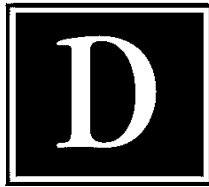

blanco Office Park
17206 Blanco Road
San Antonio, Texas



DRAKE COMMERCIAL GROUP

DEBORAH BAUER
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4630 N LOOP 1604 W, SUITE 510
SAN ANTONIO, TEXAS 78249
T: 210.402.6363
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bLANCO OFFICE PARK



Drake Commercial Group

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blanco Office Park



WINNER OF USA PROPERTY AWARDS FOR ARCHITECTURE 2022-2023

❖ Buildings available for sale

- Building 1 – 3,936.24 Total SF – 2 Suites **Available now**
- Building 2 – Sold
- Building 3 – 5,222.08 Total SF – **Available now**
- Building 4 – 7,179.54 Total SF – 2 Suites **Available late 2023**
- Building 5 – Sold
- Building 6 – 9,249.26 Total SF – 4 Suites **Available late 2023**
- Building 7 – 3,920.69 Total SF – 2 Suites **Available now**

❖ Beautiful architecture, court like setting, all steel buildings

❖ Located off Blanco Road between Loop 1604 and Bitters Road

❖ Easy access to Loop 1604, IH 10, Hwy. 281 and Loop 410

❖ 140 Parking spaces

❖ Call for pricing

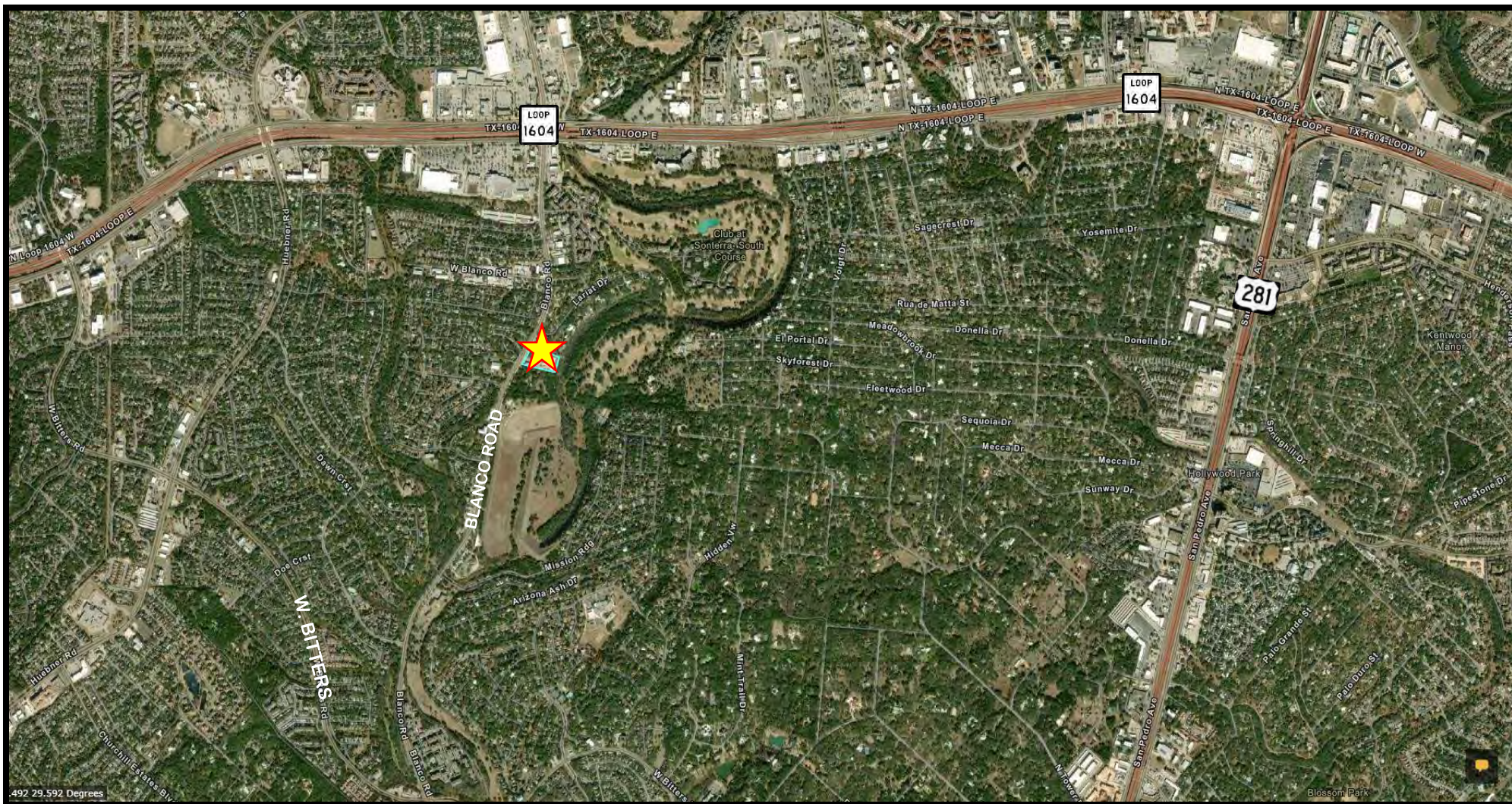


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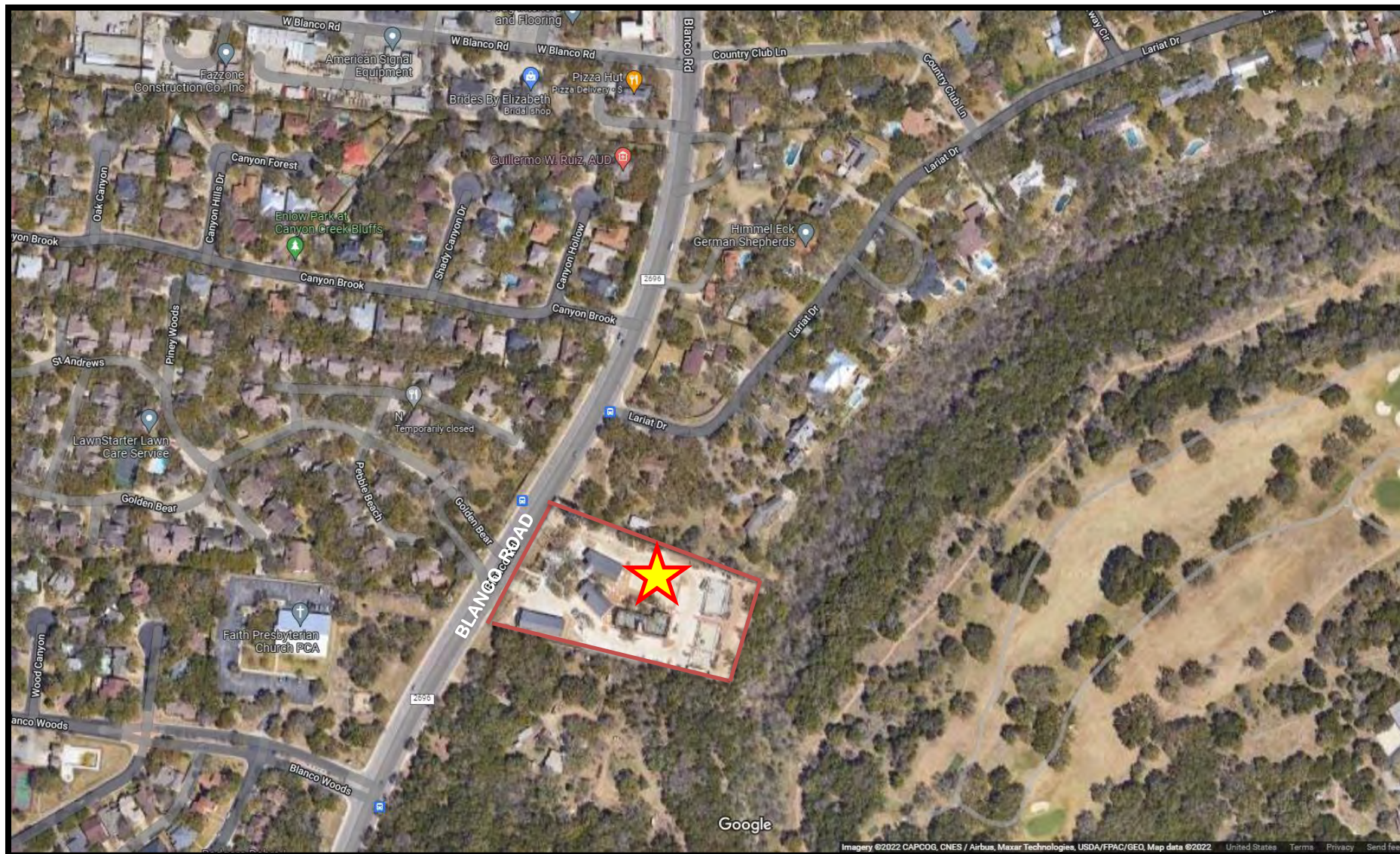


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Building 1 3936.24 Total SF
 Suite 101 = 1,948.12 sf.
 Suite 102 = 1,988.12 sf.

Building 2 SOLD
 Suite 201 = 3,017.95 sf.

Building 3 5221.78 SF
 Suite 301 = 2,148.15 sf.
 Suite 302 = 3,073.63 sf.

Building 4 7179.54 Total SF
 Suite 401 = 2,631.76 sf.
 Suite 402 = 4,548.78 sf.

Building 5 SOLD
 Suite 501 = 7,971.84 sf.

Building 6 9249.26 Total SF
 Suite 601 = 2,052.52 sf.
 Suite 602 = 2,572.11 sf.
 Suite 603 = 2,052.52 sf.
 Suite 604 = 2,573.11 sf.

