FOR LEASE

1,327 SQ FT OFFICE SPACE IN STONE OAK
731 CARNOUSTIE | SAN ANTONIO, TX 78258

LOCATION
Located on Northside San Antonio. Close and accessible to N Loop 410 E & US HWY 281.

LOT SIZE
1.721 Acres

BUILDING SIZE
19,043 Sq. Ft.

SPACE SIZE
1,327 Sq. Ft.

PARKING RATIO
5/1000

PRICE
Contact Broker for further information

PROPERTY HIGHLIGHTS
• 2nd Generation Space
• Elevator Access
• New construction completed in 2011
• Located in the master-planned Stone Oak / Sonterra Community
• Property is surrounded by new medical and office development
• Professional management in place
• Site is beautifully landscaped with native plants and mature live oak trees

2015 DEMOGRAPHICS INFORMATION

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<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
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<tbody>
<tr>
<td>Population</td>
<td>4,847</td>
<td>76,773</td>
<td>188,069</td>
</tr>
<tr>
<td>Avg. HH Income</td>
<td>$126,895</td>
<td>$126,093</td>
<td>$117,099</td>
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<tr>
<td>Median Age</td>
<td>39.8</td>
<td>38.0</td>
<td>37.9</td>
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AREA INFORMATION & BEXAR APPRAISAL

- Stone Oak and Sonterra are master-planned communities begun in 1985 and currently comprised of 33 neighborhoods ranging in price from the mid $100,000s to millions of dollars
- Master planning and plentiful city services make this area of San Antonio a highly desirable location
- Many communities in Stone Oak are gated and guarded, adding a feeling of security for the residents
- Shopping centers, business parks, medical and other services are conveniently located in the area
- Stone Oak
- Area hospitals include North Central Baptist Hospital, Methodist Stone Oak Hospital, South Texas Spine and Surgical Hospital and CHRISTUS Santa Rosa Physicians Ambulatory Surgery Center-Stone Oak

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ZONING & CITY MAP

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AREA MEDICAL FACILITIES

1. Alamo ENT Associates
2. Remington Oaks Family Practice
3. Advanced Allergy, Asthma & Immunology Center
4. Healthlink Rehab & Fitness Centers (Baptist Hospital)
5. North Central Baptist Hospital
6. CHRISTUS Santa Rosa Physicians Ambulatory Surgery Center - Stone Oak
7. Everyone’s ENT & Sinus Center
8. Heart Clinic of San Antonio
9. Stone Oak Care Center
10. Osteo Relief Institute San Antonio
11. LabCorp
12. Allergy SA
13. Stone Oak Pediatrics
14. MEDermis Laser Clinic
15. Jackson Orthopedics
16. Southwest Allergy and Asthma Center, PA
17. Speech & Language Center at Stone Oak
18. Neurology Associates
19. Cardiology Clinic San Antonio - Stone Oak
20. Stone Oak Ophthalmology
21. Sono Bello Body Contour Center
22. The San Antonio Orthopedic Group
23. ENT Clinics of San Antonio
24. Fresenius Medical Care North Central Bexar County
25. Alamo Asthma & Allergy Associates
26. UAG School of Medicine
27. DaVita Stone Oak Dialysis
28. Quest Diagnostics
29. Stone Oak Family Doctors
30. Hardy Oak Imaging Center
31. Northeast Orthopedics & Sports Medicine
32. Spine & Pain Center - San Antonio
33. Methodist Stone Oak Hospital
34. IMED Healthcare Associates
35. Orthopedic Performance Institute
36. South Texas Spine & Surgical Hospital
37. Hardy Oak Medical Building
38. Sonterra Oaks Medical Plaza
39. The Ear Institute of Texas
40. Sendero Imaging & Treatment Center
41. Doctor’s Office (2)
42. Low T Center
43. Sonterra Oral & Maxillofacial
44. A Thru Z Pediatrics
45. Alamo Family Foot & Ankle Care
46. Neurology Center of San Antonio
47. Children’s Eye Center of South Texas
48. Sonterra Cardiovascular Institute

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property (“Property”) is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOODPLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association (“FEMA”) and the San Antonio River Authority (“SARA”), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.
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 sub-agent 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 the buyer 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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

DH REALTY PARTNERS, INC
147342
dhpr.us
210.222.2424

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John Cannon, CCIM
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