

Introducing CONCORD PARK III

SAN ANTONIO, TEXAS 78258



CONCORD PARK



800,000 SF of OFFICE
65,000 SF of RETAIL
919 units of MULTIFAMILY

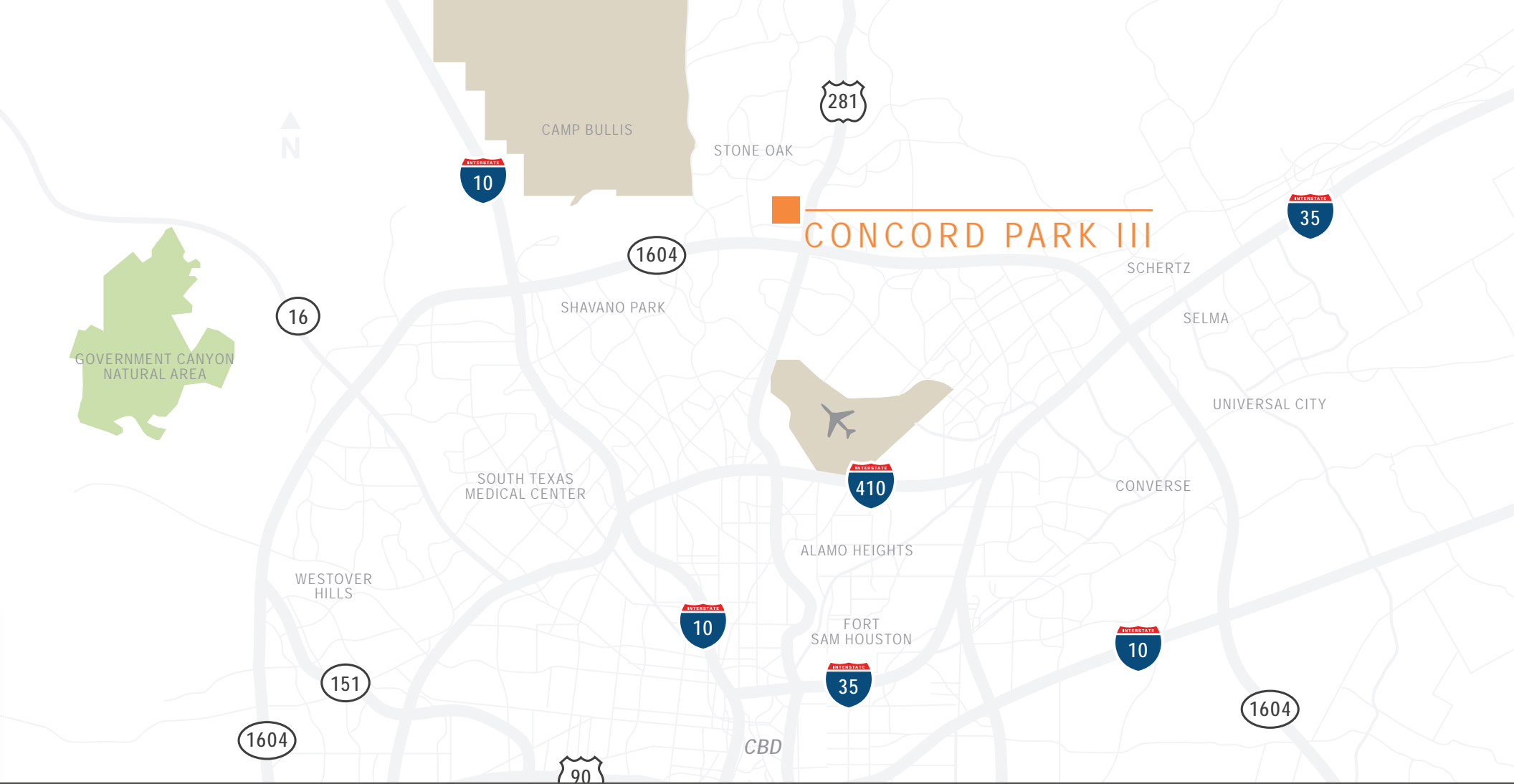
TAYLOR DORRIS
VICE PRESIDENT

210.249.0781 direct
210.393.3606 mobile

tdorris@endurasa.com



The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



1.16.20

PROVEN EXCELLENCE

Concord Park III sits in Concord Park, one of San Antonio's most desirable and influential business communities. Founded in 1998, Concord Park opened the door to the Far North Central submarket, now the destination for an ever-growing number of forward-thinking companies, elite housing options and an excellent selection of retail and dining establishments. Plus, Concord Park offers tenants a demonstrable track record of efficient and cost effective operations for a positive impact on the bottom line.

IN GOOD COMPANY



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CONCORD PARK III

MEISNER ROAD

CONCORD III

EAST SONTERRA BLVD.