Building 7 3920.69 Total SF
 Suite 701 = 2,131.90 sf.
 Suite 702 = 1,788.79 sf.

Lot Size
 152,973 sq. ft. (3.512 acres)

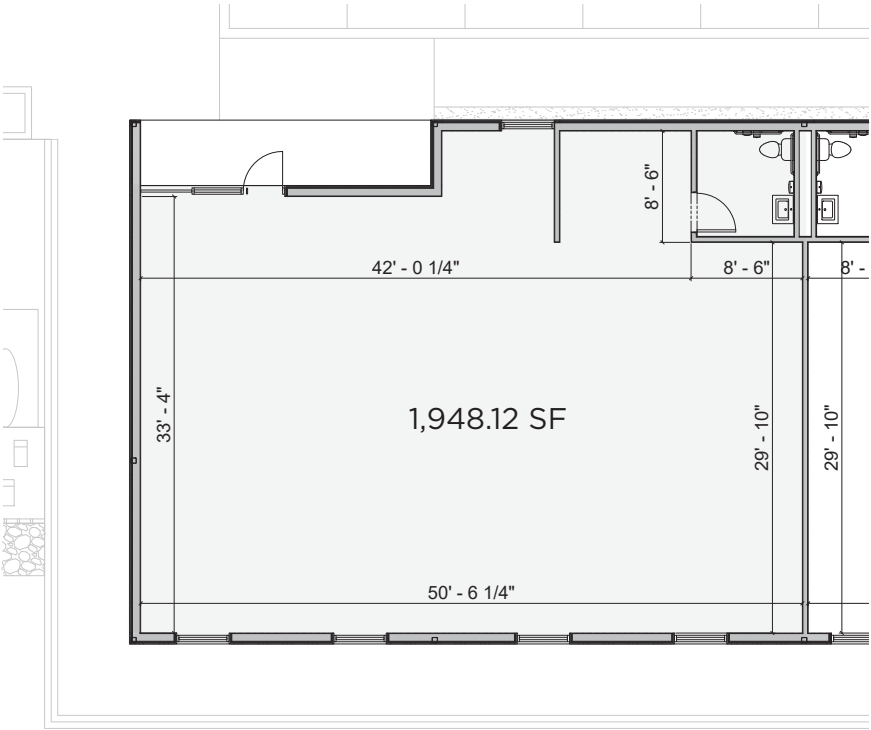
Parking
 140 parking spaces

Park Size
 16,494.99 sq. ft.

Total construction
 40,499.60 sq. ft.



