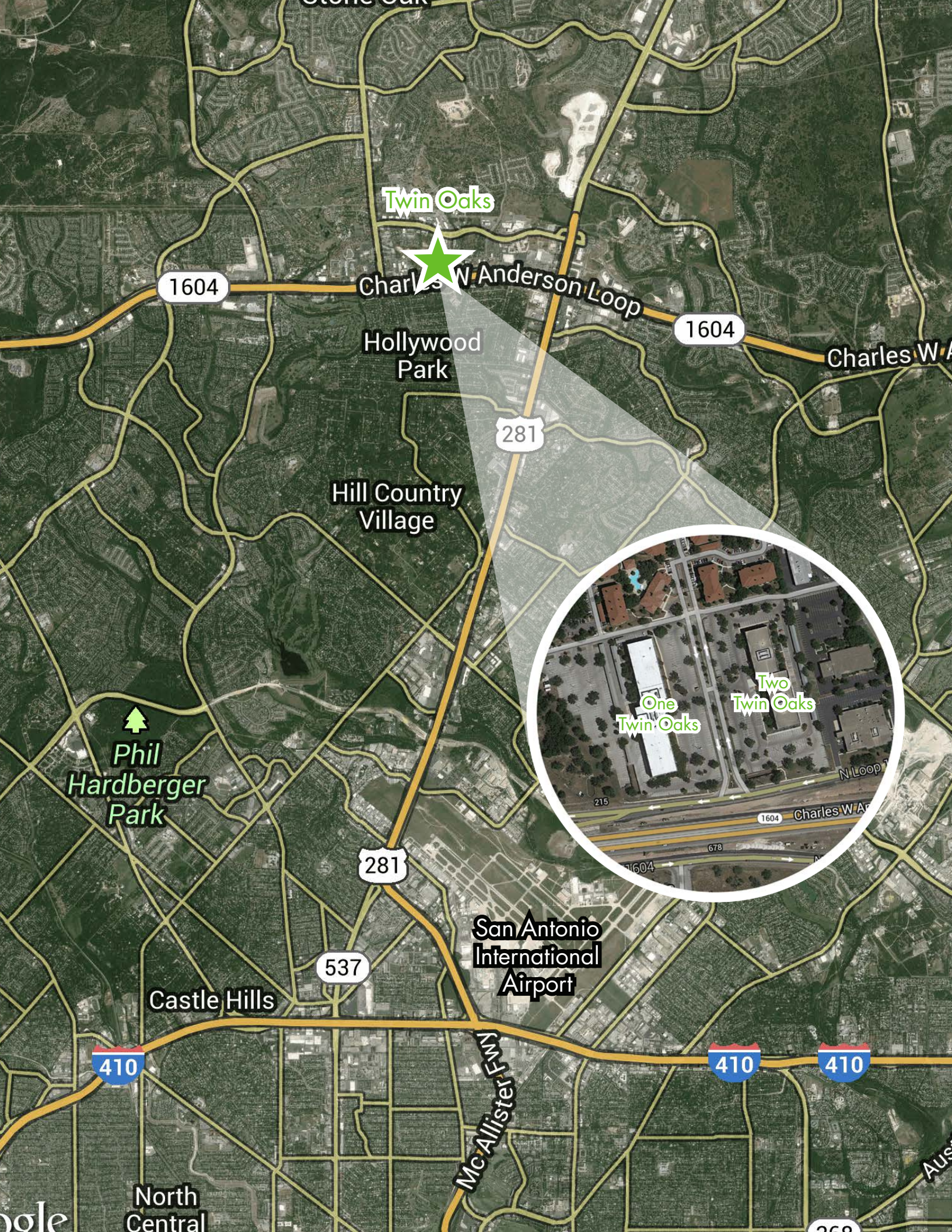
Suite 100  
2,244 RSF - 13,066 RSF



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Twin Oaks

1604

Charles W Anderson Loop

1604

Charles W Anderson Loop

Hollywood Park

281

Hill Country Village

Phil Hardberger Park

281



One Twin Oaks

Two Twin Oaks

San Antonio International Airport

537

Castle Hills

410

410

410

North Central

McAllister Ewy

260



## INFORMATION ON BROKERAGE RELATIONSHIPS (TREC)

Before working with a real estate broker, you shall know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A Broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. **Shall treat all parties honestly;**
2. **May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;**
3. **May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and**
4. **May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.**

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information for Broker's records.

SELLER/LANDLORD:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

BUYER/TENANT:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_