

300 Ramsey Place

E Ramsey at McCullough Ave.

Office/Flex
For Lease





 <p>REOC SAN ANTONIO</p>		<p>James T. Foreman Vice President jforeman@reocsanantonio.com Direct Line 210 524 1315</p>	<p>8023 Vantage Drive, Suite 1200 San Antonio TX 78230 reocsanantonio.com 210 524 4000</p>
--	---	---	--



Table of Contents

SECTION 1	Property Summary
SECTION 2	Quote Sheet
SECTION 3	Location Map
SECTION 4	Aerial Maps
SECTION 5	Photos
SECTION 6	Plans
SECTION 7	San Antonio Overview
SECTION 8	TREC Agency Disclosure

James T. Foreman
Vice President
jforeman@reocsanantonio.com
Direct Line 210 524 1315

© 2015 REOC San Antonio. REOC San Antonio is a licensed Real Estate broker in the State of Texas operating under REOC General Partner, LLC. The information contained herein is deemed accurate as it has been reported to us by reliable sources. As such, we can make no warranty or representation as to the accuracy or completeness thereof. Further, the property is presented subject to availability, change in price or terms, prior sale or lease, or withdrawal from the market.



Property Summary

Address	300 E. Ramsey	Comments
Location	E. Ramsey at McCullough Ave.	<ul style="list-style-type: none">Overhead door with rampExcellent visibilityQuick access to San Pedro, Wurzbach Parkway, US 281, Loop 410, Airport, and Loop 1604Situated near the intersection of Loop 410 and San PedroEasy ingress/egress to adjacent thoroughfaresProfessionally managedWithin two minutes of airportWell established buildingSurface parking
Property Details	65,313 SF 3.76 acres	
Legal Description	NCB: 11966 BLK: 2 LOT: 48 THRU 54 & 56	
Class	B	
Zoning	I-1	
Year Built	1984	
Floors	1	
Type	Office/Flex Space	Traffic Counts Hwy 281, north of Isom; 171,153 vpd (2018) Loop 410 at McCullough; 258,303 vpd (2018) Source: TxDOT Statewide Planning Map
Utilities	All	

James T. Foreman
Vice President
jforeman@reocsanantonio.com
Direct Line 210 524 1315

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



Quote Sheet

Square Footage Available	Largest Contiguous	2,559
	Smallest Available	1,649
	Total Available	4,208

Base Rental \$11.50 per square foot
 (Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)

First Month's Rental Due upon execution of lease document by Tenant

Triple Net Estimated at \$4.06 per square foot annually

Term Three (3) to ten (10) years

Improvements Negotiable

Architectural All architectural services to be charged against the Improvement Allowance

Deposit Equal to one (1) month's Base Rental (typical)

