

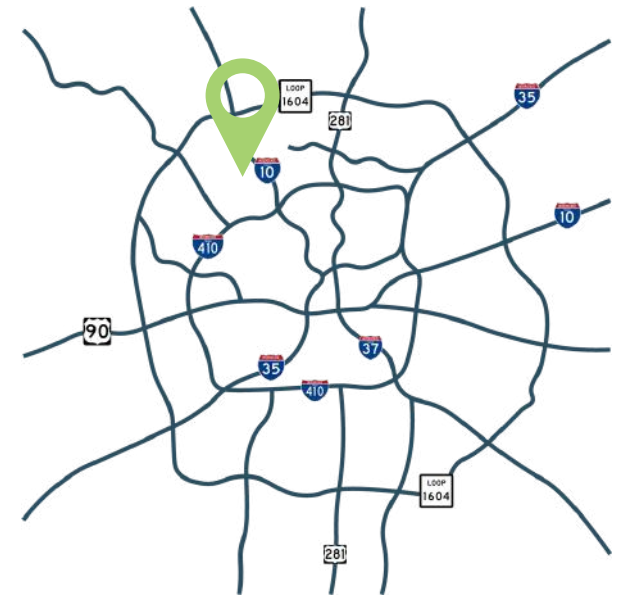
FOR SALE OR LEASE

8627 CINNAMON CREEK, BLDG 4

8627 CINNAMON CREEK | SAN ANTONIO, TEXAS | 78240

Office Condo Building available for sale or lease in the Center Place Office Complex.

This single-story office building is located in the heart of the South Texas Medical Center with ample parking, and the flexibility to use the whole building or half. The property offers convenient access to major highways, making it an ideal location for medical or professional offices.



ALEXANDRIA TATEM
ASSOC. VICE PRESIDENT
(210) 816-2734
ATATEM@FORESITECRE.COM

LEROY SANCHEZ
ASSOCIATE
(210) 816-2734
LSANCHEZ@FORESITECRE.COM

The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

PROPERTY HIGHLIGHTS

1

Available for owner-user or lease part of the building.

The layout is perfect for many uses with minimal to no design changes.

2

Situated in the heart of the Medical Center area. Great location for medical office in the busy submarket.

3

\$60,000 in recent upgrades.

The property has been renovated and each suite offers five offices, a conference room, reserved covered parking, a backyard patio, and a shared lobby.

8627 CINNAMON CREEK

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,654	137,204	348,835
Household Income	\$68,493	\$89,769	\$95,854
Households	9,963	63,091	148,275
Median Age	31.2	34.6	35.5

DESIRED USES

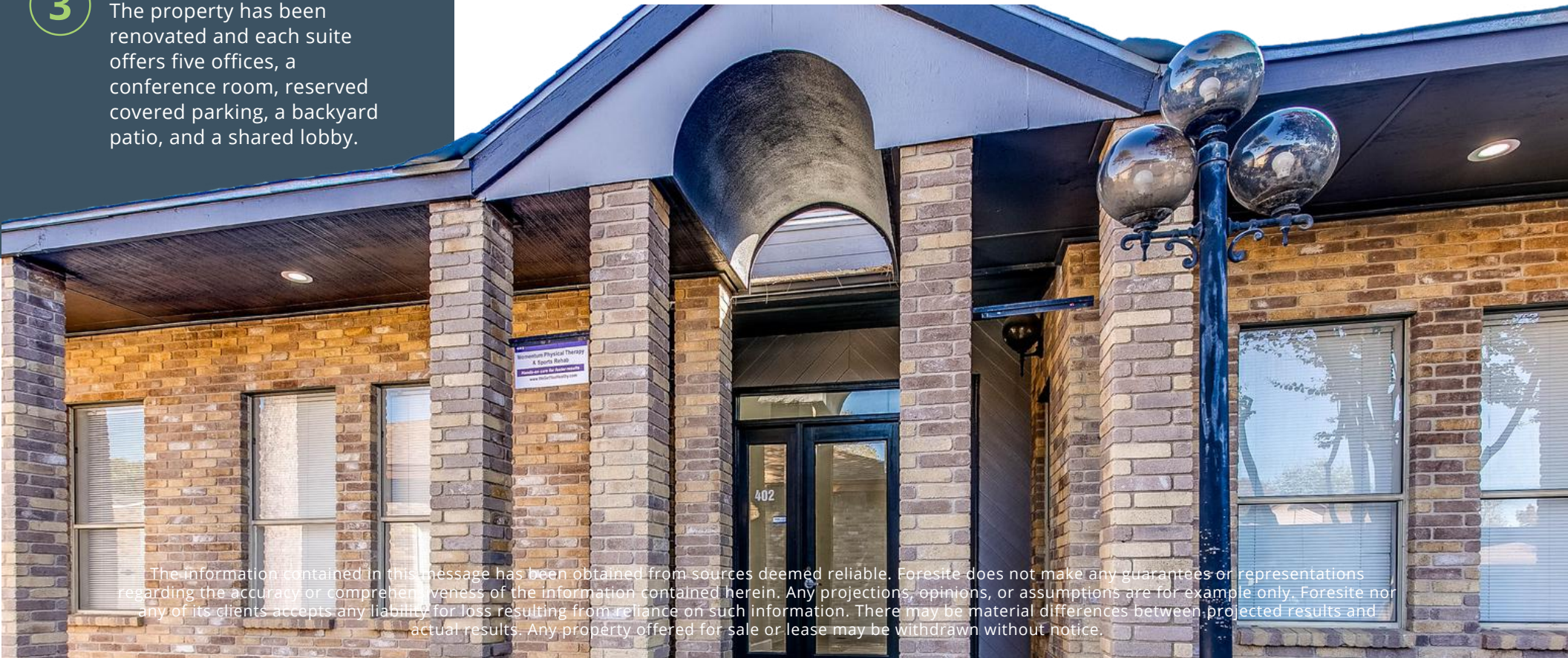
- Medical Office
- Counseling
- Law or CPA Office
- Mortgage Company

