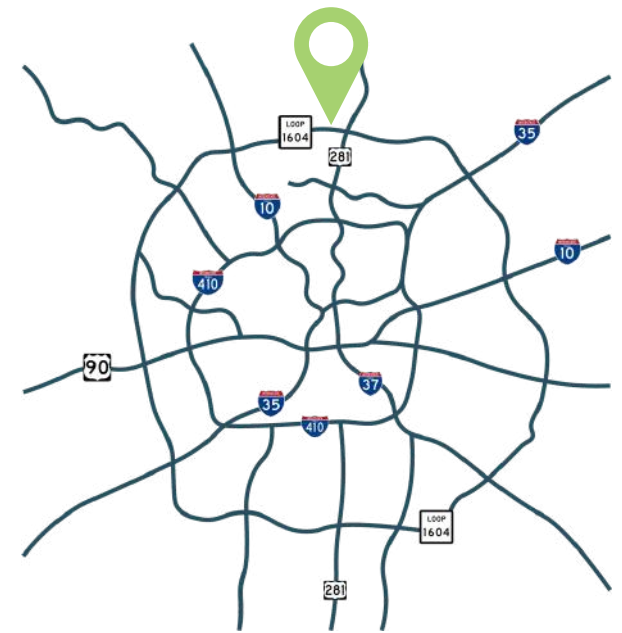


SPACE AVAILABLE

835-845 PROTON RD.

835-845 PROTON RD. | SAN ANTONIO, TEXAS | 78258

Class A one-story office park, just minutes from two major hospitals, and centrally located on San Antonio's north side. An opportunity to lease a stand-alone building with signage and easy access to Loop 1604 and Hwy 281. The property is situated in a natural park-like setting with mature trees and creeks on site. Each building features high-end features.



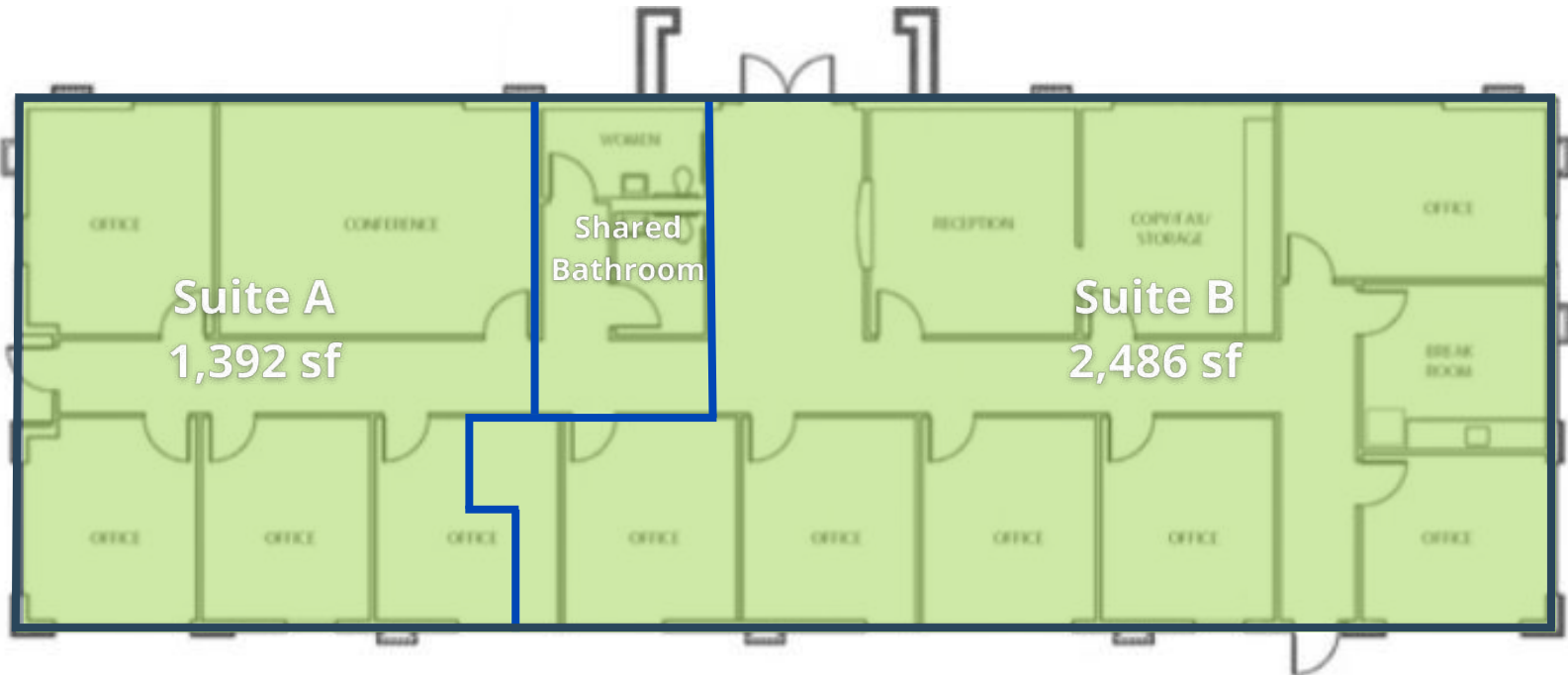
VICKI ADELSTEIN
SENIOR ASSOCIATE
(210) 816-2734
VADELSTEIN@FORESITECRE.COM

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835-845 PROTON RD.

