

Callaghan Tower

8023 Vantage, San Antonio, Texas 78230

Office for Lease



Brian D. Harris, CCIM
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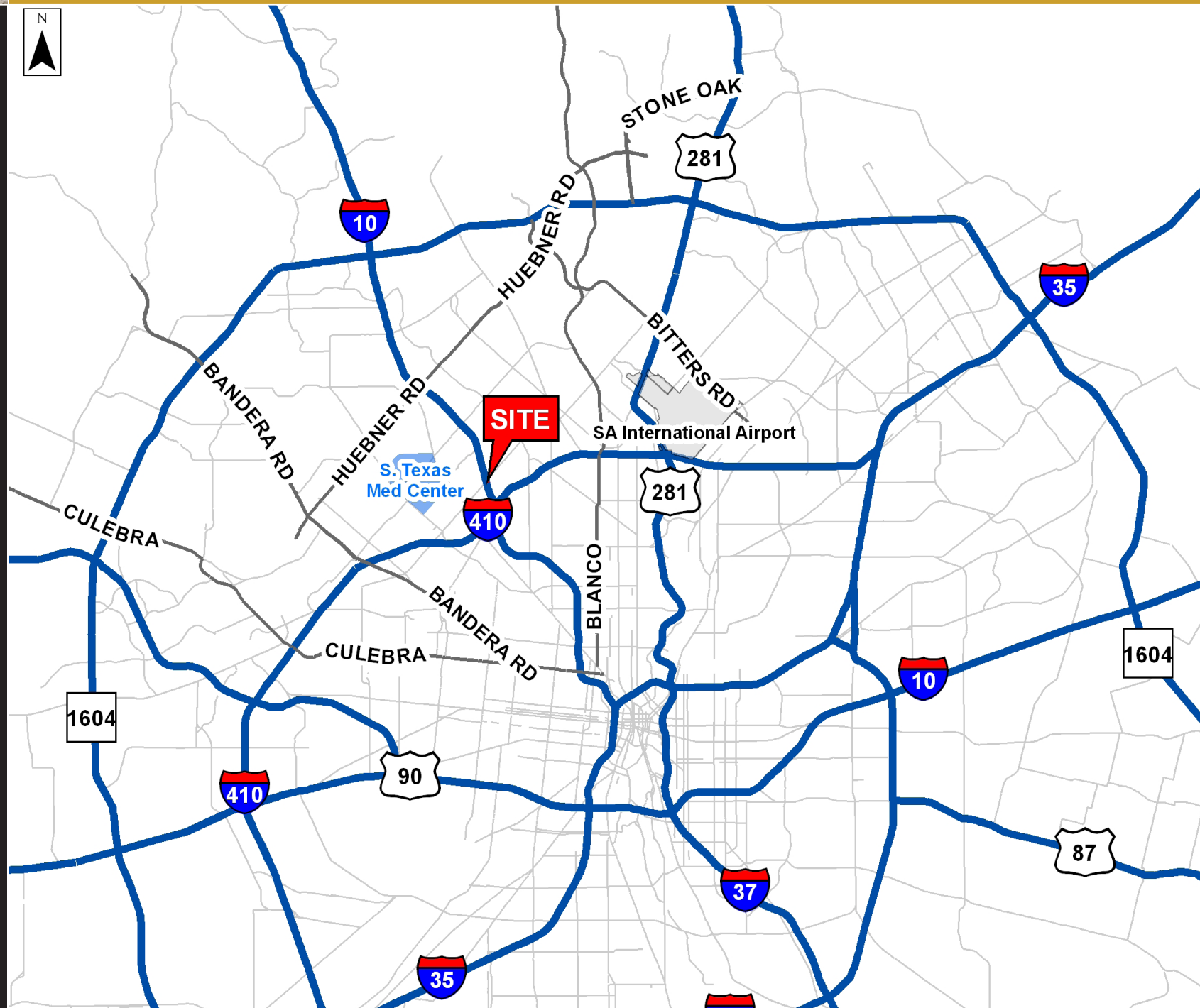


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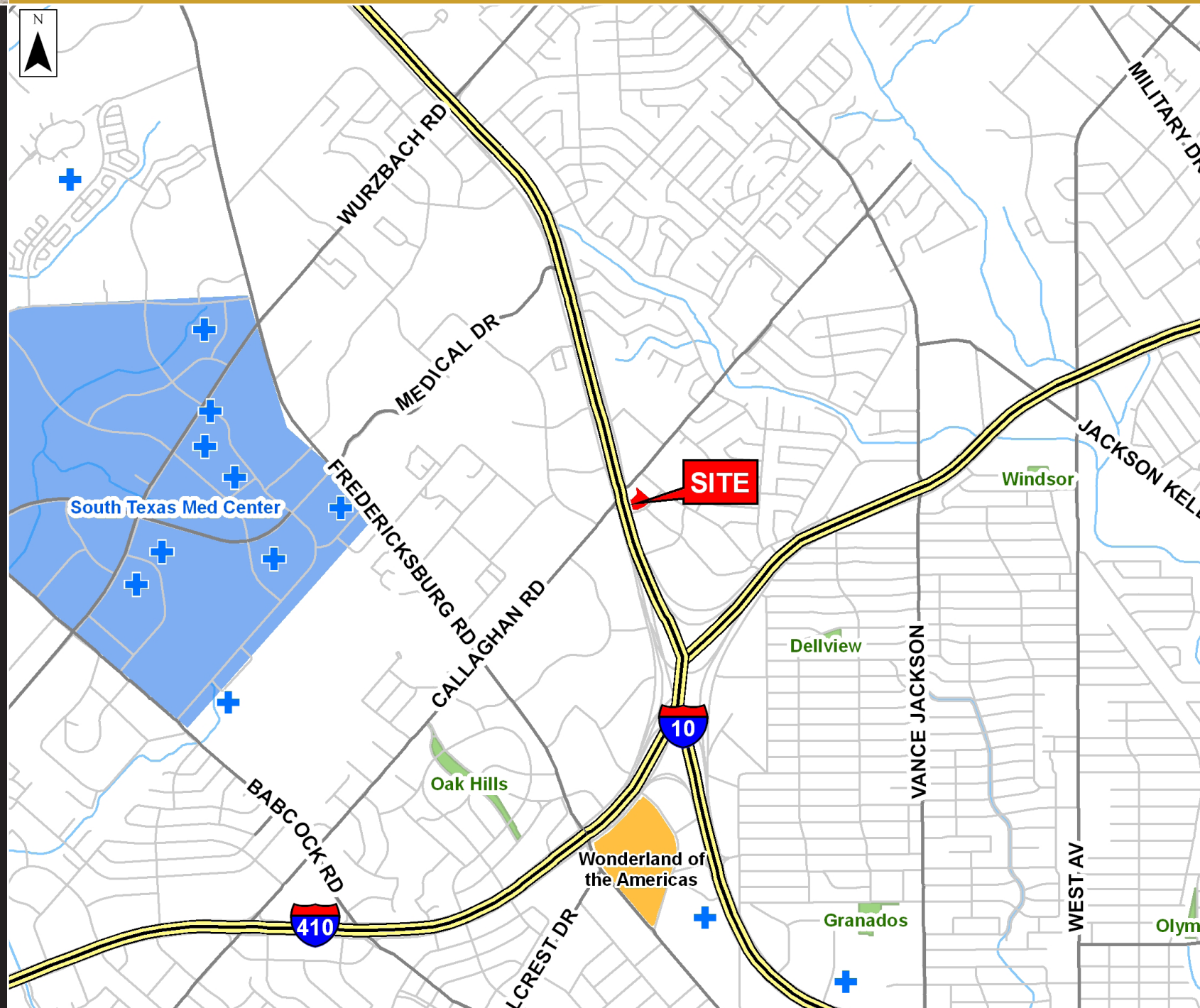


