

One Park Ten

6800 Park Ten Blvd San Antonio, TX 78213

Office for Lease



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Table of Contents

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

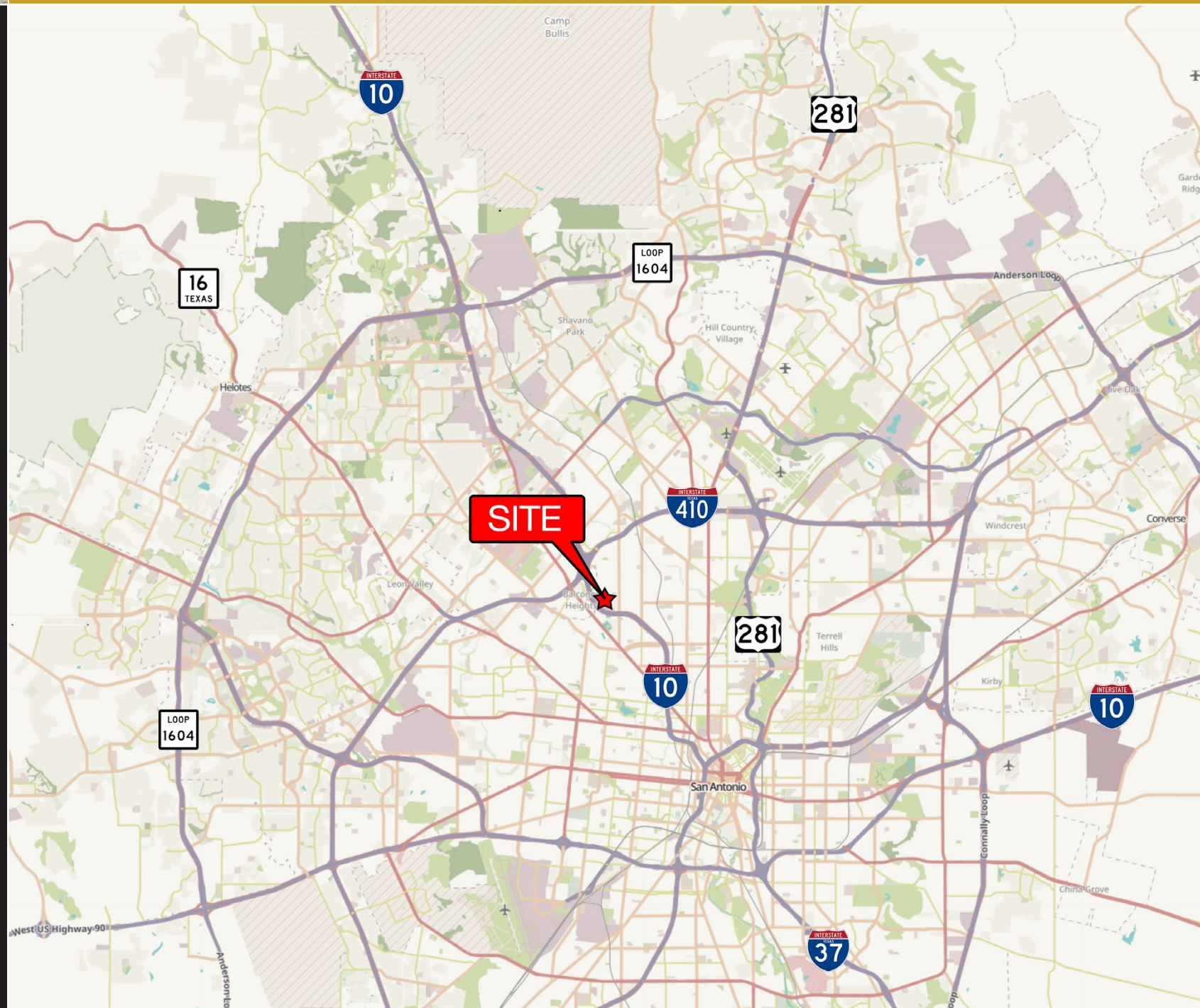
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City Location Map

