



LEASE

The Villas at Gruene Park

66 GRUENE PARK DR

New Braunfels, TX 78130

PRESENTED BY:

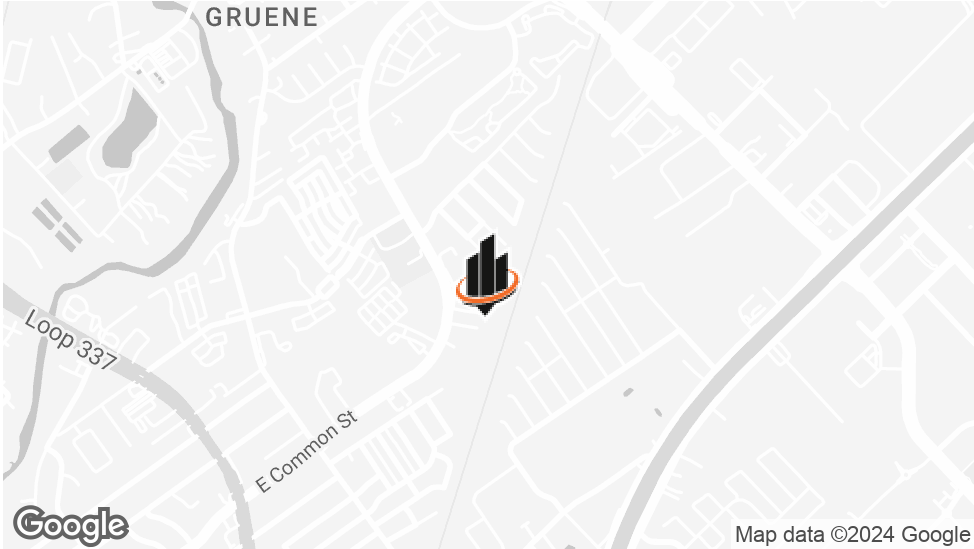
STEVE RODGERS CPM®, CCIM

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TX #0510821

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
BUILDING SIZE:	13,411 SF
AVAILABLE SF:	3,442 SF
YEAR BUILT:	2009
MARKET:	San Antonio
SUBMARKET:	New Braunfels
APN:	102138

PROPERTY OVERVIEW

SVN | Traditions is pleased to offer the market this beautiful medical office / office property for lease. We currently have four spaces available that are fully finished out and ready for immediate occupancy!

LOCATION OVERVIEW

The property is ideally located just off of Common Street between Loop 337/Highway 46 and FM 306 with multiple access routes to Interstate 35. Resolute Hospital and Christus Santa Rosa Hospital are both less than 3 miles from the property with additional medical facilities along those routes.

PROPERTY HIGHLIGHTS

- Fully Finished Spaces
- Ideal Location for Office / Medical Office User
- Beautiful Office Building

