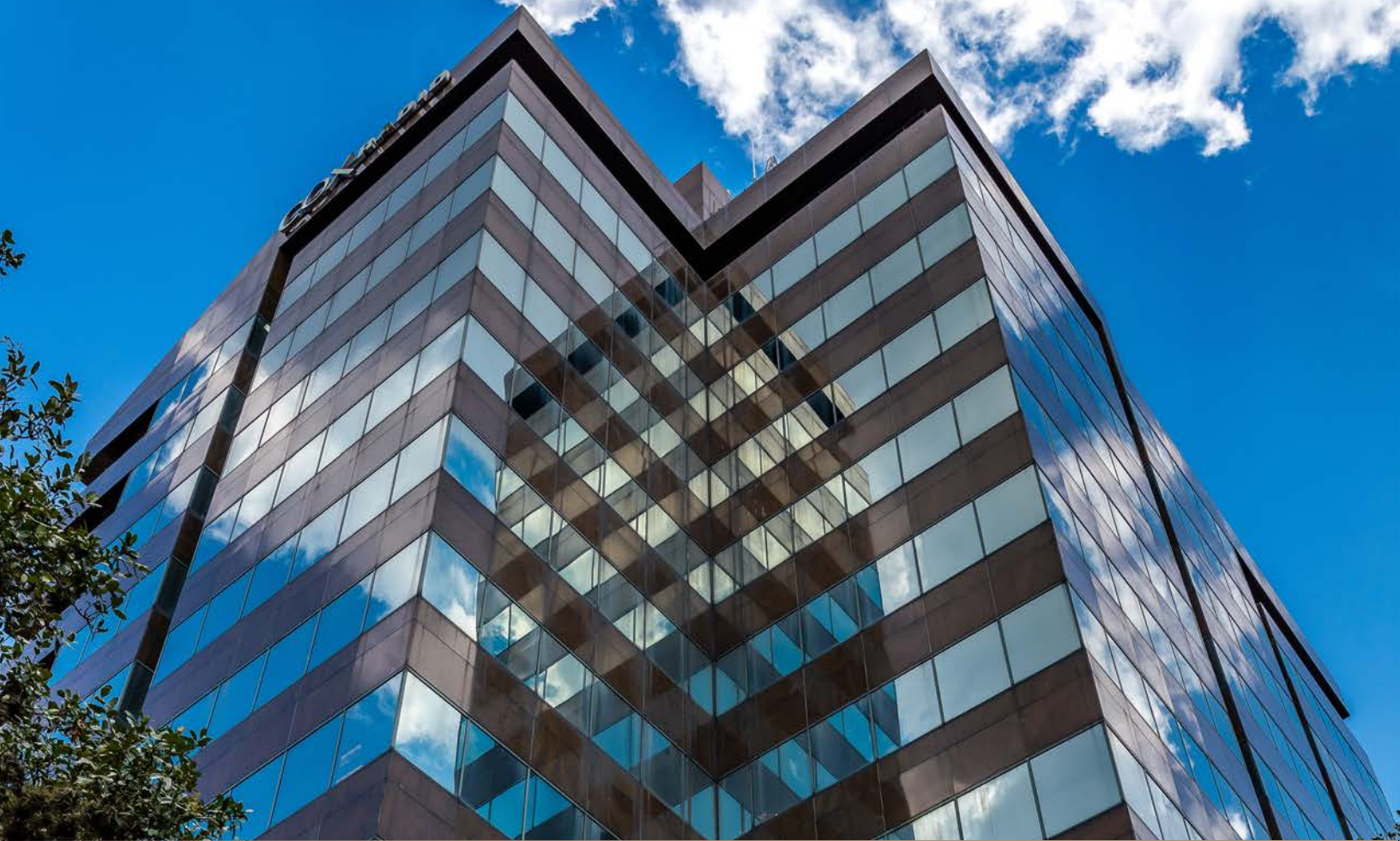


ASHFORD OAKS

8122 Datapoint Drive | San Antonio, TX 78229

CLASS A OFFICE SPACE AVAILABLE IN NORTHWEST SAN ANTONIO



NEW RENOVATIONS | NEW OPPORTUNITIES



LEASING INFORMATION

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MASON POLLARD
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PROPERTY INFORMATION

