

CLASS A OFFICE SPACE AVAILABLE

10 Dominion Drive
San Antonio, TX 78257



For more information please contact:
Amanda Concha / Aaron Brown
210-288-9016 / 210-502-4887
Amanda.concha@corecommercialsa.com
www.corecommercialsa.com



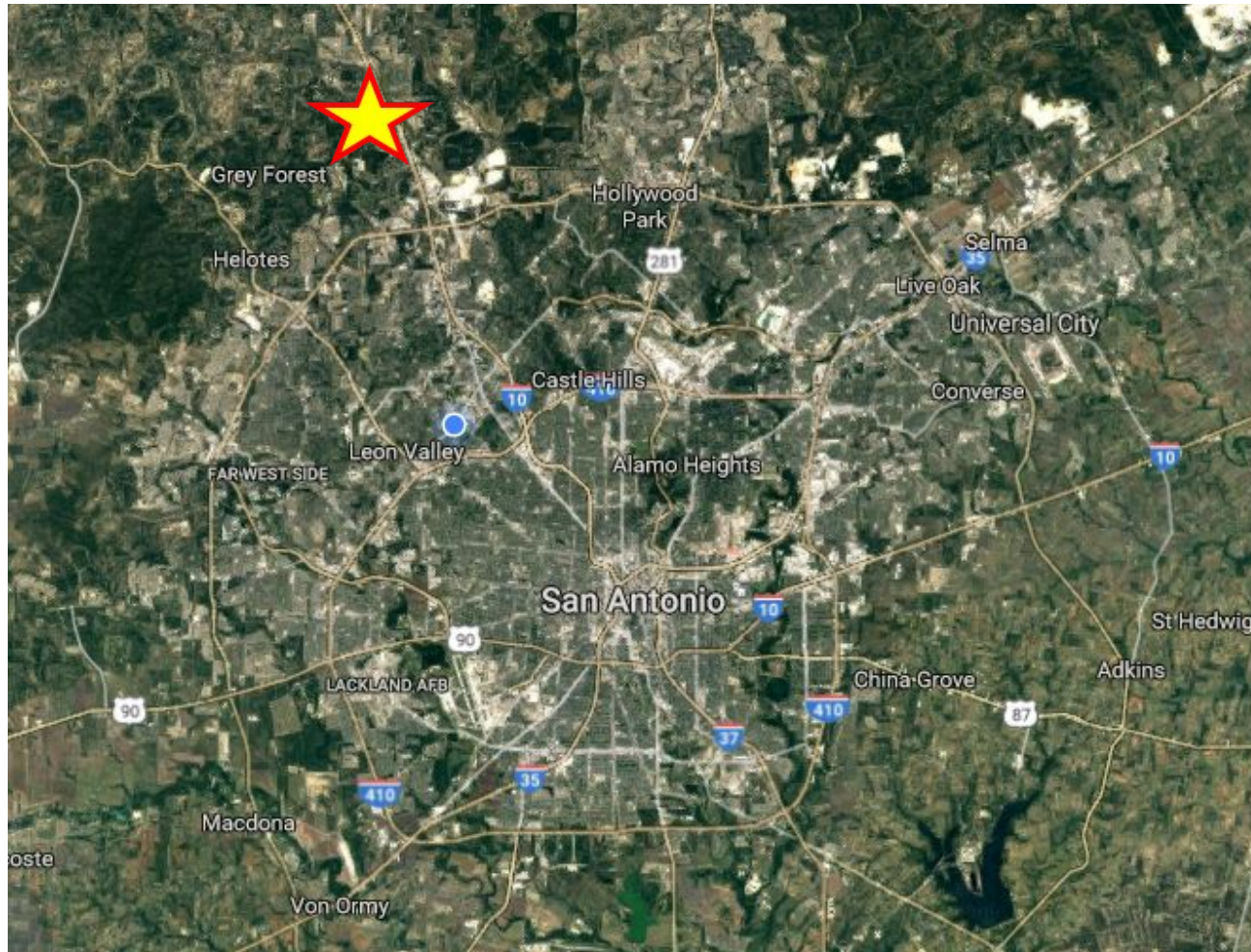


- World-class golf course on 260 acres
- Terrific views with rolling terrain, lakes and creeks, and large beautiful homes
- Convenient access to Interstate 10, the Rim, restaurants and retail shops