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ADDITIONAL PHOTOS



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SVN | TRADITIONS 3

LEASE SPACES

LEASE INFORMATION

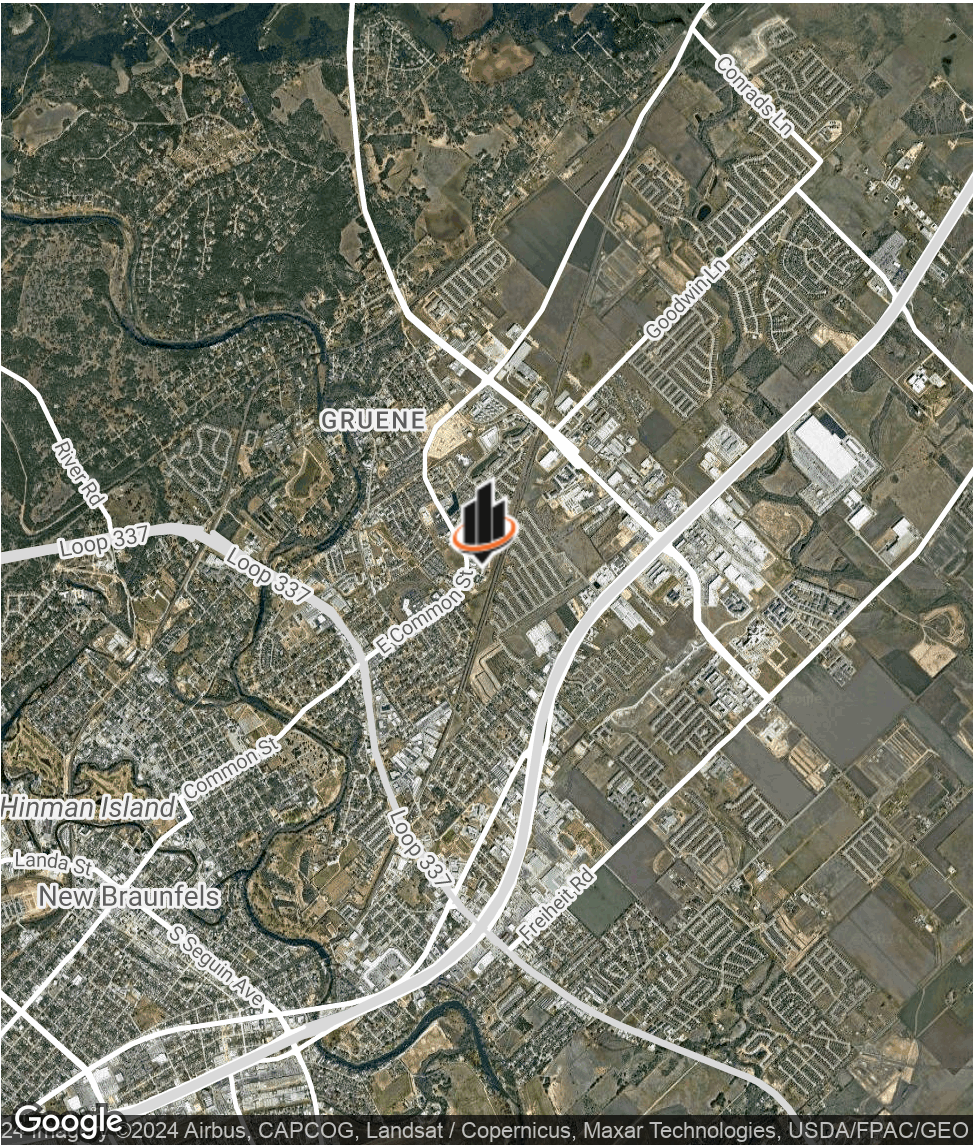
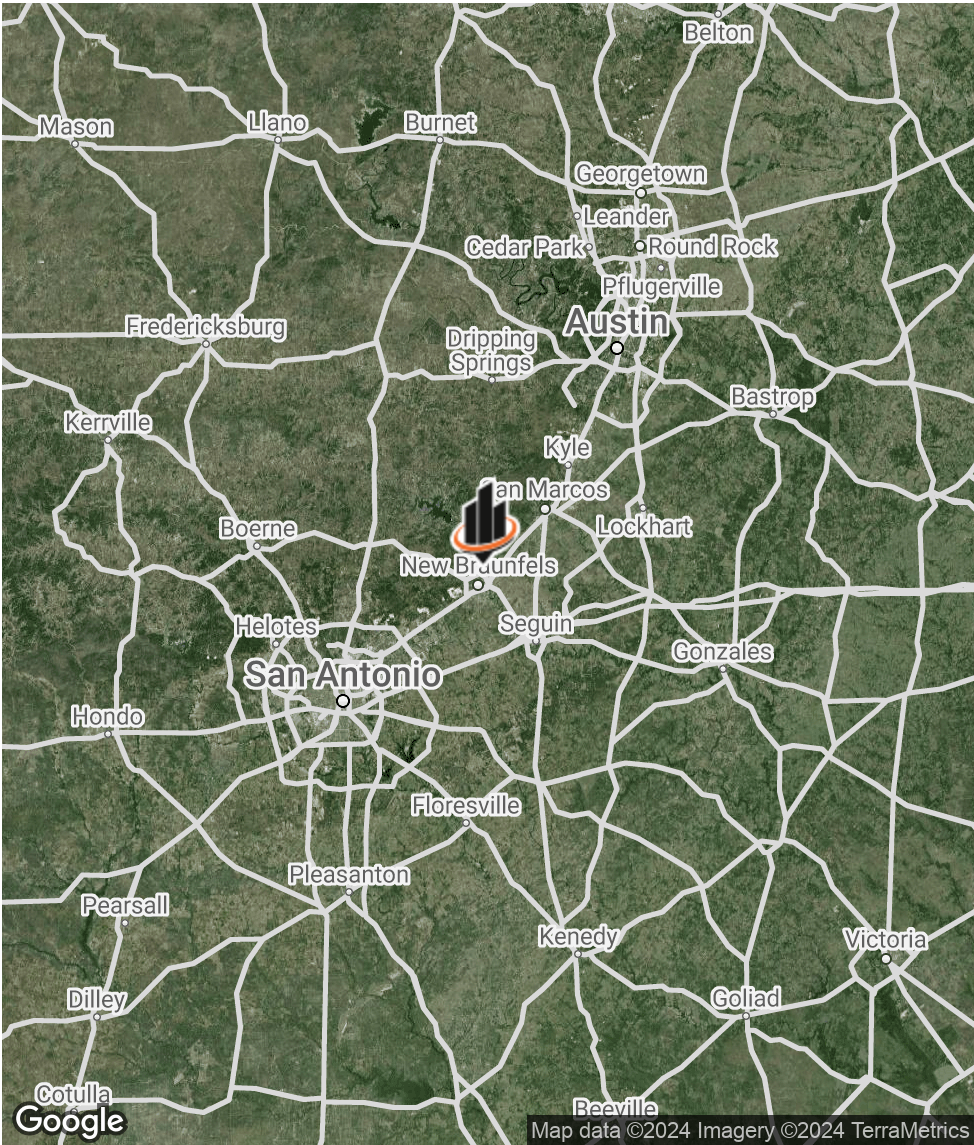
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,442 SF	LEASE RATE:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 114, ABC 2023 Lease	3,132 SF	NNN	\$25.38 SF/yr	Suite 114 offers a large lobby with a beautiful reception desk area, large private offices, a private restroom, and a large dining/meeting/activity area with a full kitchen! This area also offers folding partitions that can be used to subdivide the space.
Suite 205	3,442 SF	NNN	\$25.00 SF/yr	Suite 205 offers a large waiting area, a reception/check in window and a large outdoor patio! There is an large open open space for workstations (also with access to the outdoor patio). The balance of the space offers several exam rooms and/or private offices, several shower stalls, a large restroom, staff lockers and a large hot tub!
Suite 210	3,063 - 6,505 SF	NNN	\$25.00 SF/yr	Suite 210 offers a large waiting area, a large reception area. There are several exam rooms with sinks, a procedure room, a lab room, a breakroom and a several private offices. There is also a staff area separate from the exam/procedure areas. This space may be connected to Suite 205 to offer a total of 6,505 of space.
Suite 301	252 SF	NNN	\$20.00 SF/yr	Suite 301 is a 3rd floor unit accessed by stairs only. It is a single room with high ceilings and would a great private office for someone wanted to get away from the home office!