13-STORY, CLASS A OFFICE BUILDING

190,819± SQUARE FEET

AVERAGE FLOOR SIZE: 15,578± RSF

PARKING RATIO: 3.38/1,000

AVAILABILITIES

SUITE 310: 3,296 SF SUITE 1150: 5,666 SF

SUITE 405: 3,756 SF

SUITE 502: 5,875 SF

SUITE 750: 3,080 SF

GREAT ACCESS TO IH-10 & MEDICAL CENTER

MOVE-IN READY SUITES

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RENOVATIONS



Complete Building Upgrades Include:

HVAC System

- *Complete System Replacement*
- *Added Redundancy*
- *Increased Building Efficiency*

Common Corridors

- *New Carpet Tile*
- *High End Volumetric Lighting*
- *LED Lobby Lighting*
- *Remodeled Restrooms*

Elevators

- *Complete Modernization*
- *Upgraded Finishes*

Spec/White Box

- *Move-In Ready Suites*
- *New Finishes Throughout*

Tenant Amenities Suite

- *Conference Rooms*
- *Fresh Food Options*
- *Lounge*

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South Texas Medical Center

WURZBACH RD

FREDERICKSBURG RD

DATAPOINT DR

MEDICAL DRIVE



SUPERIOR LOCATION

Ashford Oaks is one of the highest elevated building locations in the city providing tenants with breathtaking views of the downtown skyline and the Texas Hill Country. The property is one block from the South Texas Medical Center with an excellent central location that offers easy access. Close proximity to the IH-10/Loop 410 interchange provides quick and direct access to the Airport (a 5-7 minute drive), downtown and all areas of San Antonio.

