

Office Space For Lease



6530 W Loop 1604

San Antonio, TX 78254

Offered by:  
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# Benefits

## Property Highlights

Address	6530 W Loop 1604
Property Details	15,307 RSF Office Building 1.9060 Acres
Legal Description	NCB 17636 BLK 1 LOT 2 (CULEBRA/1604 SOUTH)

## Description

Highly desirable shell space available at the Texas MedClinic-anchored medical office building. The premises are well-landscaped and maintained, with ample parking. Strong medical co-tenancy and in close proximity to retail and entertainment.

## Key Highlights

- Excellent visibility from W Loop 1604
- Readily accessible to Westover Hills medical systems
- Attached to Texas MedClinic
- Building signage available
- Professionally managed
- Well landscaped
- Great presence, image and exterior architecture
- Variety of options available to suit individual needs
- Surrounding businesses include Walmart, H-E-B and Target
- Abundant parking
- 1,437 - 2,874 of Flexible Medical/Retail Front Space Available
- Ample Surface Parking with Separate Employee Parking
- Established Medical Service Co-Tenancy

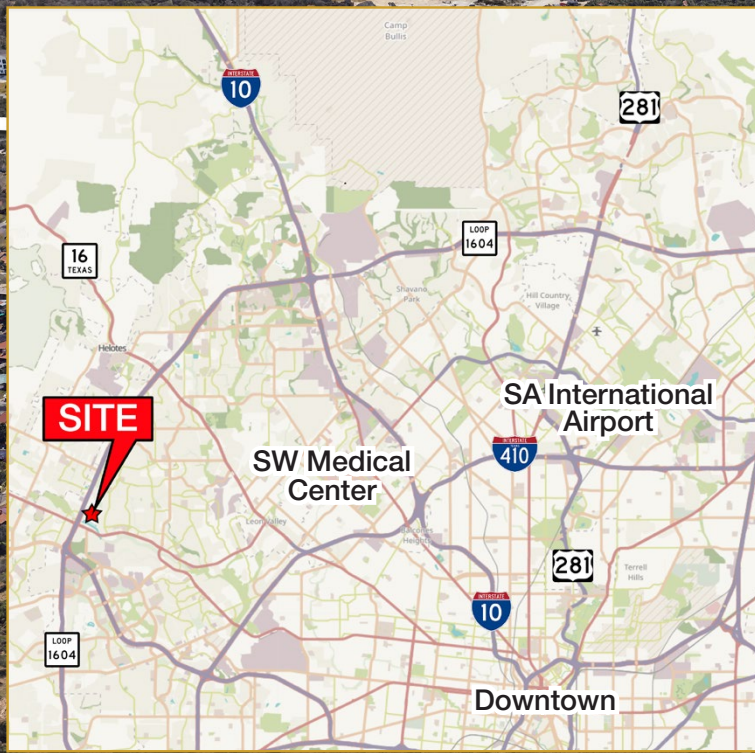
Demographics	1 Mile	3 Mile	5 Mile
Population	12,023	124,224	285,578
Median Age	32.1	34.2	35.0
Average Household Size	2.89	2.88	2.84
Median Household Income	\$65,964	\$90,366	\$88,113

Source: Esri Forecasts for 2023

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







Aerial & Location Map





# Availability & Rates

Spaces Available	Suite 101 - 1,752 SF Suite 102 & 103 - 2,874 SF
Total Available SF	4,626
Lease Rate	\$22.00 PSF
Triple Net	\$13.48 PSF
First Month's Rental	Due upon execution of lease document by Tenant
Term	Three (3) to ten (10) years
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 Landlord's leasing 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.