Financial Information Required prior to submission of lease document by Landlord

Disclosure A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

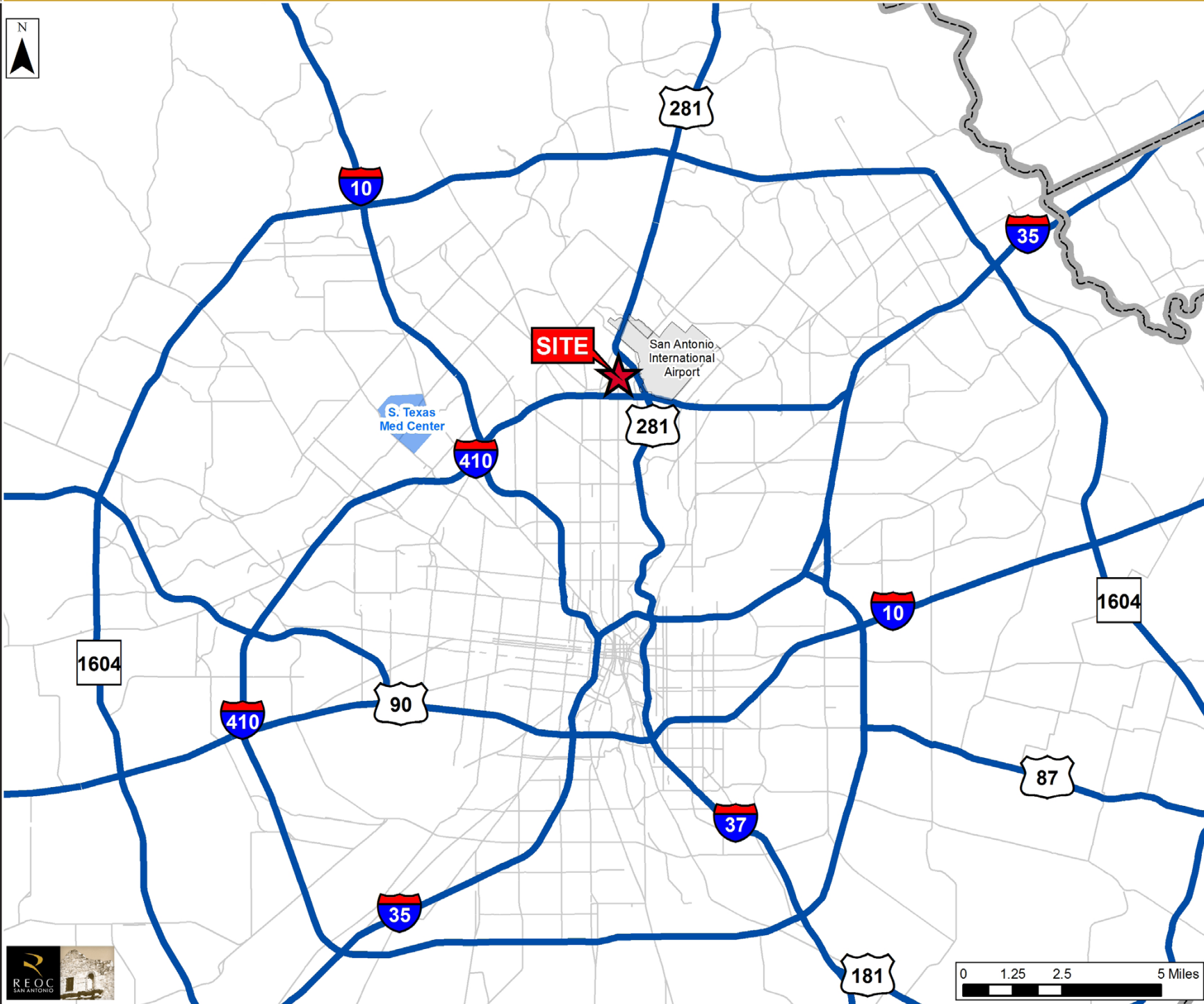
Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

James T. Foreman
 Vice President
jforeman@reocsanantonio.com
 Direct Line 210 524 1315