City Location Map





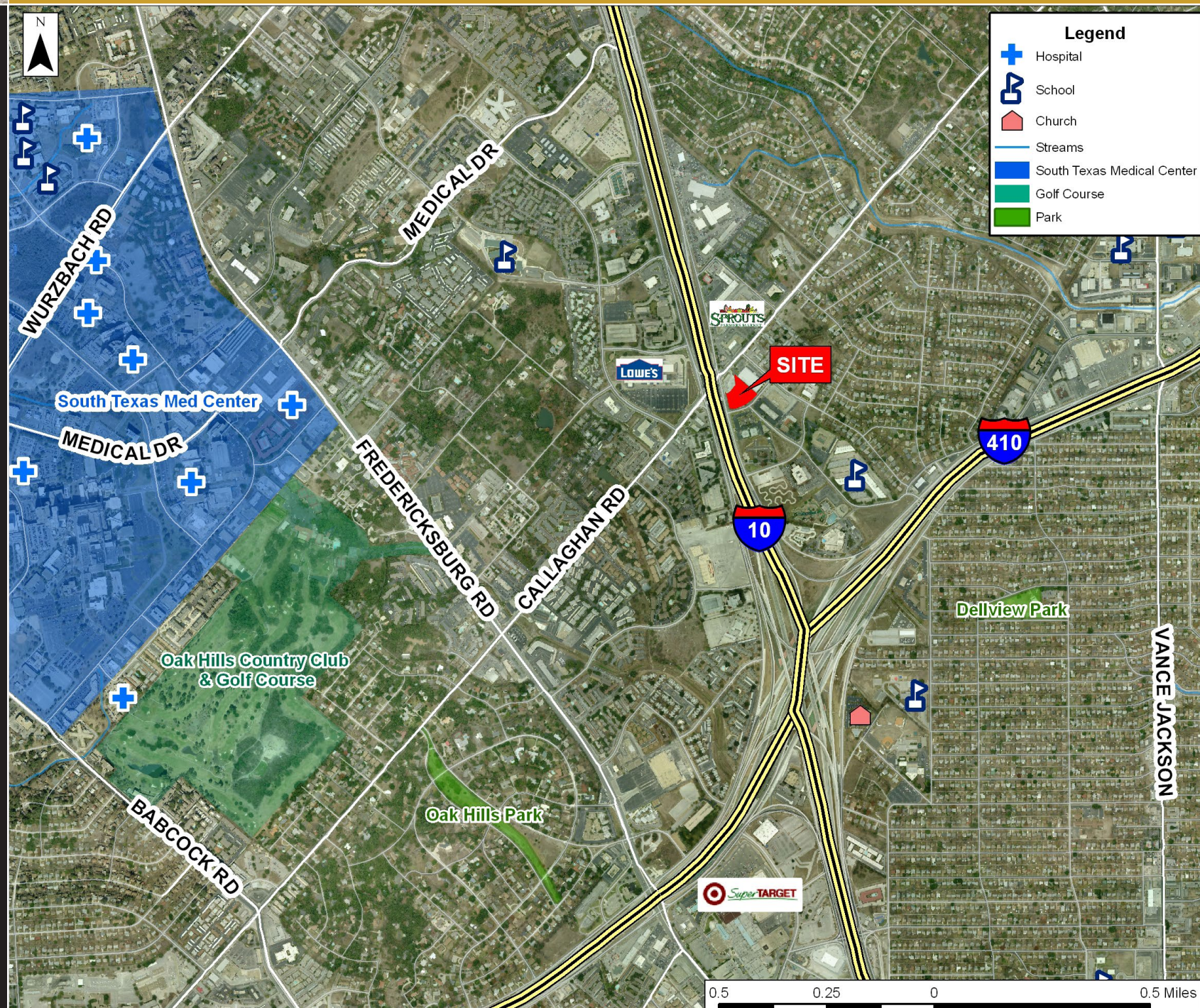
Area Location Map



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Aerial Map



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Site Aerial



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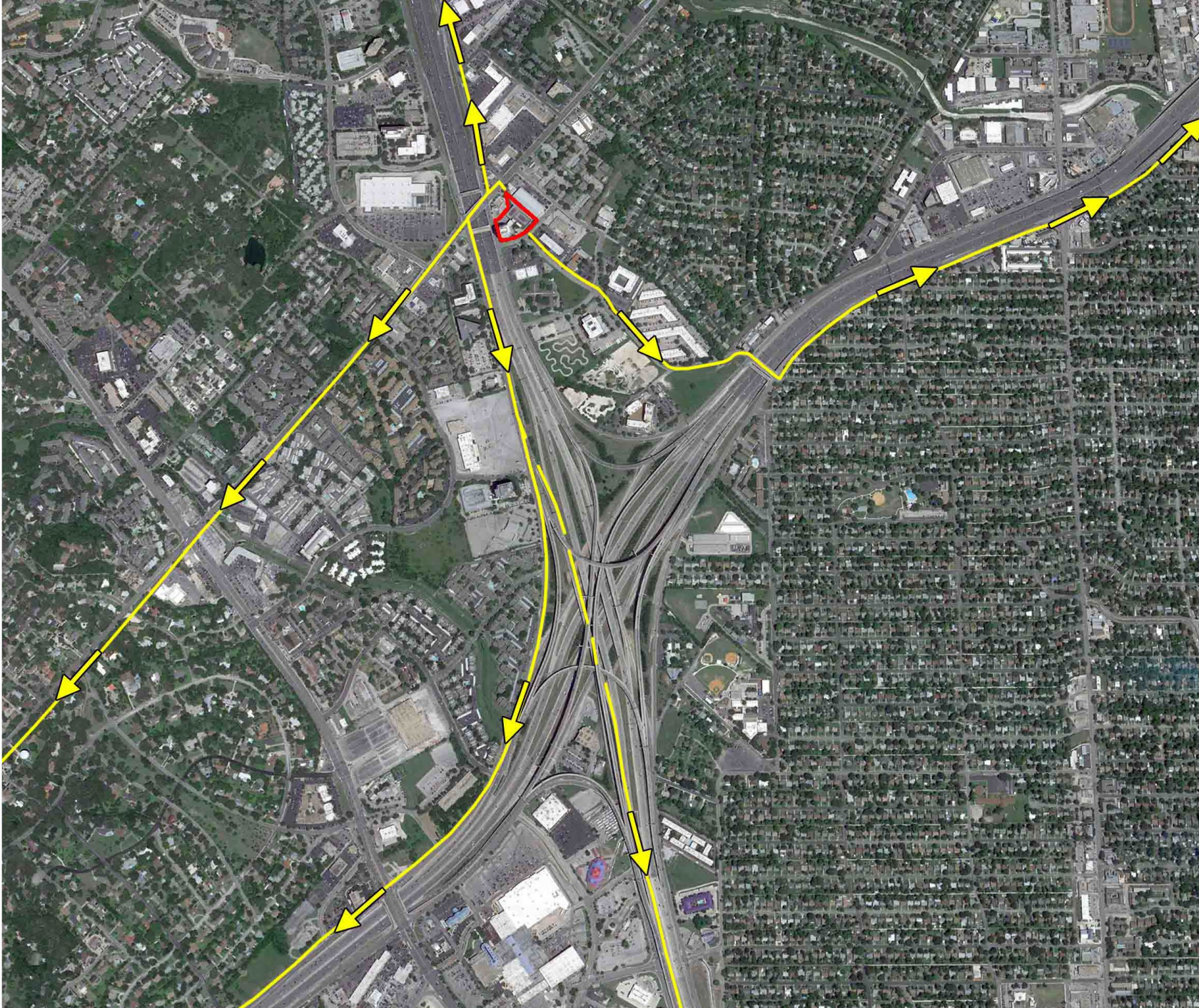


