



COMMERCE PARK

7102-7176 Oaklawn | San Antonio, TX 78229

OFFICE BUILDING AVAILABLE FOR LEASE



OFFERING SUMMARY

Available: 852 - 1,086 SF

Lease Rate: Call for Pricing

Lot Size: 1.7 Acres

Building Size: 33,290 SF

Zoning: C-3

Market: North West

PROPERTY OVERVIEW

Unveil the optimal location for your business at 7102-7176 Oaklawn in San Antonio, TX. Revel in the convenience of easy access to Loop 410 and IH 10, making transportation a breeze. The property's zoning of C-3 offers flexibility for various commercial uses, while the lease structure, with a base year and tenant responsibility for tax and insurance increases, provides favorable terms. Maximize visibility with signage available on existing aluminum sign panels above each space and on the monument sign. Elevate your business at this prime location designed to meet your operational needs.

LOCATION OVERVIEW

Enjoy seamless access to a wide variety of dining options, retail centers, and recreational parks, providing an ideal balance for businesses and employees. With its strategic location and vibrant surroundings, Commerce Park is designed to meet the diverse needs of modern Office and Office Warehouse tenants.

PROPERTY HIGHLIGHTS

- Convenient access to Loop 410 & IH 10
- 7172: 852 SF
- 7176: 1,086 SF
- Zoning - C-3
- Lease Structure - Base Year - Tenant pays their share of increases in taxes & insurance

RICHARD MCCALED

Broker

210.826.0036 x230

richard@rfmcommercial.com

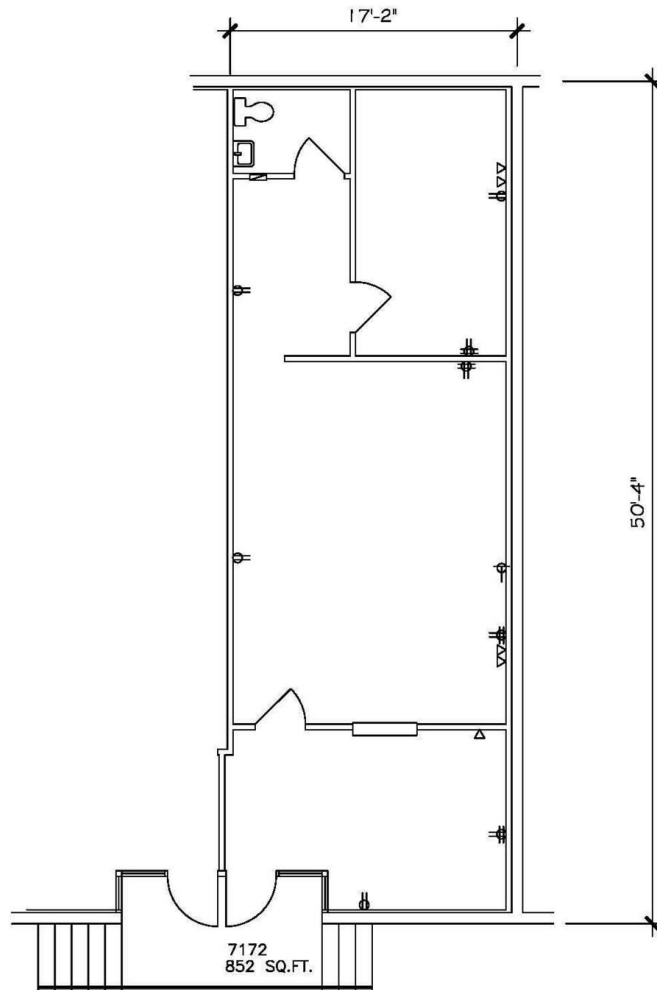
This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error; omission; change to price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



COMMERCE PARK

7102-7176 Oaklawn | San Antonio, TX 78229

OFFICE BUILDING AVAILABLE FOR LEASE



8-5-11 FLOOR PLAN

#7172 COMMERCE PARK 852 SQ.FT.