Building 1
Suite 1
Total: 1,948.12 SF



Ground Floor

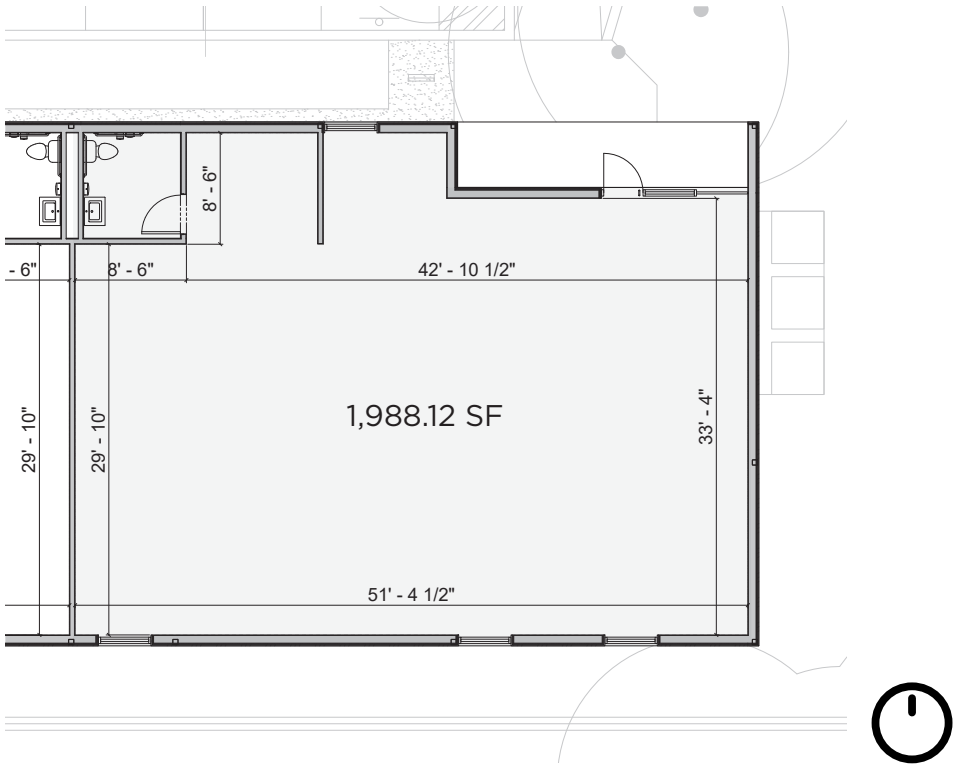
Suite site plan



Suite Entrance



Building 1
Suite 2
Total: 1,988.12 SF



Ground Floor

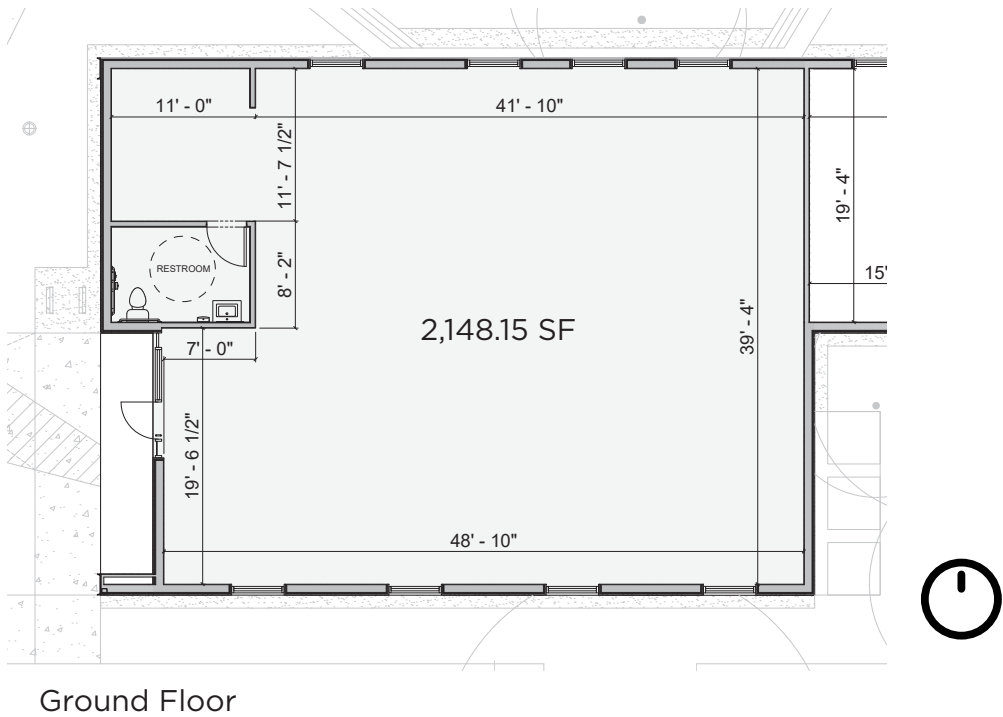
Suite site plan



Suite Entrance



Building 3
Suite 1
Total: 2,148.15 SF



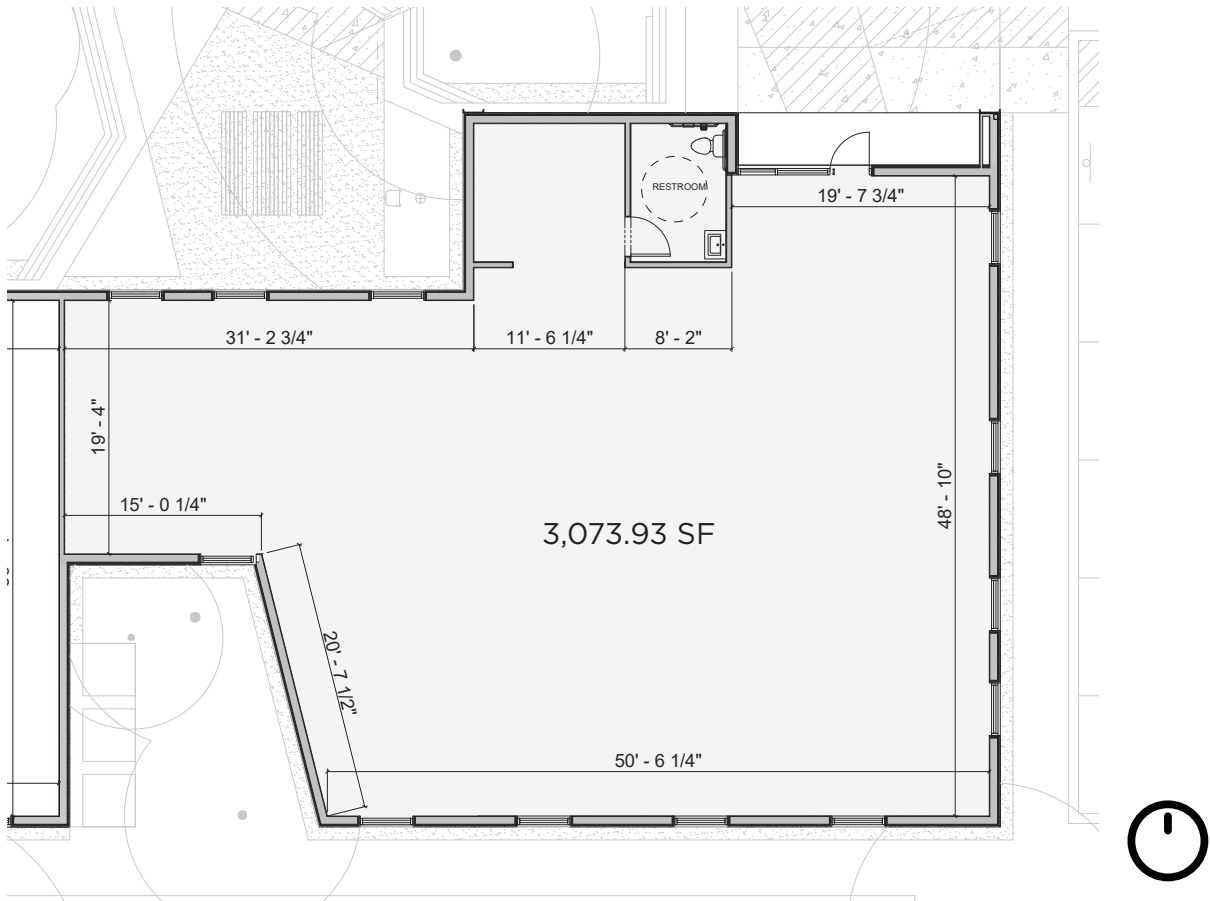
Suite site plan



Suite Entrance



Building 3
Suite 2
Total: 3,073.93 SF



Ground Floor