City Location Map

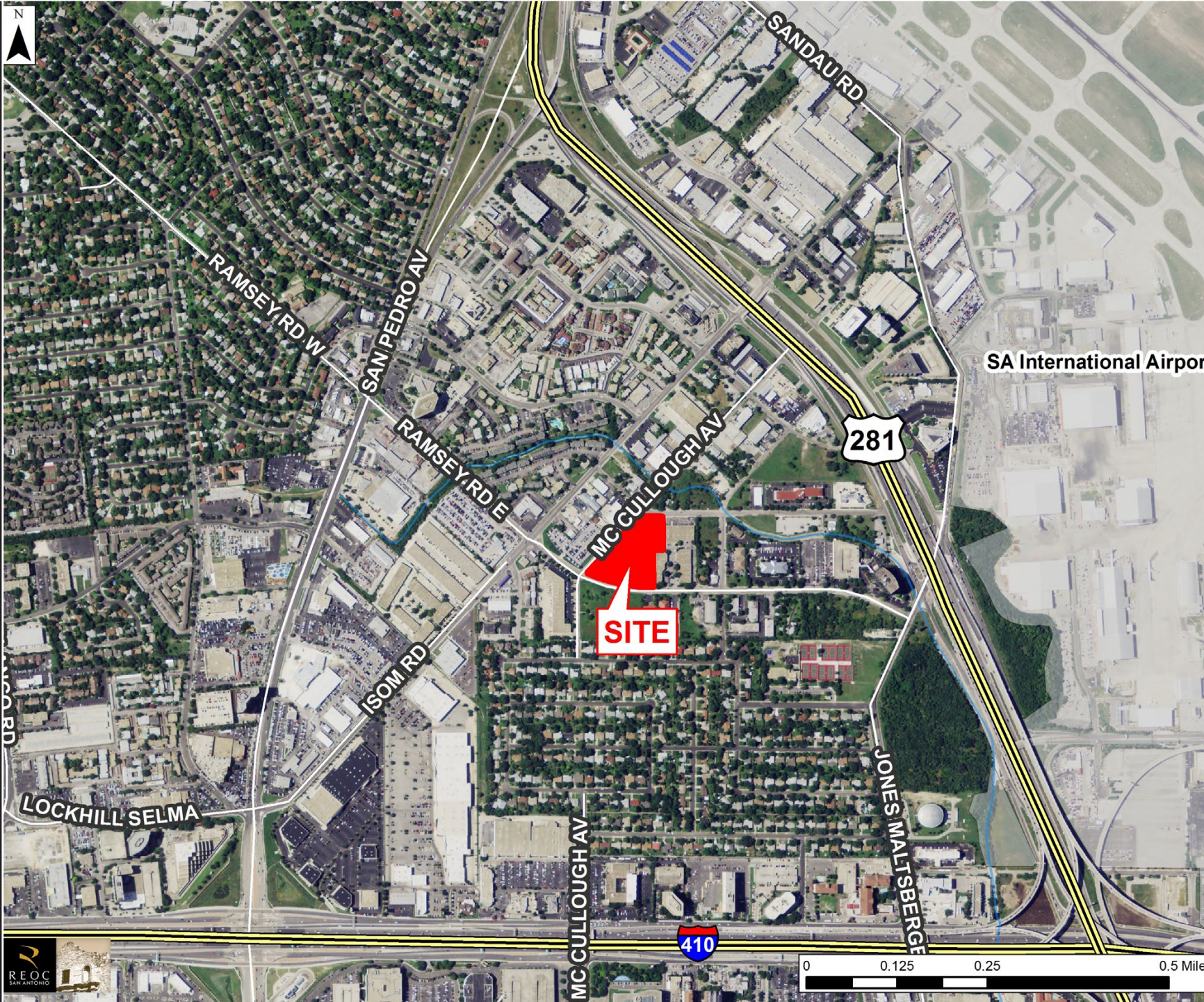


James T. Foreman
Vice President
jforeman@reocsanantonio.com
Direct Line 210 524 1315





