



SUBLEASE AVAILABLE IN HIGH-GROWTH SUBMARKET

4350 LOCKHILL SELMA

4350 LOCKHILL SELMA | SAN ANTONIO, TEXAS 78249

AVAILABILITIES

- 4,000 to 13,000 SF
- Office space in the heart of the Northwest
- Ample private offices, meeting space, and break areas throughout
- Lease Term: Sublease through March 31, 2020
- Rate: \$22.00 Gross
- Significantly lower than market rent

 **TRANSWESTERN**[®]

IN CONJUNCTION WITH



LEASING INFORMATION

CHARLIE WEIL, SIOR

210.253.2934

charlie.weil@transwestern.com

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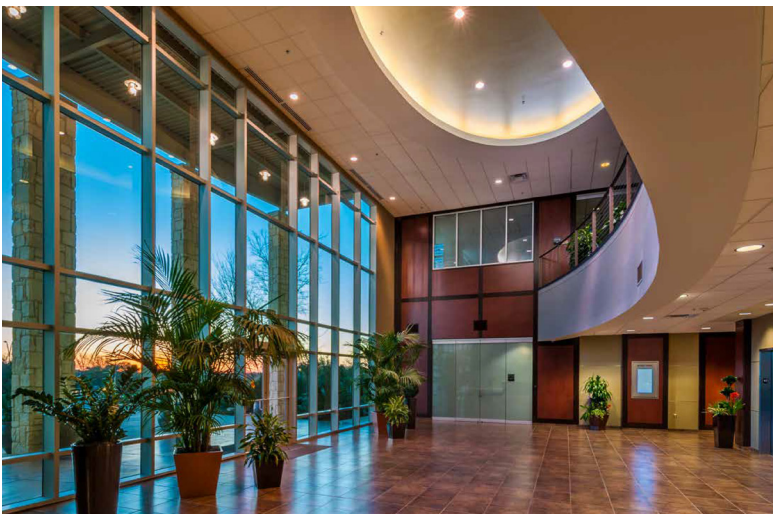
SPACE HIGHLIGHTS

- **READY FOR MOVE-IN**
- **4,000 to 13,000 SF**
- Large conference, training, copy and file rooms
- Ample private offices
- Pre-wired for all data
- Built-in desks and connection ports
- Key card access

INTERIOR DESCRIPTION

A floor to ceiling glass entryway leads into the two story lobby featuring porcelain tile flooring, attractive hardwood panels, a web-based computer kiosk tenant directory, potted plants, and architectural lighting.

The standard tenant finish includes cut pile carpeting or VCT, 2' X 4' lay-in acoustical ceiling tile, 2' X 4' T-8 fluorescent lighting, solid core doors with lever hardware, painted walls, and aluminum mini-blinds. Two sets of restrooms serve each floor. Typical women's restrooms include two sinks and three commodes. Typical men's restrooms include two sinks, two commodes, and one urinal. The restrooms feature decorative ceramic tile flooring, painted sheetrock walls, granite vanities, laminate toilet partitions, and 2' X 4' fluorescent light fixtures.



FIRE SAFETY AND SECURITY

The building is fully sprinklered with a fire detection system and has 24 hour/day monitoring. Each floor has fire extinguishers in accordance with fire code

ASG electronic card-key access systems are located at the building and security cameras are being installed.