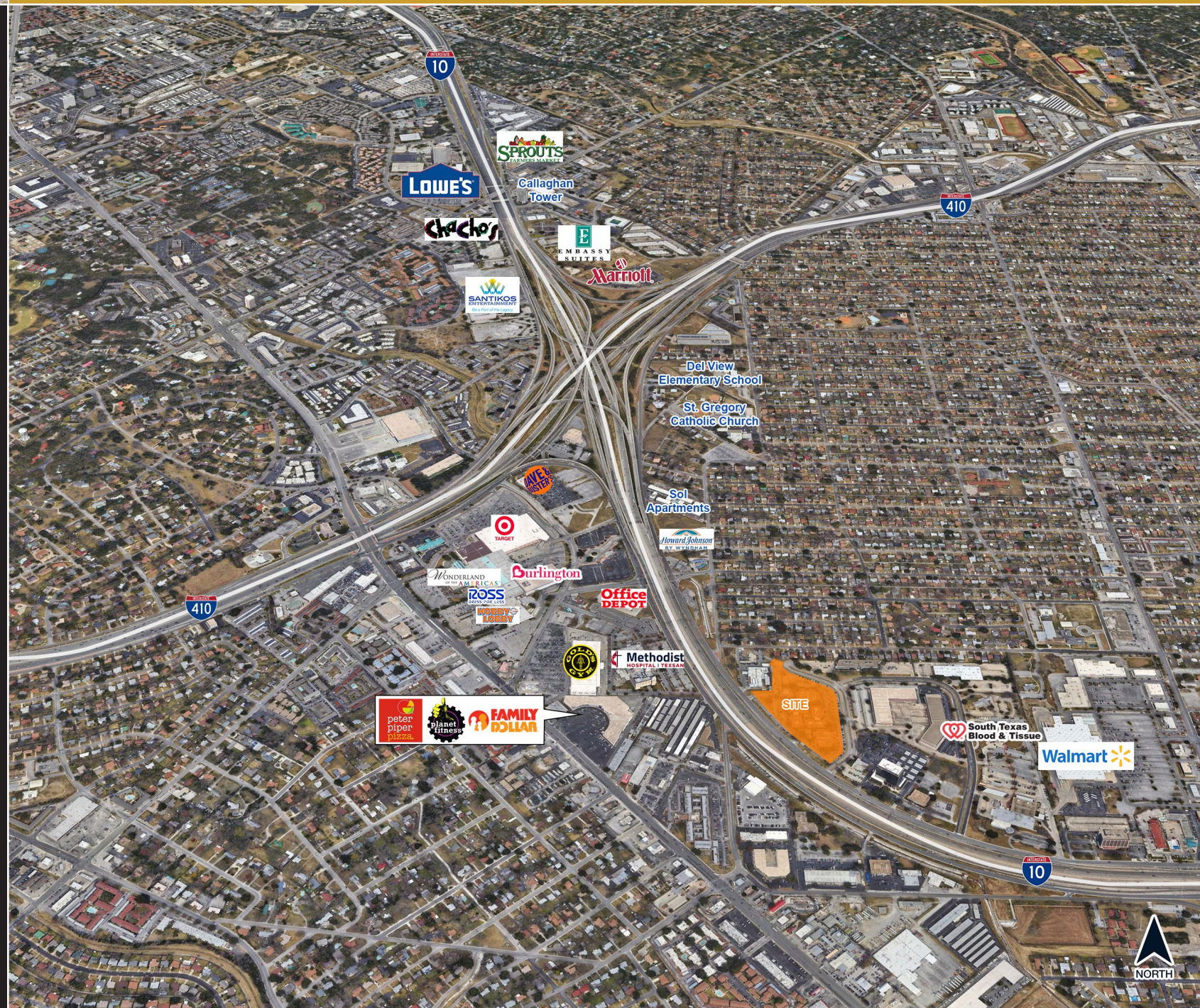


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Oblique Aerial Photo



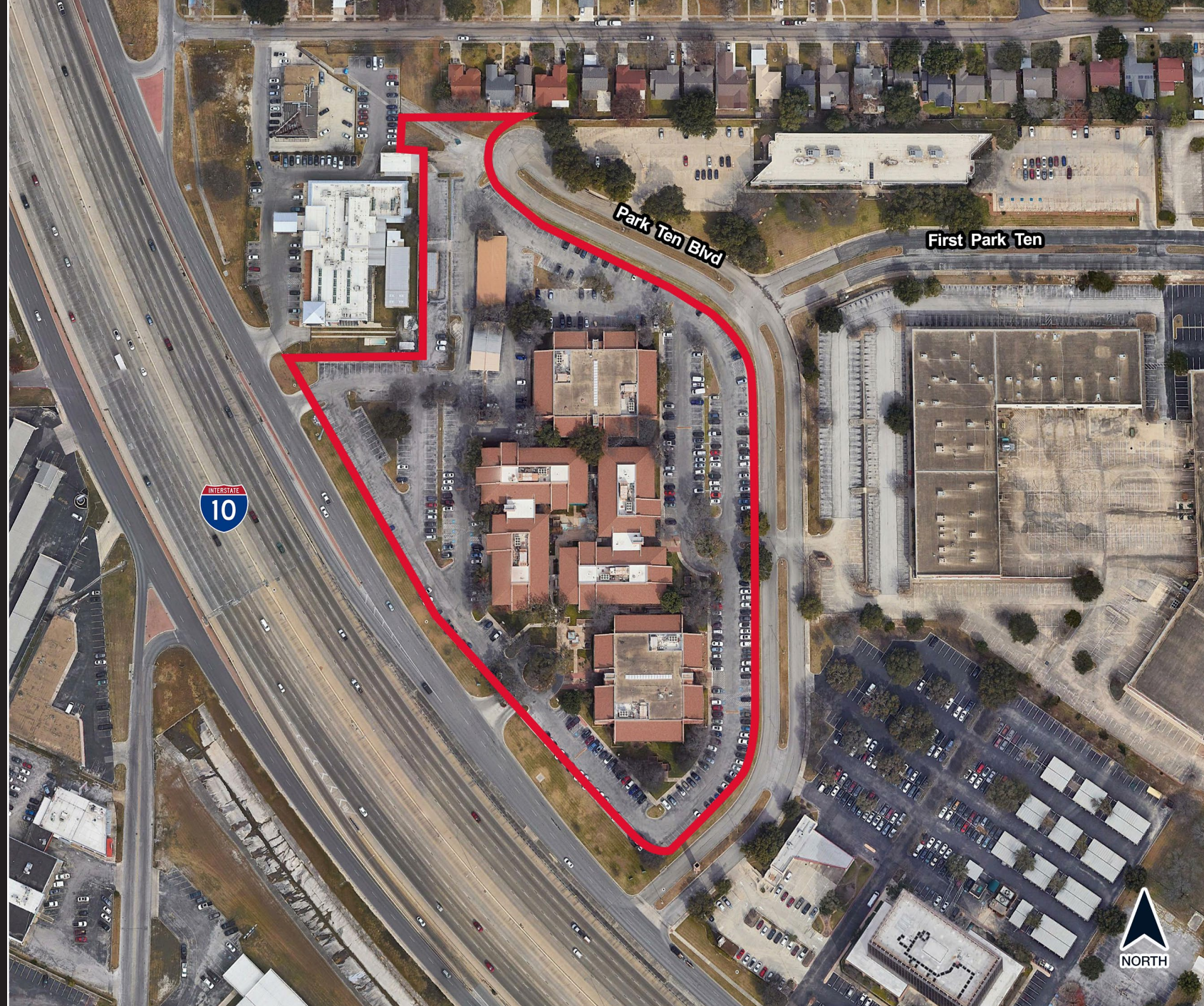