Aerial Map

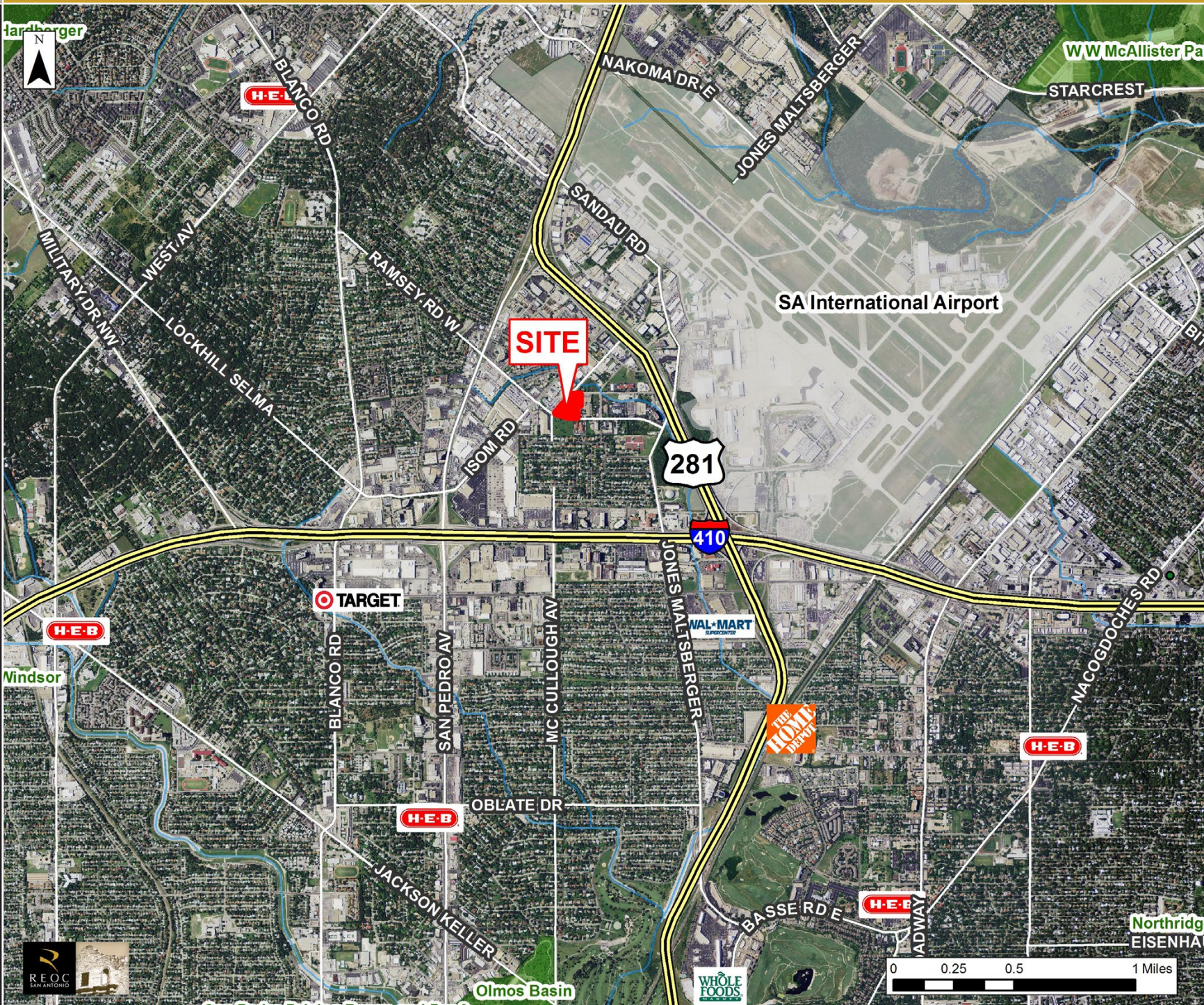


James T. Foreman
Vice President
jforeman@reocsanantonio.com
Direct Line 210 524 1315





Aerial Map



James T. Foreman
Vice President
jforeman@reocsanantonio.com
Direct Line 210 524 1315



Oblique Aerial Photo



James T. Foreman
Vice President
jforeman@reocsanantonio.com
Direct Line 210 524 1315



Site Plan

300 RAMSEY PLACE SITE PLAN

300 E. Ramsey

BUILDING A		
SUITE	TENANT	SQFT
301	MOADE CENTER	4,766
305	MOADE CENTER	967
307	AVAILABLE	2,559
311	LB INDUSTRIAL SYSTEMS	3,323
325	MOADE CENTER	1,545
329	MOADE CENTER	5,569
331	S.C.A.R. INC.	1,586
335	AVAILABLE	1,649

