



FOR LEASE



8-Story Office Building Located Along 410 Freeway

CROWN TOWER OFFICE BUILDING

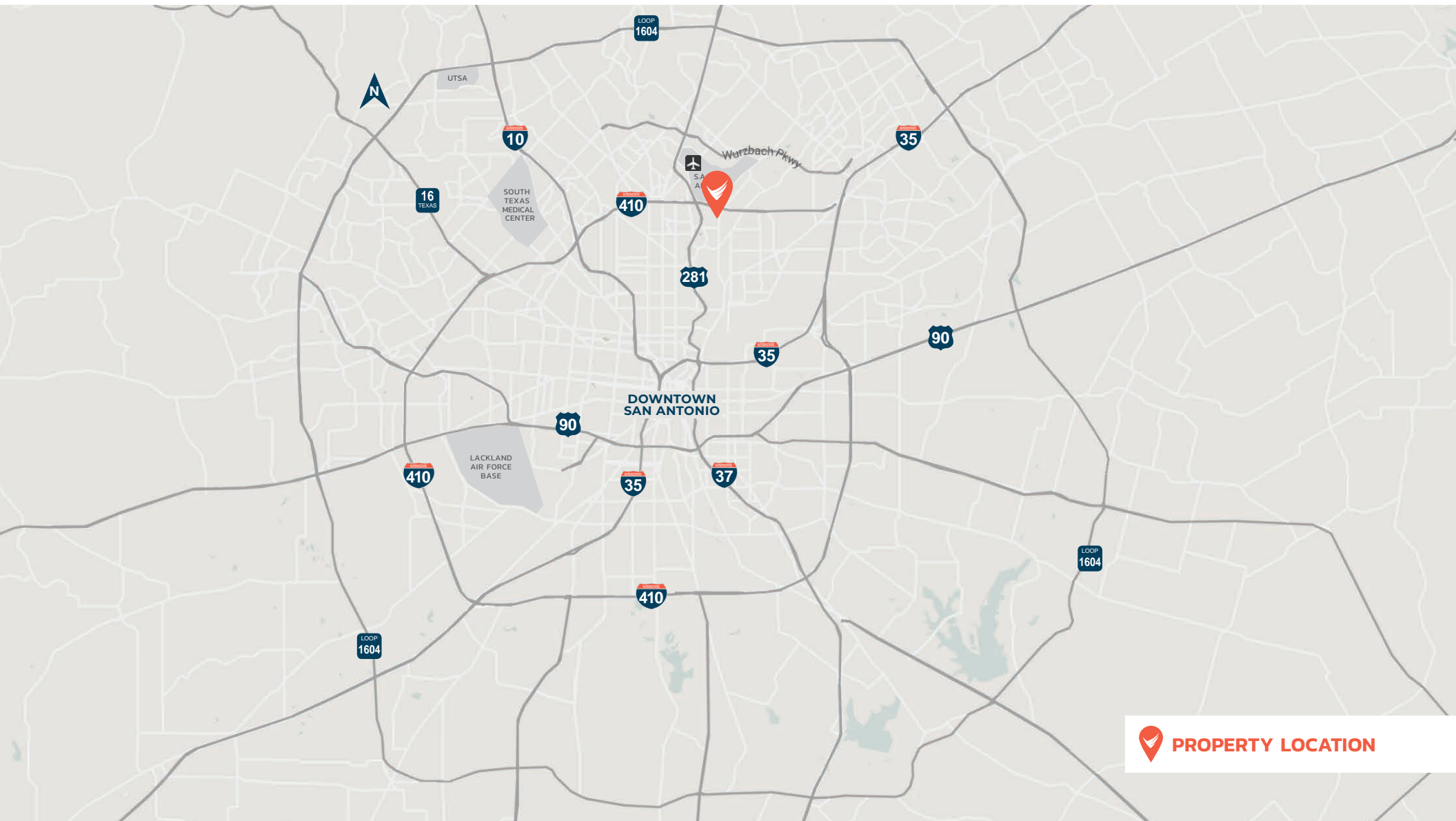
8700 Crownhill Blvd,
San Antonio, Texas 78209