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Aerial Map

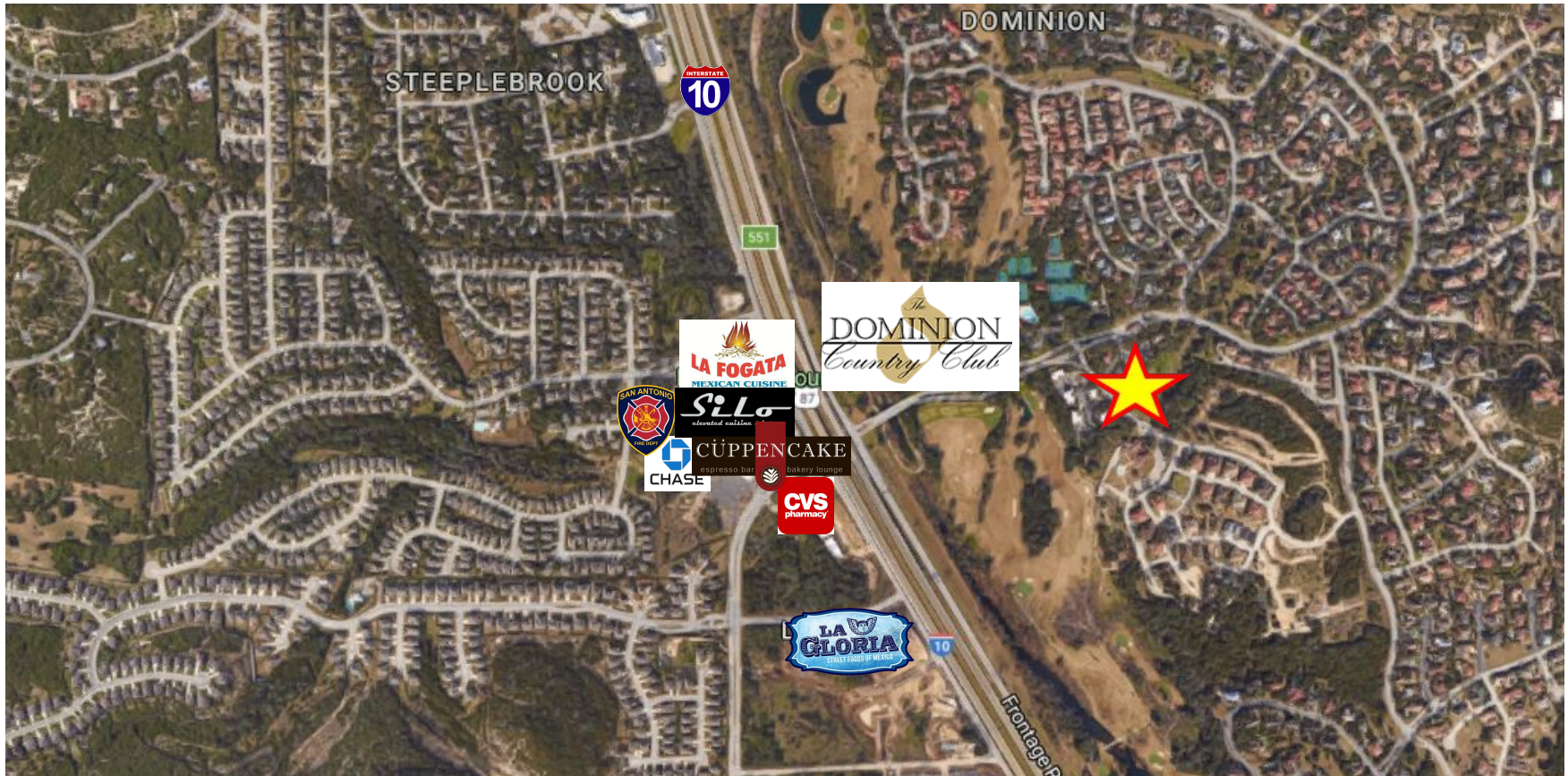


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Area Map

*Located near the entrance to the Dominion



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- 1,200 - 7,312 SF of Class A office space
 - Divisible
 - \$28 SF
- \$9.00 NNN (call for rates)
 - Janitorial included
- TI allowance available

- 3,300 SF Class A office space
 - Round Building
- \$9.00 NNN (call for rates)
 - Janitorial included
- TI allowance available