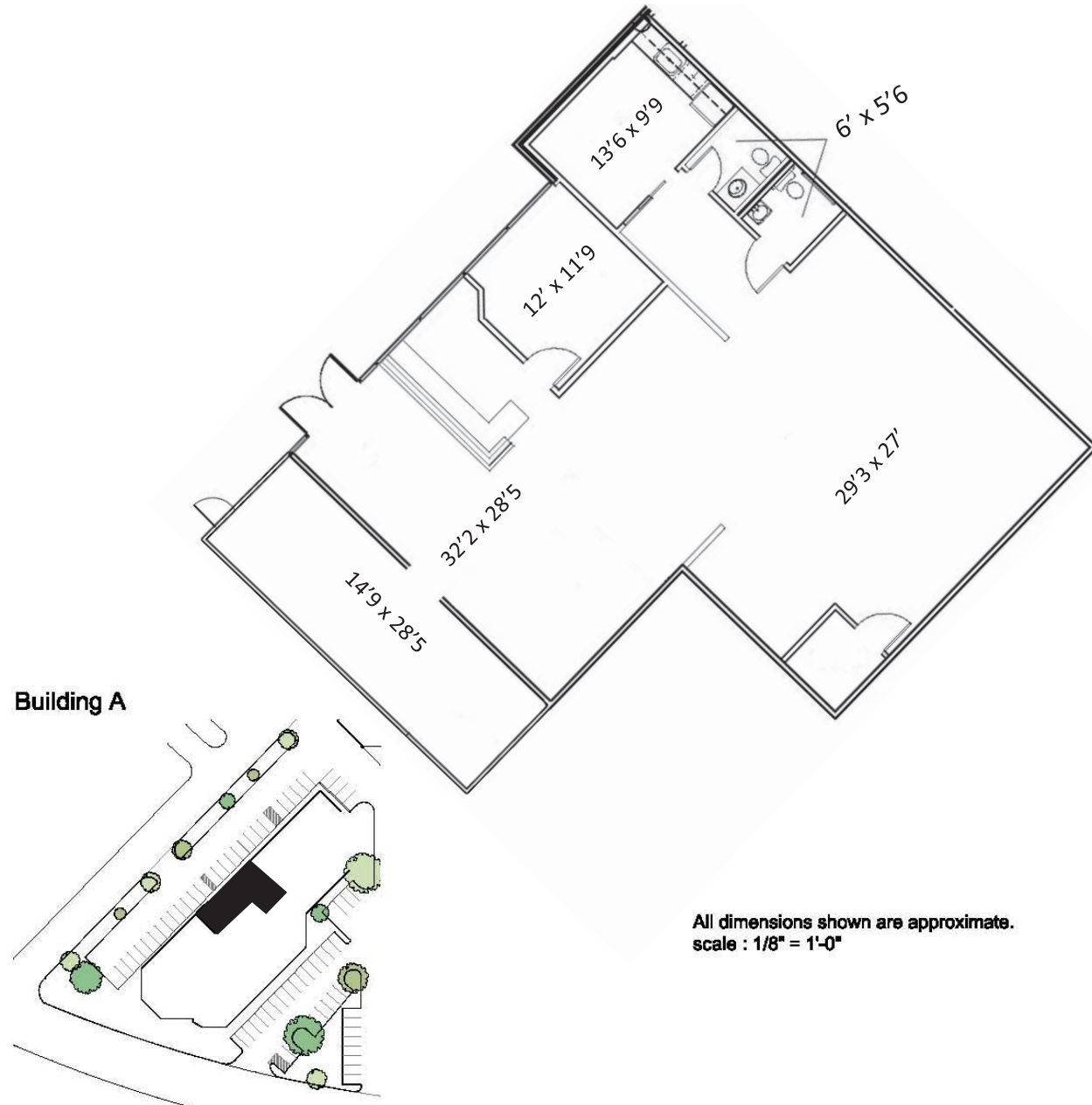
BUILDING B		
SUITE	TENANT	SQFT
351	GENERAL DYNAMICS	4,895
355	GENERAL DYNAMICS	3,600
359	GENERAL DYNAMICS	2,400
363-369	GENERAL DYNAMICS	6,350