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Property Overview

CROWN TOWER



RENTAL RATE

\$18.00 - \$20.00/RSF

LOCATION

8700 Crownhill Blvd,
San Antonio, Texas 78209

RENTABLE SQUARE FEET

88,000 RSF

FLOORS

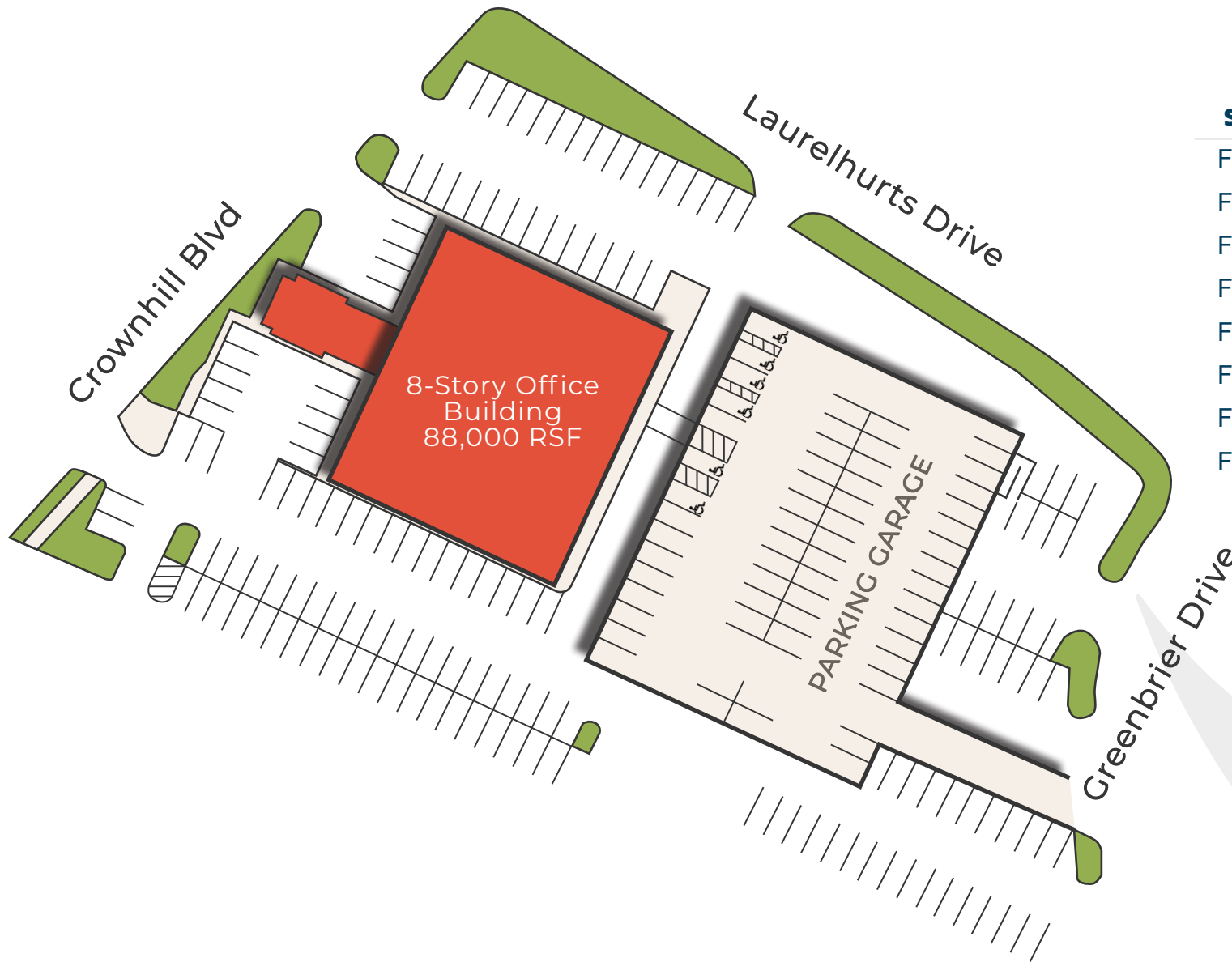
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PARKING