# Leasing Contacts

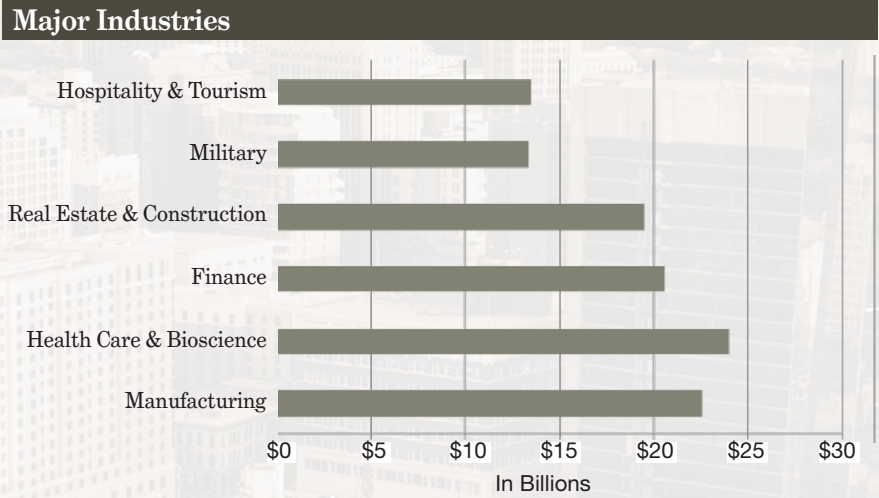
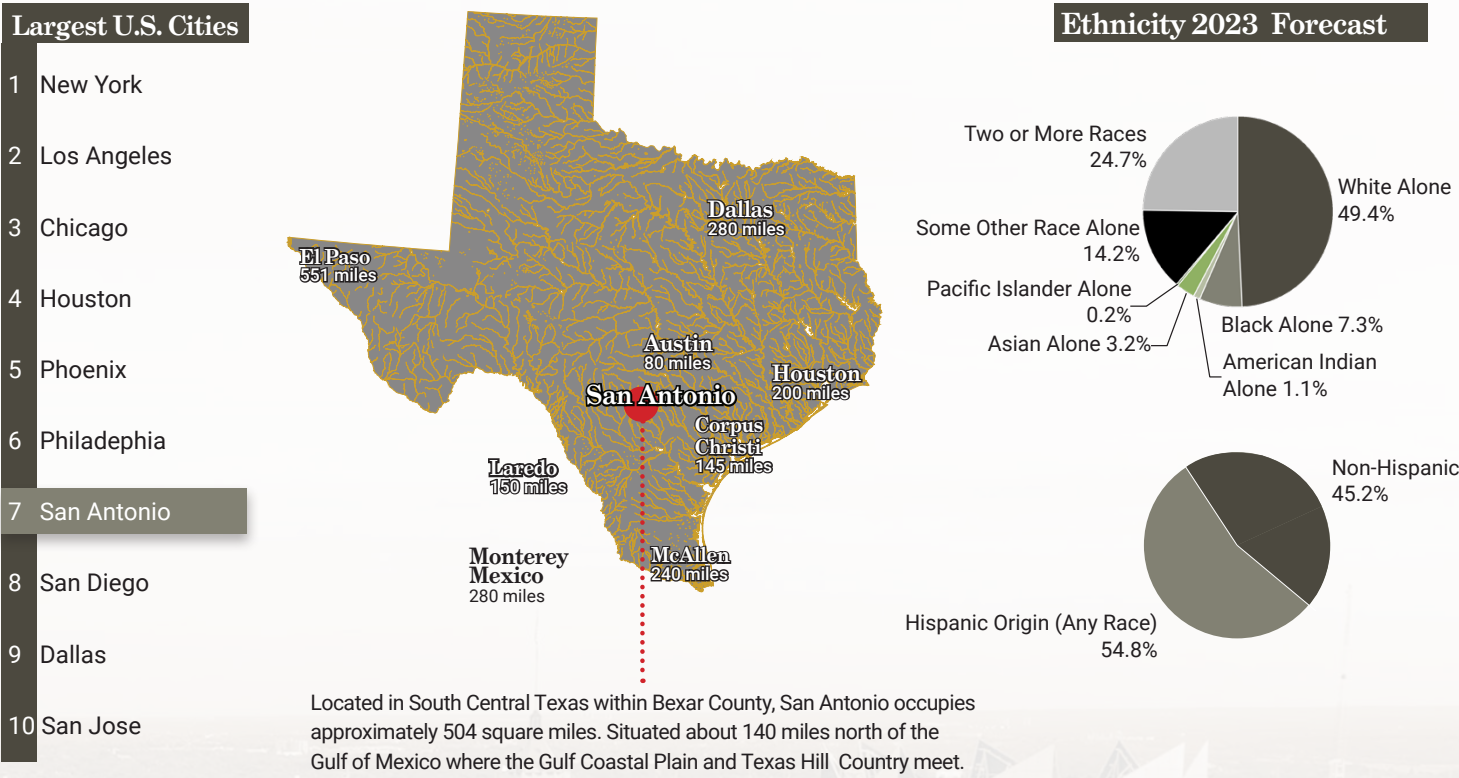


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# San Antonio Market Overview



Fortune 500 Companies		
SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area								
2010 Census	2,142,508	34.1	763,022	—	—	—	—	—
2020 Census	2,558,143	36.0	925,609	—	—	—	—	—
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100	—	—
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175	—	—

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune





## 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.*

2-10-2025



### 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.

### 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. **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.

**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.

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