

SPACE AVAILABLE

TUSCANY STONE

18618 Tuscan Stone, San Antonio, TX 78258, USA



FORESITE
COMMERCIAL REAL ESTATE

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PROPERTY HIGHLIGHTS

TUSCANY STONE

SAN ANTONIO, TEXAS

1

Prestigious Stone Oak Address – Located in one of San Antonio’s most sought-after business corridors with immediate access to Loop 1604 and US 281.

2

Exceptional Class A Design – Striking architecture, high-end finishes, expansive windows, and an abundance of natural light to elevate your workplace image.

3

Unmatched Convenience – Ample surface parking and walkable proximity to premier dining, retail, and medical services for clients and employees alike.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,305	82,767	205,932
Household Income	\$132,239	\$140,116	\$134,527
Households	4,391	33,88	85,330
Average Age	44.1	40.0	39.7

DESIRED USES

- Medical & Wellness Practices
- Title Company
- Professional Services Firms
- Corporate Satellite Offices



18618 TUSCANY STONE

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

Building Size:	24,810 SF
Property Size:	1.5 Acres
Year Built:	2006
Rental Rate:	Contact Broker
Parking:	80 Spaces
Zoning:	C-3



18618 TUSCANY STONE

SAN ANTONIO, TEXAS



Stone Oak Neighborhood
(16,500 Homes)

Stonehue Shopping Center

- Pizza Hut
- Indopak
- Jersey Mike's Subs
- Studio55
- Elite Karate

Stone Oak Neighborhood
(16,500 Homes)

Stone Oak Square

- El Taco
- STONE OAK LIQUOR
- Liberty Nail & Spa
- Little Caesars
- MOCHINUT

NORTH CENTRAL BAPTIST HOSPITAL
Passionate people. Compassionate care.



PlainsCapital Bank

FIRST WATCH
THE DAYTIME CAFE



SMASHIN CRAB

Frost Bank

DRURY HOTELS

IBC BANK

mellow MUSHROOM

Kirby's
SAN ANTONIO

TORCHY'S TACOS

Lone Star National Bank

North Loop 1604 West (24,192 AADT)

North Loop 1604 East (38,720 AADT)

LOOP 1604

ExtraSpace Storage

RIO BANK VALERO

FedEx

Hollywood Park Neighborhood
(1,370 Homes)