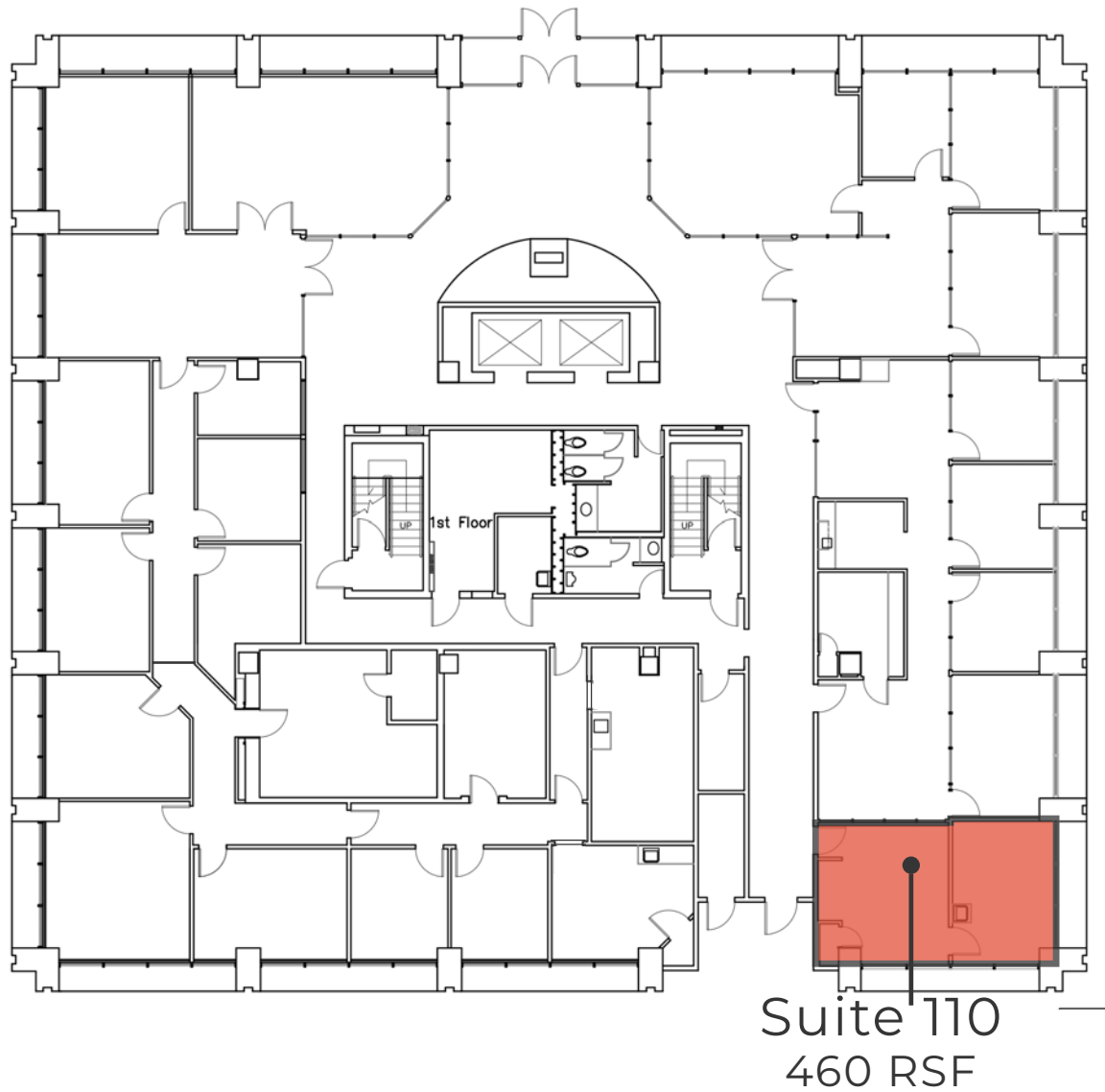
4.5 : 1,000 RSF

AVAILABILITY

460 - 4,515 RSF



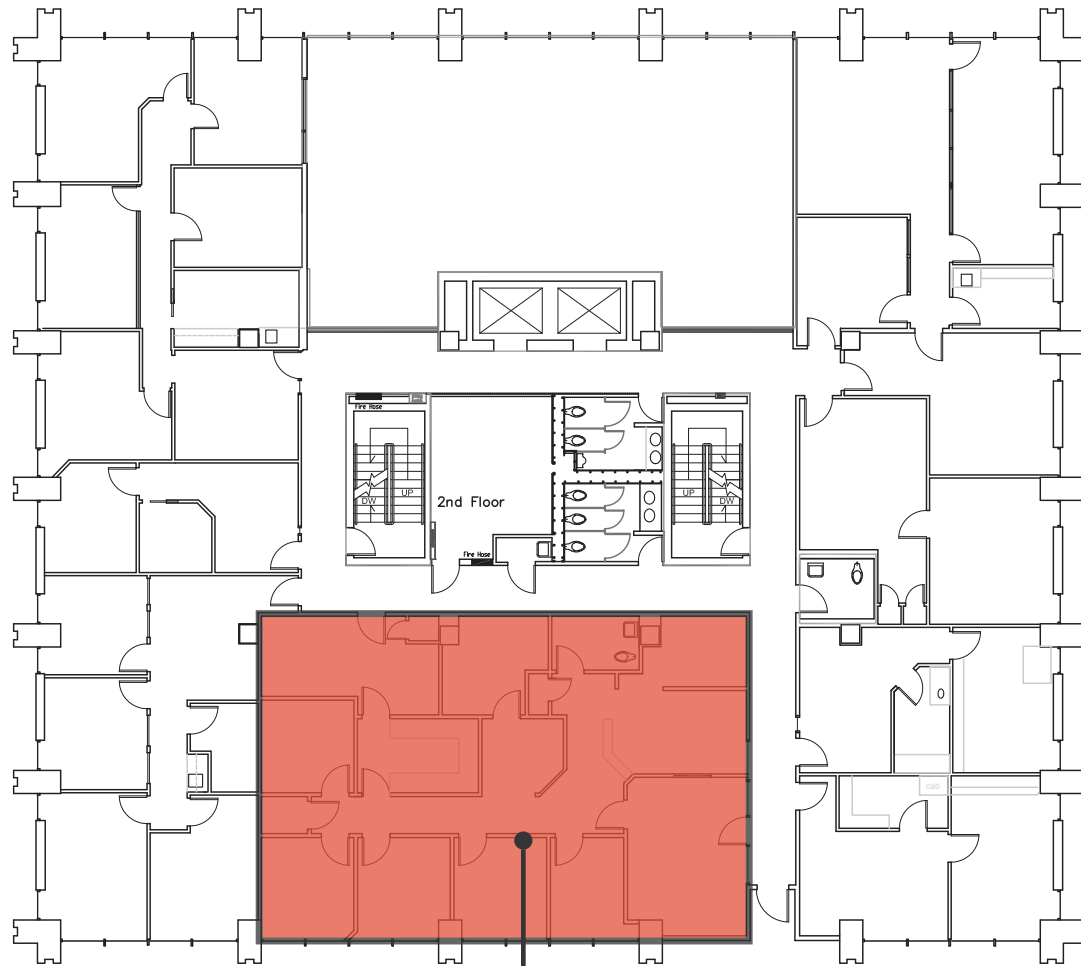
SUITE	AVAILABLE SPACE
Floor 1	460 RSF
Floor 2	2,140 RSF
Floor 3	1,013 - 1,647 RSF
Floor 4	1,396 - 1,588 RSF
Floor 5	473 - 1,514 RSF
Floor 6	1,334 - 4,515 RSF
Floor 7	1,304 - 4,269 RSF
Floor 8	713 RSF



