

# FOR LEASE

± 2,500 SQFT  
MEDICAL CENTER  
OFFICE SPACE

6510 BABCOCK RD  
SAN ANTONIO, TEXAS 78249



FOR MORE  
INFORMATION  
PLEASE CONTACT

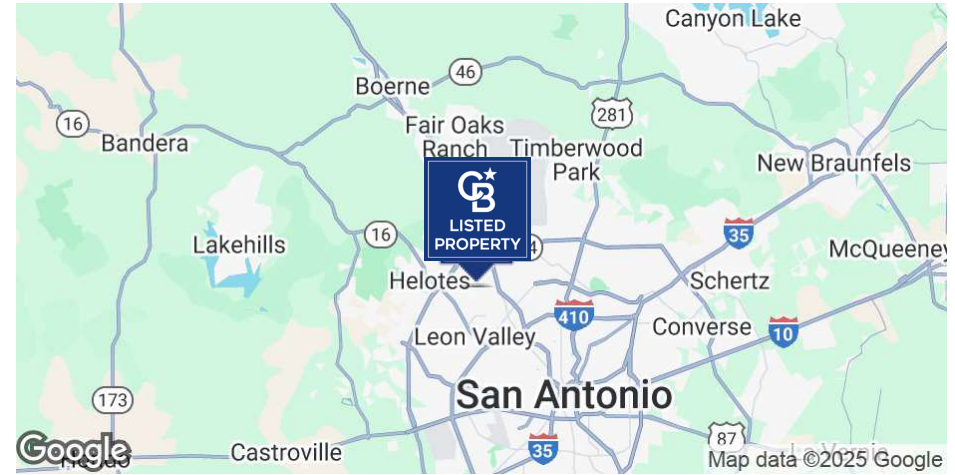
**JOSH POND**  
412.735.9961  
jpond@cbscalamo.com

 **COLDWELL BANKER  
COMMERCIAL** | ALAMO CITY

[CBCALAMO.COM](http://CBCALAMO.COM)

# LEASE

6510 BABCOCK ROAD  
6510 Babcock Road, TX 78249



Lease Rate:	24/sq ft.
NNN:	10/ft
Leasable Area:	± 2,500 SQFT
Parking Spaces:	47
Year Built:	2016
Zoning:	C-2

## PROPERTY OVERVIEW:

2500 sq. ft. in an 8000 sq. ft. single story office building. Excellent visibility and aesthetic, ready to be finished to your specifications. Ideal for any professional practice. Location shared by existing dental and medical practice.

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## PROPERTY HIGHLIGHTS:

- 2500 sq ft.
- Tenant improvement credit negotiable
- Available suite faces Babcock Rd. Frontage
- \$24 ft lease with \$10/ft NNN
- Available immediately
- Building available for purchase
- Stabilized tenancy and immediate cash flow

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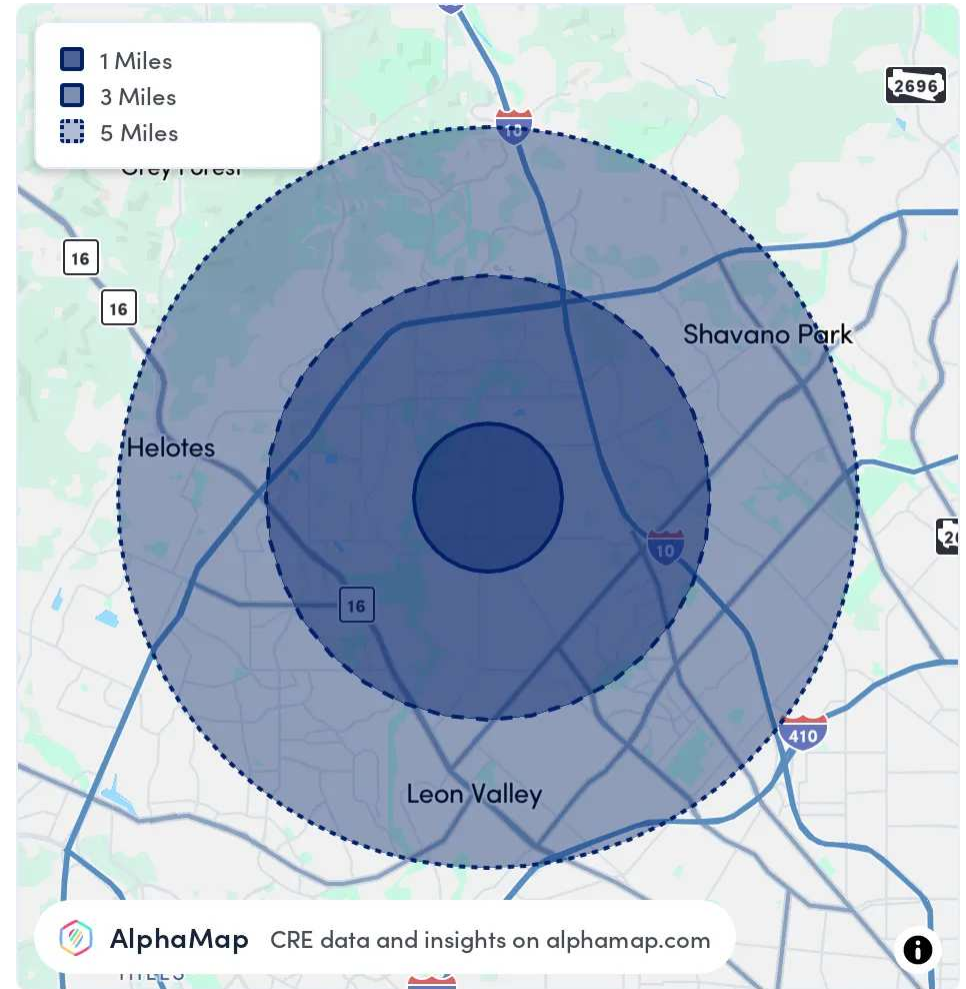
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ALAMO CITY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,302	126,465	293,714
Average Age	38	37	38
Average Age (Male)	37	35	37
Average Age (Female)	39	38	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,833	53,431	122,840
Persons per HH	2.5	2.4	2.4
Average HH Income	\$97,270	\$89,426	\$98,423
Average House Value	\$293,202	\$320,044	\$341,380
Per Capita Income	\$38,908	\$37,260	\$41,009