02

04

03

01

05

LEGEND

- 01. ENTRY SIGNAGE
- 02. DETENTION POND
- 03. DROP-OFF
- 04. AMENITY PRESERVE

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DEPART FROM EXPECTED. ARRIVE AT EXCEPTIONAL

Concord Park III, a 101,000 sf office building, is now leasing. This is the latest, and last, major opportunity to office in San Antonio's most prestigious business community, Concord Park. Discover a high-performance Class A workspace in the heart of a luxury campus at Concord Park III. A place offering the ideal mix of Hill Country views and modern amenities. A destination that is everything but business as usual. Offering an advanced business environment, Concord Park III is complete with column-free open floor plates, leading-edge technology systems and built-in sustainability. Constructed on one of the last remaining sites in Concord Park, this property brings together the campus' best features to offer state-of-the-art, cost-effective office space designed to raise the bar. Concord Park III is slated to break ground September 2019 and is expected to be ready for Tenant occupancy beginning first quarter 2021.

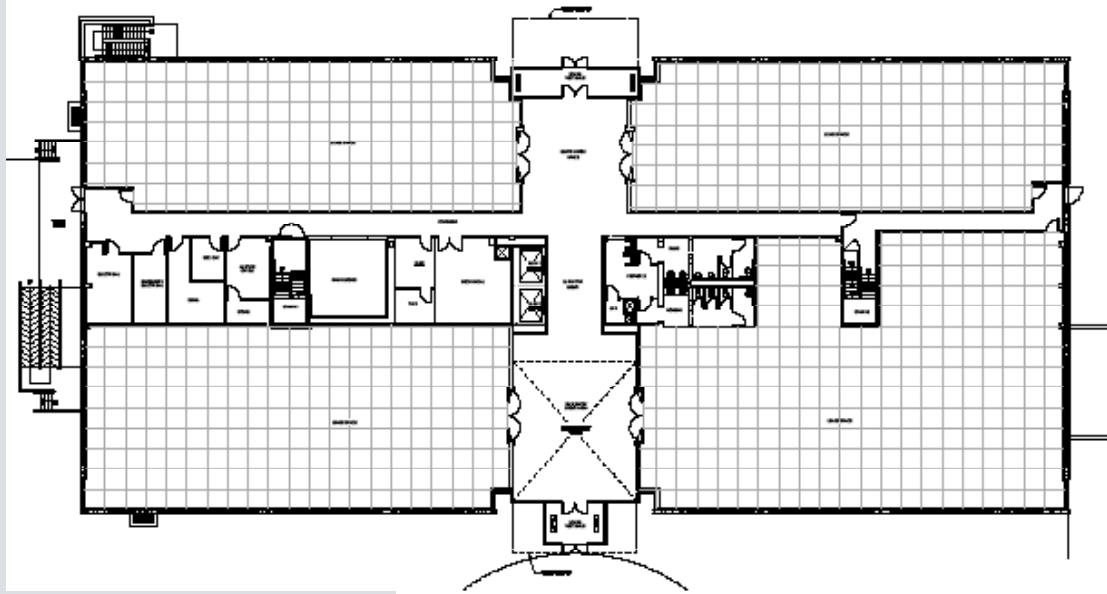
- Four (4) story building totaling 101,000 rentable square feet
- State-of-the-Art design features providing hands-on convenience for tenants
- Efficient 25,000 rentable square foot column free floor plates
- Combined surface and covered parking at 4:1000 parking ratio
- 67 covered below grade executive parking places with direct access to two, five stop, high speed elevators
- Tenant amenity areas will include a building conference room, outside sitting areas and a limited service deli
- Top floor features balcony spaces offering panoramic views of the Hill Country and Downtown San Antonio
- Contiguous clearview glass
- Ingress/Egress to both East Sonterra Blvd and Meisner Rd