AVAILABILITY

Suite 110 - 460 RSF





Suite 210
2,140 RSF



AVAILABILITY

Suite 210 - 2,140 RSF



Floor 3

CROWN TOWER



Suite 305
1,013 RSF

Suite 303
1,647 RSF



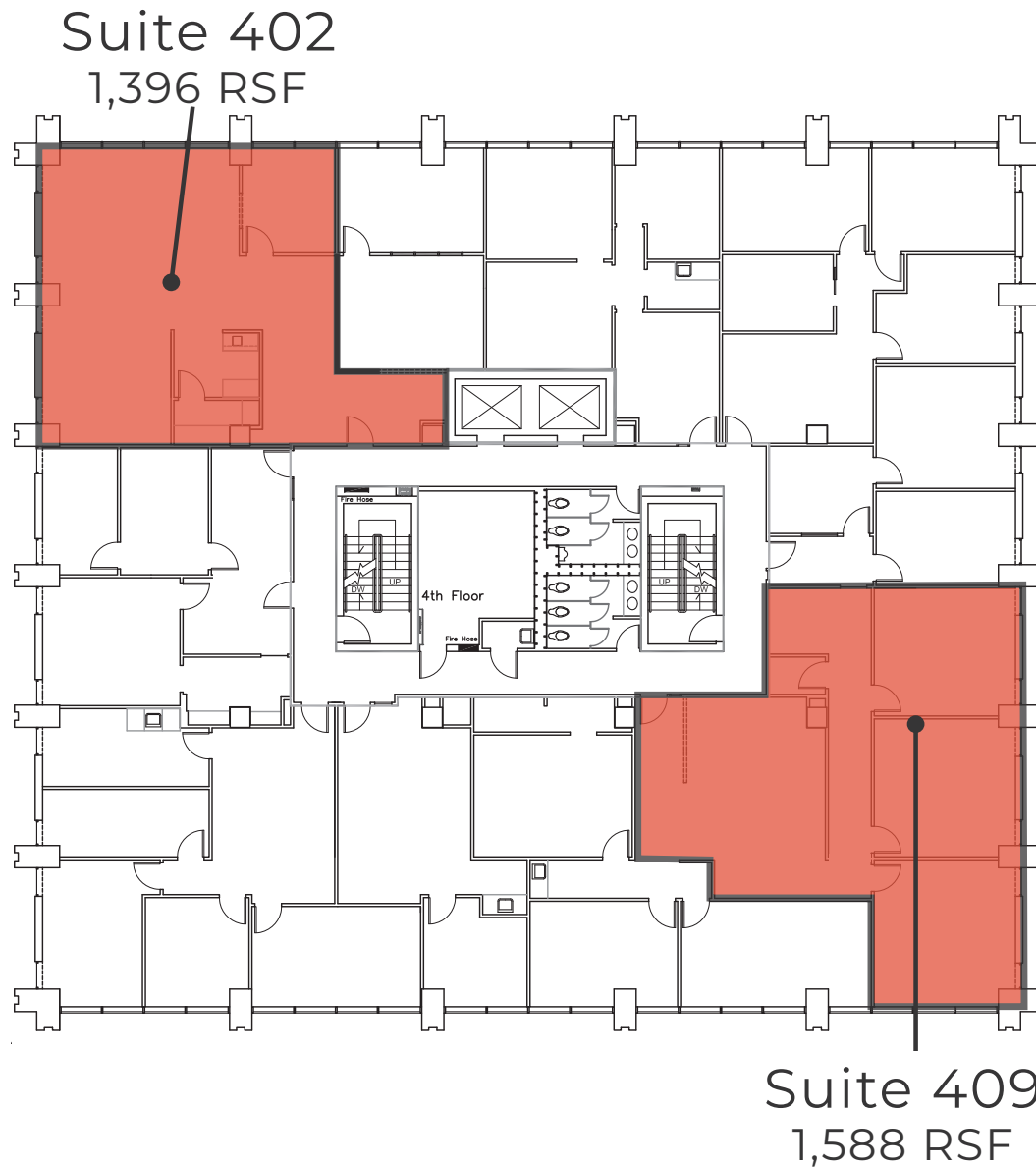
AVAILABILITY

Suite 303 - 1,647 RSF
Suite 305 - 1,013 RSF