Vehicular Circulation - Ingress





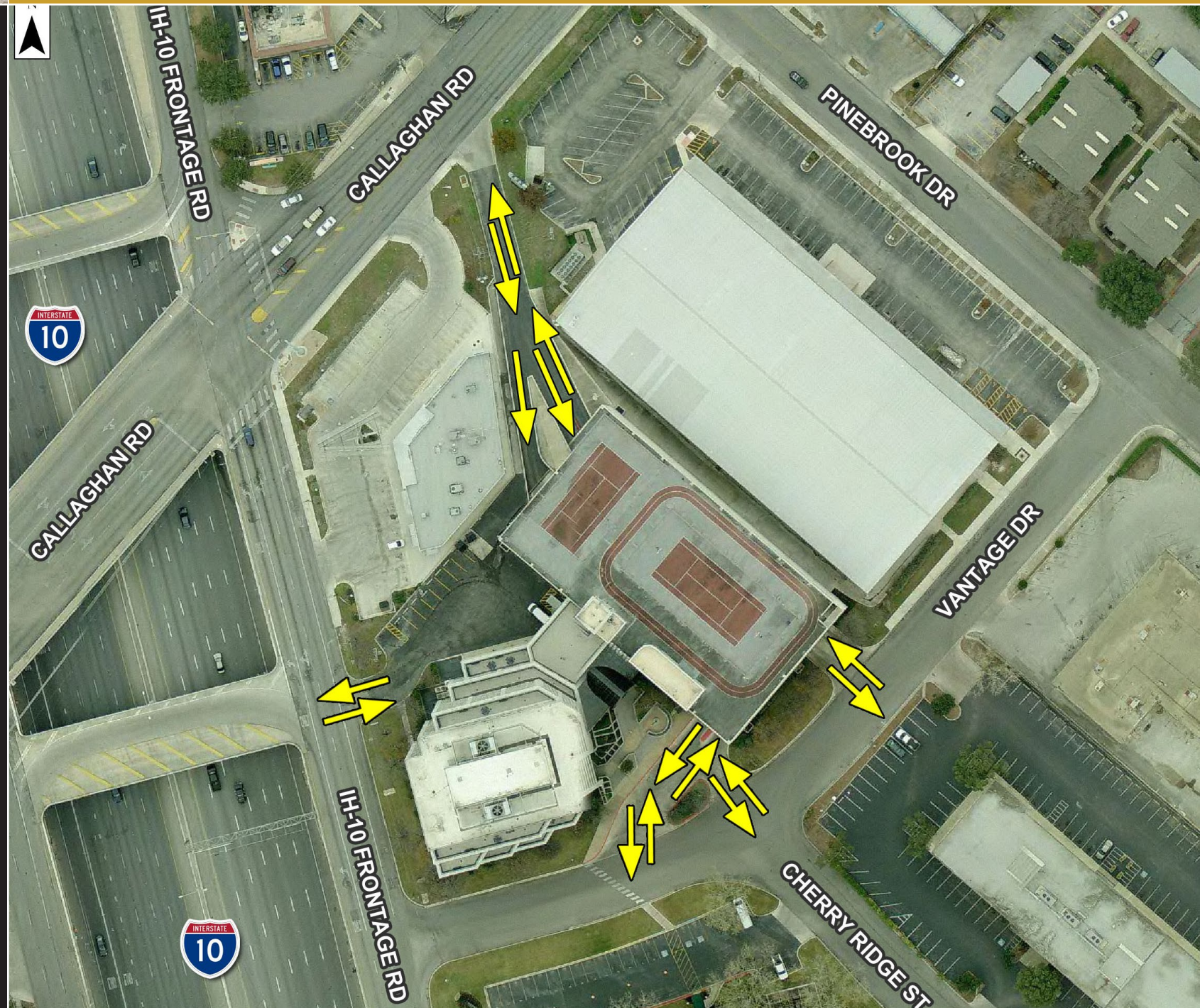
Vehicular Circulation - Egress



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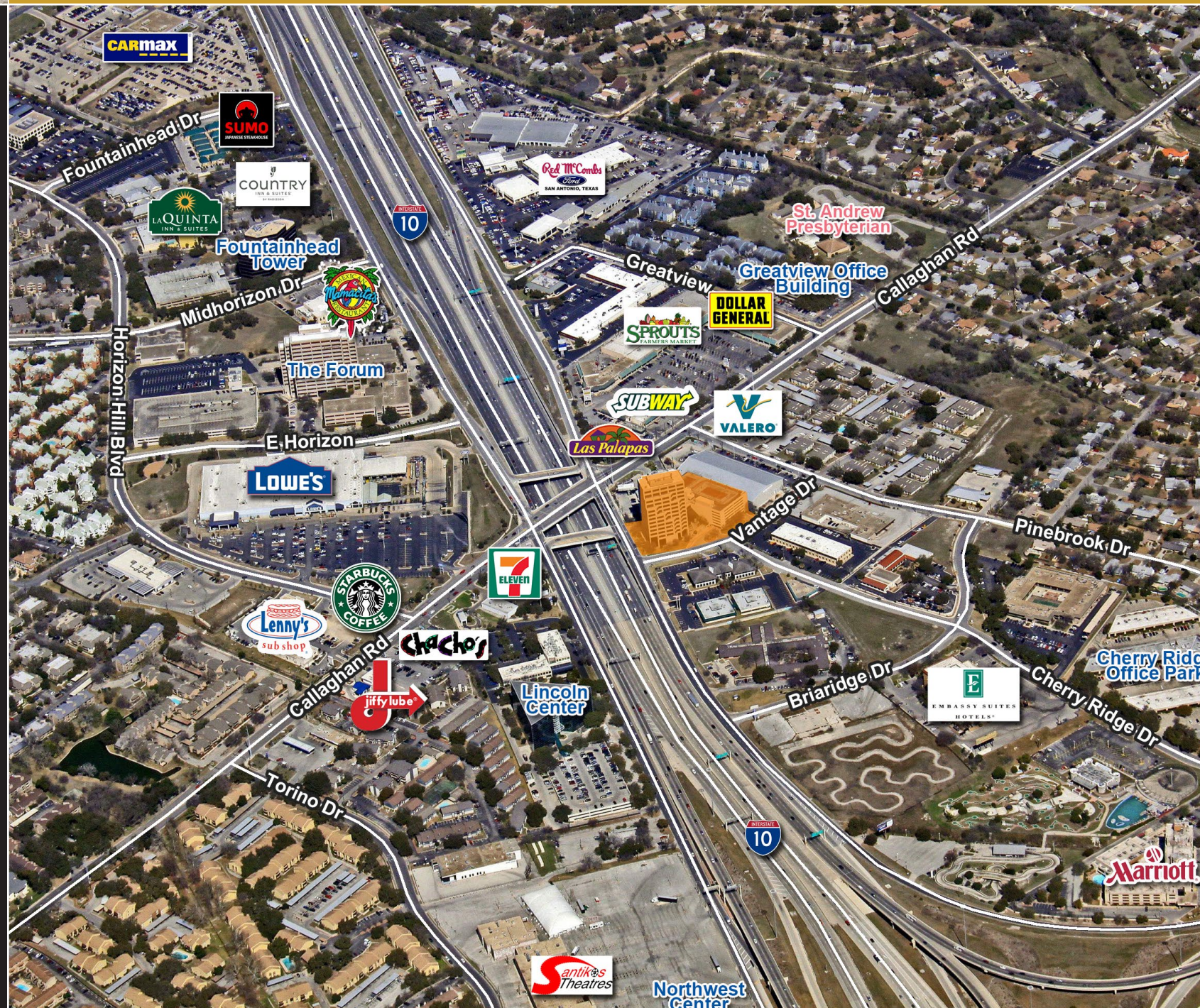


Vehicular Circulation - Site





Oblique Aerial Photo



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Photos



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Photos