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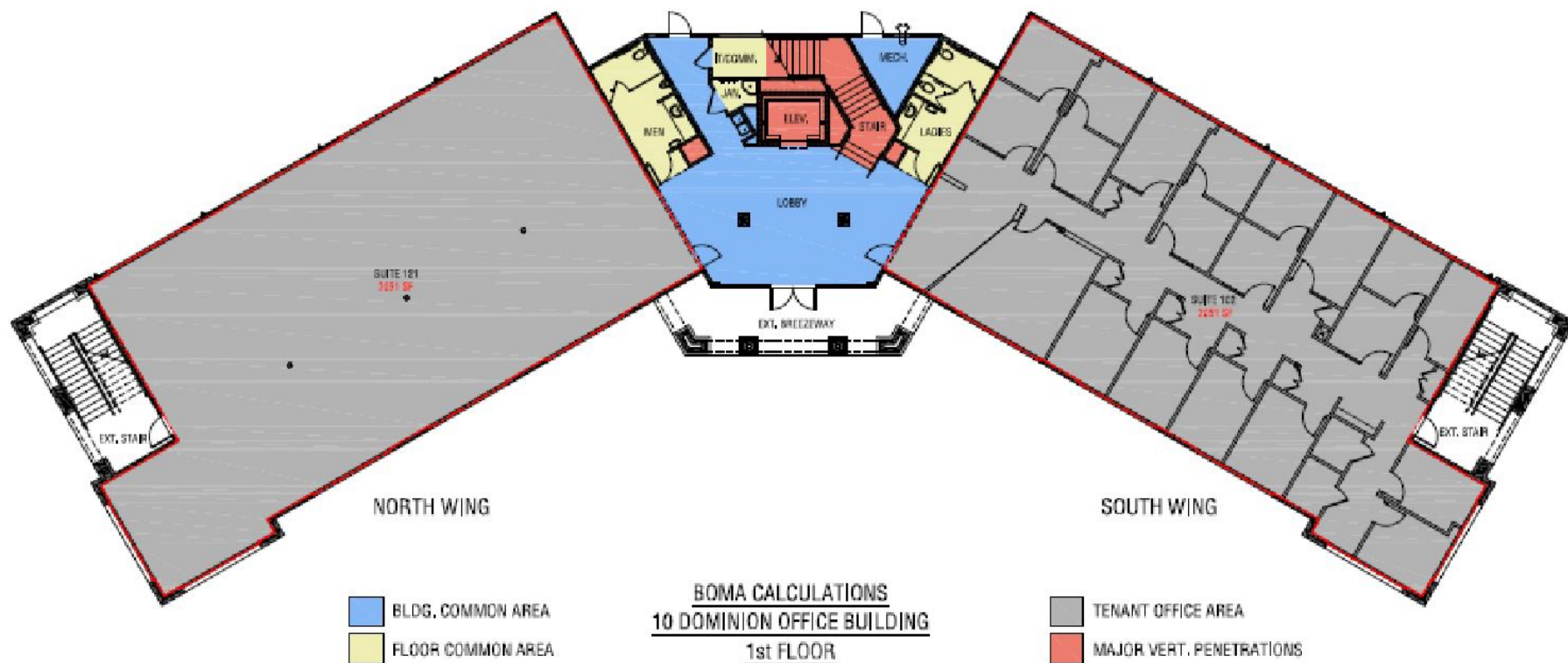
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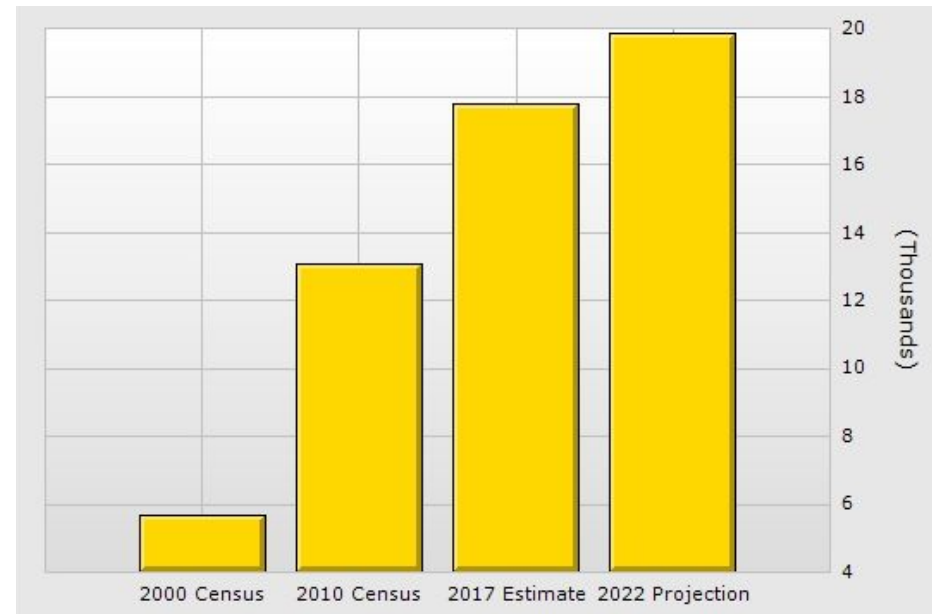
Demographics