1/8" = 1'-0"

RICHARD MCCALED

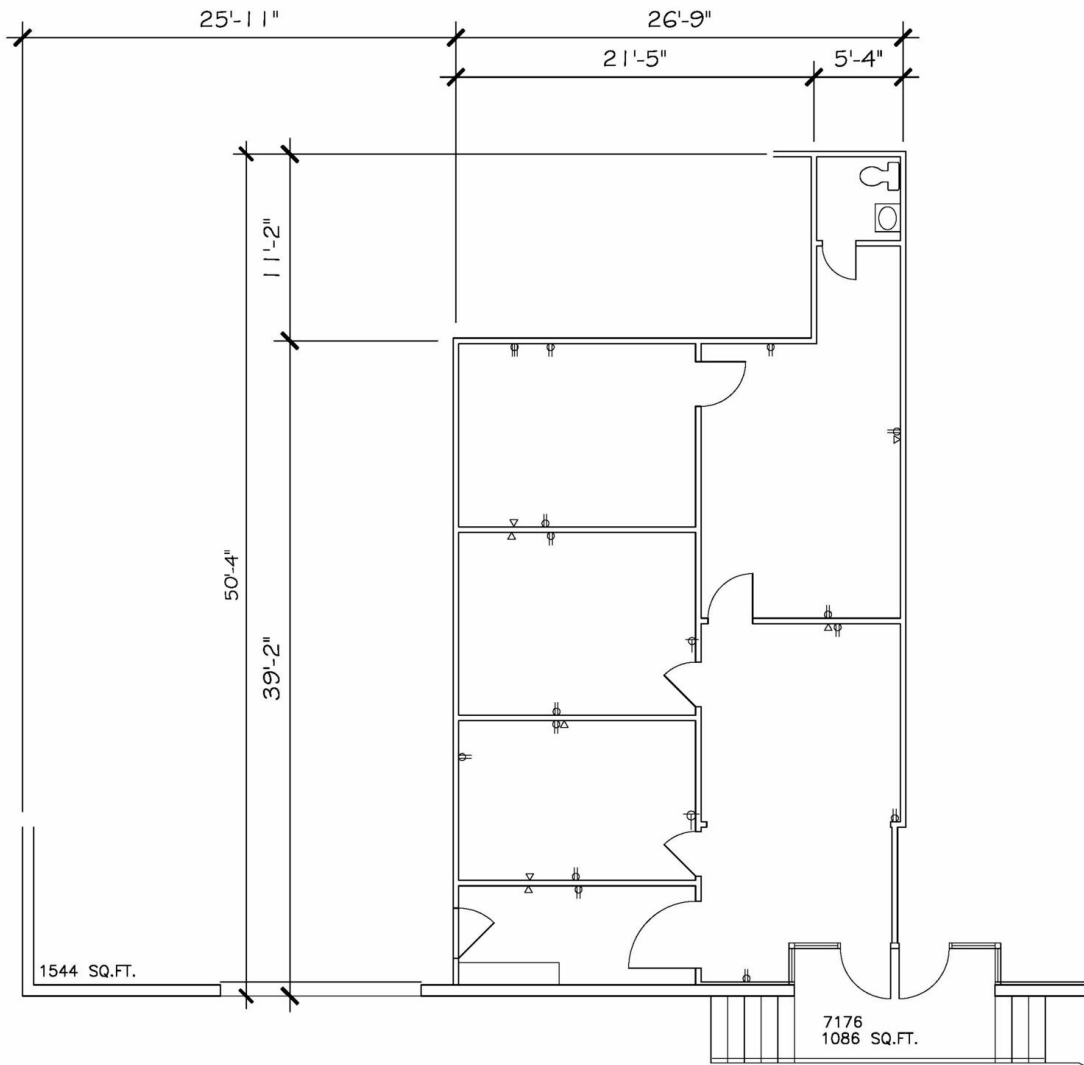
Broker

210.826.0036 x230

richard@rfmcommercial.com

This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error; omission; change to price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

OFFICE BUILDING AVAILABLE FOR LEASE



8-29-16

FLOOR PLAN

#7176 COMMERCE PARK 1,086 SQ.FT.