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SAN ANTONIO, TEXAS

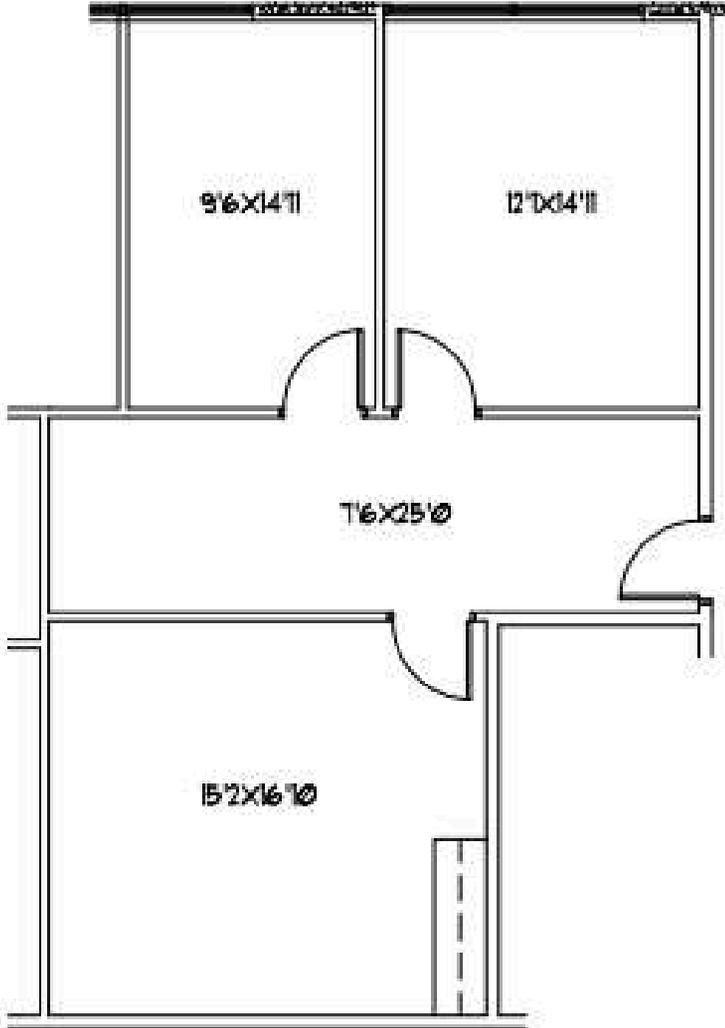
SUITE 100
18618 TUSCANY STONE
4,999 USF



18618 TUSCANY STONE

SAN ANTONIO, TEXAS

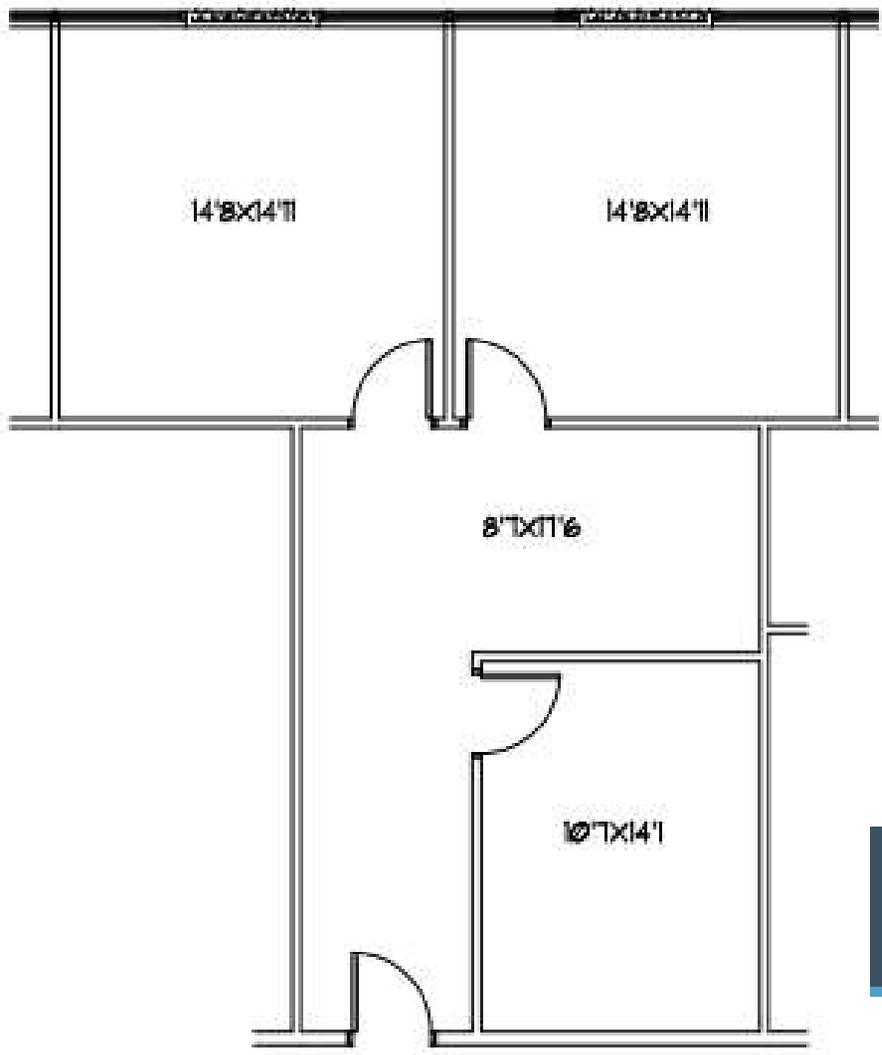
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18618 TUSCANY STONE
794 USF