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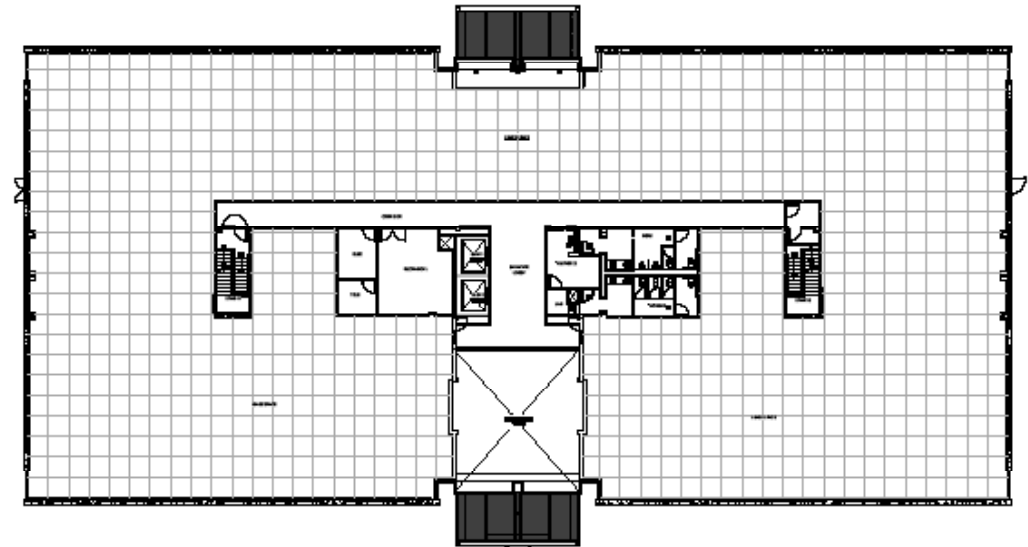
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FLOOR PLANS



FIRST LEVEL



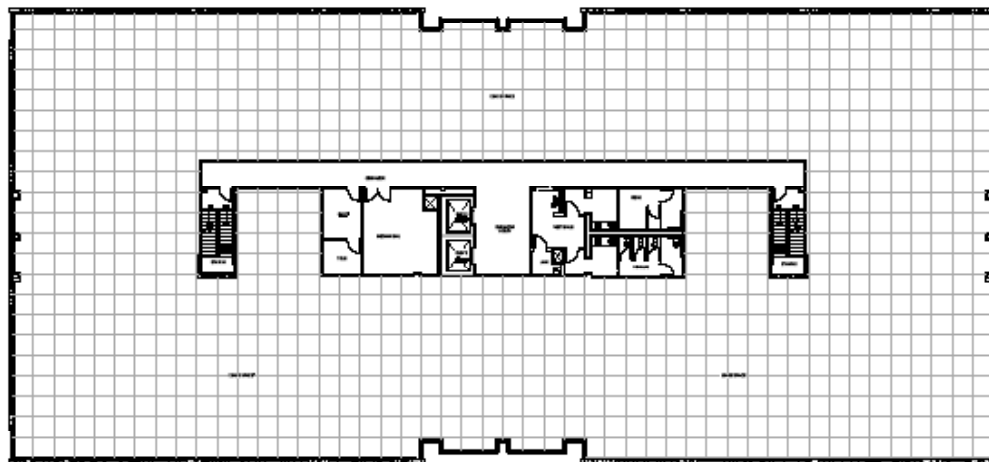
SECOND LEVEL

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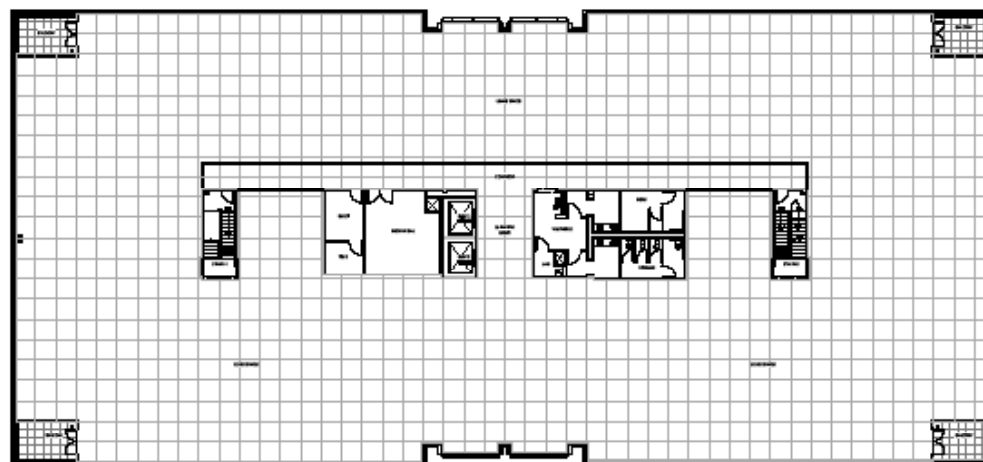
tdorris@endurasa.com

FLOOR PLANS



THIRD LEVEL

FOURTH LEVEL



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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|--------------------------------------------------------------------|-------------|------------------------|----------------|
| Endura Advisory Group, GP, LLC | 581037 | jlundblad@endurasa.com | (210) 366-2222 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| James G. Lundblad | 337803 | jlundblad@endurasa.com | (210) 366-2222 |
| Designated Broker of Firm | License No. | Email | Phone |
| James G. Lundblad | 337803 | jlundblad@endurasa.com | (210) 366-2222 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Taylor Dorris | 503845 | pbarker@endurasa.com | (210) 366-2222 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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