1/8" = 1'-0"

RICHARD MCCALED

Broker

210.826.0036 x230

richard@rfmcommercial.com

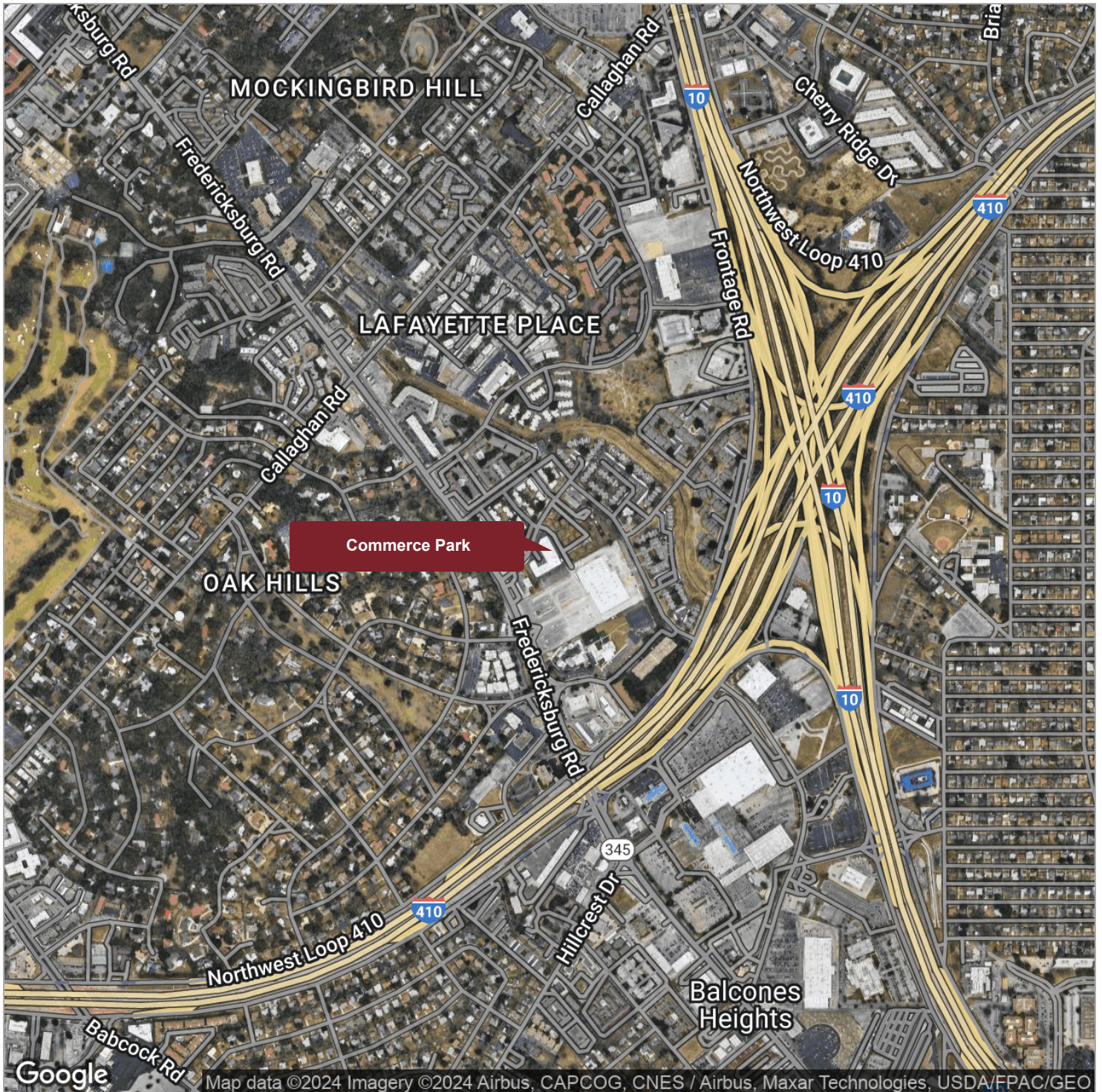
This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error; omission; change to price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