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Site Aerial



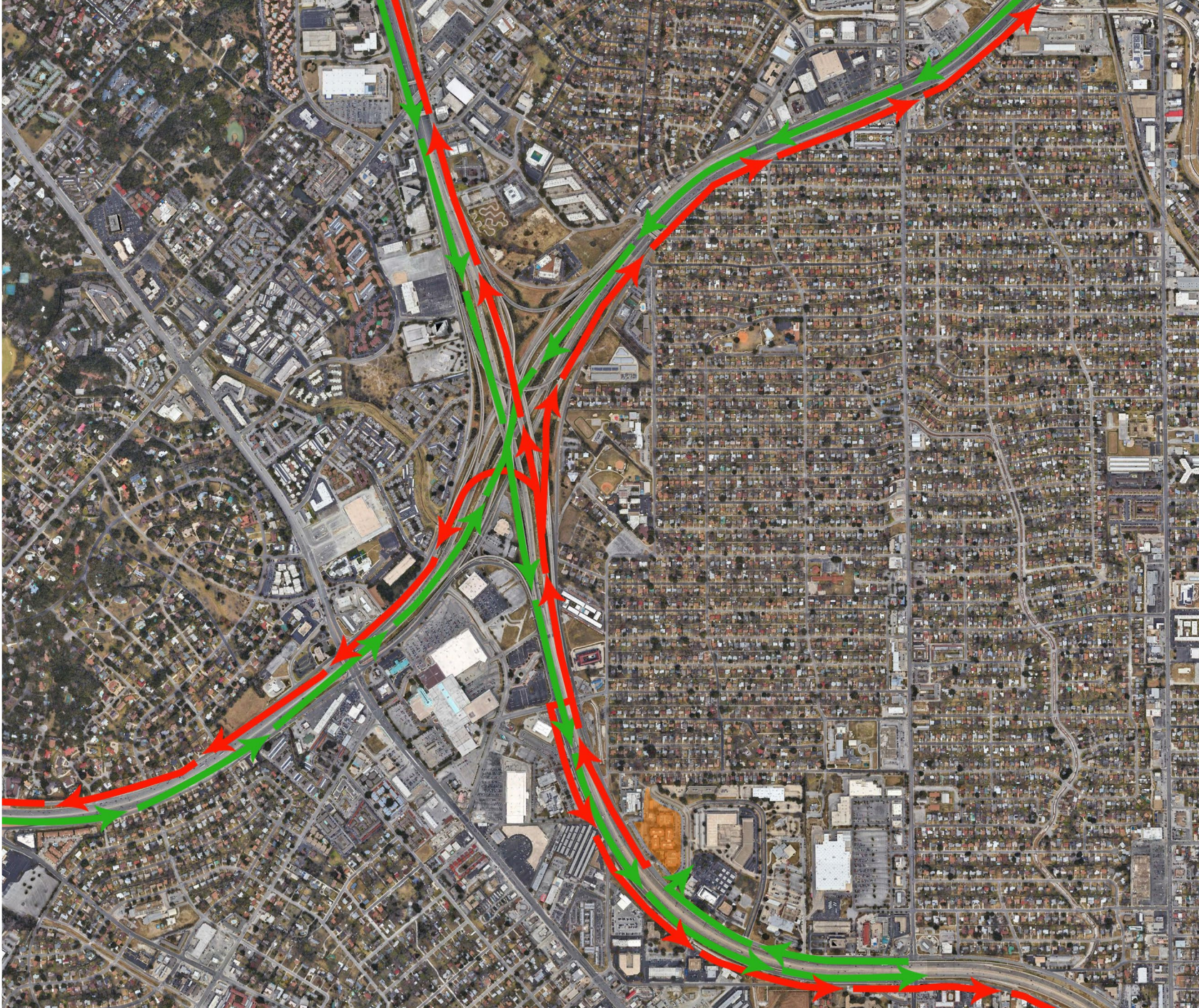
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Vehicular Circulation - Ingress/Egress