Floor 4

CROWN TOWER



AVAILABILITY

Suite 402 - 1,396 RSF
Suite 409 - 1,588 RSF



Floor 5

CROWN TOWER



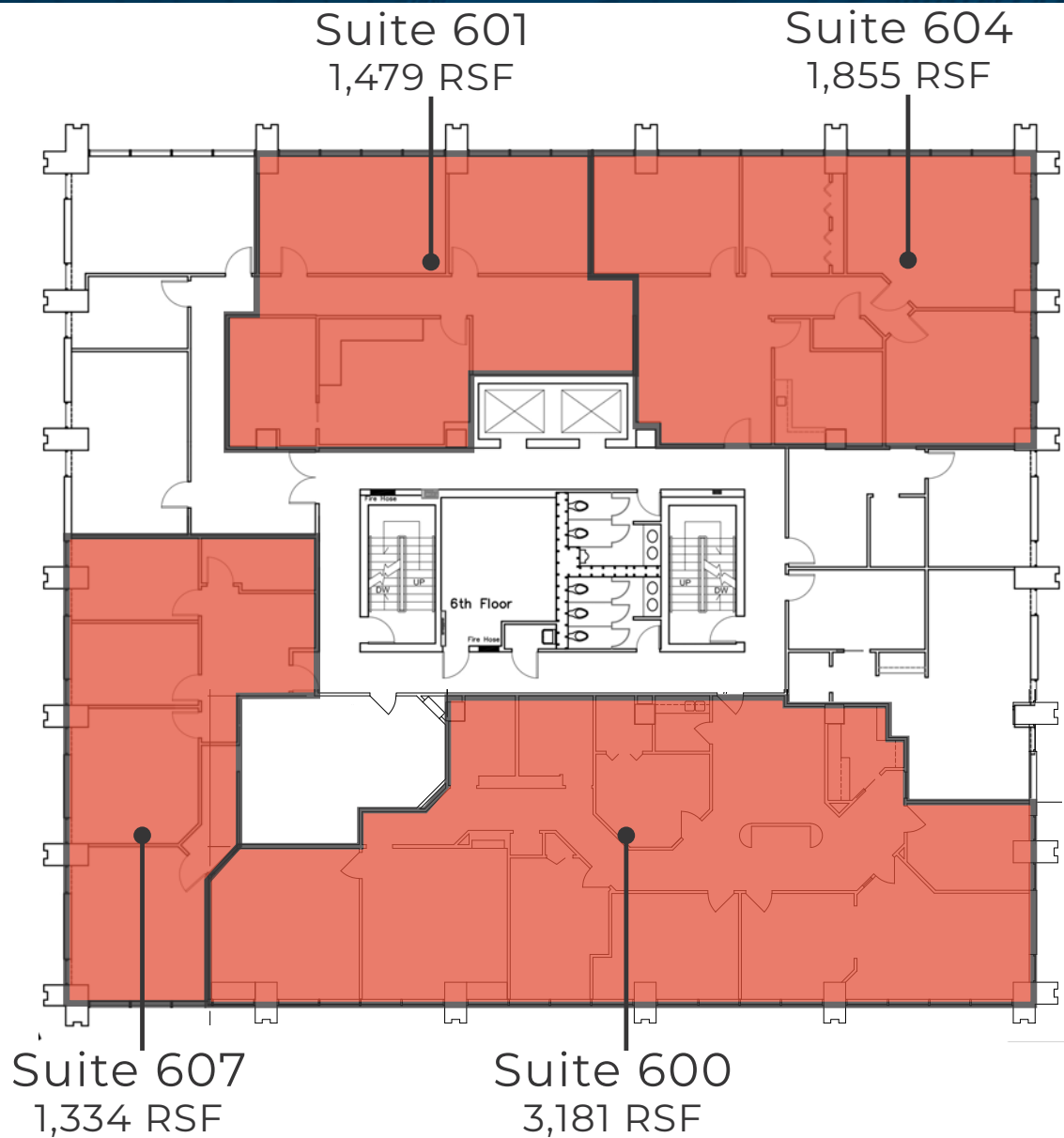
AVAILABILITY

Suite 501 - 473 RSF
Suite 502 - 1,514 RSF
Suite 504 - 764 RSF
Suite 509 - 1,222 RSF