SAN ANTONIO, TEXAS

835 PROTON RD. FLOOR PLAN



835 Proton
Total of 3,878 sf

AVAILABLE SPACE

Suite Number	SF	Condition
Entire Space	3,878	2nd gen office
Suite A + Split Bath	1,392	2nd gen office
Suite B + Split Bath	2,486	2nd gen office



835-845 PROTON RD.

845 PROTON RD. FLOOR PLAN

SAN ANTONIO, TEXAS



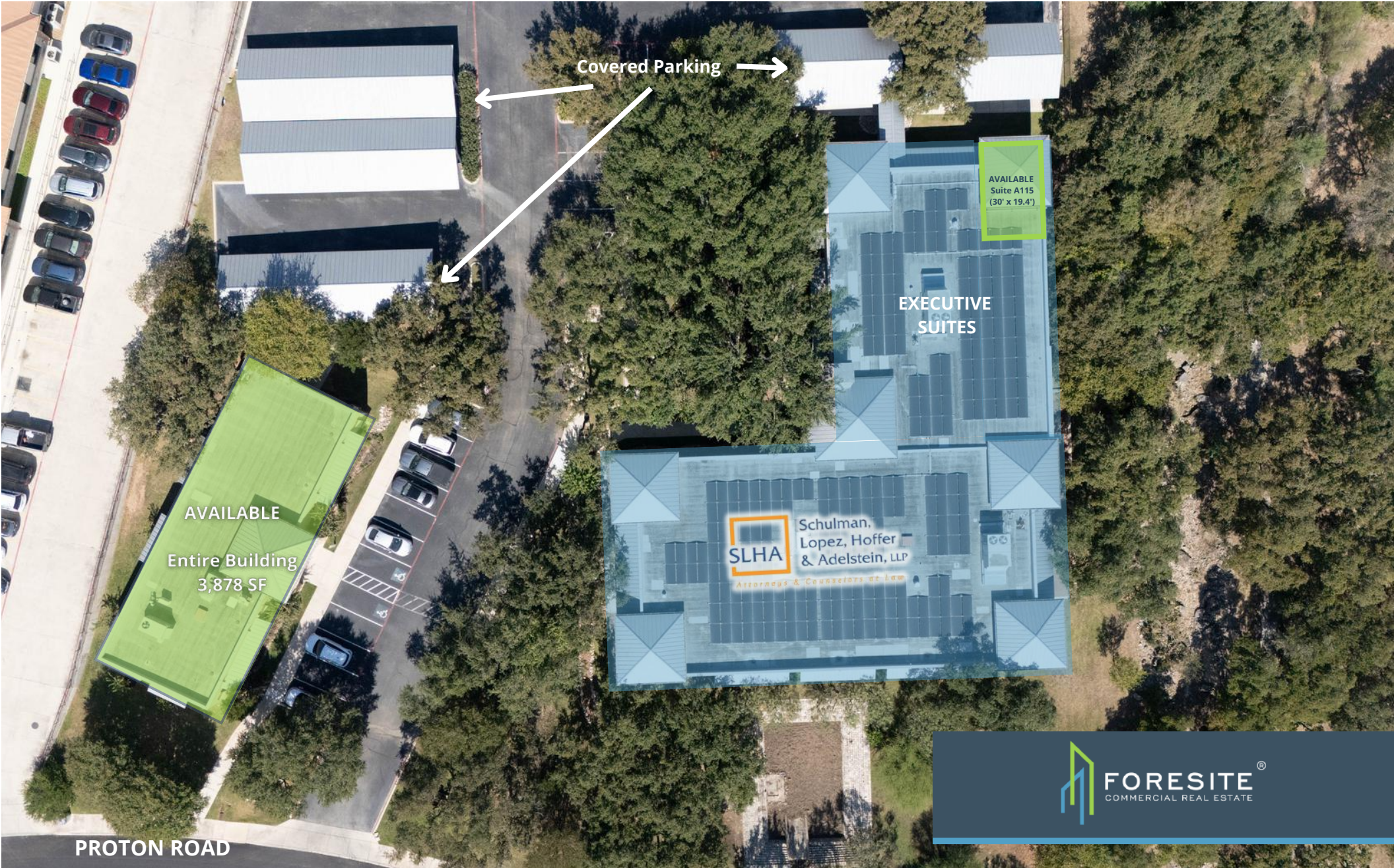
AVAILABLE SPACE

Suite Number	SF	Condition
A115	582	Executive Suite



835-845 PROTON RD.

