

4342 IH-35 North

San Antonio, TX 78218

30,347 SF Office/Flex Space

Two Winnco Center

For Lease



Two Winnco Center is under new ownership and in the process of undergoing a transformation, creating an engaging and refreshing office workspace along San Antonio's Interstate 35 corridor, and minutes from downtown San Antonio.

Property Highlights

- 30,347 SF Office/Flex Space
- Direct Access to IH-35 & Loop 410
- Build to Suit Per Tenant Specifications
- Parking Ratio - 5/1,000 SF
- High Visibility on Two Major Highways
- 10 Covered Parking Spots

Property Location

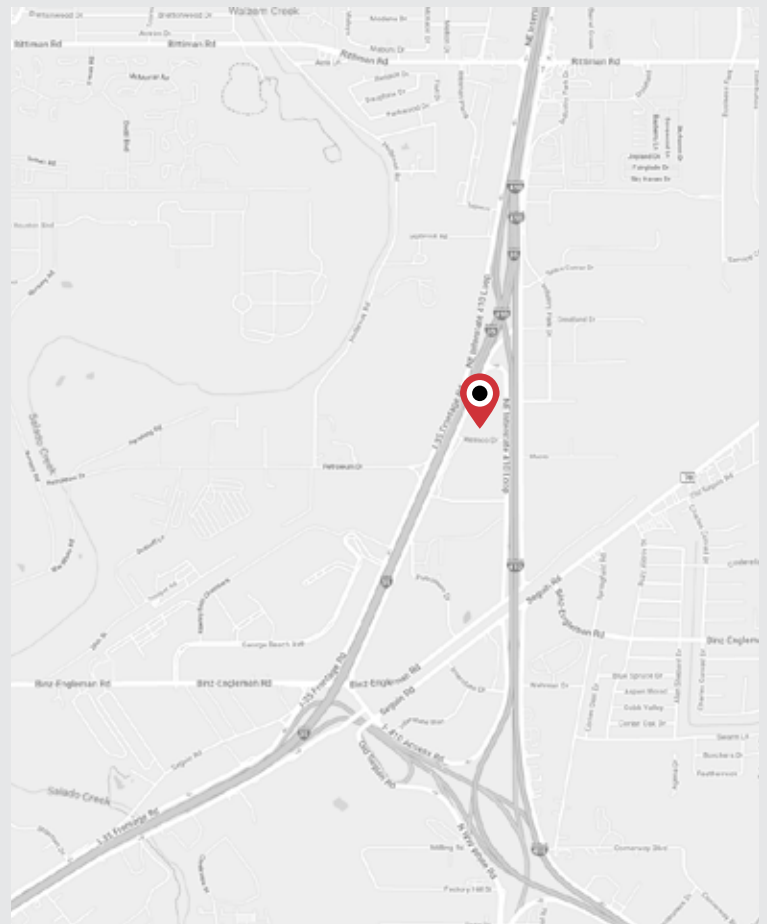
- IH-35 & Loop 410 Frontage
- Close proximity to Brooke Army Medical Center
- Minutes from Downtown San Antonio and San Antonio International Airport
- Zoned I-2
- Nearest bus stop located at IH-35 S Access Rd. & George C Beach Ave in front of Brooke Army Medical Center

Recent Improvements

- New Landscaping
- Improved Signage
- New Roof
- Re-seal / Re-Stripe Parking Lot
- New LED Exterior Lighting

Lease Rate & TIA

Contact Broker



Carlos Marquez

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Jorge Martinez

Associate, Office Project Leasing
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NAI Partners