2022 Population 19,848
Population Growth 11.68%
Average Age 38.10

Households Quick Stats

	1 Mile	2 Mile	3 Mile
Total Households	1,410	6,399	18,346
HH Growth (%)	12.13%	11.66%	12.01%
Median HH Income	\$148,579	\$128,352	\$99,412
Median Home Value	\$577,922	\$409,045	\$343,663

Annual Consumer Spending		2017		
Radius	1 Mile	3 Mile	5 Mile	
Total Specified Consumer Spending (\$)	58,173	244,325	601,900	
Apparel:				
Total Apparel	3,133	13,740	34,996	
Women's Apparel	1,335	5,749	14,326	
Men's Apparel	708	3,042	7,640	
Girl's Apparel	228	1,054	2,696	
Boy's Apparel	149	699	1,806	
Infant Apparel	104	507	1,557	
Footwear	609	2,689	6,971	
Entertainment, Hobbies & Pets:				
Total Entertainment, Hobbies & Pets	4,050	17,619	44,227	
Entertainment	714	2,995	7,731	
Audio & Visual Equipment/Service	1,843	8,186	21,006	
Reading Materials	227	922	2,151	
Pets, Toys, Hobbies	1,265	5,515	13,339	
Personal Items	4,542	18,345	43,012	
Food & Alcohol:				
Total Food & Alcohol	13,750	60,236	152,747	
Food at Home	6,755	29,710	76,041	
Food Away From Home	5,919	25,942	65,188	
Alcoholic Beverages	1,076	4,585	11,518	
Household:				
Total Household	10,418	41,414	96,478	
House Maintenance & Repair	1,728	6,727	14,643	
Household Equipment & Furnishings	3,826	16,169	39,421	
Household Operations	3,329	12,846	29,941	



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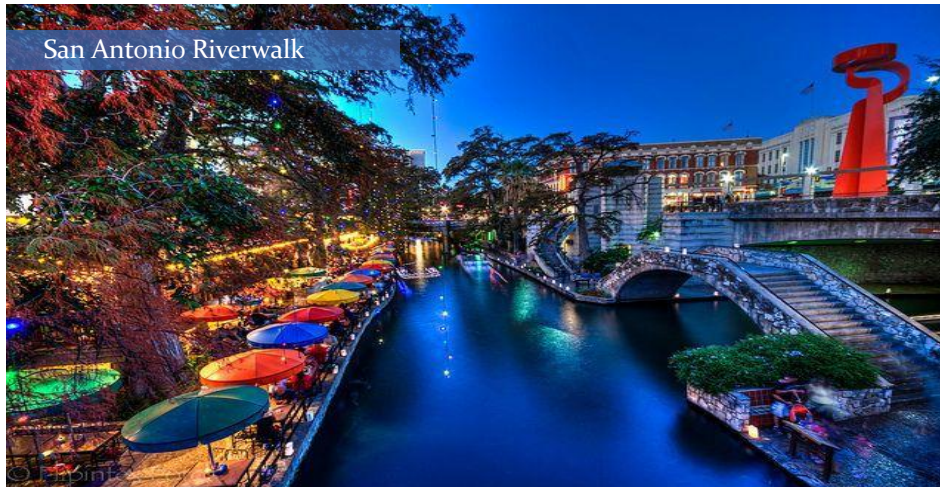
San Antonio Overview

Population

San Antonio is the 7th most populous city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow.

Industry

San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism. San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city.



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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.

SA Core Commercial, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amanda Concha	578245	amanda.concha@corecommercialsa.com	210-201-0061
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/Tenant/Seller/Landlord Initials

Date