

**7910 Teak Lane**  
 San Antonio, TX 78209

**For Lease**



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# Table of Contents

<b>SECTION 1</b>	Maps
<b>SECTION 2</b>	Plans
<b>SECTION 3</b>	Photos
<b>SECTION 4</b>	Property Summary
<b>SECTION 5</b>	Quote Sheet
<b>SECTION 6</b>	San Antonio Overview
<b>SECTION 7</b>	Medical Office Market Snapshot
<b>SECTION 8</b>	Demographics
<b>SECTION 9</b>	TREC Agency Disclosure

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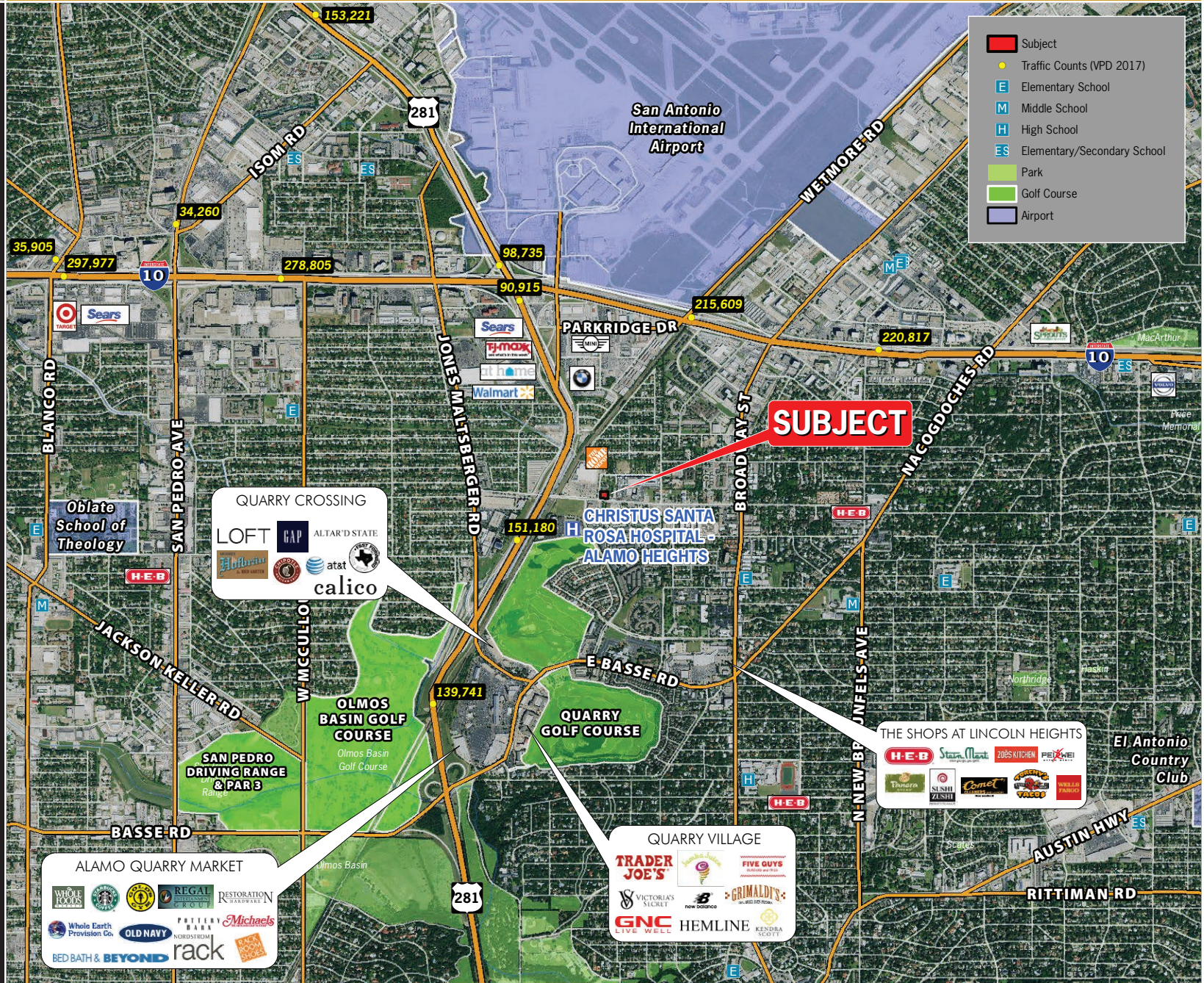