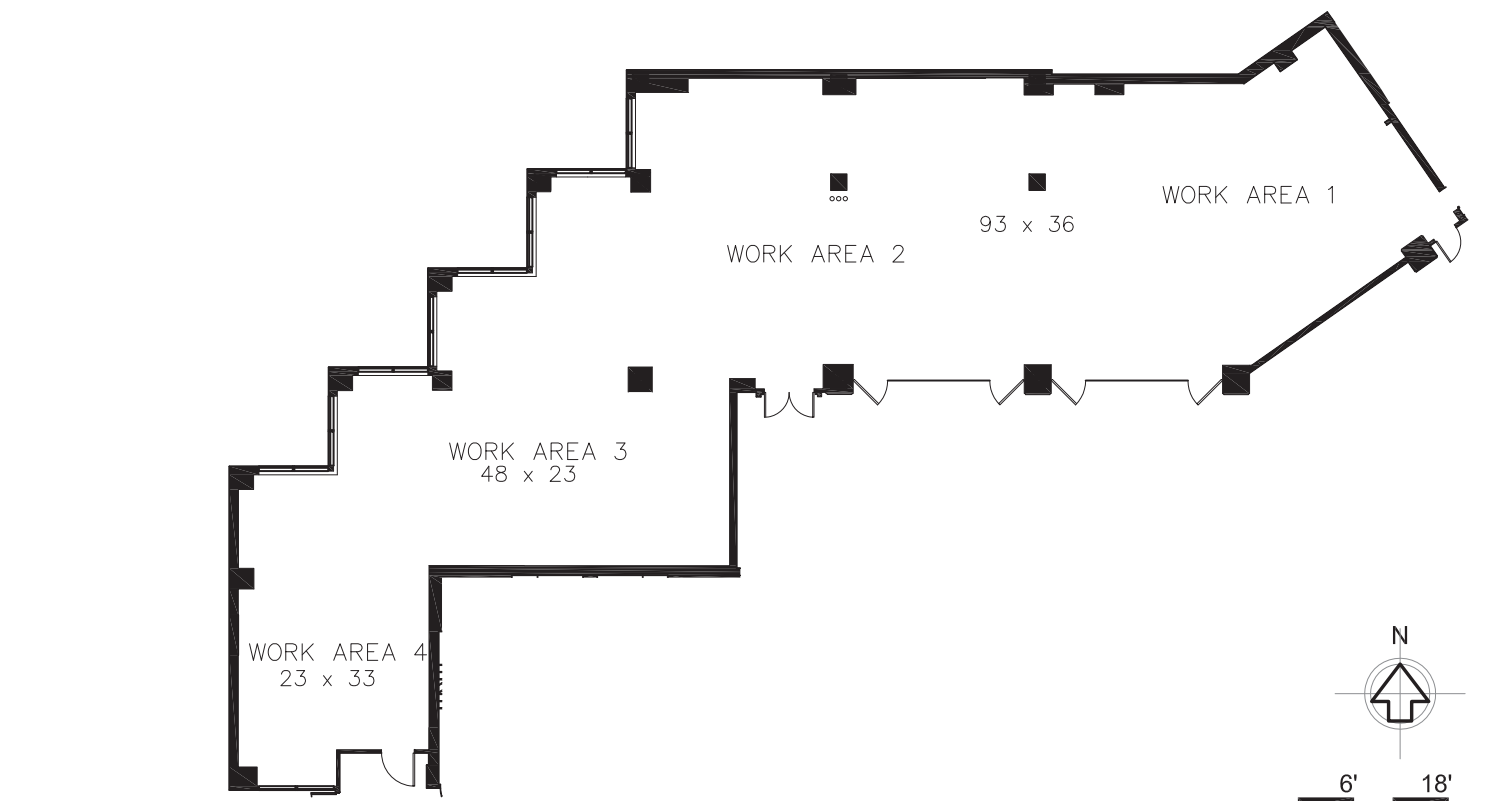
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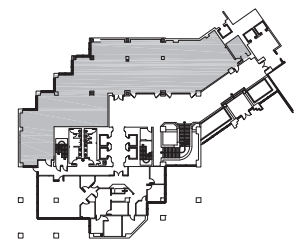
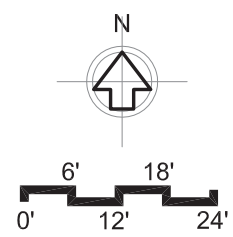
Level 1 - Suite 101

FLOOR 1; SUITE 101 7,454 RSF*

Dimensions are provided for general reference purposes only and should not be relied upon as actual dimensions.



