

Heritage Oaks Office Park

2338 N. Loop 1604 West, San Antonio, Texas 78248



Long Term Sublease Opportunity - 120,776 RSF Available September 2012

- Building I: 84,000 RSF (Expires 02/28/18)
- Building II: 36,773 RSF (Expires 06/30/13)

Project Overview

- 2-building, 192,715 square foot Class A office park completed in 2007
- Constructed of steel frame and tilt-wall concrete
- Large (28,000 – 36,773 RSF) floorplates
- High performance reflective glass
- Energy-efficient mechanical systems and attractive common areas
- Generous parking ratio of 5.00/1,000, 140 spaces are covered

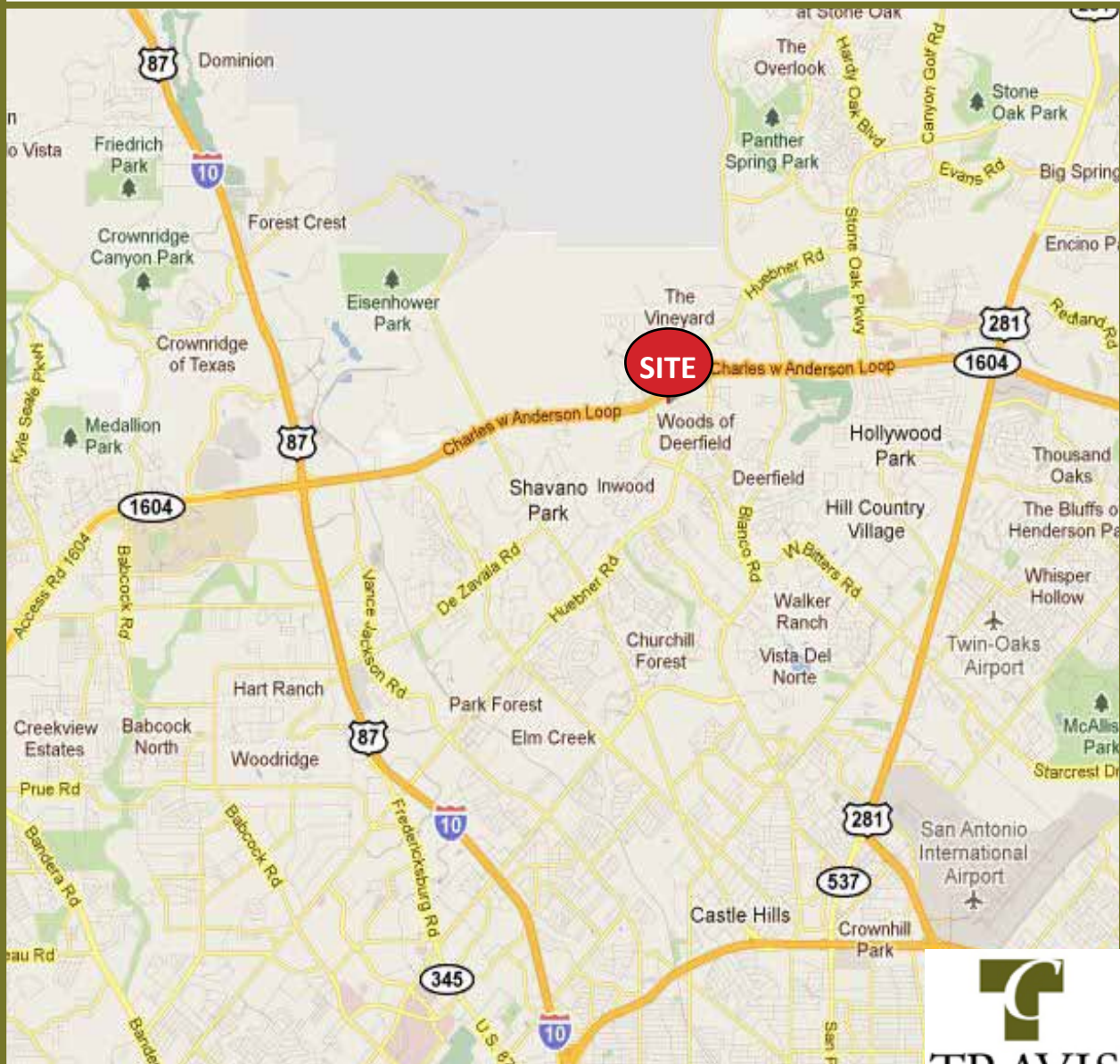
Amenities

- On-site Property Management (R.L. Worth & Associates)
- Superior Loop 1604 Access/Visibility,
- Adjacent Retail, Fitness, Dining, Medical & Hospitality Amenities
- Janitorial Service (five nights per week)
- On-site Security services
- Less than fifteen minutes from the San Antonio International Airport