“

A prime location offering flexible opportunities for various uses, located near the medical center area and major highways for optimal accessibility and market potential.

L. Sanchez

”



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

8627 CINNAMON CREEK

SAN ANTONIO, TEXAS



8627 CINNAMON CREEK

SAN ANTONIO, TEXAS



Don't miss your chance to own this versatile **4,600 sqft office condo building, ideally positioned near the Medical Center community.** Thoughtfully designed with multiple office rooms, reception/waiting areas, three restrooms, a conference room, and ample parking for staff and visitors.

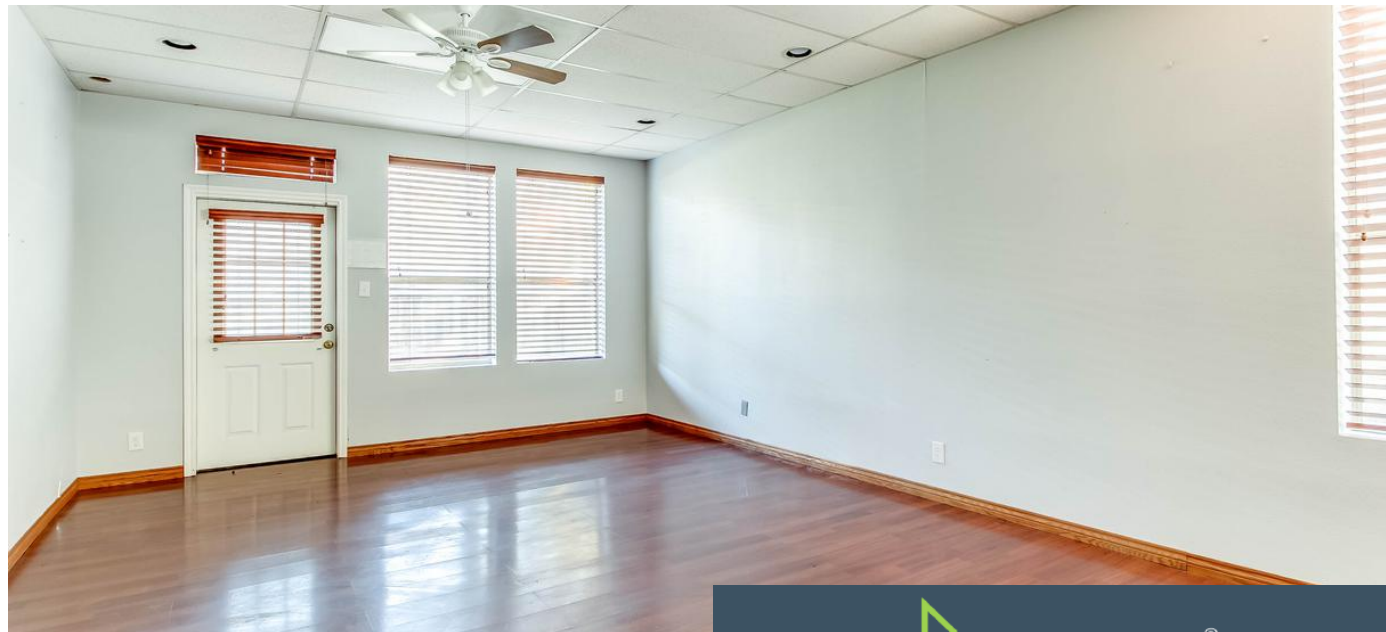
Situated between Fredericksburg Rd and Babcock Rd, the property benefits from a strong local demographic profile and steady business growth. With a **median household income of \$89,769 within 3 mile radius,** this location offers an excellent consumer base, making it an outstanding User/Owner property as well as an investment property that can be leased.