LOCATION PLAN



8023 Vantage
San Antonio, Texas 78230



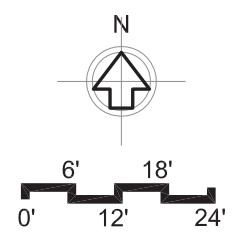
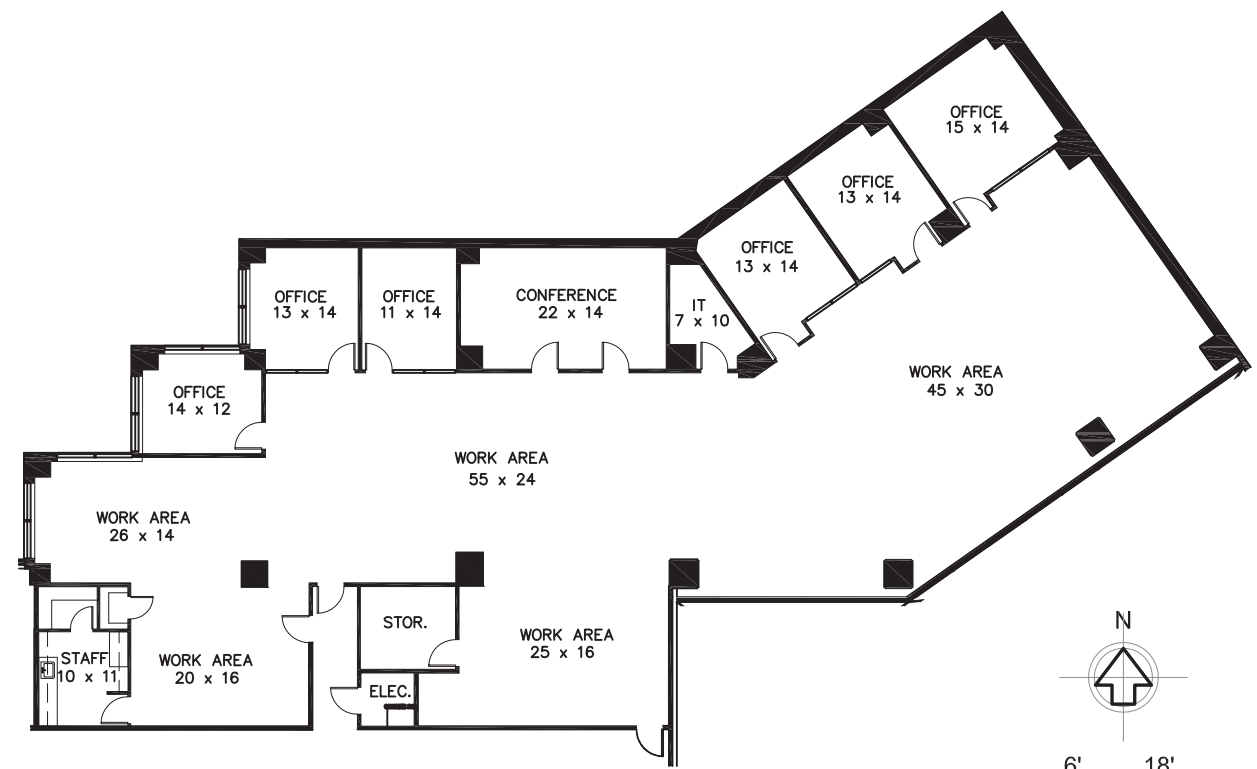
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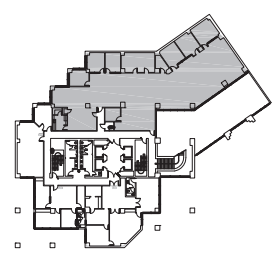
Level 2 - Suite 216

FLOOR 2; SUITE 216 7,779 RSF*

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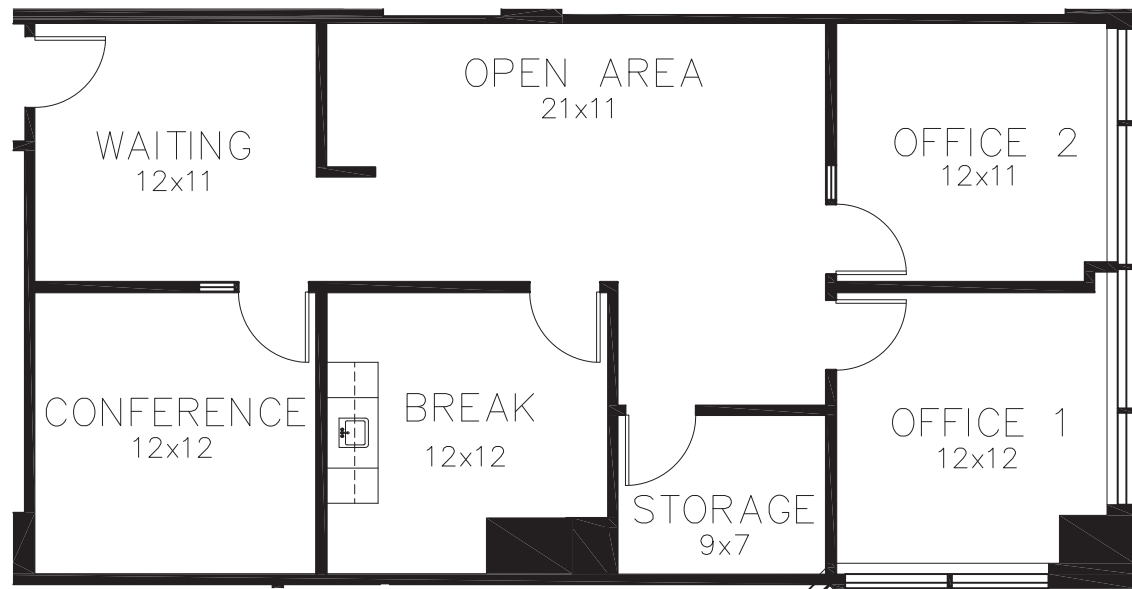
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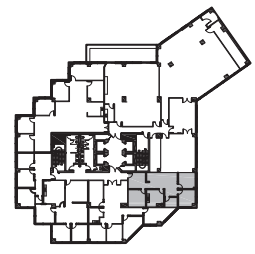
Level 3 - Suite 313