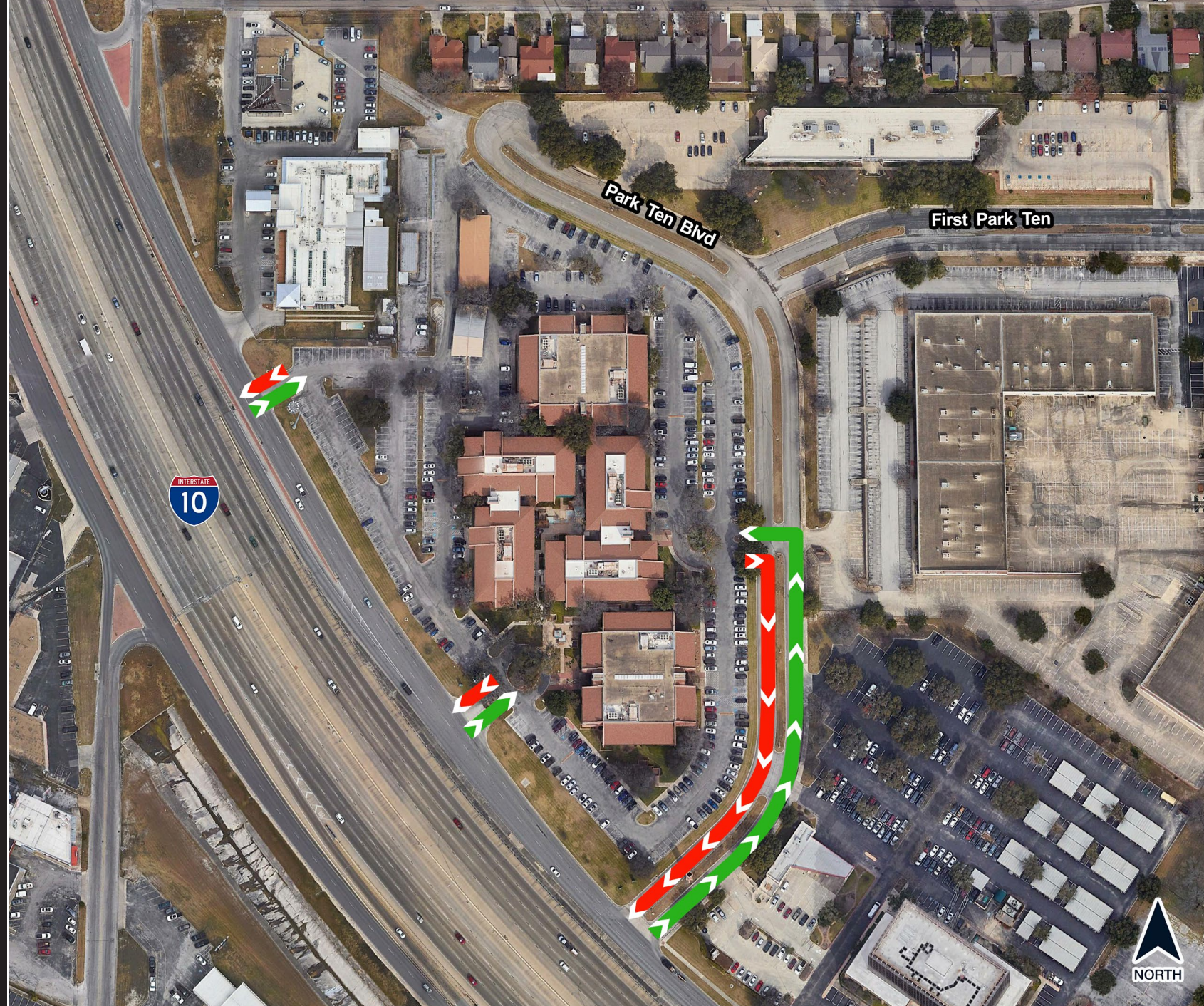


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Vehicular Circulation - Site



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Property Summary

Address	6800 Park Ten Blvd San Antonio, TX 78213
Property Details	155,923 SF Office Building 9.119 Acres
Class	B
Year Built	1980
Floors	2
Parking	1:270 per rentable square foot parking ratio
Access & Courtesy Patrol	24/7 Access for Tenants with security patrol during business hours

Comments

- New Ownership planning multiple capital improvements to property
- Full service cafe
- Conveniently located at 410 and I-10 intersection
- Conference rooms available
- Move-in Ready space available
- On-Site property management and maintenance staff

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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Quote Sheet

Building	SF Available
West	347 - 4,900
North	291 - 2,746
East	414 - 2,228
South	No Vacancy

Total Available	155,923
Lease Price	\$21.00 PSF
First Month's Rental	Due upon execution of lease document by Tenant
Term	One (1) to ten (10) years
Improvements	Negotiable
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.

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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. 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