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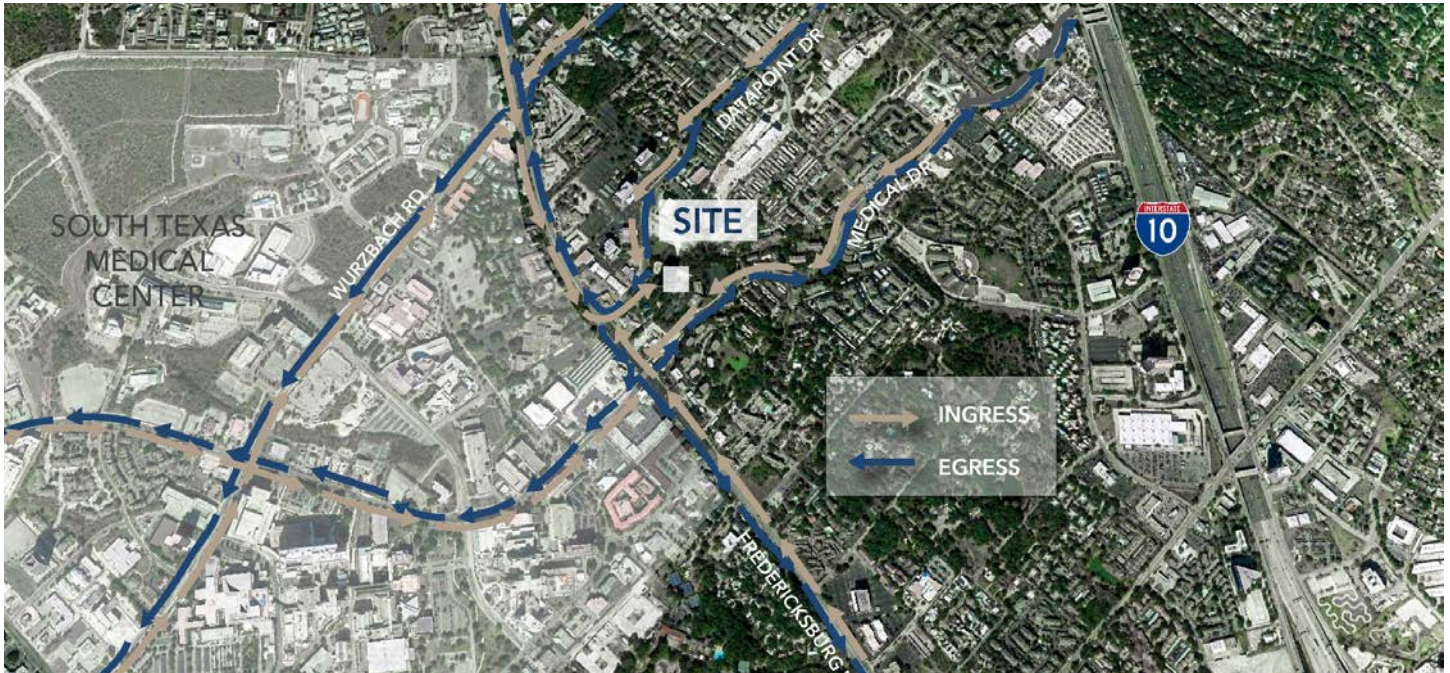
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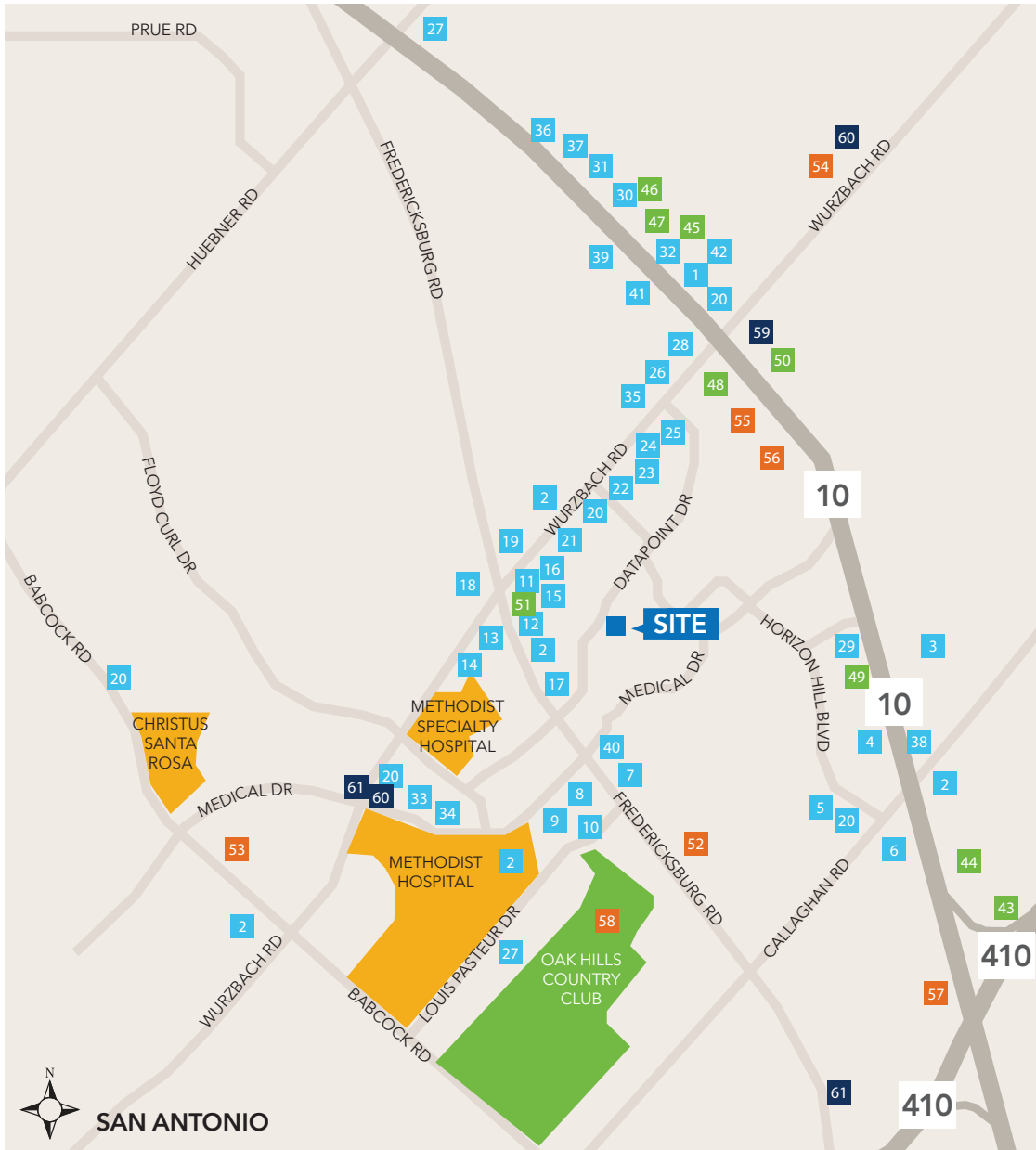
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RESTAURANTS