# Aerial Map



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# Site Aerial



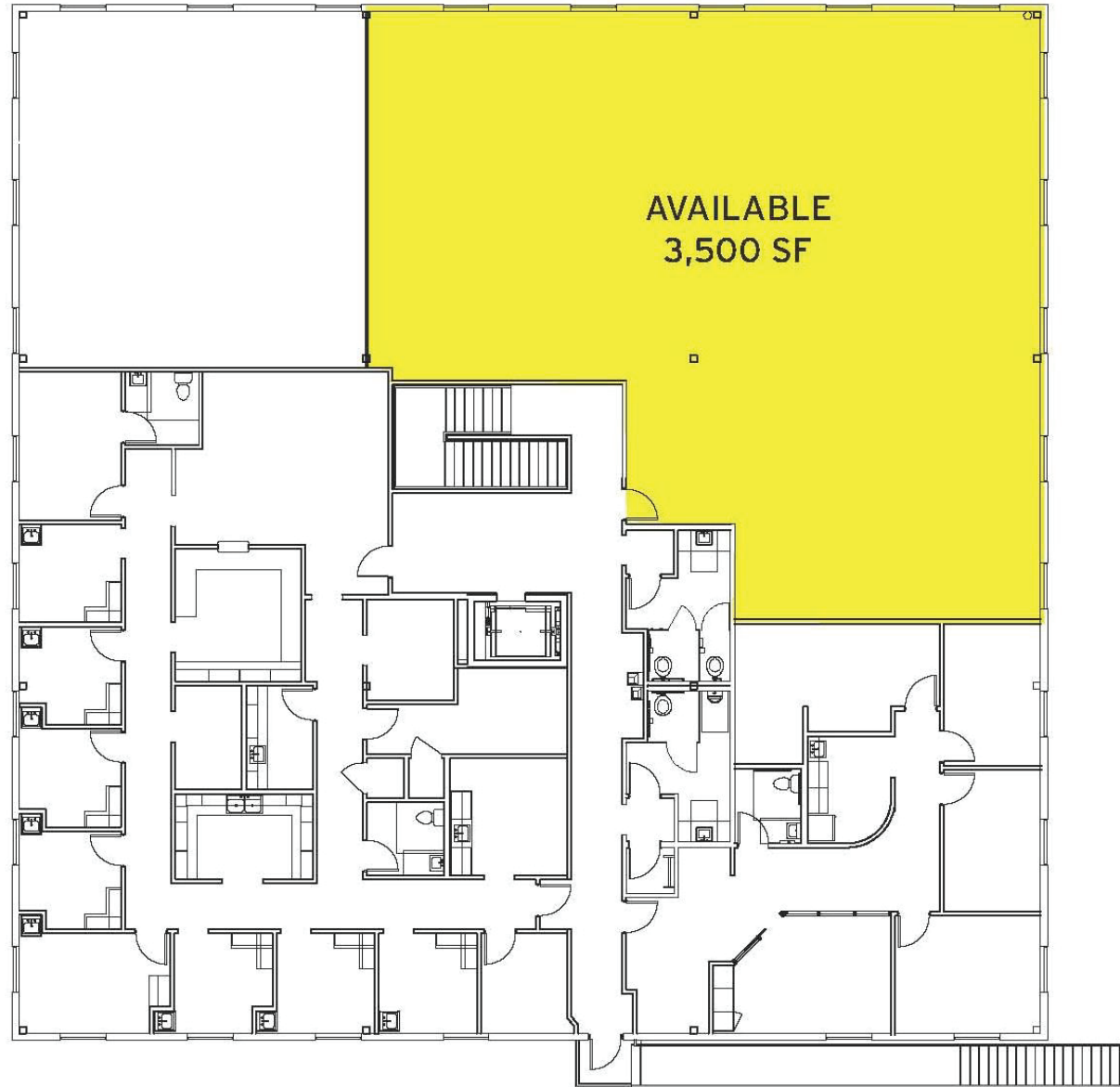
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# Floor Plan