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

3 MILES5 MILES7 MILES

TOTAL POPULATION	36,568	74,981	97,567
AVERAGE AGE	36.0	37.6	37.4
AVERAGE AGE (MALE)	35.5	37.5	37.3
AVERAGE AGE (FEMALE)	37.3	38.2	37.9

HOUSEHOLDS & INCOME

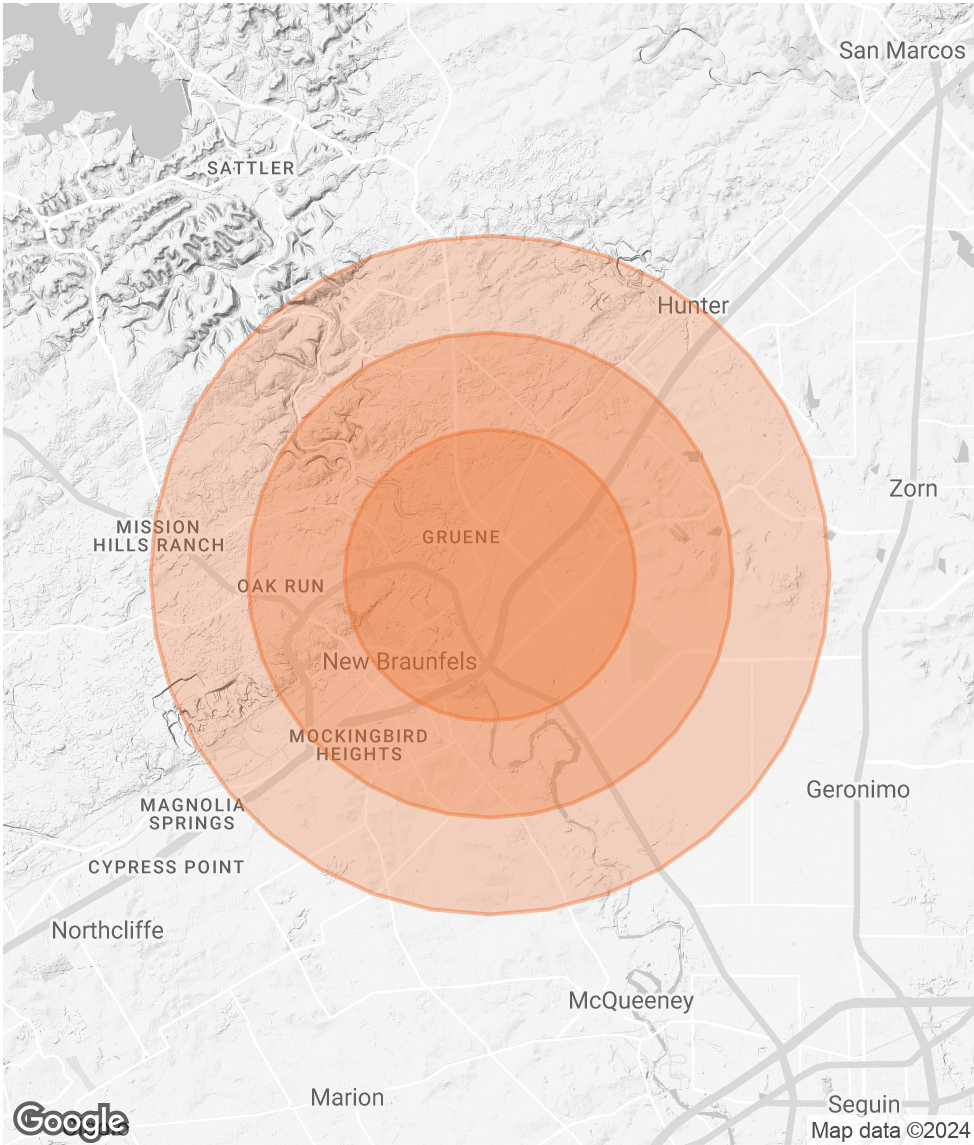
3 MILES5 MILES7 MILES

TOTAL HOUSEHOLDS	15,272	30,341	38,628
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$76,289	\$84,216	\$86,890
AVERAGE HOUSE VALUE	\$245,476	\$262,867	\$266,306

* Demographic data derived from 2020 ACS - US Census

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date