Suite site plan



Suite Entrance



Building 4
Suite 1
Total: 2,631.76 SF



Ground Floor

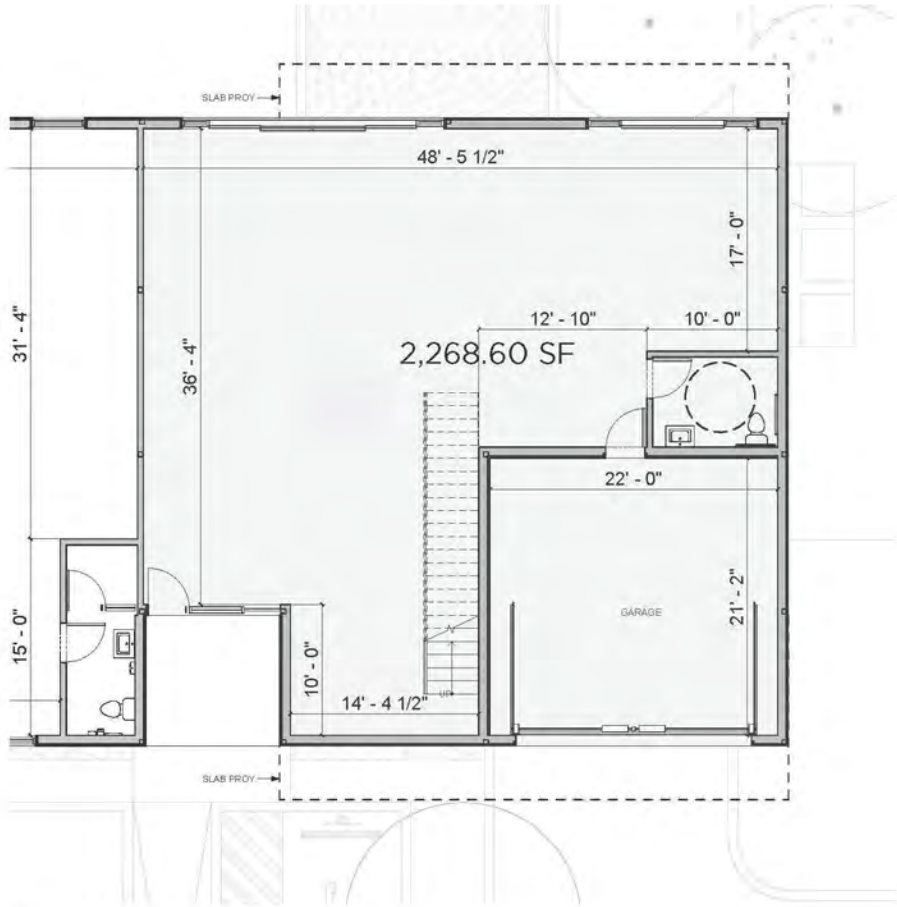
Suite site plan



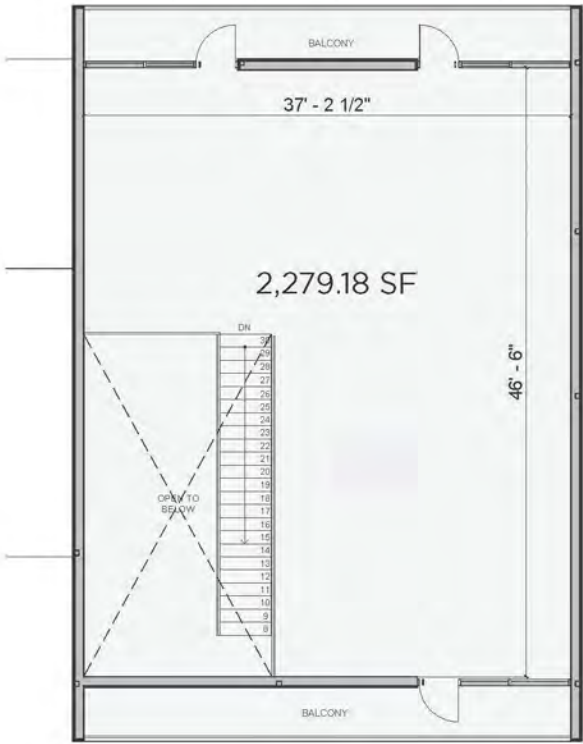
Suite Entrance



Building 4
Suite 2
Total GF: 2,268.60 SF
Total 1st Level: 2,279.18 SF

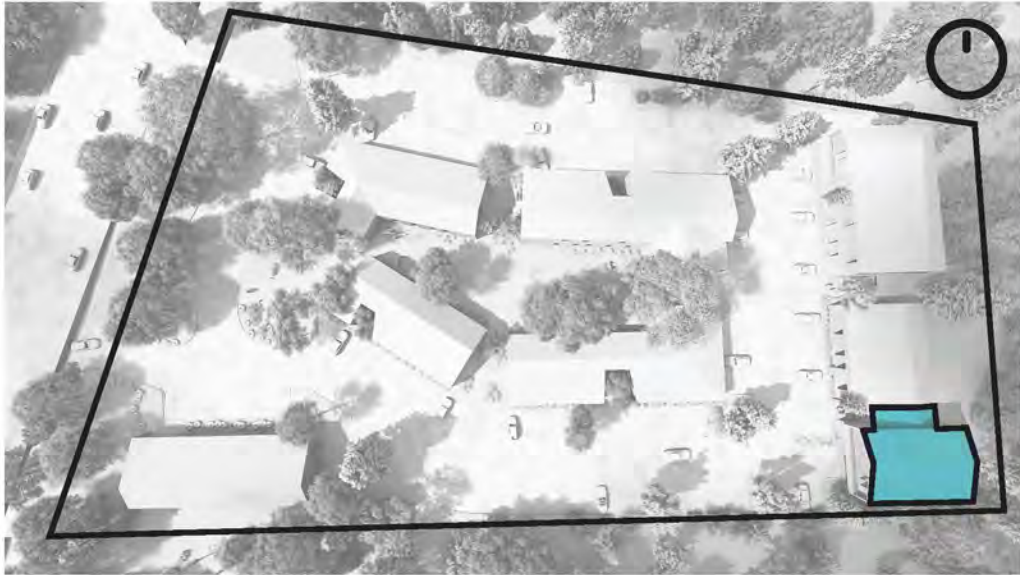


Ground Floor



First Level

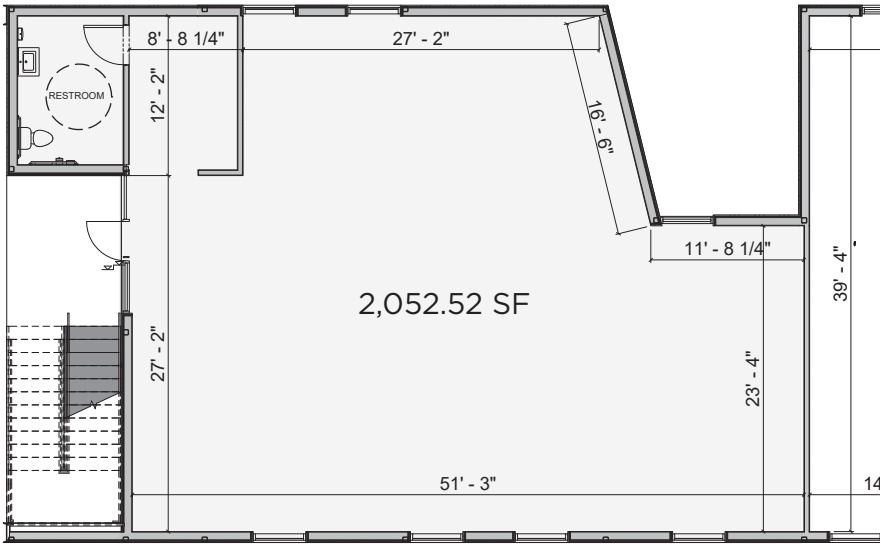
Suite site plan



Suite Entrance



Building 6
Suite 1