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# Photos



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# Property Summary

Address	7910 Teak Lane	Comments
Location	Teak Lane and Sunset	<ul style="list-style-type: none"><li>▪ Excellent visibility</li></ul>
Property Details	10,672 SF Office Building 0.497 Acres	<ul style="list-style-type: none"><li>▪ Quick and easy access to downtown, airport, and other portions of town</li><li>▪ Central location with ease of access to all points around town</li></ul>
Legal Description	NCB 11884 BLK LOT 97 (SUNSET COMMERCIAL SUBD)	<ul style="list-style-type: none"><li>▪ Easy ingress and egress to Sunset and Hwy 281</li></ul>
Zoning	O-2	
Year Built	2015	
Road Frontage	130.4 ft on Teak Lane	

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# Quote Sheet

Square Footage Available	3,500 SF
Lease Price	\$22.00 PSF
NNN	\$8.00 PSF
First Month's Rental	Due upon execution of lease document by Tenant
Improvements	Negotiable
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
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.

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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.





# San Antonio Overview

## Largest U.S. Cities

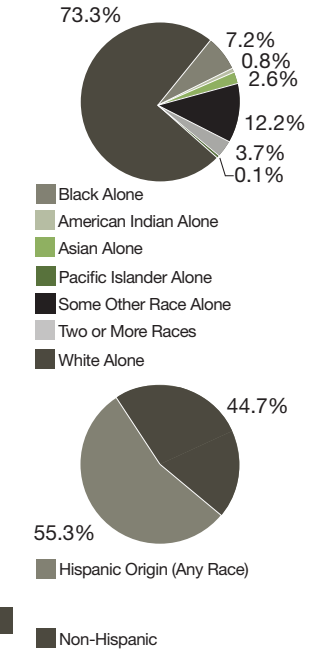
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## San Antonio-New Braunfels Metro Area

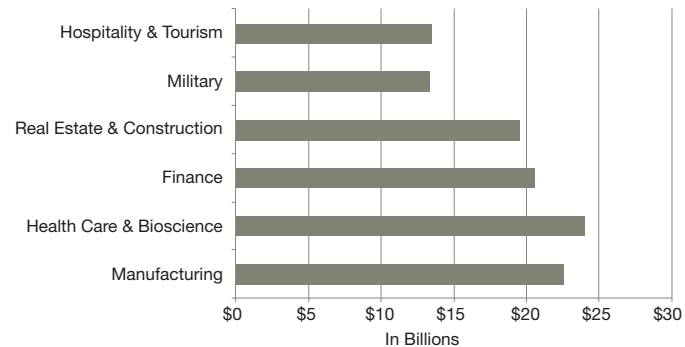
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2019 Estimate	2,547,033	35.6	904,857
2024 Projection	2,776,239	36.3	986,160

	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
2019 Estimate	\$79,695	\$57,387	\$28,442
2024 Projection	\$90,560	\$64,392	\$32,288

## Ethnicity



## Major Industries



Fortune 500 Companies		
SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

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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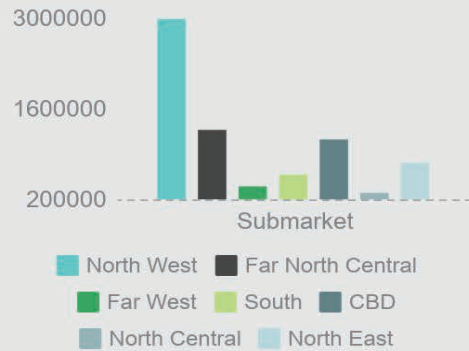




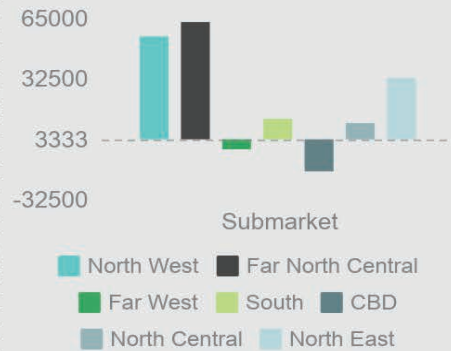
# Medical Office Market Snapshot - 4Q 2018