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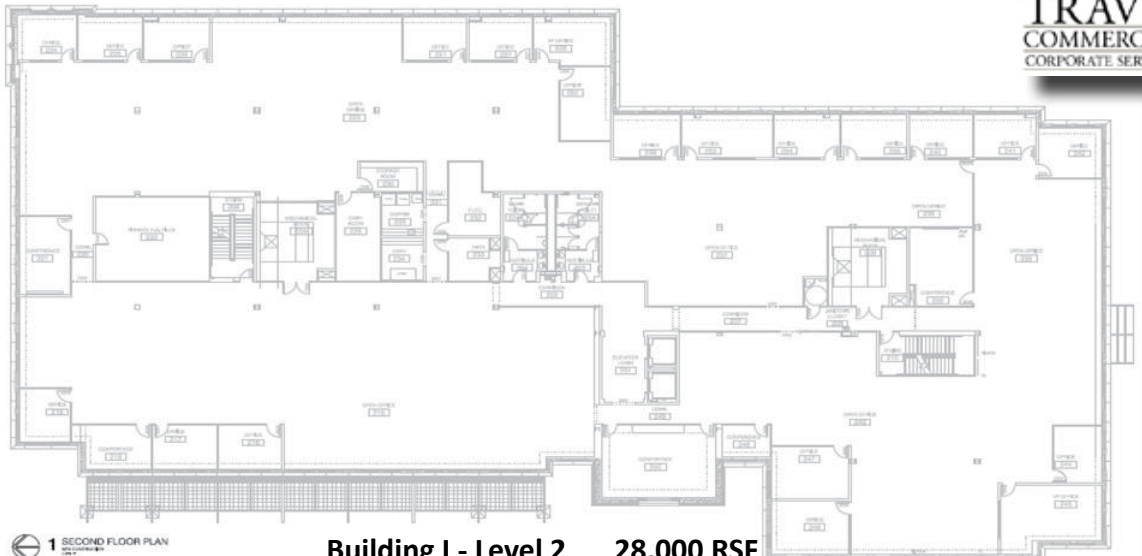
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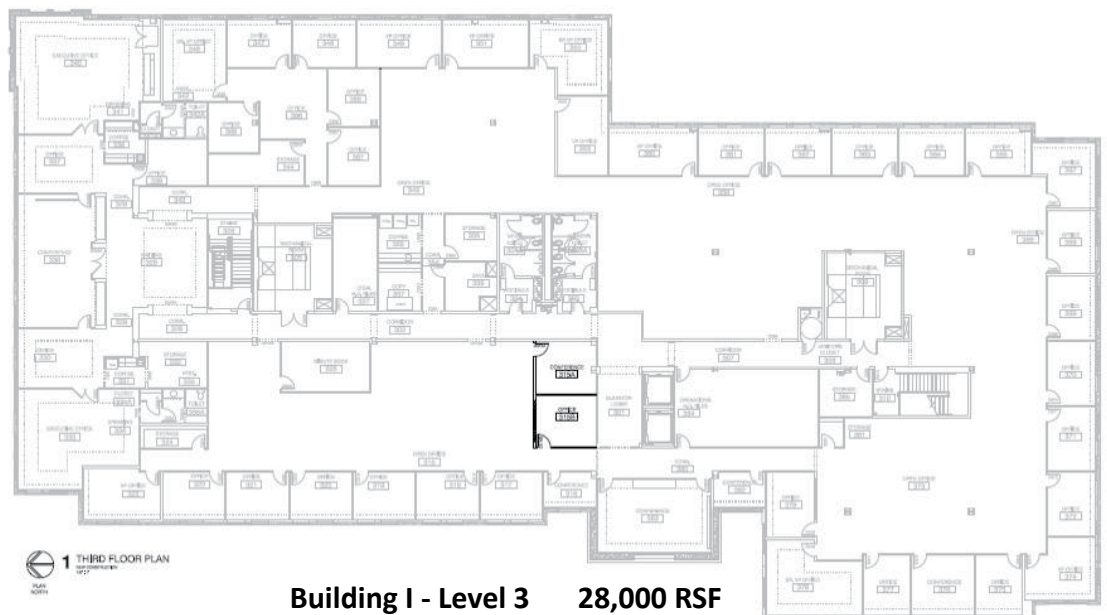
1 FIRST FLOOR PLAN
28,000 RSF