FLOOR 3; SUITE 313 1,273 RSF*

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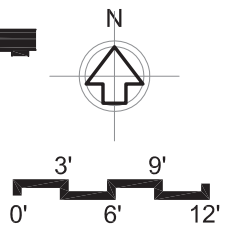
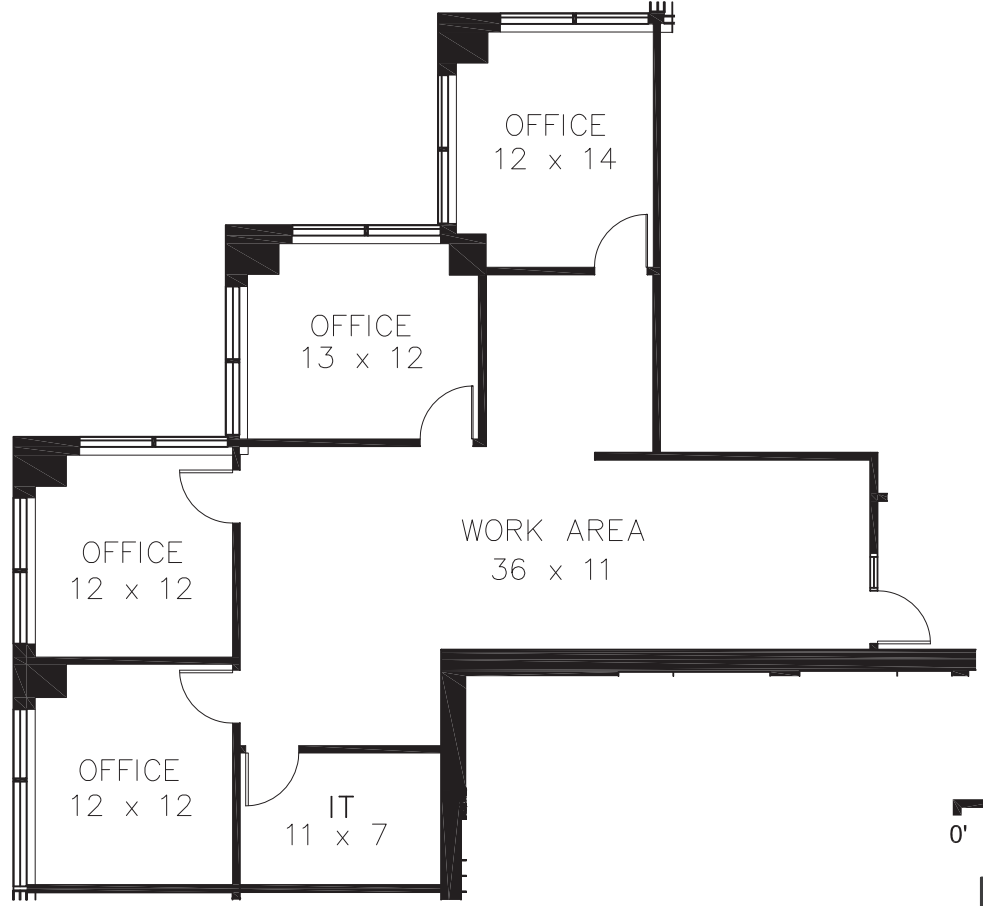
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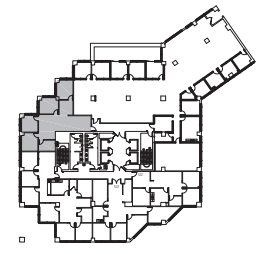
Level 3 - Suite 325

FLOOR 3; SUITE 325 1,919 RSF*

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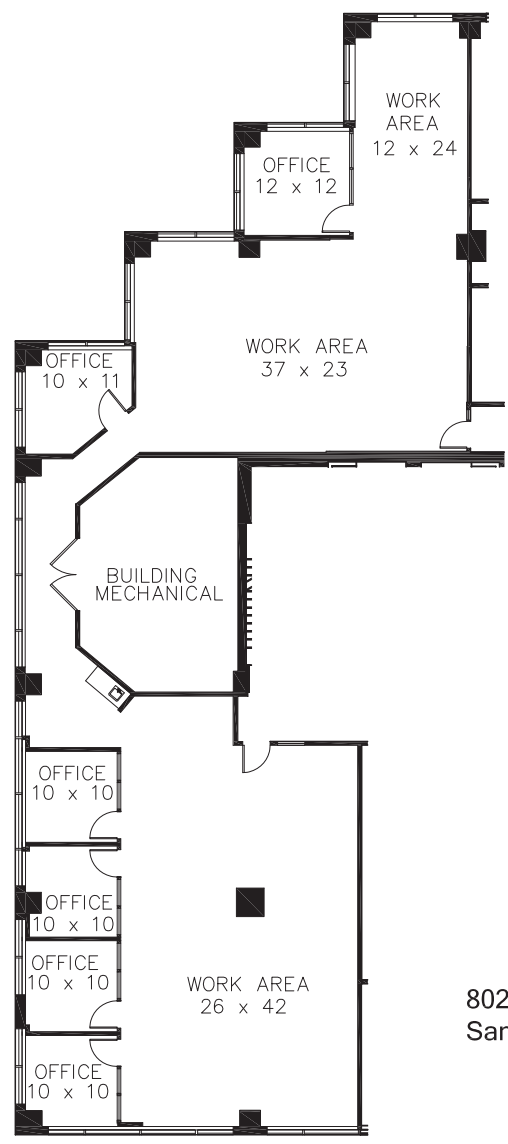
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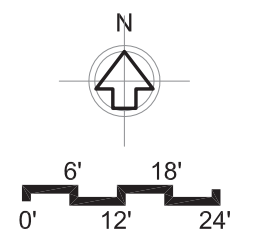
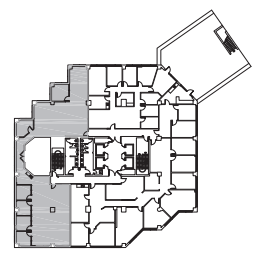
Level 4 - Suite 420