Total GF: 2,052.52 SF



Ground Floor

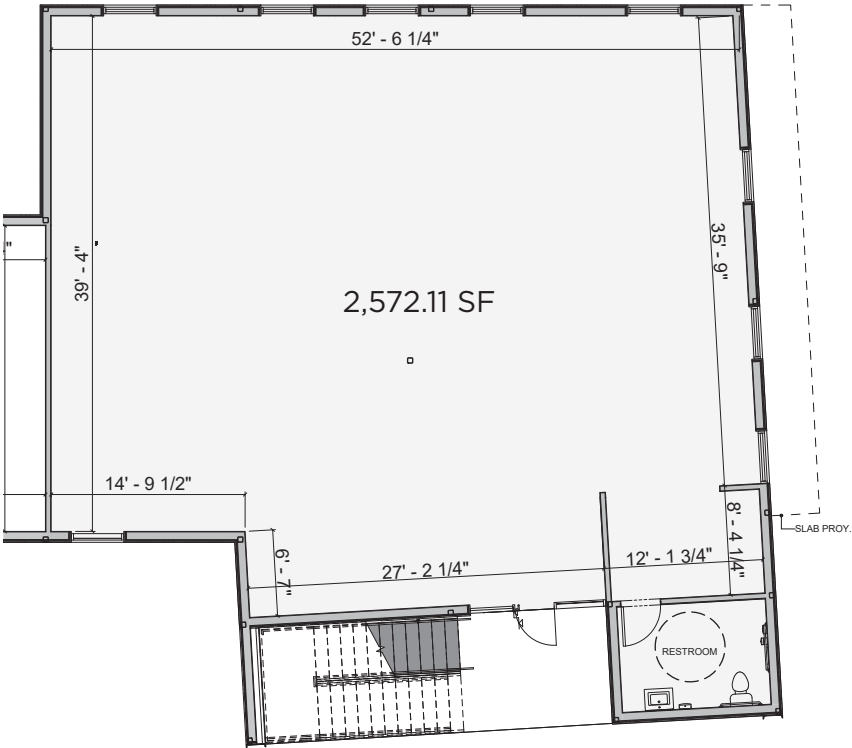
Suite site plan



Suite Entrance



Building 6
Suite 2
Total GF: 2,572.11 SF



Ground Floor

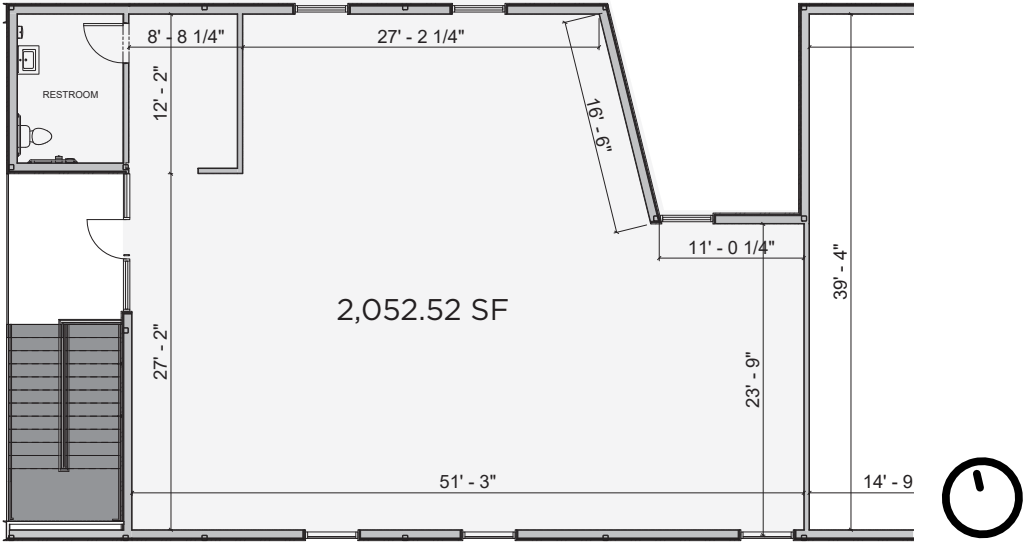
Suite site plan



Suite Entrance



Building 6
Suite 3
Total 1st. Level: 2,052.52 SF



First Floor

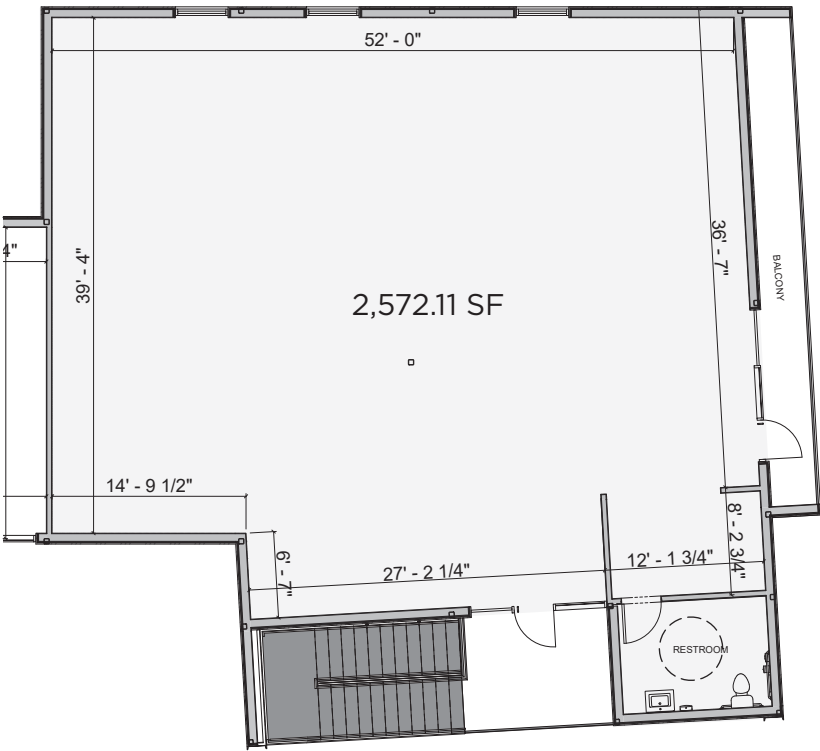
Suite site plan



Suite Entrance



Building 6
Suite 4
Total 1st. Level: 2,572.11 SF



First Floor