Map and demographics data derived from AlphaMap



### JOSH POND

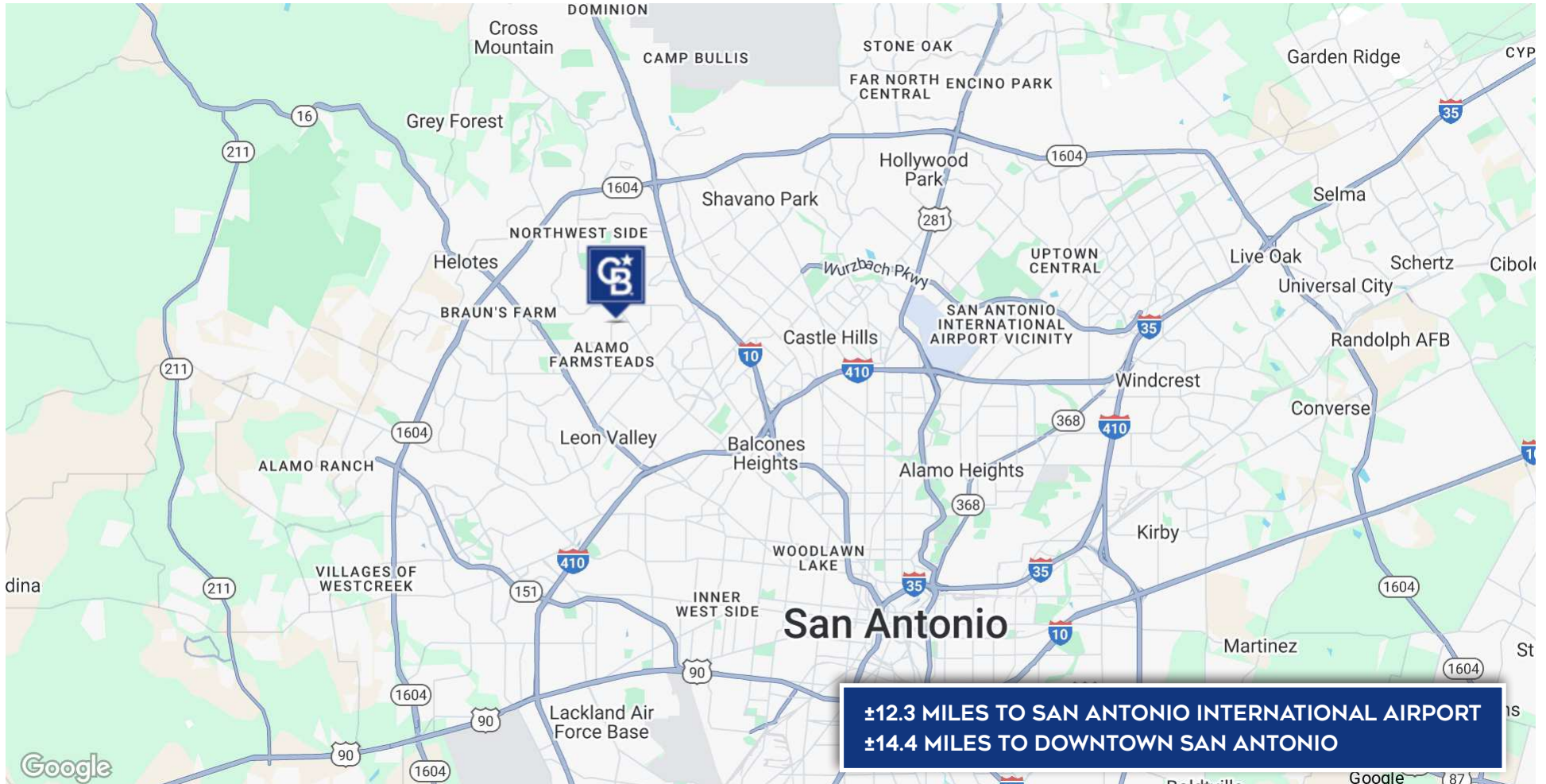
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# LEASE

## NEARBY POINTS OF INTEREST 50140 Interstate 10 W Comfort, TX 78013



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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. 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:
  - 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.

<b>Coldwell Banker Commercial Alamo City</b>	<b>416239</b>	<b>Irispoli@cbharper.com</b>	<b>2104837000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Leesa Harper Rispoli</b>	<b>389556</b>	<b>Irispoli@cbharper.com</b>	<b>2104837004</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Marlee Kutzer</b>	<b>628144</b>	<b>mkutzer@cbharper.com</b>	<b>2104837010</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Josh Pond</b>	<b>832064</b>	<b>jpond@cbcalamo.com</b>	<b>4127359961</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date