FLOOR 4; SUITE 420 4,137 RSF*

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LOCATION PLAN



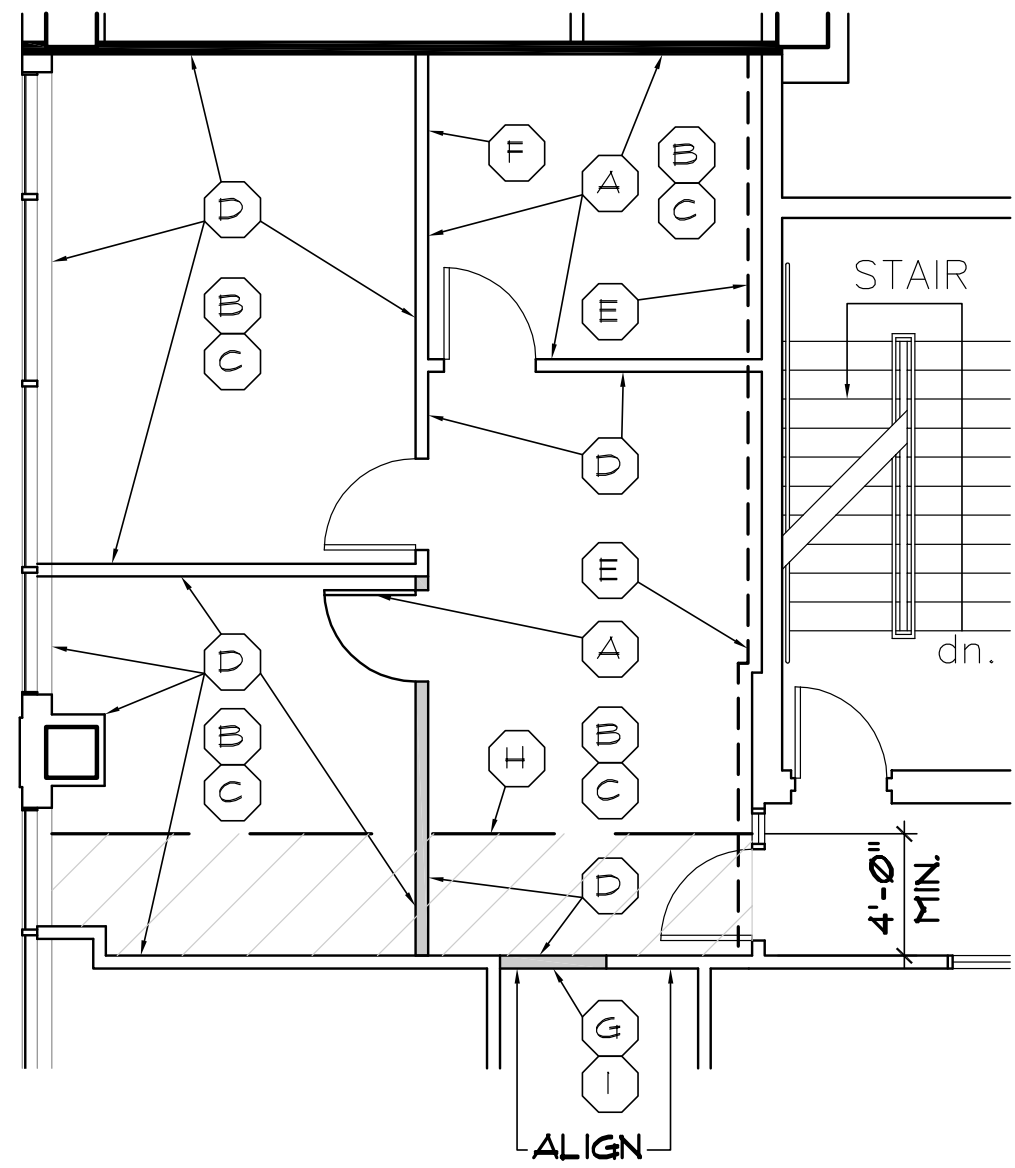
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Level 5 - Suite 540

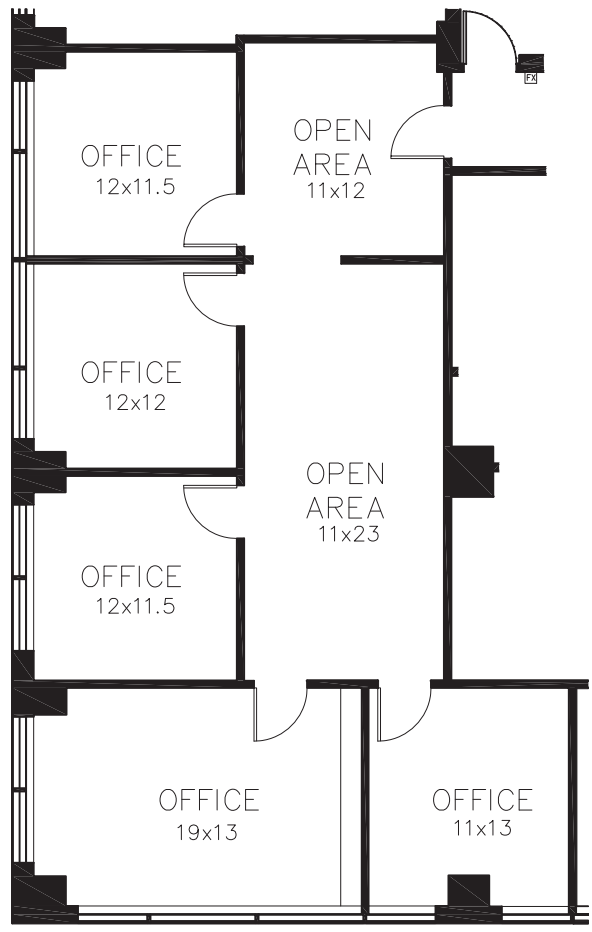




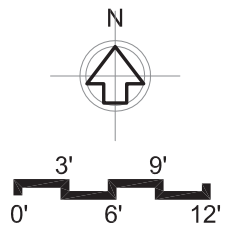
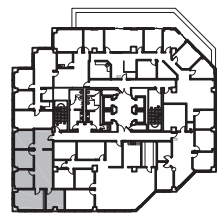
Level 6 - Suite 680

FLOOR 6; SUITE 680 1,414 RSF*

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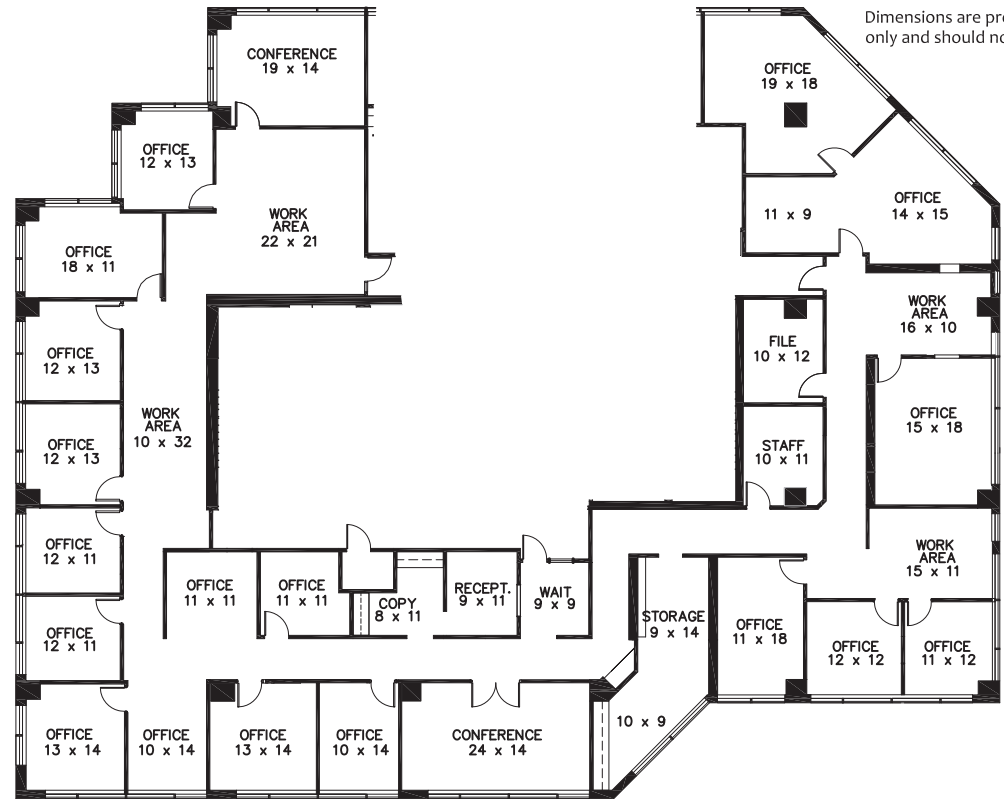
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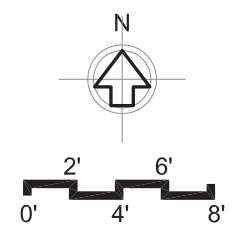
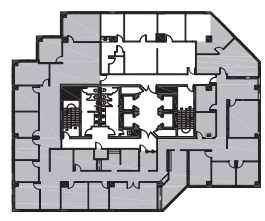
Level 12 - Suite 1200