1020 NE Loop 410, Suite 810
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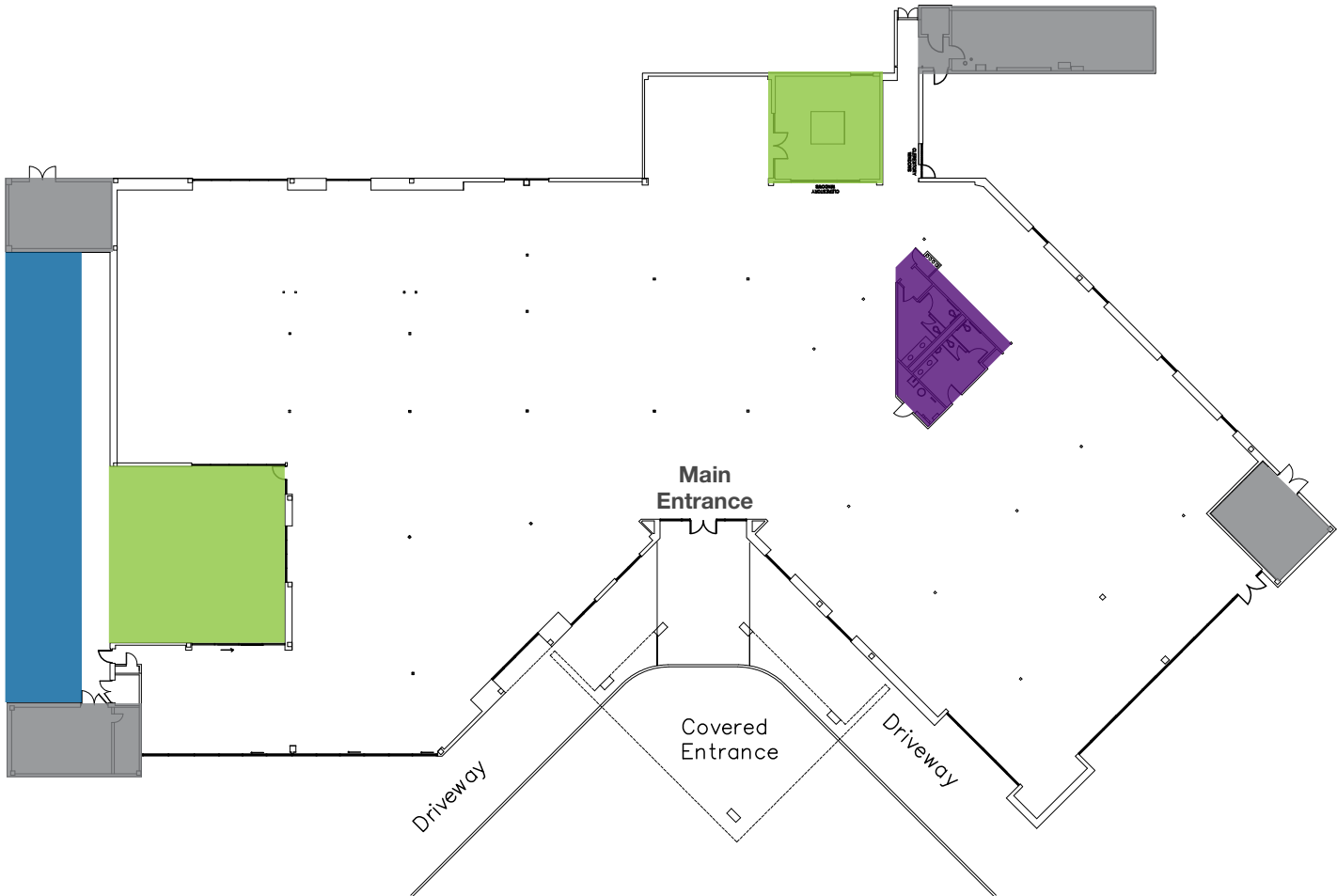
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Outside Area