Building I - Level 1 28,000 RSF



1 SECOND FLOOR PLAN
28,000 RSF

Building I - Level 2 28,000 RSF



1 THIRD FLOOR PLAN
28,000 RSF

Building I - Level 3 28,000 RSF

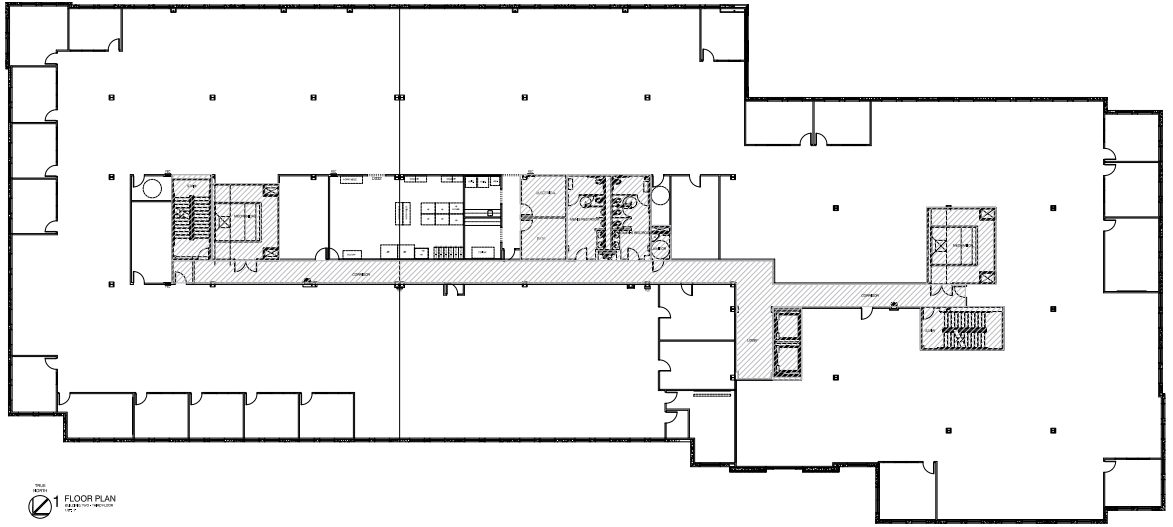


TRAVIS
COMMERCIAL
CORPORATE SERVICES

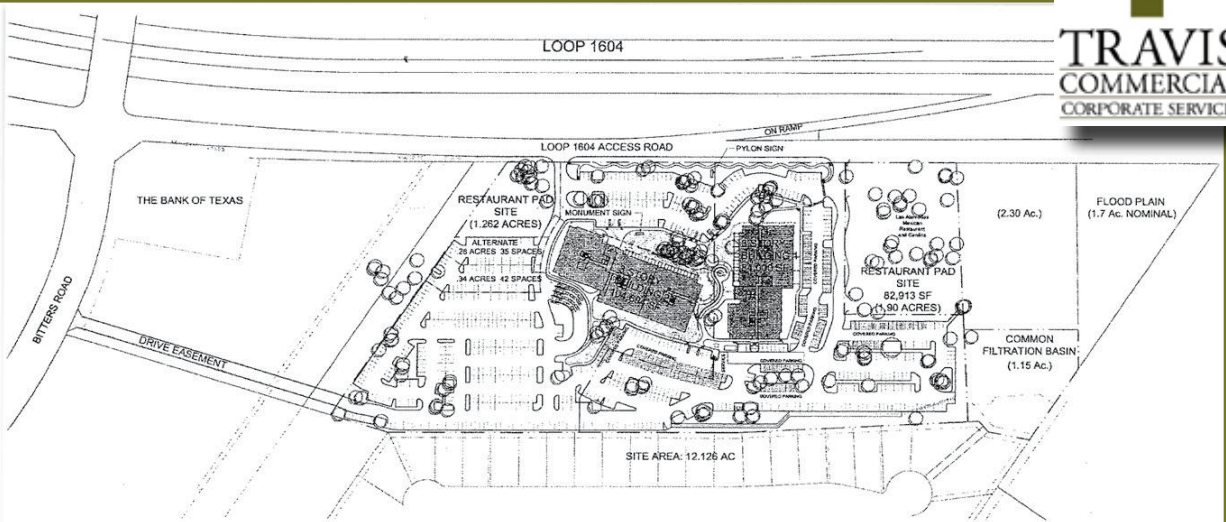


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Building II - Level 3 36,773 RSF



SITE PLAN
NORTH SCALE: 1" = 80'-0"

**Heritage Oaks Office Park
at Inwood**
San Antonio, Texas
11-14-06

ENTIRE AREA	
Building 1	34,000 SF
Building 2	126,894 SF
TOTAL	160,894 SF

TOTAL SURFACE PARKING: 60 SPACES
PARKING RATIO: 4.55/1000

COVERED PARKING	
Building 1	100 COVERED SPACES
Building 2	13 COVERED SPACES
TOTAL	113 COVERED SPACES



**Chesney
Morales ARCHITECTS/PLANNERS
& Associates, Inc.**
200 W. Loop West, Suite 1000, San Antonio, TX 78205
781-222-1111



CONTACT

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Texas law requires real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an

intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless a authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DISCLOSURE OF AGENCY, IF ANY: The broker below represents: Owner Buyer Owner and Buyer

By: _____ Date: _____
Brokerage Company Name Broker or Sales Associate

ACKNOWLEDGEMENT OF RECEIPT OF AGENCY DISCLOSURE FORM: I acknowledge I have received a copy of this form. I understand that agreements I may sign may affect or change agency relationships and that the broker may only represent both the Owner and the Buyer with their full knowledge and consent.

Owner (Landlord) or Buyer (Tenant) or Authorized Representative _____ Date: _____

Owner (Landlord) or Buyer (Tenant) or Authorized Representative _____ Date: _____