BUILDING C		
SUITE	TENANT	SQFT
389	GENERAL DYNAMICS	26,203





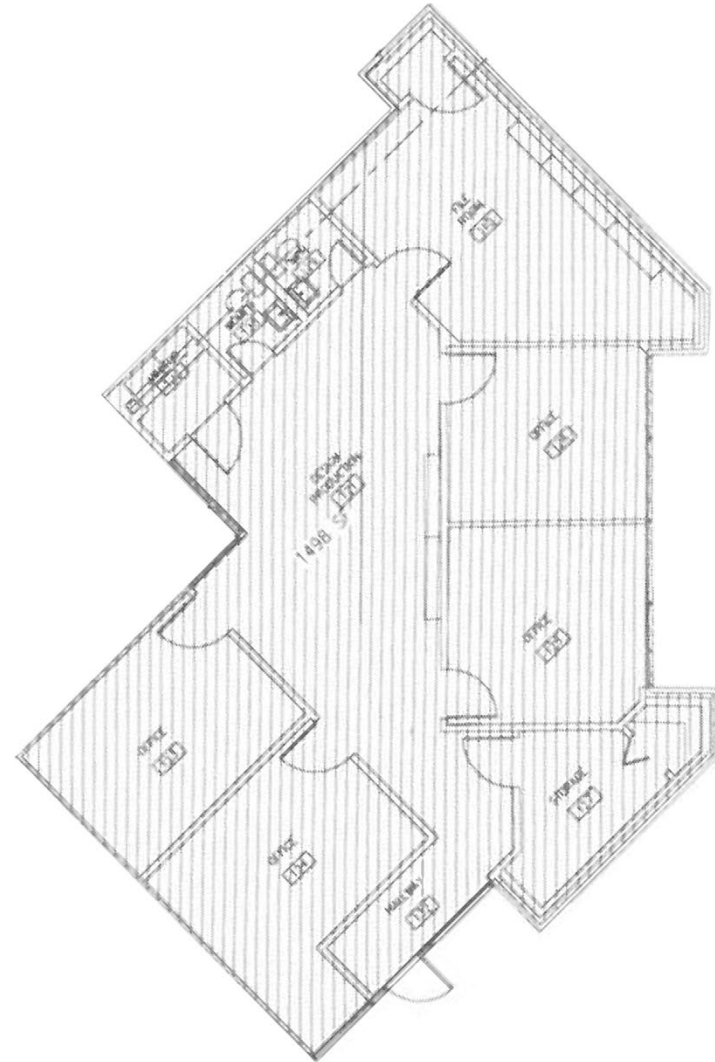
Floor Plan - Suite 305A - 307



All dimensions shown are approximate.
scale : 1/8" = 1'-0"



Floor Plan - Suite 335



James T. Foreman
Vice President
jforeman@reocsanantonio.com
Direct Line 210 524 1315



Photos



James T. Foreman
Vice President
jforeman@reocsanantonio.com
Direct Line 210 524 1315



Photos



James T. Foreman
Vice President
jforeman@reocsanantonio.com
Direct Line 210 524 1315

San Antonio Overview

Largest U.S. Cities

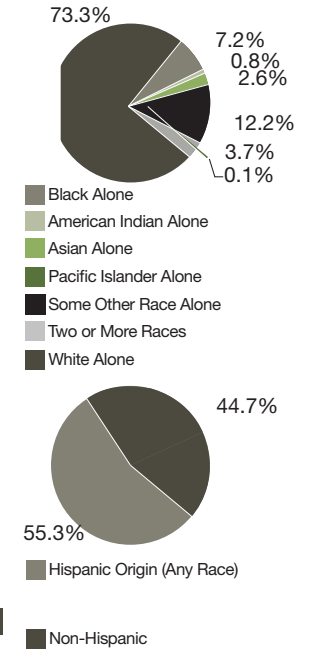
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

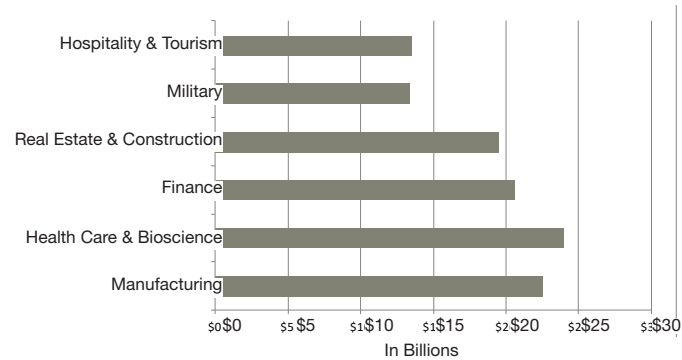
	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

Ethnicity



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998



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>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>James Todd Foreman</u>	<u>482014</u>	<u>jforeman@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov