

Office Warehouse For Lease



6200 UTSA BLVD

San Antonio TX 78249

Offered by:
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Benefits

Property Highlights

Address	6200 UTSA Blvd, San Antonio TX 78249
Location	UTSA Blvd & Valero Way
Property Details	12,491 Total Bldg. SF 3.1436 Acres
Legal Description	NCB 14890 BLK LOT NE IRR 370 FT OF 135 (ARROYO PLAZA SUBD)
Zoning	C-2 C-3NA
Bldg. Class	B
Year Built	1997
Road Frontage	425 ft.

Property Description

2,667 SF of plug-and-play, gated office space located near UTSA and Valero Headquarters. This space includes two executive office spaces with outdoor access, five additional offices, a large conference room, a break room with outdoor patio access, a reception area with dedicated entrances, as well as a secondary entrance for employees, complete with separate men’s and women’s restrooms.

Comments

- Quick access to IH-10 thorough UTSA Blvd or 1604 through Valero Way
- Well located near UTSA Campus and Valero Headquarters
- Easy ingress and egress to UTSA Blvd and Valero Way
- Gated garden style office community
- Dedicated client entry
- Park-like setting
- Building generally in clean condition
- Plug and play space for various professional office uses
- Backs up to multifamily and residential properties
- Abundant parking

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

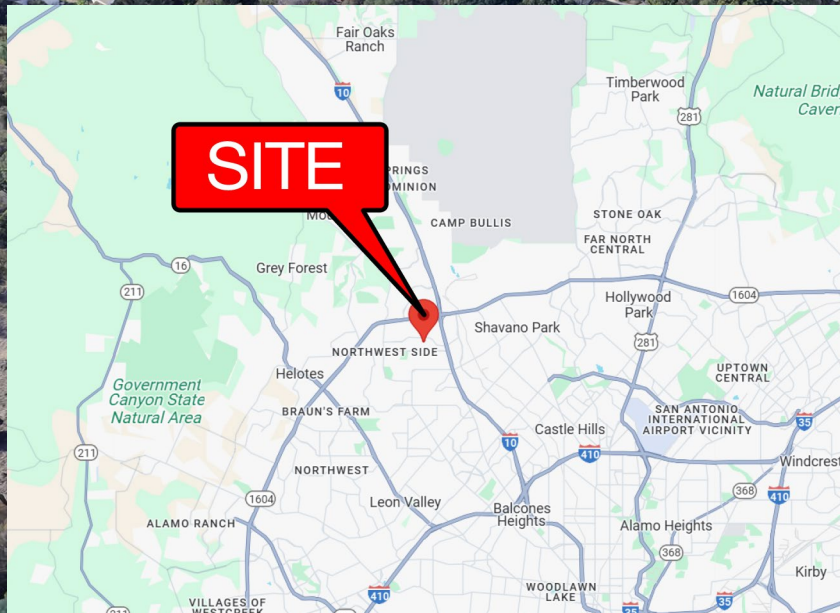




UTSA

UTSA Boulevard

UTSA Boulevard



Aerial & Location Map

Availability & Rates

Available SF	Suite 100 - 2,667 SF
Lease Rate	\$16.00 PSF/Yr + NNN
First Month's Rental	Due upon execution of lease document by Tenant
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

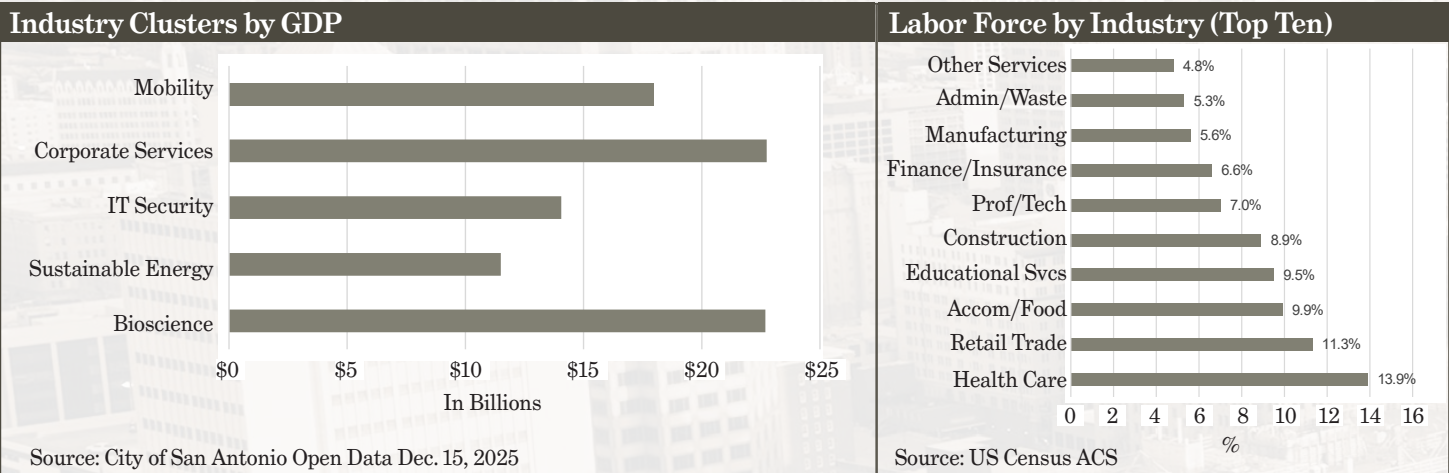
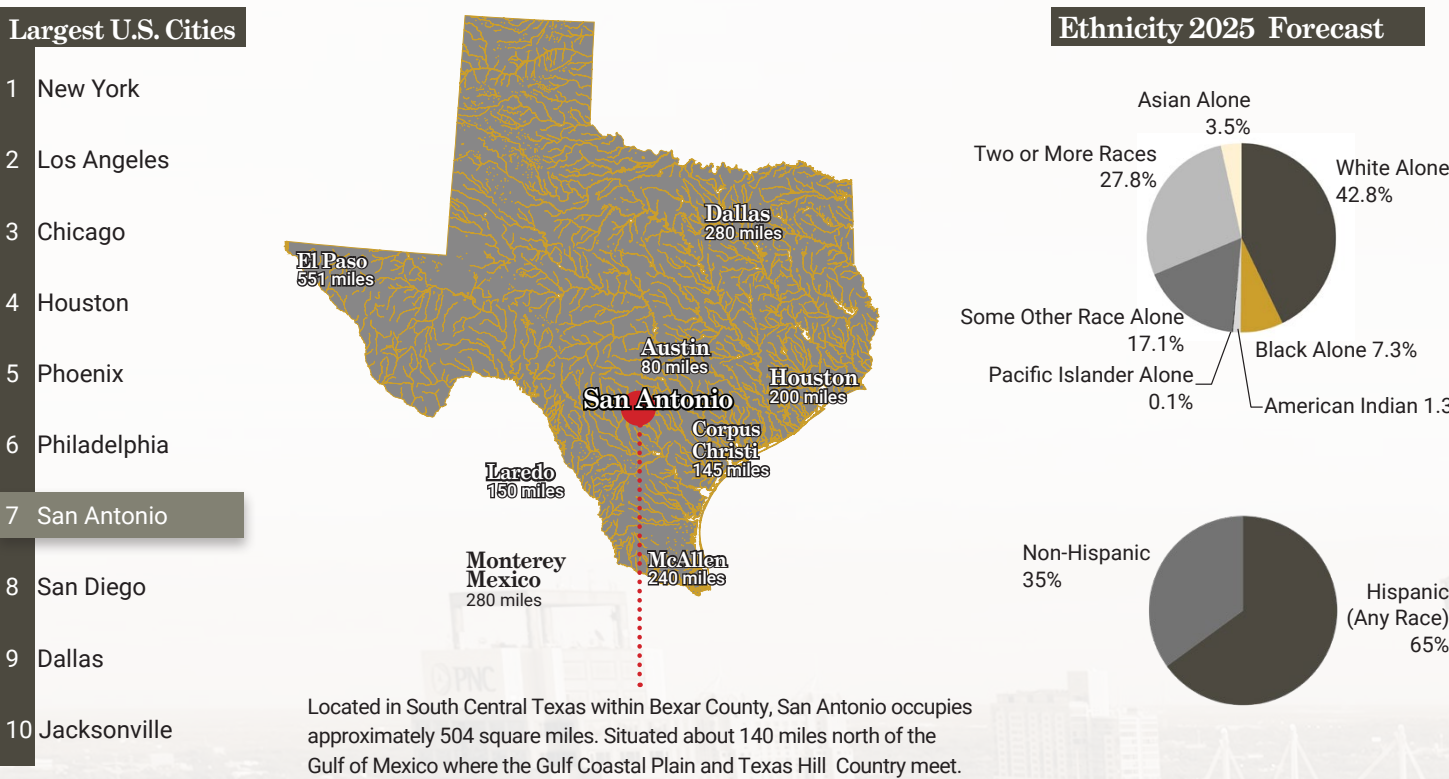
Lease Contact



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San Antonio Market Overview



San Antonio-New Braunfels Metro Area							
	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income	
2020 Census	1,434,395	34.9	538,191	--	--	--	
2025 Estimate	1,450,229	35.9	566,012	\$88,746	\$65,316	\$34,767	
2030 Projection	1,472,091	37.1	588,682	\$96,616	\$71,692	\$38,765	

Sources: U.S. Census Bureau 2020, ESRI forecasts for 2025 & 2030



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

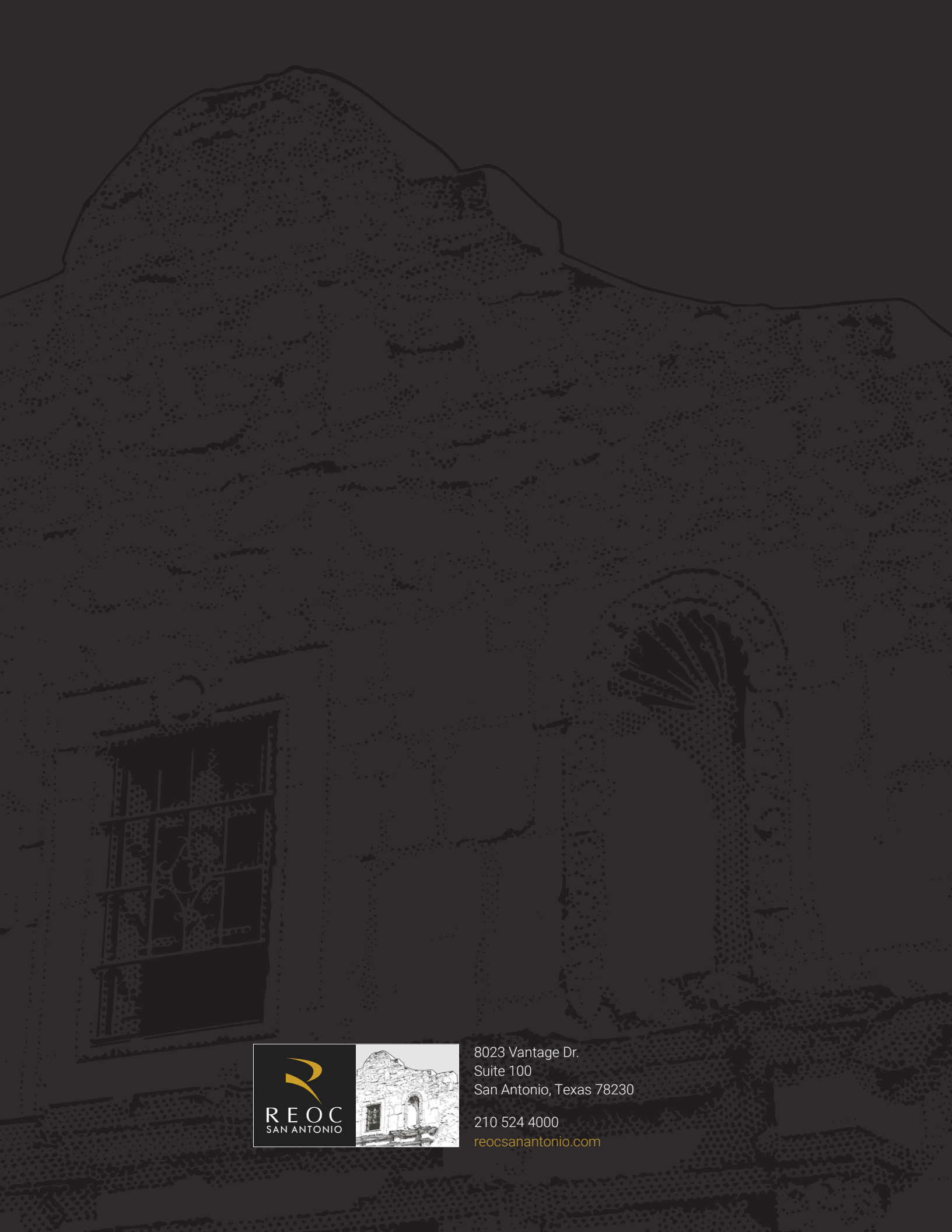
Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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