## Medical Office Market Snapshot - 4Q 2018

Citywide Inventory  
7,426,620 SF



2018 Absorption  
148,946 SF



### Healthcare Industry

- \$28.4 Billion Economic Impact - 6x more vs. 1990
- 1 in 6 employed in Medical/Bioscience Sector
- 50,000 net new jobs over past decade

### South Texas Medical Center Key Facts

- 12 major hospitals
- 5.6 million annual patient visits
- 46,000 total employment
- 40+ medical/professional office buildings

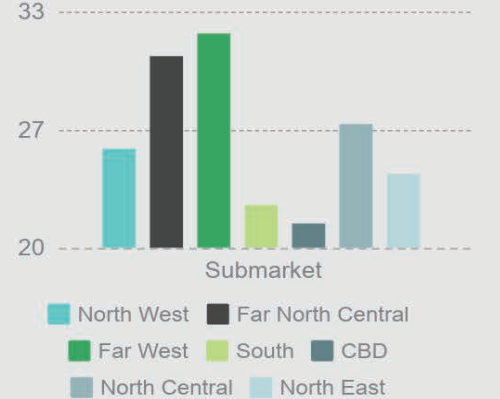
Direct Occupancy

6,071,279 SF  
81.8%  
vs 4Q17  
1.0 pt

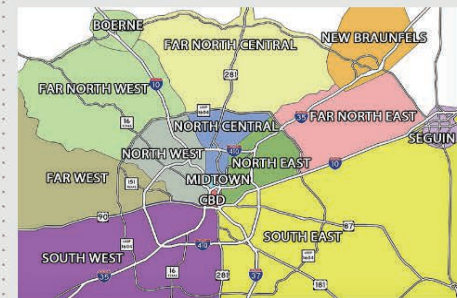


Average Quoted Rent

\$25.72 / SF Full Service  
vs 4Q17  
1%



Submarket Map



Market Intelligence Guided by Experience

**Kimberly S. Gately**  
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Analysis by REOC San Antonio based on data provided by the San Antonio Commercial Real Estate Data Alliance (SACREDA) and approved by the SACREDA Office Advisory Board. Statistical information is calculated for multi-tenant office bldgs. 20,000 sf and larger (excluding Single-Tenant, Owner-Occupied, Gov't and Medical Buildings). Rental rates reflect non-weighted strict average asking rental rates quoted on an annual full-service basis. Rents quoted on a non-full service basis (such as NNN) have been calculated up to reflect the full-service rate.

