

FOR LEASE

PARKWOOD PLACE

2235 Thousand Oaks Drive, San Antonio, TX 78232



Established 1908

11503 NW Military, Suite 330
San Antonio, Texas 78231

Carla Villarreal

carlav@rohderealty.com

Phone: (210) 366-1400 Ext. 102

Fax: (210) 366-0246

www.rohderealty.com

www.loopnet.com

ID#: 15154424

Lease Term:

3-5 Years

Lease Rate:

\$16.00 PSF, Per Year

Expenses:

(C.A.M., Tax & Insurance)

Estimated @ \$7.04 PSF, Per Year

Available Square Footage:

2,949 – *3,997 Square Feet

***2nd Generation Medical Office Available**

Tenant Improvements:

Negotiable

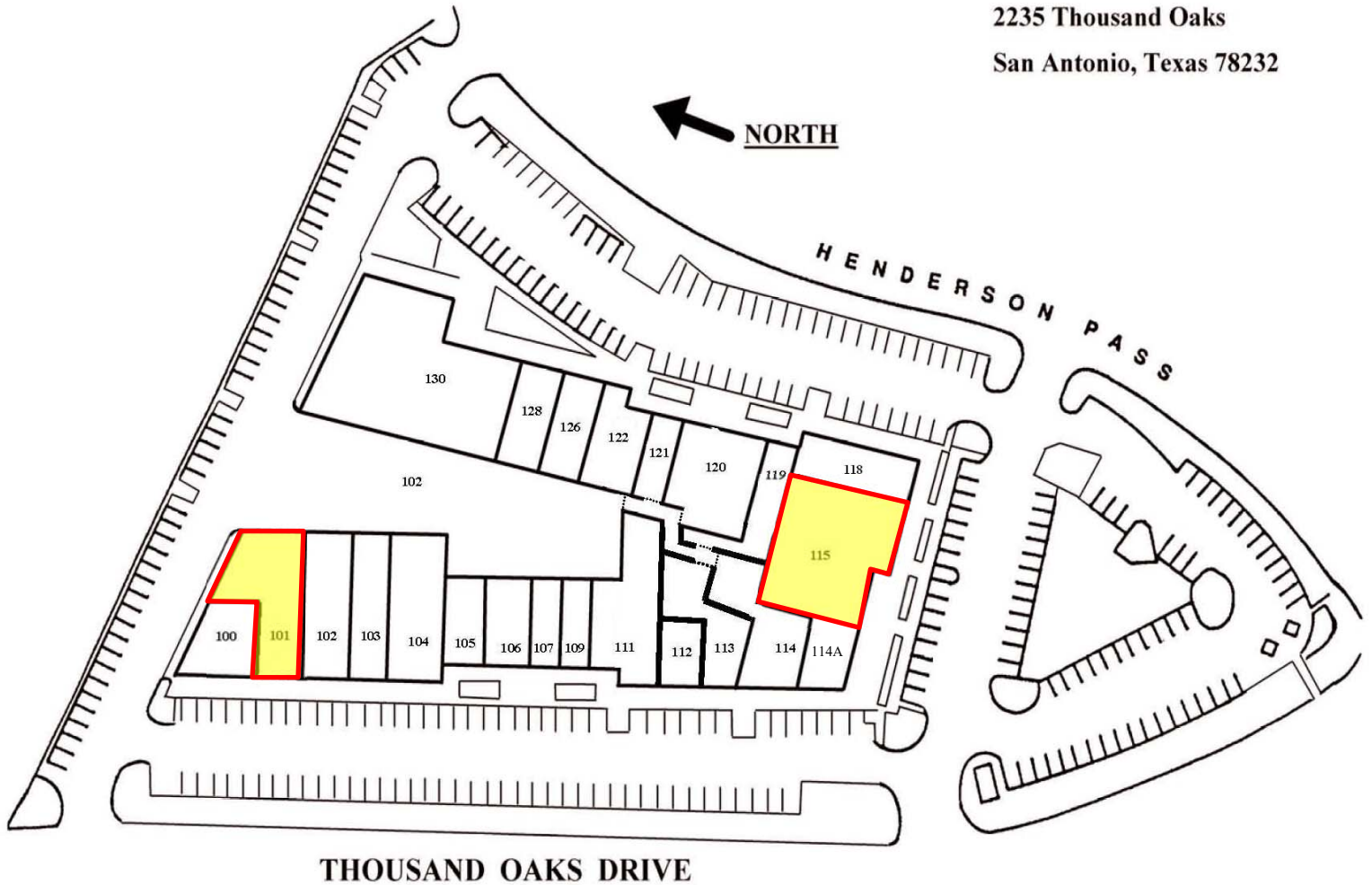
Demographics:

<u>Detail</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Population	17,173	78,050	236,114
Average Hshld Income	\$85,944	\$94,589	\$96,148

Although Rohde, Ottmers & Siegel Realty, Ltd., the broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation nor warranty. All information is subject to errors, omissions, price change, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the control of the broker.

SITE PLAN:

2235 Thousand Oaks
San Antonio, Texas 78232



TENANTS:

Suite	Tenant	SF	Suite	Tenant	SF
100	Goodwill	1,344	113	Central Texas Medical Research	1,806
101	AVAILABLE	2,949	114	Leased	4,298
102	Rite-Away Pharmacy	2,638	114A		
103	Vibrant Nails	1,534	*115	AVAILABLE	3,997
104	Club Humidor	3,033	118	Mission City Church	2,273
105	Liquor One	1,155	119		1,982
106	Leased	1,600	120	Thousand Oaks Dental	2,787
107	YuYu's Piñas	750	122	James Doose, D.D.S.	2,814
109	U.S. Government	1,692	126	Dance Plus	2,700
111	United Chiropractic	2,671	130	Foundation School of Autism	8,894
112	Harmony Massage Therapy	962			



Information About Brokerage Services

11-2-2015

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>ROHDE OTTMERS SIEGEL REALTY</u>	<u>0486112</u>	<u>tomrohde@rohderealty.com</u>	<u>(210) 366-1400</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>ALFRED WILLIAM ROHDE, III</u>	<u>0146682</u>	<u>tomrohde@rohderealty.com</u>	<u>(210) 366-1400</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	<u>(210) 366-1400</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Rohde Ottmers Siegel Realty, 11503 NW Military Hwy San Antonio, TX 78231
Carlton Ivey

Phone: (210)366-1400116 Fax:210-366-0246

Information about

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