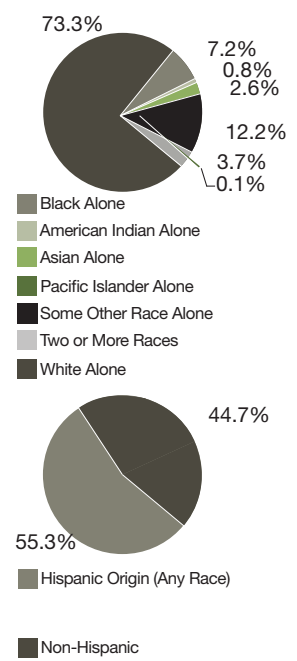
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

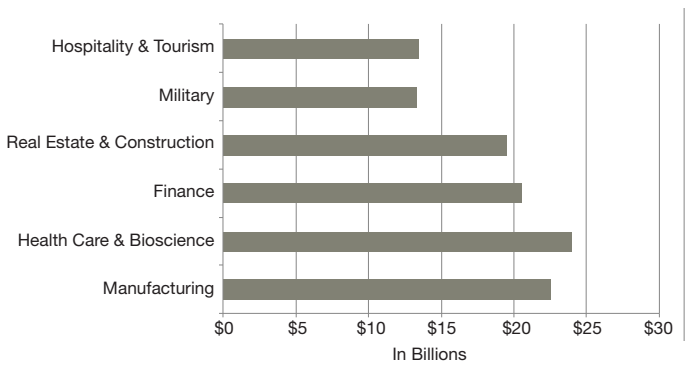
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	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

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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.

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** **bharris@reocsanantonio.com** **(210) 524-4000**
 Licensed Broker/Broker Firm Name or Email Phone
 Primary Assumed Business Name

Brian Dale Harris License No. **405243** **bharris@reocsanantonio.com** **(210) 524-4000**
 Designated Broker of Firm Email Phone

Brian Dale Harris License No. **405243** **bharris@reocsanantonio.com** **(210) 524-4000**
 Licensed Supervisor of Sales Agent/ Associate Email Phone

Andrew J. Lyles License No. **493853** **alyles@reocsanantonio.com** **(210) 524-4000**
 Sales Agent/Associate's Name Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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

TAR 2501

REOC San Antonio, 8023 Vantage Dr. Suite 1200 San Antonio, TX 78230
 Blake Bonner

Phone: 2105244000 Fax: 2105244029
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IABS 1-0
 IABS Form



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