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# Demographics: 1-Mile

Summary	Census 2010	2018	2023			
Population	12,065	13,042	13,712			
Households	5,398	5,857	6,175			
Families	2,714	2,890	3,023			
Average Household Size	2.13	2.12	2.12			
Owner Occupied Housing Units	2,603	2,548	2,713			
Renter Occupied Housing Units	2,795	3,309	3,462			
Median Age	42.2	44.7	45.6			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	1.01%	1.65%	0.83%			
Households	1.06%	1.62%	0.79%			
Families	0.90%	1.58%	0.71%			
Owner HHs	1.26%	2.09%	1.16%			
Median Household Income	1.38%	2.23%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	687	11.7%	616	10.0%		
\$15,000 - \$24,999	623	10.6%	575	9.3%		
\$25,000 - \$34,999	721	12.3%	725	11.7%		
\$35,000 - \$49,999	711	12.1%	746	12.1%		
\$50,000 - \$74,999	1,132	19.3%	1,207	19.5%		
\$75,000 - \$99,999	479	8.2%	545	8.8%		
\$100,000 - \$149,999	655	11.2%	806	13.1%		
\$150,000 - \$199,999	389	6.6%	430	7.0%		
\$200,000+	461	7.9%	525	8.5%		
Median Household Income	\$52,858		\$56,621			
Average Household Income	\$85,545		\$94,180			
Per Capita Income	\$40,225		\$44,132			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	555	4.6%	557	4.3%	581	4.2%
5 - 9	681	5.6%	638	4.9%	646	4.7%
10 - 14	697	5.8%	704	5.4%	720	5.3%
15 - 19	678	5.6%	651	5.0%	669	4.9%
20 - 24	763	6.3%	848	6.5%	816	6.0%
25 - 34	1,579	13.1%	1,682	12.9%	1,752	12.8%
35 - 44	1,451	12.0%	1,485	11.4%	1,581	11.5%
45 - 54	1,609	13.3%	1,527	11.7%	1,492	10.9%
55 - 64	1,407	11.7%	1,679	12.9%	1,680	12.3%
65 - 74	975	8.1%	1,398	10.7%	1,661	12.1%
75 - 84	882	7.3%	952	7.3%	1,165	8.5%
85+	788	6.5%	921	7.1%	951	6.9%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,963	82.6%	10,501	80.5%	10,928	79.7%
Black Alone	321	2.7%	394	3.0%	444	3.2%
American Indian Alone	87	0.7%	98	0.8%	104	0.8%
Asian Alone	236	2.0%	312	2.4%	379	2.8%
Pacific Islander Alone	8	0.1%	13	0.1%	15	0.1%
Some Other Race Alone	1,114	9.2%	1,325	10.2%	1,400	10.2%
Two or More Races	336	2.8%	400	3.1%	441	3.2%
Hispanic Origin (Any Race)	5,853	48.5%	6,884	52.8%	7,567	55.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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# Demographics: 3-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
Population	90,552		96,287		100,556	
Households	37,899		40,225		42,002	
Families	21,657		22,605		23,456	
Average Household Size	2.33		2.34		2.34	
Owner Occupied Housing Units	20,119		20,031		21,487	
Renter Occupied Housing Units	17,780		20,194		20,515	
Median Age	38.6		40.0		41.0	
<b>Trends: 2018 - 2023 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.87%		1.65%		0.83%	
Households	0.87%		1.62%		0.79%	
Families	0.74%		1.58%		0.71%	
Owner HHs	1.41%		2.09%		1.16%	
Median Household Income	1.72%		2.23%		2.50%	
<b>Households by Income</b>						
			<b>2018</b>		<b>2023</b>	
			Number	Percent	Number	Percent
<\$15,000			4,805	11.9%	4,259	10.1%
\$15,000 - \$24,999			3,949	9.8%	3,580	8.5%
\$25,000 - \$34,999			4,084	10.2%	3,946	9.4%
\$35,000 - \$49,999			5,124	12.7%	5,256	12.5%
\$50,000 - \$74,999			7,041	17.5%	7,575	18.0%
\$75,000 - \$99,999			3,744	9.3%	4,230	10.1%
\$100,000 - \$149,999			4,964	12.3%	5,987	14.3%
\$150,000 - \$199,999			2,400	6.0%	2,608	6.2%
\$200,000+			4,114	10.2%	4,562	10.9%
Median Household Income			\$55,721		\$60,687	
Average Household Income			\$94,978		\$103,883	
Per Capita Income			\$40,742		\$44,446	
<b>Population by Age</b>						
			<b>2018</b>		<b>2023</b>	
			Number	Percent	Number	Percent
0 - 4	5,703	6.3%	5,501	5.7%	5,751	5.7%
5 - 9	5,700	6.3%	5,656	5.9%	5,710	5.7%
10 - 14	5,663	6.3%	5,886	6.1%	5,891	5.9%