COMMERCE PARK

7102-7176 Oaklawn | San Antonio, TX 78229

OFFICE BUILDING AVAILABLE FOR LEASE



RICHARD MCCALED

Broker

210.826.0036 x230

richard@rfmcommercial.com

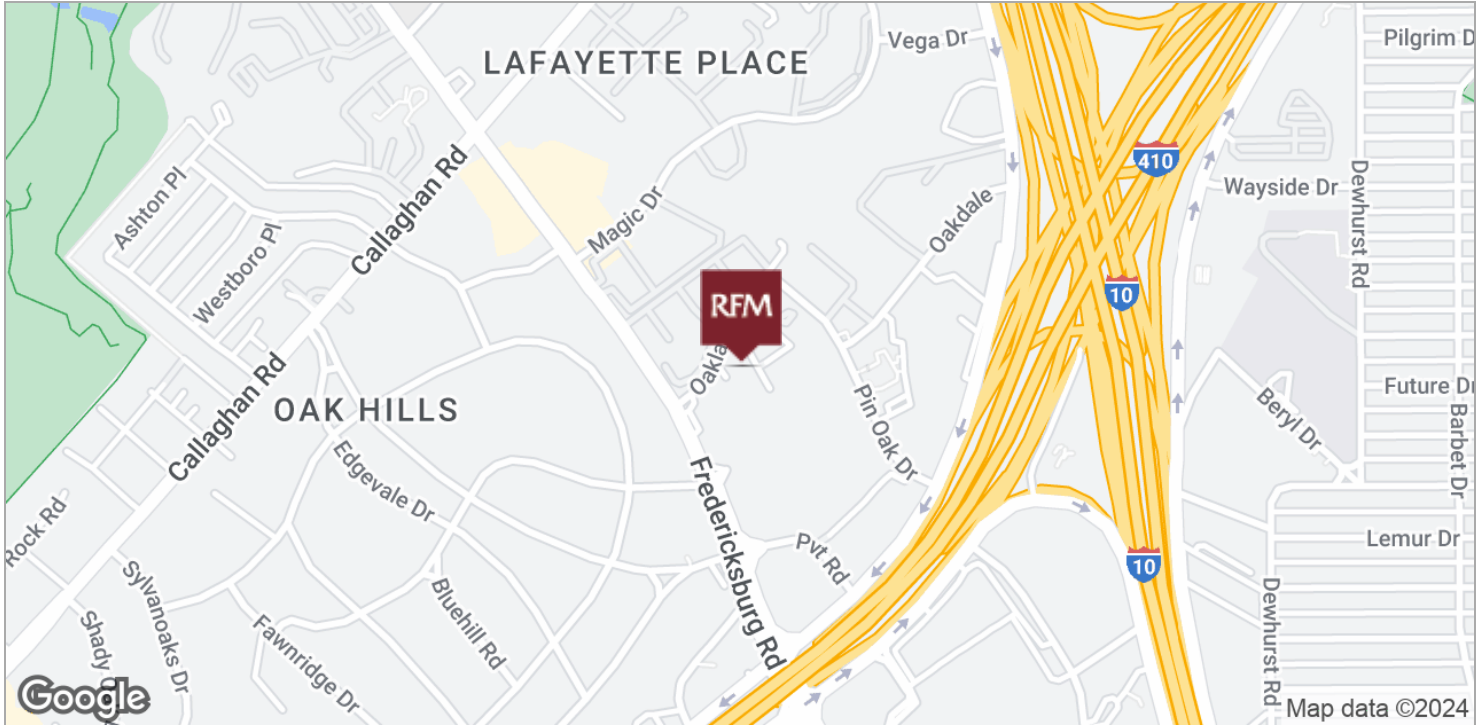
This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error; omission; change to price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



COMMERCE PARK

7102-7176 Oaklawn | San Antonio, TX 78229

OFFICE BUILDING AVAILABLE FOR LEASE



RICHARD MCCALED

Broker

210.826.0036 x230

richard@rfmcommercial.com

This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error; omission; change to price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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.

RFM Commercial, Inc.	447768	info@rfmcommercial.com	2108260036
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard F. McCaleb	336252	dick@rfmcommercial.com	2108260036
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