



OFFICE BUILDING FOR SALE

4751 HAMILTON WOLFE RD

SAN ANTONIO, TEXAS 78229

RUSSELL T. NOLL, CCIM, CPM®

210.253.2945 | russell.noll@transwestern.com

KELLY RALSTON

210.253.2928 | kelly.ralston@transwestern.com

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4751 HAMILTON WOLFE RD

SAN ANTONIO, TEXAS 78229



8200 IH-10 West
Suite 800
San Antonio, Texas 78230

T 210.341.1344
F 210.377.2797
www.transwestern.com

INVESTMENT OPPORTUNITY

Transwestern, as exclusive agent for Owner, is pleased to offer the opportunity to acquire 4751 Hamilton Wolfe, a three-story, 28,991 square foot office building on 1.14 acres in Northwest San Antonio, Texas.

STRATEGIC LOCATION

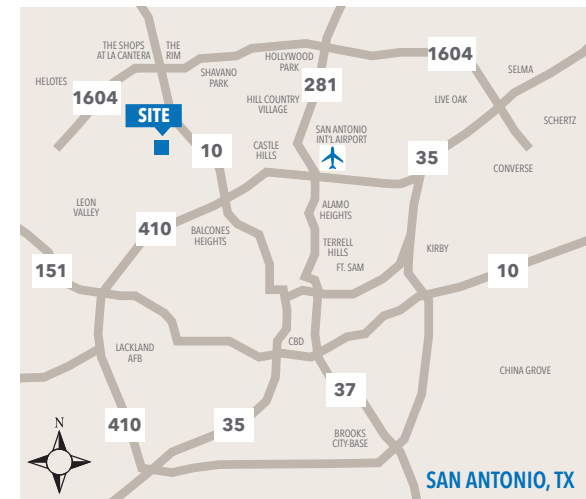
This building is uniquely located at the gateway to the South Texas Medical Center, which consists of 900 acres of medical related and supporting facilities, twelve major hospitals that serve over 5.6 million outpatient visits annually, and five higher educational training institutions. It is also uniquely positioned to accommodate both medical and traditional office users, with existing configurations for both requirements and free surface parking for tenants.

VALUE OPPORTUNITY

The building is currently 53% leased, which provides substantial value enhancement opportunity through the lease up of the existing vacancy in the strongest sub market in San Antonio as well as a unique user purchase opportunity with in-place income.

ASSET OVERVIEW

- ±28,991 RSF
- ±1.14 acres
- 3-Story Office Building
- Parking Ratio: 3.24:1,000



CONTACT INFORMATION

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SITE PLAN & LOCATION





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:
 - 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.

| | | | |
|--|---------------|--|---------------------|
| Transwestern Property Company SW GP LLC | 466196 | | 210-341-1344 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Steve Ash | 392519 | steve.ash@transwestern.com | 713-270-7700 |
| Designated Broker of Firm | License No. | Email | Phone |
| Leah Gallagher | 526657 | leah.gallagher@transwestern.com | 210-341-1344 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Russell Noll | 386386 | russell.noll@transwestern.com | 210-341-1344 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Leah Gallagher | 526657 | leah.gallagher@transwestern.com | 210-341-1344 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Kelly Ralston | 538964 | kelly.ralston@transwestern.com | 210-341-1344 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

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