Floor 6

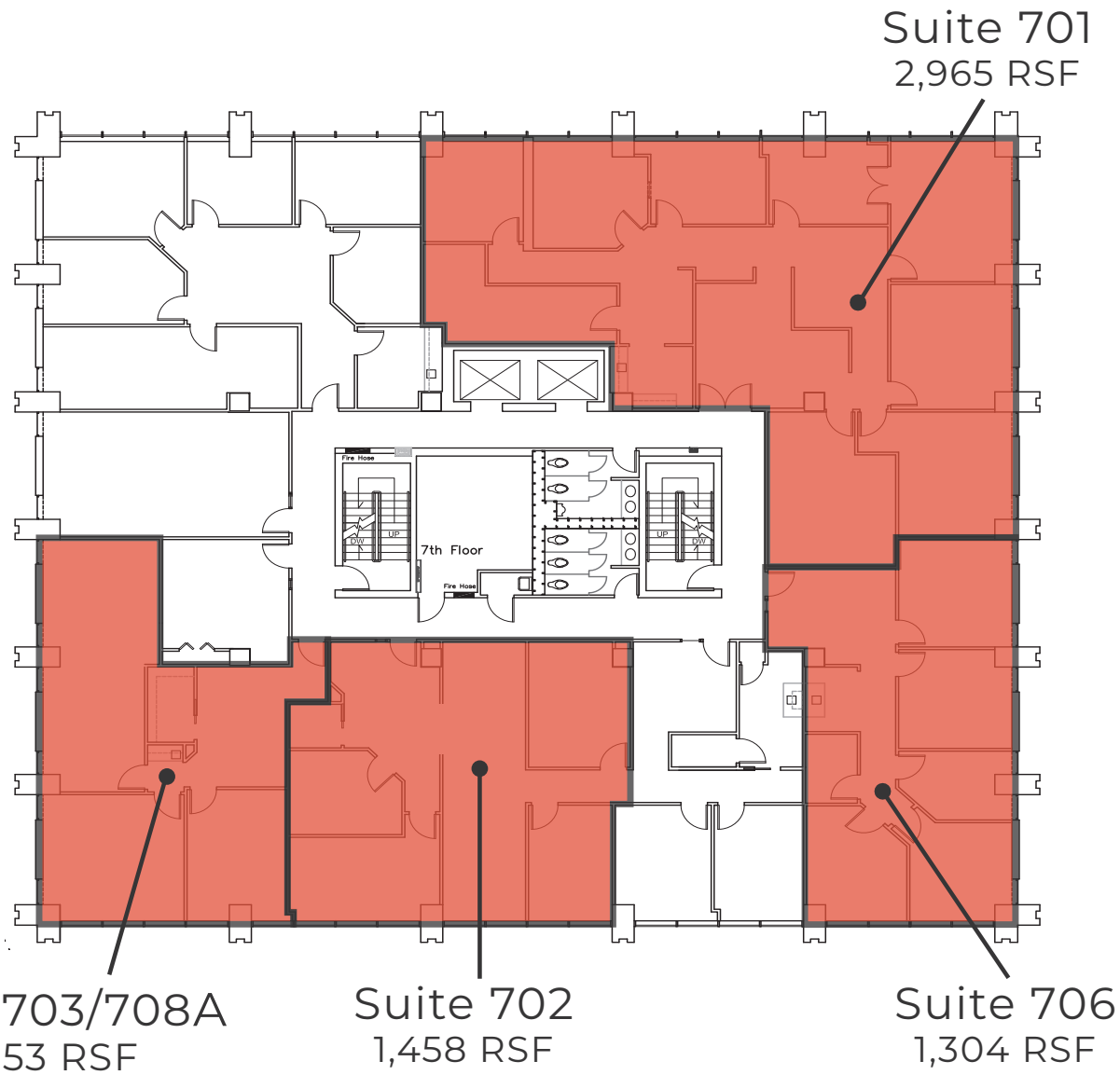
CROWN TOWER



AVAILABILITY

Suite 600 - 3,181 RSF
Suite 601 - 1,479 RSF
Suite 604 - 1,855 RSF
Suite 607 - 1,334 RSF
Suite 601 & 604 - 3,334 RSF
Suites 600 & 607 - 4,515 RSF