18618 TUSCANY STONE

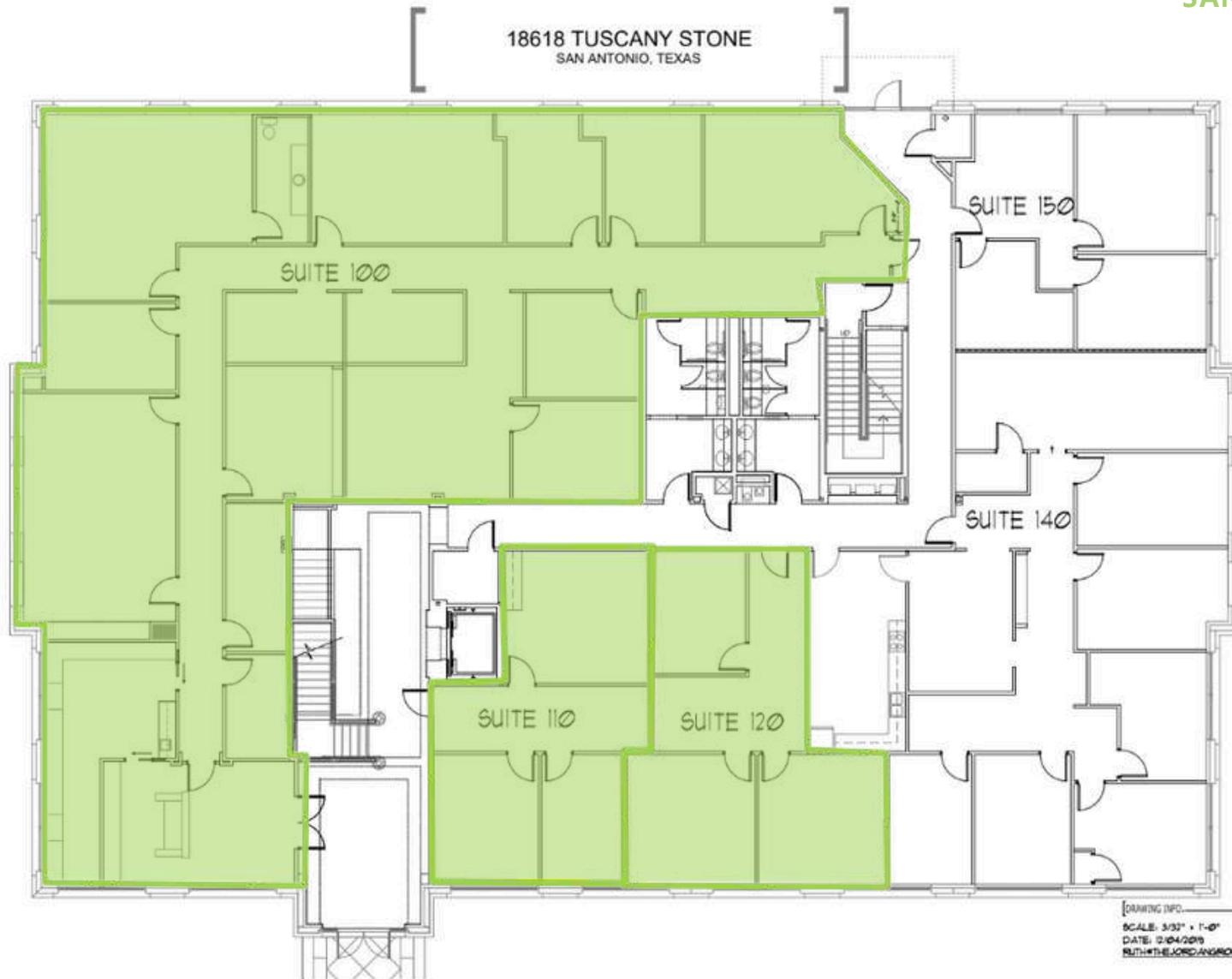
SAN ANTONIO, TEXAS

[SUITE 120
18618 TUSCANY STONE
872 USF]



18618 TUSCANY STONE

SAN ANTONIO, TEXAS



AVAILABLE SPACE: FIRST FLOOR

Suite Number	SF	Condition
Suite 100	4,999	Second Gen Office
Suite 110	794	Second Gen Office
Suite 120	872	Second Gen Office





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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Zach Parra</u>	<u>631015</u>	<u>zparra@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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