- | | | | | |
|--------------------------|--------------------------|-----------------------|------------------------------|-----------------------|
| 1 Jason's Deli | 10 Mencius Hunan Cuisine | 19 Hooters | 28 Pizza Hut | 37 The County Line |
| 2 Subway | 11 Domino's Pizza | 20 Starbucks | 29 Sumo Japanese Steakhouse | 38 Las Palapas |
| 3 Yaya's Thai Restaurant | 12 Taco Cabana | 21 Poblanos | 30 Firehouse Subs | 39 Alamo Café |
| 4 Mamacita's Restaurant | 13 French Sandwiches | 22 Golden Wok Chinese | 31 First Watch | 40 Jersey Mike's Subs |
| 5 Lenny's | 14 India Palace | 23 Fujiya | 32 Sushi Zushi | 41 Ceviche 210 |
| 6 Chacho's Mexican | 15 KFC | 24 Yellowfish Sushi | 33 Chipotle Mexican Grill | 42 Fuddrucker's |
| 7 Papa John's Pizza | 16 Dry Dock Seafood | 25 Bill Miller BBQ | 34 Chickfila | |
| 8 Black-eyed Pea | 17 Sarita's | 26 Arby's | 35 Pasha Mediterranean Grill | |
| 9 Wing Stop | 18 Torchy's Tacos | 27 Jimmy John's | 36 Pappasito's Cantina | |



LODGING

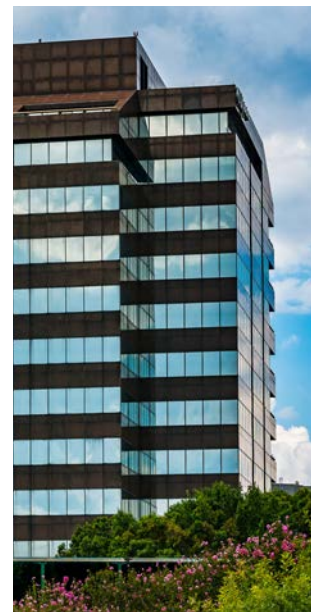
- 43 Marriott
- 44 Embassy Suites
- 45 Omni Colonnade
- 46 Hyatt Place
- 47 Hilton
- 48 Candlewood Suites
- 49 La Quinta Inn & Suites
- 50 Motel 6
- 51 Courtyard Marriott

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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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
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kelly Ralston	538964	kelly.ralston@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mason Pollard	672364	mason.pollard@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

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