Restroom

Mechanical

Covered Parking

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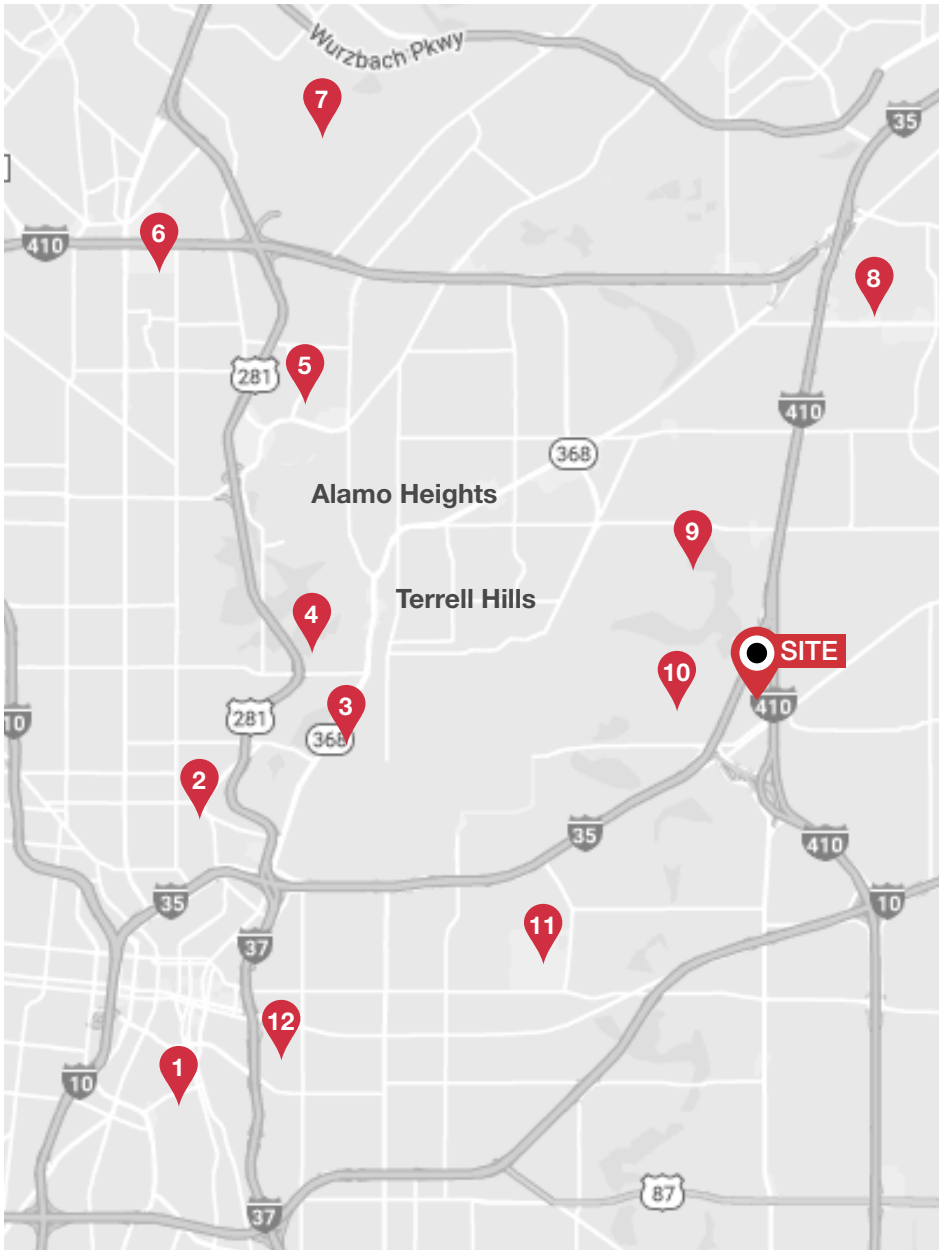
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1. Downtown
2. Pearl
3. San Antonio Botanical Gardens
4. San Antonio Zoo
5. The Quarry
6. NorthStar Mall
7. San Antonio International Airport
8. Rackspace Technology
9. Ft. Sam Houston Joint Base San Antonio
10. Brooke Army Medical Center
11. AT&T Center
12. Alamodome