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

8627 CINNAMON CREEK

SAN ANTONIO, TEXAS



8627 CINNAMON CREEK

SAN ANTONIO, TEXAS



Lobby area is nicely finished with tall ceilings and natural light.

The property has one entrance with a shared lobby. The 4,600 square foot building could be used by one business or leased to two tenants.



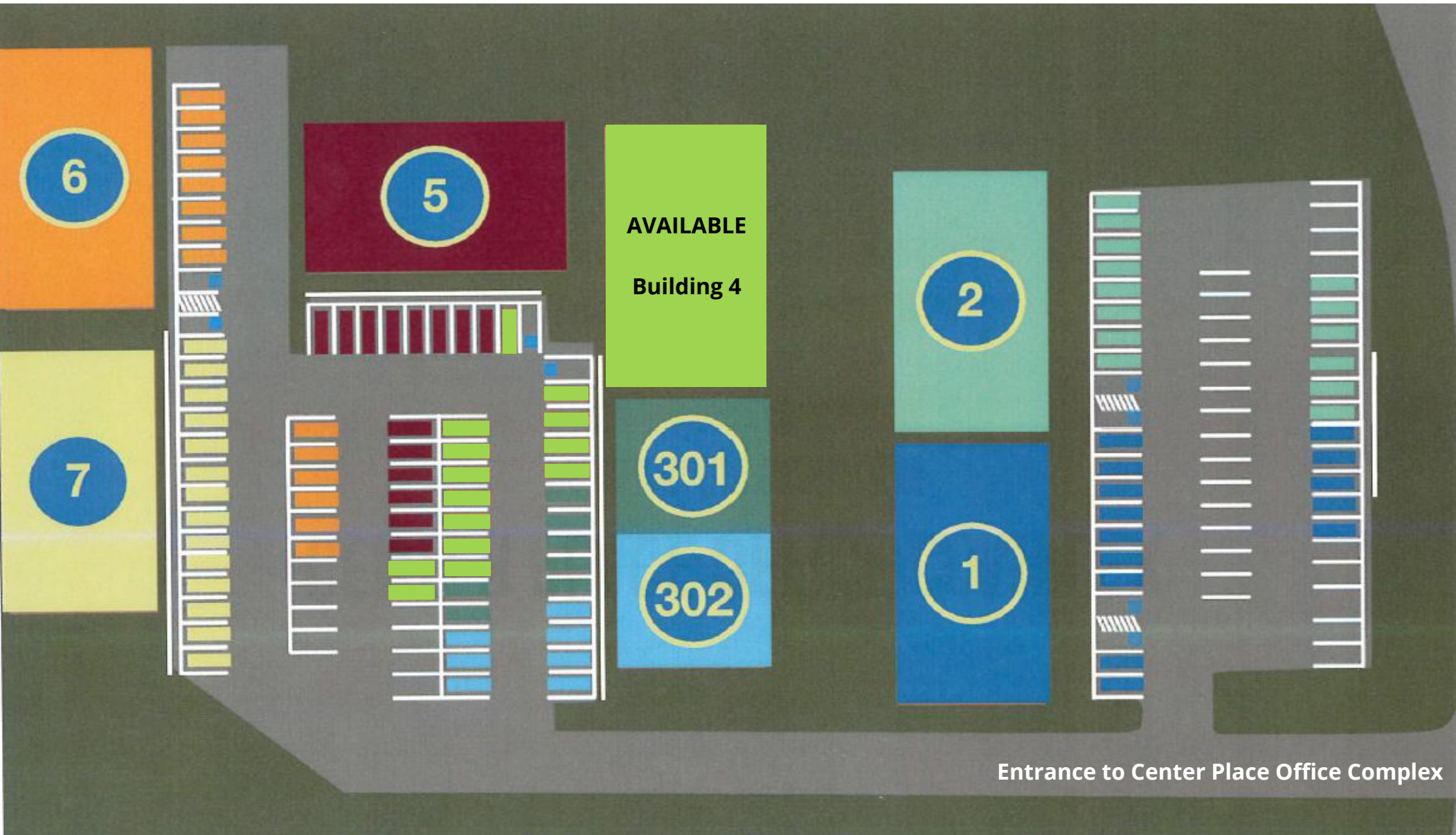
8627 CINNAMON CREEK

SAN ANTONIO, TEXAS



8627 CINNAMON CREEK

SAN ANTONIO, TEXAS

