

Gilles Ghez 210.872.4382 gghez@dhrp.us



Kim Ghez 210.867.0004 kghez@dhrp.us





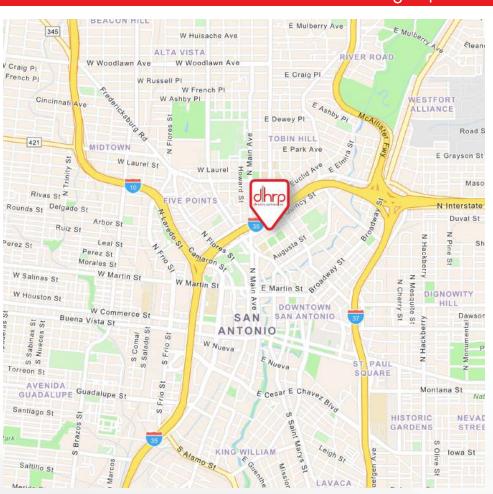
# FOR SALE



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# DOWNTOWN OFFICE OPPORTUNITY WITH EXTRA LOT FOR PARKING

530 Lexington | San Antonio, TX 78215



### **HIGHLIGHTS**

- Mid Century Modern office building with 6 executive offices downtown
- Quick access to Hwy 281, IH-10 & I-35 Hwy
- Within walking distance to Methodist and Baptist Hospital,
   Courthouse and The Pearl
- Above standard finish out & move in ready
- 23 Parking Spaces

### **DESCRIPTION**

Above Standard Finish Out Offices with a mid-century modern design. Approximately 2,400 SF building with 6 executive offices and a conference room near reception and breakroom. Private entrance on the side & plenty of storage. Admin offices feature many built ins.

FLOOD PLAIN	LAND SIZE
No	±.1427 AC

BUILDING SIZE	PARKING LOT	
± 2,400 SF	±.1072 AC	

ZONING	SALE PRICE
FBZ T5-1, City of San Antonio	\$900,000

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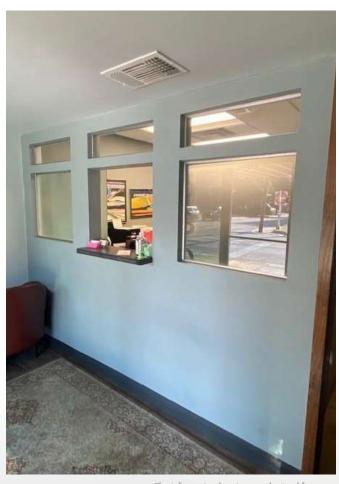


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### **PHOTOS**







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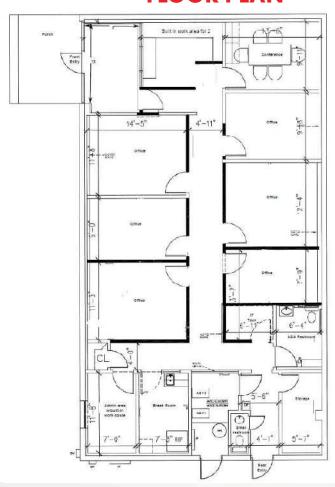
SALE Shez Kim Ghez

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### **FLOOR PLAN**



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### **AERIAL**



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#### **TOP NEARBY DESTINATIONS** Placer.ai MIDTOWN W Ashby P SAINT MARY'S STRIP Hotel TOBIN HILL Emma Methodist Hospital Pullman Visits 547.7K Metropolitan Market FIVE POINTS Visits 1.3M Visits 403.7K QU QuikTrip Baptist Medical 1-35 Frontage Road Visits 394.2K Center 774.7K Baptist Behavioral University Health Health Center Robert B. Green... Baptist Medical H 670.1K Visits 935K Center W Martin St Visits 815.4K **Embassy Suites By** Hilton San Antoni... CATTLEMAN'S SQUARE Visits 837.3K W Houston St DOWNTOWN E Houston St

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# **NEW & PLANNED DEVELOPMENT** Placer.ai E Mulberry Ave **Dev Stage** O N/A Planning Construction Cincinnati Ave On Hold/Cancelled Completed Culebra Rd Martin St ena Vista St E Houston St E Commerce St

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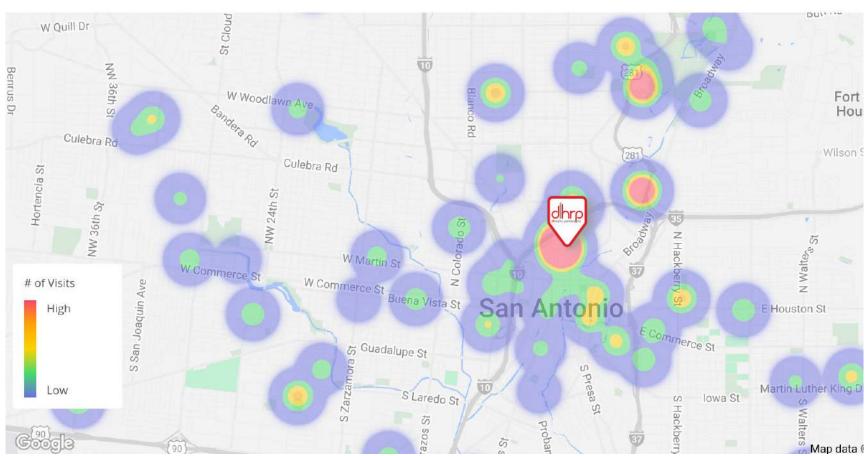
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### TRUE TRADE AREA





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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.

### FLOOD PLAIN 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.

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### **Information About Brokerage Services**

Texas law requires all real estate licensees 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 buver's agent must perform the broker's minimum duties above and must inform the buver 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:
  - 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.

DH Realty Partners, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	147342 License No.	www.dhrp.us Email	(210)222-2424 Phone
Daniel Briggs Designated Broker of Firm Michael D. Hoover Licensed Supervisor of Sales Agent/ Associate	311372 License No. 391636 License No.	danielbriggs@dhrp.us Email hoover@dhrp.us Email	Phone (210)222-2424 Phone (210)222-2424 Phone
Gilles Ghez Sales Agent/Associate's Name	438094 License No.  Buyer/Tenant/Seller/Landlord Initials	gghez@dhrp.us Email  Date	(210)222-2424 Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

Phone: (210)222-2424

IABS 1-0 Date Fax: (210)271-0183

DH Realty Partners, Inc. 801 N Saint Marys St San Antonio, TX 78205

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San Antonio, TX





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DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Kim Ghez	806664	kghez@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

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