

13003

jones maltsberger rd

FOR LEASE

CBRE

OVERVIEW

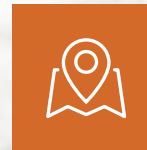
3,520 SF Office Available | Near Airport

This two-story masonry office building is perfectly positioned in the desirable North Central San Antonio area, directly across from McAllister Park and minutes from Hwy 281, the San Antonio International Airport, Wurzbach Parkway, and Thousand Oaks. The updated office build-out includes spacious open areas, conference rooms, and a full kitchen, complemented by excellent area demographics and strong traffic counts. The property offers outstanding visibility, onsite bus access, available signage, and ample parking. The building totals 3,520 SF (1,760 SF per floor) with a lease rate of \$18.00/SF/YR + NNN



HIGHLIGHTS

- › Outstanding visibility with signage opportunities
- › Ample parking
- › Central location with easy access to Loop 1604, Hwy 281 and Wurzbach Pkwy
- › Close proximity to San Antonio International Airport



**NORTHWEST
SUBMARKET**



**NNN
LEASE**



**16,777
VPD**



**± 3,540 SF
BUILDING SIZE**



**± 0.39 AC
LAND SIZE**

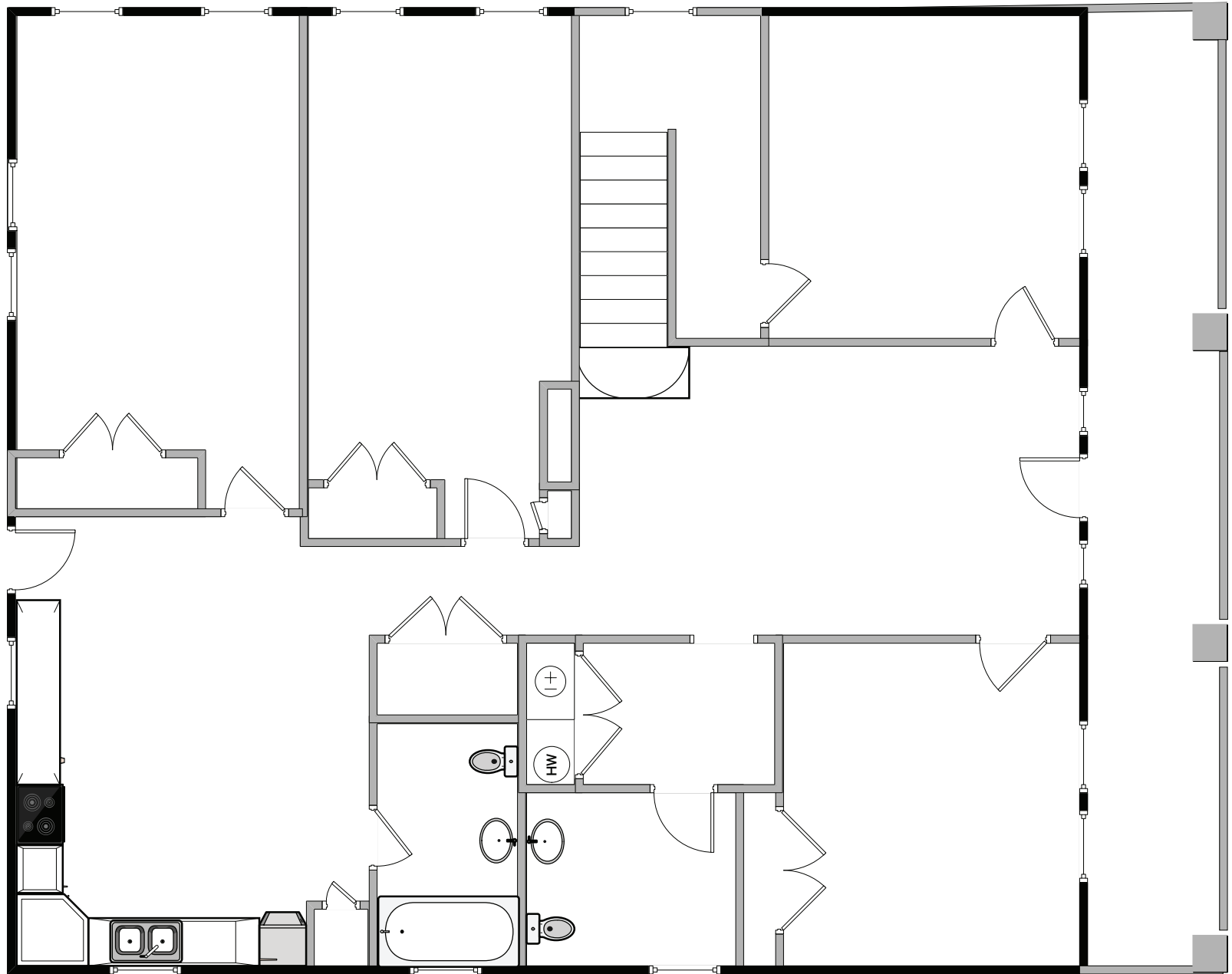


**C-2
ZONING**



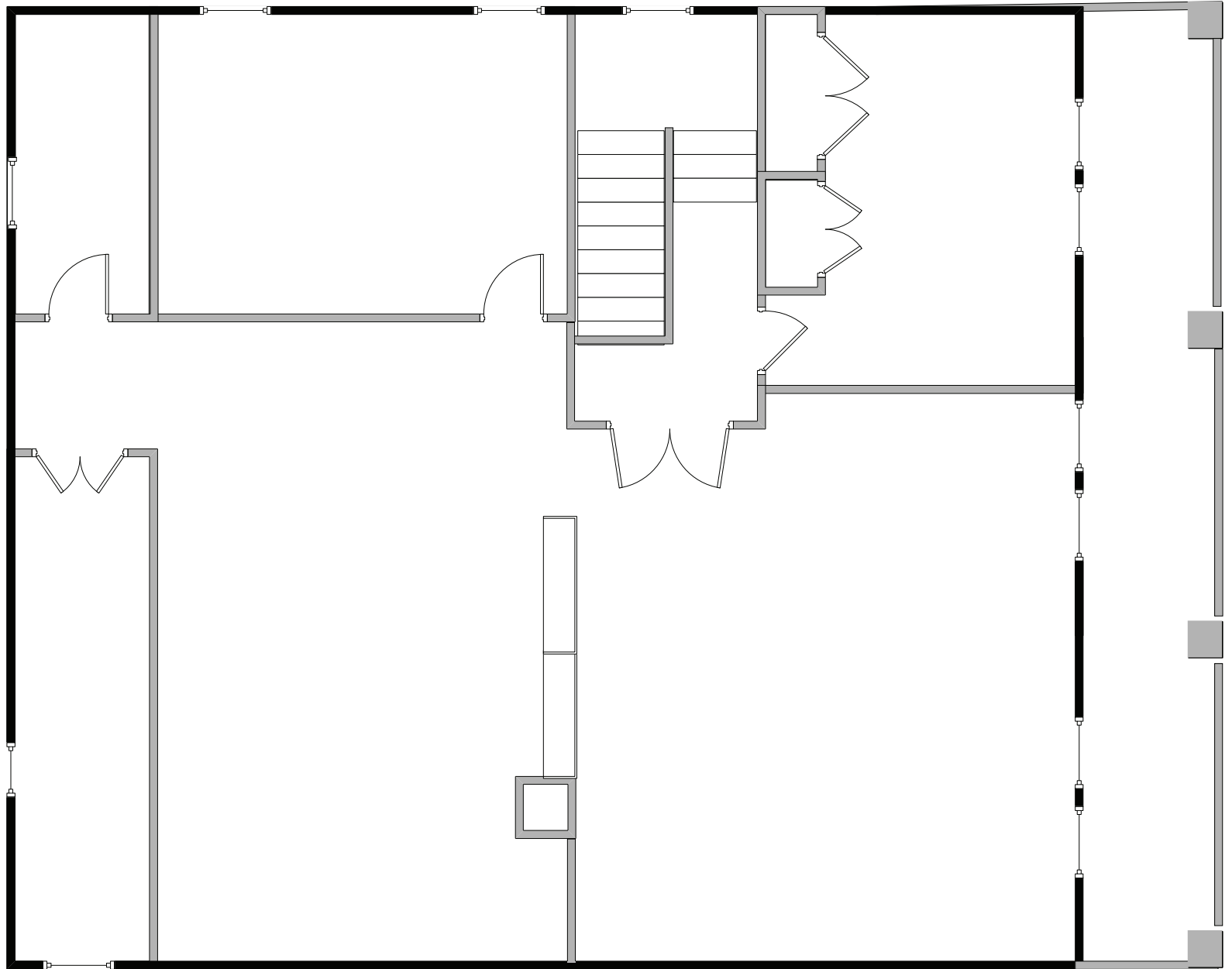
FLOOR
PLAN

First Floor | 1,760 SF



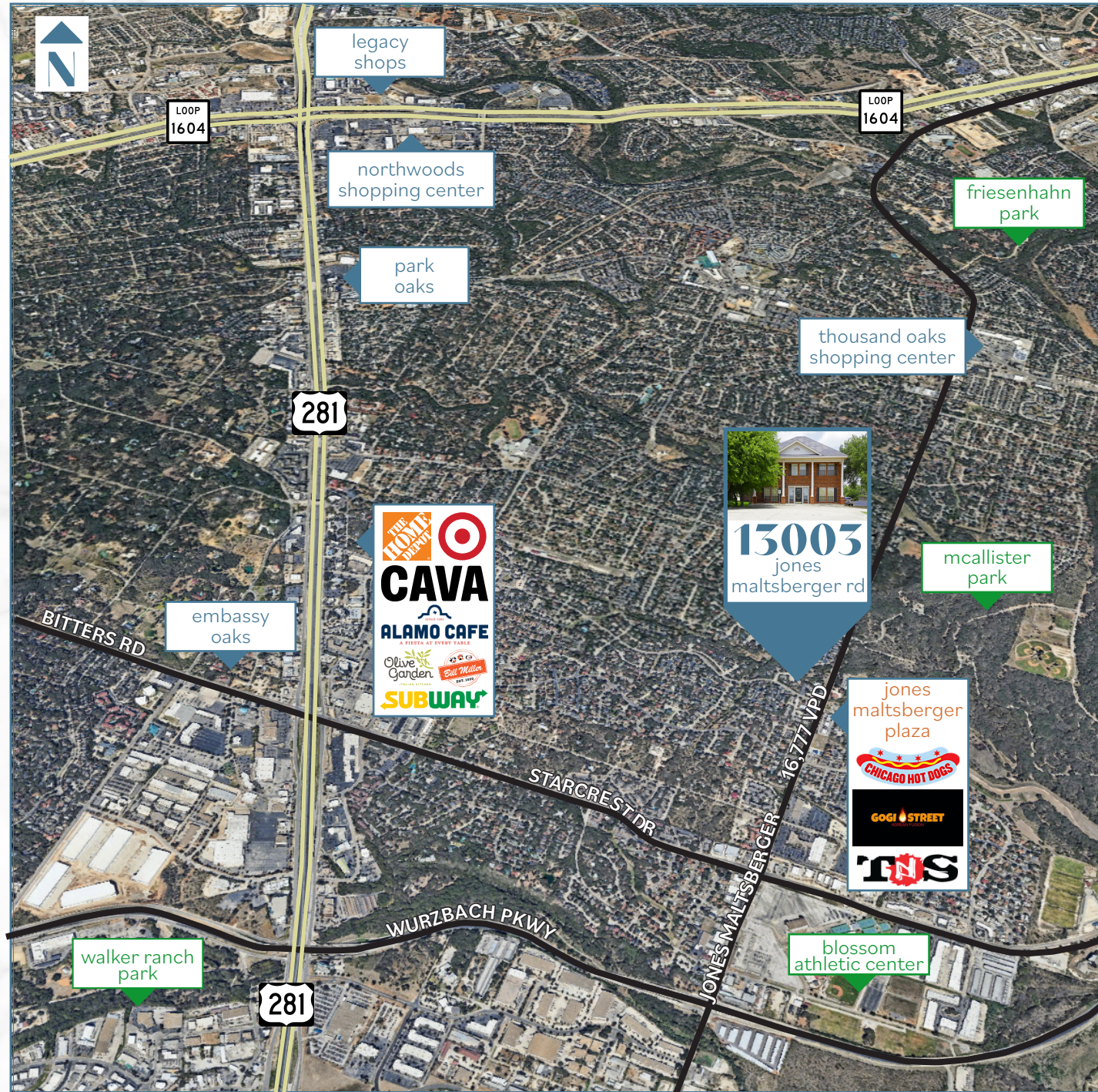
FLOOR
PLAN

Second Floor | 1,760 SF



AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES
POPULATION		
2020 Population	10,009	75,625
2025 Households	4,500	33,450
HOUSEHOLD INCOME		
Average HH Income	\$107,714	\$101,356
Median HH Income	\$85,886	\$76,312
HOUSING VALUE		
Median Home Price	\$336,535	\$328,277
Average Home Price	\$353,285	\$358,837
HOUSING UNITS		
Owner-Occupied	8,776	52,422
Renter-Occupied	3,432	29,239
PLACES OF WORK		
Businesses	355	5,887
Employees	4,001	68,994
Daytime Population	8,447	118,699
Daytime Workers	4,149	86,364
Daytime Residents	4,298	32,575



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CONTACT US

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CBRE



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Date