FLOOR 12; SUITE 1200 9,046 RSF*

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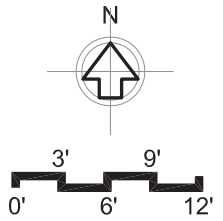
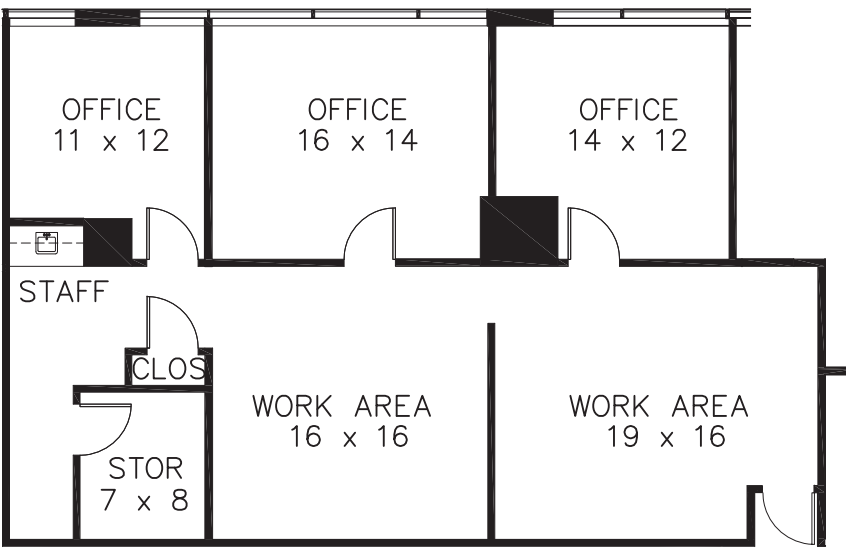
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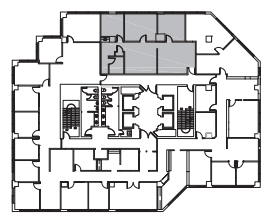
Level 12 - Suite 1275

FLOOR 12; SUITE 1275 1,708 RSF*

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Benefits

Property Highlights

- Two conference facilities available
- One of the city's premier office properties
- Panoramic cityscape and hill country views
- Full service cafe
- Located minutes from downtown and the airport
- Seven level parking garage
- Ownership and management on-site
- On-site Courtesy Patrol & CCTV
- Variety of space options
- Located in the dynamic northwest office market
- Over 50 restaurants within two miles
- Over 30 hotels within two miles including the Omni Hotel and the Drury Inn & Suites

Drive Time Highlights

- South Texas Medical Center - 1.7 miles (5 minute drive)
- Downtown San Antonio - 7.7 miles (10 minute drive)
- The Shops at La Cantera - 8 miles (14 minute drive)
- The Quarry Market - 6.5 miles (12 minute drive)
- Westover Hills - 16 miles (22 minute drive)

Corporate Users Nearby

- USAA Corporation
- Valero
- NuStar
- KB Homes
- South Texas Medical Center
- NSA Facility

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Capital Improvements

Multi-million dollar capital improvement project completed!

Capital Improvement Projects

Elevator Modernization	1,375,704
New Cooling Towers & Chillers	1,174,743
Remodel Restrooms	1,023,900
Lighting Retrofit throughout	74,870
Waterproofing Balconies	53,635
New Illuminated Pylon Sign	13,623
New Card Access System	7,700
New Lobby Furniture	12,957
Remodel Concierge Station	39,649
Additional Repairs & Improvements	342,743
Lobby Renovation	94,564
Atrium Glass Replacement	67,178
Garage/Parking Improvements	85,728
Common Area Repairs & Improvements	174,720
Exterior Entry Stairs	26,139
Roof Repairs & Improvements	166,644
Capital Improvements Total	\$4,734,500



Quote Sheet

Square Footage Available	843 7,454 7,779 1,919 1,273 4,137 1,414 10,754 (divisible) (Note: All above figures in Rentable Square Feet)
Base Rental	\$17.00 per rentable square foot, Triple Net (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
Add-On Factor	18.50%
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
Parking	1:300 per rentable square foot parking ratio (All structured parking)
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.



San Antonio Overview

Largest U.S. Cities

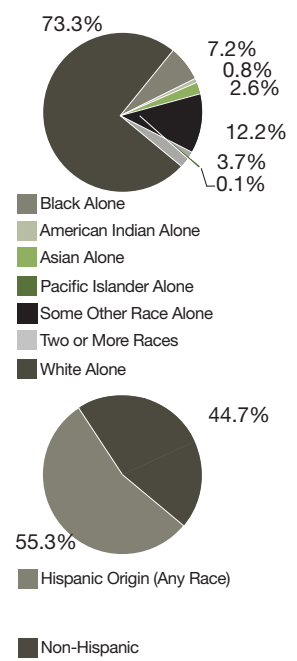
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

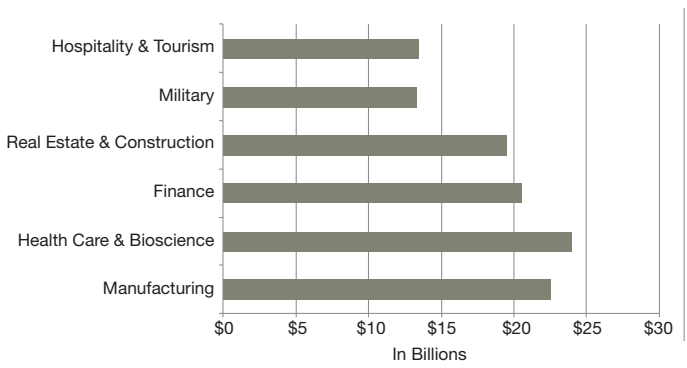
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	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



Major Industries



Fortune 500 Companies

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

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.

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Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2021 & 2026; Fortune



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 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.

REOC General Partner, LLC License No. **493853** Email **bharris@reocsanantonio.com** Phone **N/A**
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Brian Dale Harris License No. **405243** Email **bharris@reocsanantonio.com** Phone **N/A**
 Designated Broker of Firm

N/A License No. **N/A** Email **N/A** Phone **N/A**
 Licensed Supervisor of Sales Agent/
 Associate

Brian Dale Harris License No. **405243** Email **bharris@reocsanantonio.com** Phone **N/A**
 Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials _____ Date _____
Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

TAR 2501

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 Blake Bonner

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