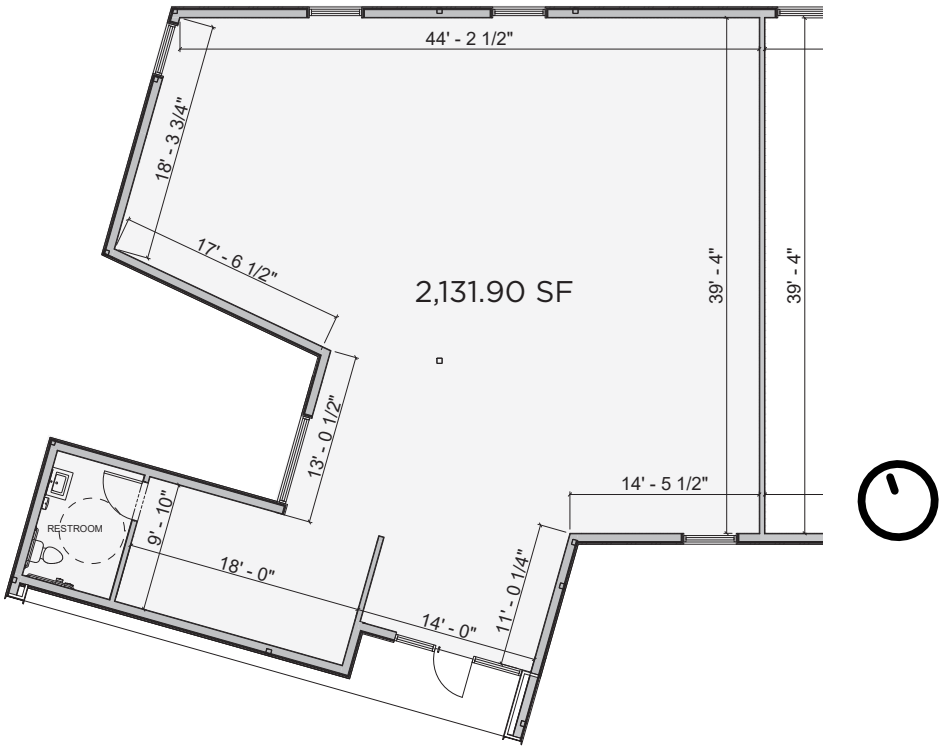
Suite site plan



Suite Entrance



Building 7
Suite 1
Total: 2,131.90 SF



Ground Floor

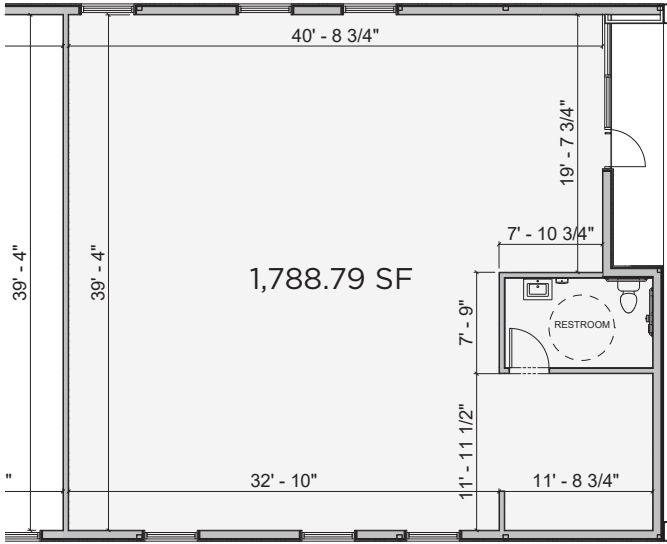
Suite site plan



Suite Entrance



Building 7
Suite 2
Total: 1,788.79 SF



Suite site plan



Suite Entrance





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 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakeocmmercial.com	(210)402-6363
Designated Broker of Firm	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	(210)402-6363
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Bauer	519675	travis@drakecommercial.com	(210)402-6363
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Drake Commercial Group, 4630 N Loop 1604 W # 510 San Antonio, TX 78249
Travis Bauer

Information available at www.trec.texas.gov

IABS 1-0 Date

Untitled

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