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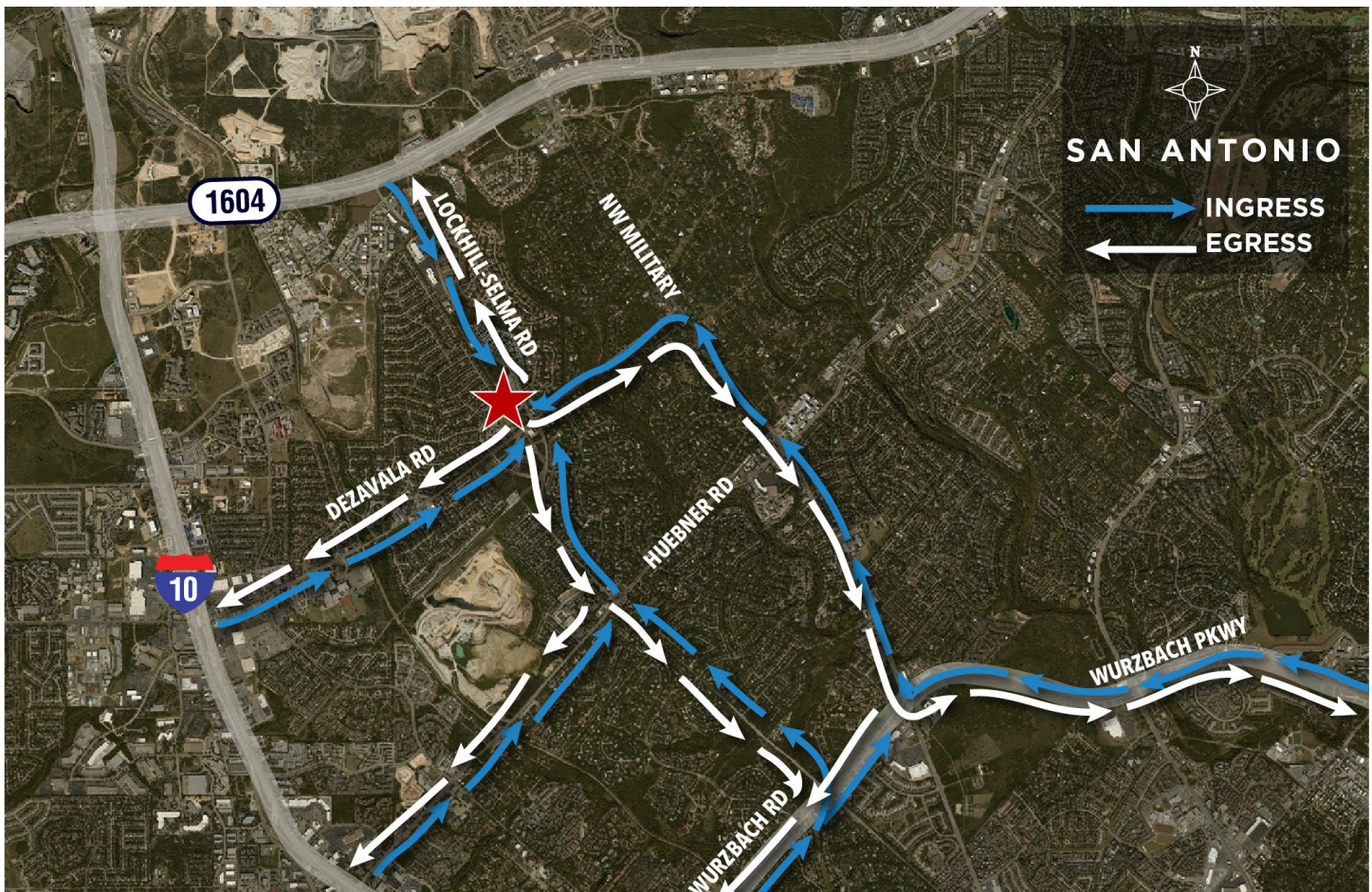
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AMENITIES

- Located just one mile inside Loop 1604 at DeZavala
- Ten minutes from the San Antonio Int'l Airport
- Great access to IH-10, Loop 1604 and Hwy 281
- Close to major retail, 90 restaurants, and numerous services
- Perfect place for a Corporate HQ or Regional Office

BUILDING SPECS

- 3-Story Class A Office Building
- 116,545 Gross Square Feet
- Parking Ratio: 5.48:1,000
- Year Built: 2008



4350 LOCKHILL SELMA

8200 IH-10 West
Suite 800
San Antonio, Texas 78230

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DINING

1. Quarry Hofbrau at The Rim
2. Chick Fil-A
3. TGIFridays
4. Stone Werks Big Rock Grille
5. Islamorada Fish Co
6. Maggiano's Little Italy
7. BJ's Restaurant & Brewhouse
8. Taste Crepes & More
9. Mimi's Café
10. Sustenio
11. Piatti
12. Tiagos Cabo Grille
13. Mona Lisa's Pizzeria
14. The General Public
15. JUICEssential
16. Zoes Kitchen
17. Cosi
18. Red Robin Gourmet Burgers
19. Freddy's
20. Bob's Steak & Chop House
21. The Bistro
22. 54th Street Grill and Bar
23. Great American Grill
24. PF Changs
25. Va Bene Pizzeria Napoletana
26. Whiskey Cake
27. Grimaldi's Pizzeria
28. Brio Tuscan Grille
29. Perry's
30. Yard House
31. The Cheesecake Factory
32. Olive Garden
33. Longhorn Steakhouse
34. Red Lobster
35. Tacos N Salsa
36. Applebee's
37. Chuy's
38. Cheddar's Casual Café
39. Urban Brick Pizza at The Rim
40. Bowl & Barrel at The Rim
41. Ruth's Chris Steakhouse at Eilan
42. Russo's Coal Fired Italian Grill
43. Which Wich at The Rim



