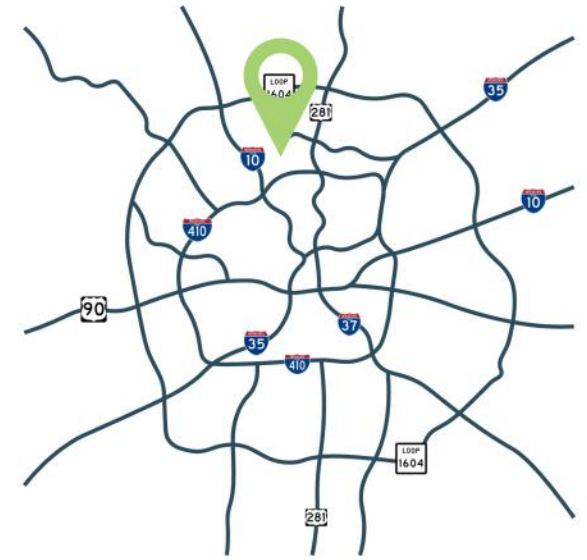


SPACE AVAILABLE

# CASTLE HILLS GARDEN OFFICE

2145 NW MILITARY HIGHWAY | SAN ANTONIO, TEXAS | 78213

Located on the high trafficked highway of NW Military, this well-maintained garden office is currently laid out with four separate offices, a common conference room, and two restrooms. Property includes 11 designated parking spaces.



**KARA WALTERS**  
ASSOCIATE  
(210) 816-2734  
KWALTERS@FORESITECRE.COM



# CASTLE HILLS GARDEN OFFICES

SAN ANTONIO, TEXAS

## PROPERTY HIGHLIGHTS

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- 1** Four separate offices and a common area with a professional conference room.
- 2** Central location with easy access to all areas of San Antonio
- 3** Close proximity to neighborhood restaurants and coffee shops.

## DESIRED USES

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- Attorneys
- Media/Marketing
- Bookkeeping
- Therapist/Live Coach



# CASTLE HILLS GARDEN OFFICES

SAN ANTONIO, TEXAS

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,965	105,453	262,857
Household Income	\$62,630	\$69,285	\$75,783
Daytime population	17,932	100,479	306,936
Median Age	38.6	37.5	36.3

“

The pride of ownership is evident in this well-maintained building. Such a peaceful place to work!

*K. WALTERS*

”



# CASTLE HILLS GARDEN OFFICES

SAN ANTONIO, TEXAS



## PROPERTY SUMMARY

Building size:	3,168 sf
Suite 102:	763 SF 3 Rooms, kitchenette
Suite 103:	443 SF 2 Rooms
Suite 104:	823 SF 3 Rooms, kitchenette
Suite 105:	1,139 SF 3 Rooms, kitchenette



# CASTLE HILLS GARDEN OFFICES

SAN ANTONIO, TEXAS



# CASTLE HILLS GARDEN OFFICES

SAN ANTONIO, TEXAS



ELM CREEK

WHISPERING OAKS

LOCKHILL ESTATES

CITY OF CASTLE HILLS

CASTLE HILLS ELEMENTARY SCHOOL

PHIL HARDBERGER PARK

CASTLE HILLS CHRISTIAN SCHOOL

**NORTH SALADO**  
O'Reilly ROSS  
Craftique  
BatteriesPlus  
LAS CHILADAS  
THIRSTY HORSE

**CASTLE HILLS MARKET**  
Edward Jones SONIC  
TENSATIONS Bygone's  
sashihime JAPANESE RESTAURANT  
IBC BANK  
BEATZ GYM

**CASTLE OAKS VILLAGE**  
ANYTIME FITNESS  
Pan Dulce  
BLEND COLOR STUDIO  
THE MANE ROOM  
Tu Asader  
FENG CHA Astoria

CASTLE HILLS FAMILY DENTAL  
MISSION TAX & FINANCIAL SERVICES  
BICYCLE HEAVEN  
FIRST SERVE tennis  
MODISH SALON

**CASTLE HILLS PLAZA**  
PETS BARN  
ROCKDALE AUTO REPAIR  
san antonio | ballet school  
Flynn O'Hara  
ZORBAS  
FLYING TIGER THAI RESTAURANT  
new image salon

SON'S BEN'S  
HEB  
SUBWAY  
Little Caesar's  
BLACK ROCK COFFEE BAR

**Marshalls** Facelagic Spa  
ALMOUIE Pediatrics  
W WATREK'S MEAT MARKET  
ups  
DOLLAR TREE  
Lucky Noodle House

CASTLE HILLS  
Bicycle Heaven  
FIRST SERVE tennis  
MODISH SALON

CASTLE HILLS

HARMONY HILLS

# CASTLE HILLS GARDEN OFFICES

SAN ANTONIO, TEXAS



BANK OF AMERICA

CASTLE HILLS  
Nails and Spa

CALVARY  
NEW SPRING

SANFORD AUTO SERVICE  
SINCE 1958

St GEORGE  
UNIVERSITY OF THE WEST

FLYING  
TIGER  
THAI RESTAURANT

FULMAN, CAPRIGLIO  
& PULLEN LLP  
ATTORNEYS AT LAW

ComForCare

THAI TOPAZ  
RESTAURANT

Capitol

YOGA KURUNTA

CASTLE HILLS  
FAMILY DENTAL

MISSION  
TAX & FINANCIAL SERVICES

BICYCLE HEAVEN

FIRST SERVE  
LAUNDRY

MODISH SALON

ZORBAS  
Greek Mediterranean Grill

CASTLE HILLS PLAZA

PET'S BARN

ROCKDALE  
AUTO REPAIR

san  
san antonio | ballet school

Flynn O'Hara  
UNIFORMS

ZORBAS  
Greek Mediterranean Grill

FLYING  
TIGER  
THAI RESTAURANT

new image salon

refuel

FORESITE  
COMMERCIAL REAL ESTATE



# 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>Kara Walters</u>	<u>808054</u>	<u>kwalters@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](http://www.trec.texas.gov)

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