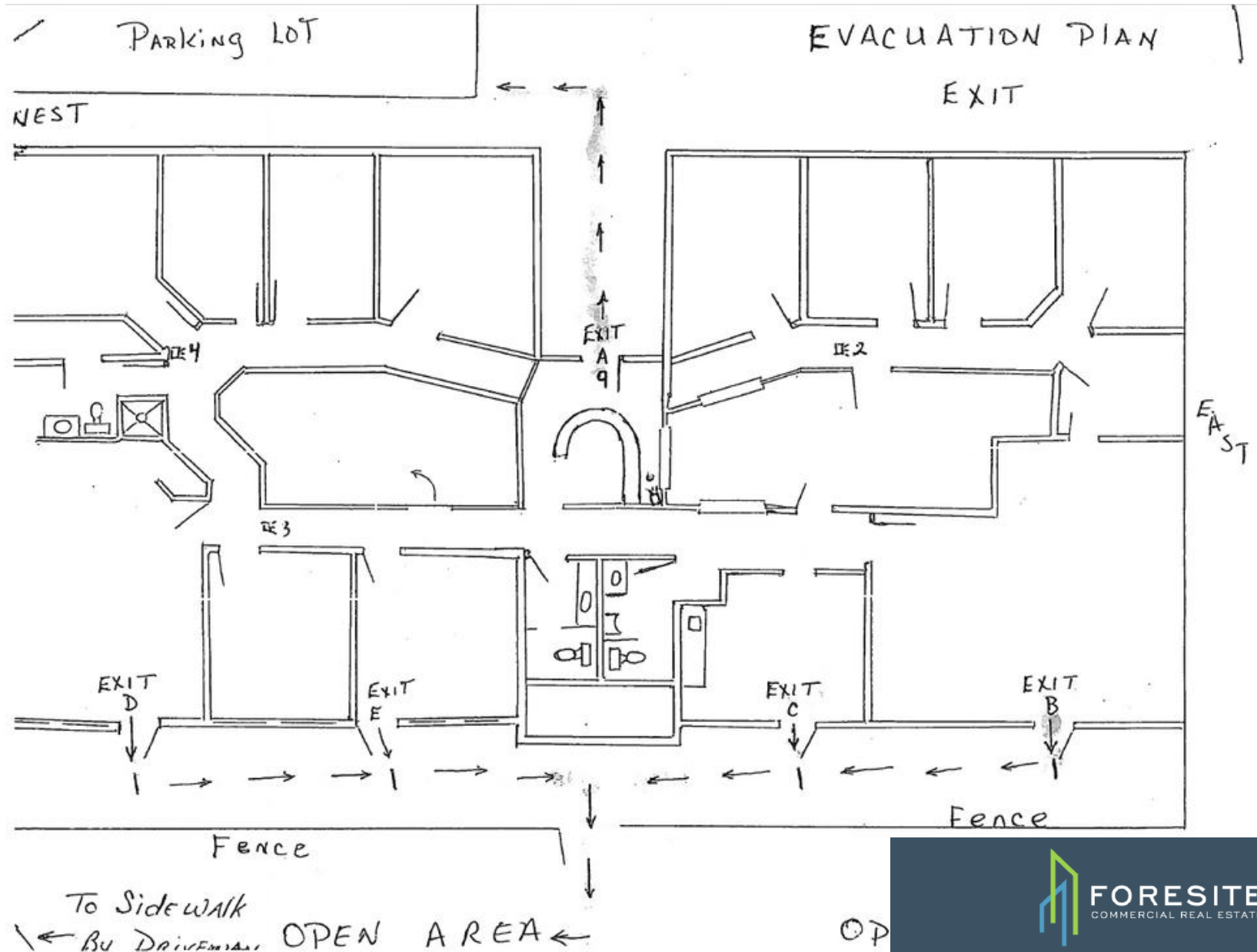


The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.



8627 CINNAMON CREEK

SAN ANTONIO, TEXAS



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.



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>Alexandria Tatem</u>	<u>716498</u>	<u>atatem@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone
<u>Leroy Sanchez</u>	<u>804346</u>	<u>lsanchez@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