SAN ANTONIO, TEXAS



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WHAT I LOVE
ABOUT THIS
PROPERTY:

“

Not only is this property beautiful, the location is very central to Stone Oak medical center, with easy access to Loop 1604 and Hwy 281.

V. ADELSTEIN

”

835-845 PROTON RD.

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,482	86,769	217,149
Household Income	\$134,747	\$151,558	\$148,985
Households	2,893	34,801	87,159
Median Age	41.8	39.9	39.2

DESIRED USES

Law Office
Behavioral Health
Medical Group

Business Office
Physical Therapist
Real Estate Office

PROPERTY HIGHLIGHTS

1

Three buildings, one story office development just north of Loop 1604.

2

67 parking spaces, including 36 covered, with 11 covered/gated.

3

On-site generator, alarm system, UPS System, large conference rooms, and gorgeous lobby in main building.

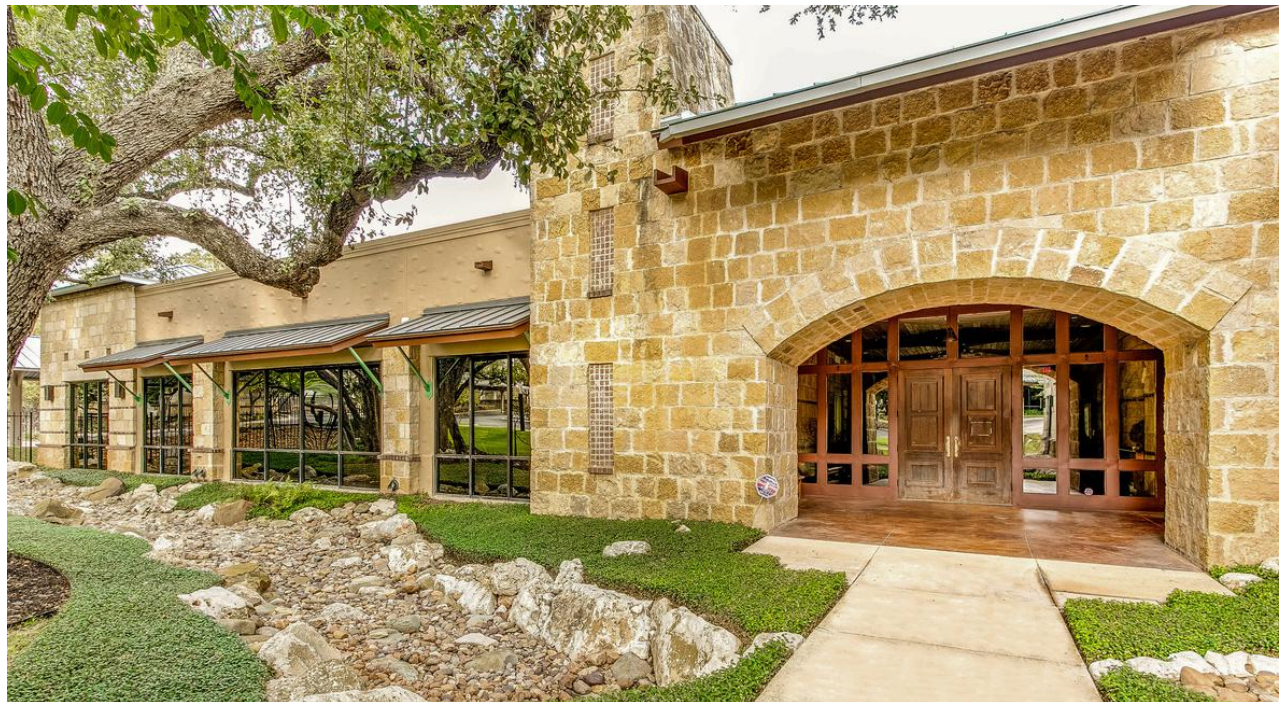
4

Abundant local retail, lodging and dining amenities, as well as close proximity to Methodist Stone Oak Hospital and North Central Baptist Hospital, Sonterra Country Club, and Reagan High School.



835-845 PROTON RD.

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

835 Proton Rd

(Stand-alone Building fronting Proton Rd)

Available: Entire building - 3,878 sf

Split Size: 1,392 sf & 2,486 sf

Call for rates, NNN lease

845 Proton Rd

(Main Building)

Available: 582 sf Executive Suite

Includes lobby receptionist, conference rooms,
covered parking, security, utilities, mail assist

Lot Size: 3.54 acres

Property Size: 22,965 sf

Year Built: 2000





835-845 PROTON RD.

SAN ANTONIO, TEXAS





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>Vicki Adelstein</u>	<u>540915</u>	<u>vadelstein@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

IABS 1-0