15 - 19	5,980	6.6%	5,916	6.1%	5,978	5.9%
20 - 24	6,142	6.8%	6,594	6.8%	6,607	6.6%
25 - 34	11,952	13.2%	12,554	13.0%	13,068	13.0%
35 - 44	11,356	12.5%	11,472	11.9%	12,150	12.1%
45 - 54	13,058	14.4%	11,870	12.3%	11,595	11.5%
55 - 64	10,492	11.6%	12,542	13.0%	12,482	12.4%
65 - 74	6,243	6.9%	9,177	9.5%	10,922	10.9%
75 - 84	5,147	5.7%	5,430	5.6%	6,607	6.6%
85+	3,115	3.4%	3,691	3.8%	3,797	3.8%
<b>Race and Ethnicity</b>						
			<b>2018</b>		<b>2023</b>	
			Number	Percent	Number	Percent
White Alone	72,189	79.7%	75,118	78.0%	77,891	77.5%
Black Alone	3,172	3.5%	3,608	3.7%	3,946	3.9%
American Indian Alone	697	0.8%	760	0.8%	800	0.8%
Asian Alone	1,353	1.5%	1,724	1.8%	2,065	2.1%
Pacific Islander Alone	71	0.1%	92	0.1%	105	0.1%
Some Other Race Alone	10,413	11.5%	11,857	12.3%	12,312	12.2%
Two or More Races	2,657	2.9%	3,127	3.2%	3,438	3.4%
Hispanic Origin (Any Race)	43,940	48.5%	49,820	51.7%	53,964	53.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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# Demographics: 5-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
Population	277,860		297,161		310,591	
Households	114,001		121,818		127,355	
Families	64,849		68,021		70,627	
Average Household Size	2.35		2.36		2.36	
Owner Occupied Housing Units	55,747		55,206		59,225	
Renter Occupied Housing Units	58,254		66,612		68,130	
Median Age	35.8		37.1		37.9	
<b>Trends: 2018 - 2023 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.89%		1.65%		0.83%	
Households	0.89%		1.62%		0.79%	
Families	0.75%		1.58%		0.71%	
Owner HHs	1.42%		2.09%		1.16%	
Median Household Income	1.70%		2.23%		2.50%	
<b>Households by Income</b>	<b>2018</b>		<b>2023</b>			
	Number	Percent	Number	Percent		
<\$15,000	15,857	13.0%	14,171	11.1%		
\$15,000 - \$24,999	13,681	11.2%	12,450	9.8%		
\$25,000 - \$34,999	14,158	11.6%	13,749	10.8%		
\$35,000 - \$49,999	17,836	14.6%	18,394	14.4%		
\$50,000 - \$74,999	22,051	18.1%	23,912	18.8%		
\$75,000 - \$99,999	11,974	9.8%	13,715	10.8%		
\$100,000 - \$149,999	13,510	11.1%	16,574	13.0%		
\$150,000 - \$199,999	5,252	4.3%	5,860	4.6%		
\$200,000+	7,498	6.2%	8,529	6.7%		
Median Household Income	\$49,297		\$53,642			
Average Household Income	\$76,109		\$84,192			
Per Capita Income	\$32,172		\$35,455			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,255	6.6%	17,924	6.0%	18,871	6.1%
5 - 9	17,337	6.2%	17,626	5.9%	17,869	5.8%
10 - 14	16,809	6.0%	17,445	5.9%	17,673	5.7%
15 - 19	18,888	6.8%	18,826	6.3%	19,191	6.2%
20 - 24	23,136	8.3%	23,676	8.0%	24,148	7.8%
25 - 34	41,659	15.0%	44,697	15.0%	45,762	14.7%
35 - 44	35,466	12.8%	37,069	12.5%	39,636	12.8%
45 - 54	38,212	13.8%	35,364	11.9%	34,635	11.2%
55 - 64	31,015	11.2%	36,321	12.2%	36,441	11.7%
65 - 74	17,972	6.5%	26,364	8.9%	30,897	9.9%
75 - 84	12,768	4.6%	14,105	4.7%	17,407	5.6%
85+	6,343	2.3%	7,747	2.6%	8,059	2.6%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	212,291	76.4%	221,032	74.4%	229,044	73.7%
Black Alone	15,727	5.7%	17,936	6.0%	19,481	6.3%
American Indian Alone	2,438	0.9%	2,694	0.9%	2,837	0.9%
Asian Alone	4,848	1.7%	6,022	2.0%	7,123	2.3%
Pacific Islander Alone	331	0.1%	403	0.1%	446	0.1%
Some Other Race Alone	33,087	11.9%	38,405	12.9%	40,036	12.9%
Two or More Races	9,138	3.3%	10,669	3.6%	11,623	3.7%
Hispanic Origin (Any Race)	150,193	54.1%	171,161	57.6%	185,086	59.6%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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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 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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