AVAILABILITY

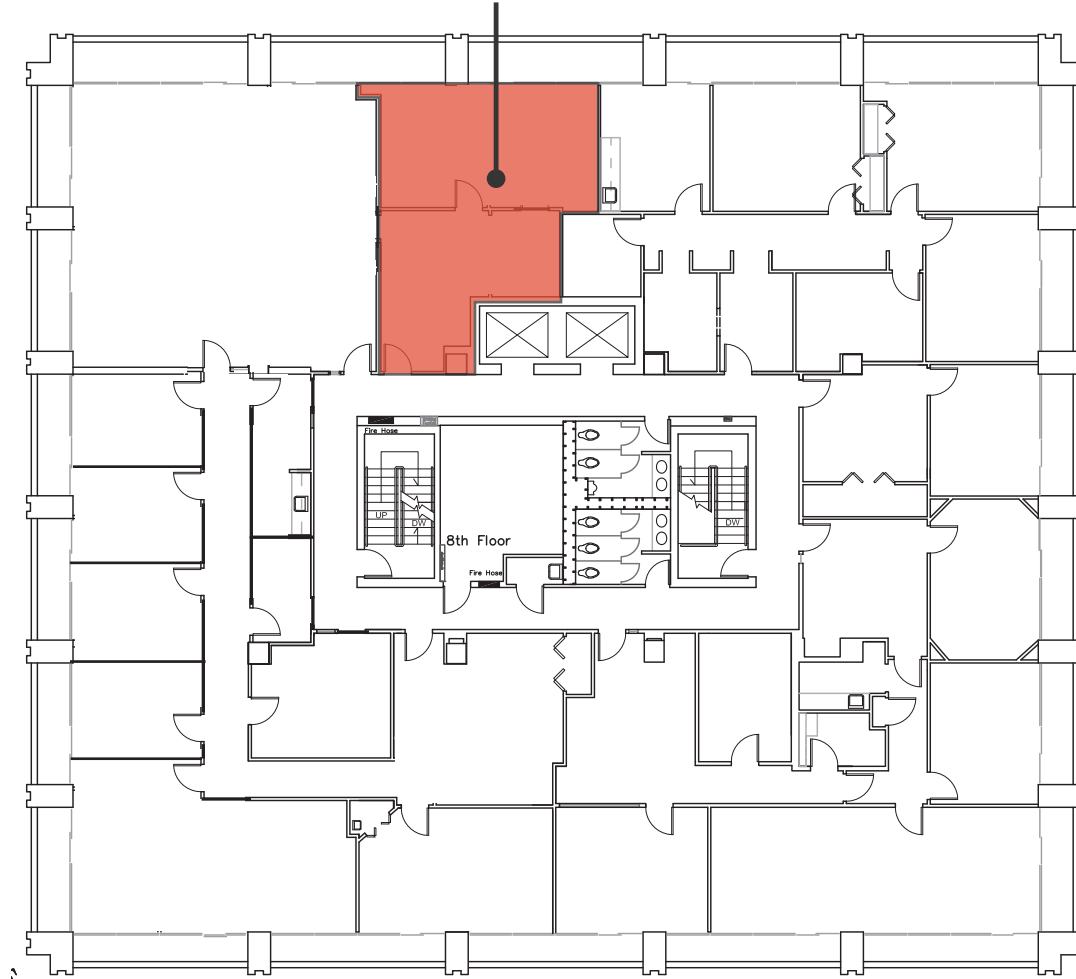
Suite 701 - 2,965 RSF
Suite 702 - 1,458 RSF
Suite 703/708A - 1,353 RSF
Suite 706 - 1,304 RSF
Suites 701 & 706 - 4,269 RSF
Suite 703/708A & 702 - 2,811 RSF



Floor 8

CROWN TOWER

Suite 803
713 RSF



AVAILABILITY

Suite 803 - 713 RSF



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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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Adam Schiller	534038	adam@valcorcre.com	210.824.4242
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Buyer / Tenant / Seller / Landlord Initials	Date		

Regulated by the Texas Real Estate Commission
Information Available at www.trec.texas.gov

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