LODGING

44. Courtyard San Antonio Six Flags
45. Residence Inn San Antonio
46. La Cantera Hill Country Resort
47. Staybridge Suites NWS
48. Comfort Inn Fiesta at Six Flags
49. Drury Inn & Suites
50. La Quinta Inn & Suites
51. Sleep Inn & Suites at Six Flags
52. Super 8 San Antonio/Fiesta
53. Eilan Hotel & Spa

BANKING

54. IBC Bank
55. BBVA Compass
56. Security Service FCU
57. Synergy Federal Credit Union
58. RBFCU
59. United SA Federal Credit Union
60. Frost Bank
61. Woodforest National Bank
62. Bank of America
63. Chase Bank

ENTERTAINMENT

64. Top Golf
65. Six Flags Fiesta Texas
66. Shops at La Cantera
67. Santikos Palladium IMAX
68. La Cantera Golf Club
69. Palmer Golf Course
70. Dominion Country Club

GROCERY & PHARMACY

71. HEB
72. Walmart Supercenter
73. Walmart Market
74. Target
75. Costco

HEALTH & WELLNESS

76. REI
77. Life Time Fitness
78. ChampionFit Gym
79. Bedlam CrossFit
80. Camp Gladiator
81. Ultra Fitness and Spa
82. CrossFit Lobo
83. Gold's Gym
84. UTSA Recreation
85. Academy Sports

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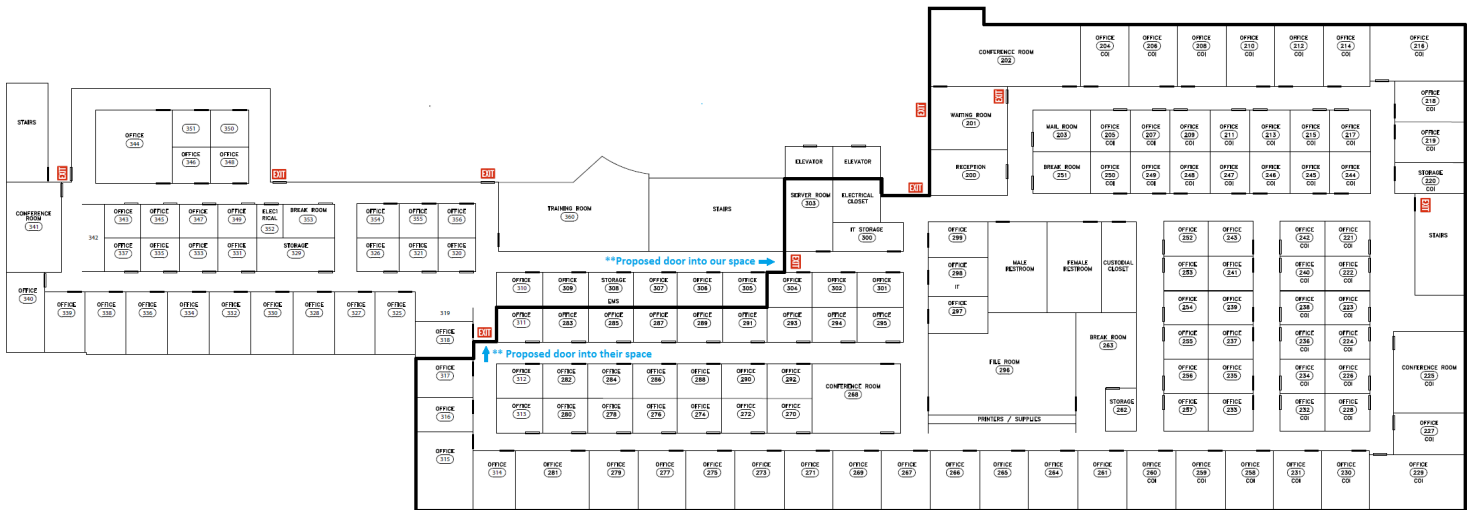
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SAMPLE FLOORPLAN

4,000-13,000 SF AVAILABLE



NOTE: Size of space is flexible, ranging from 4,000 to 13,000 square feet. Floorplan is meant to be a sample only. Demising lines are not permanent.

SPACE HIGHLIGHTS

- **READY FOR MOVE-IN**
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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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date