8 minute drive time to Downtown

10 minute drive time to San Antonio International Airport

5 minute drive to Alamo Heights

10 minute walk to IH-35 S Access Rd. & George C Beach Ave Bus Stop

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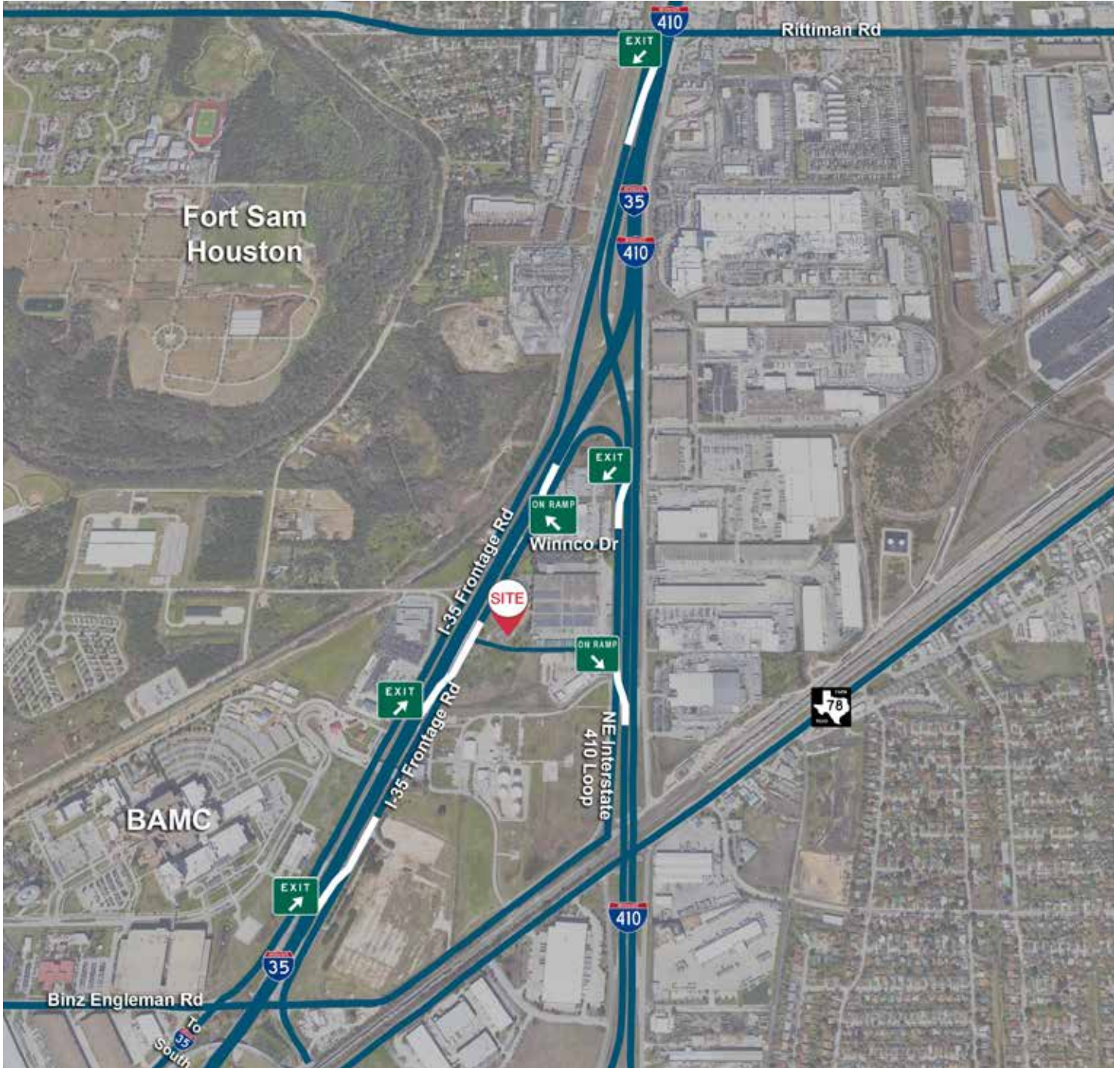
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29,390 SF Office/Flex Space

Two Winnco Center

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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.

11-2-2015



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.

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|--|-------------|--------------------------------|----------------|
| PCR Brokerage San Antonio, LLC dba NAI Partners | 9003952 | licensing@naipartners.com | 713-629-0500 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Carlos Marquez | 521174 | carlos.marquez@naipartners.com | (210) 892-1413 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date