

# Office Space for Lease

21714 Hardy Oak Blvd.  
San Antonio, Texas 78258



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**Seth Prescott**  
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**210.366.4444 (O)**  
**210.478.8999 (M)**

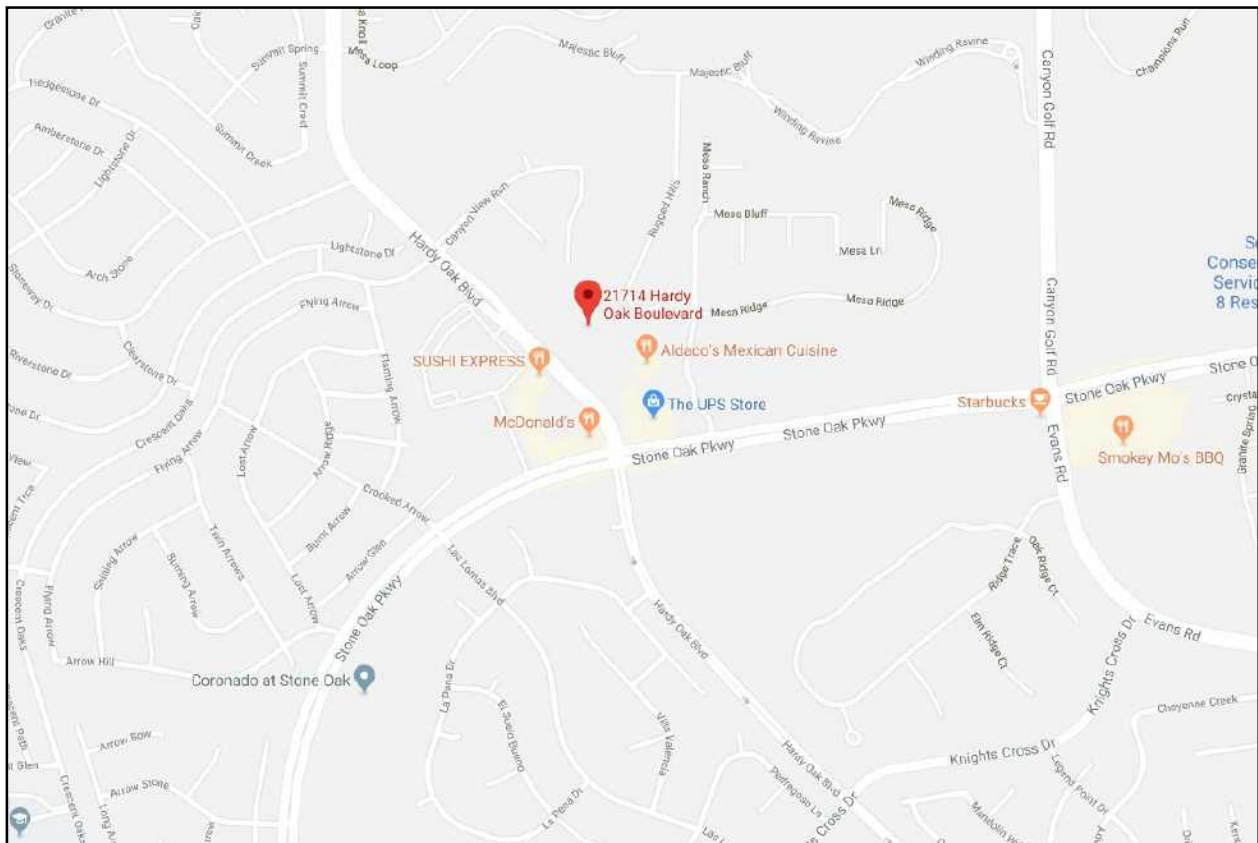
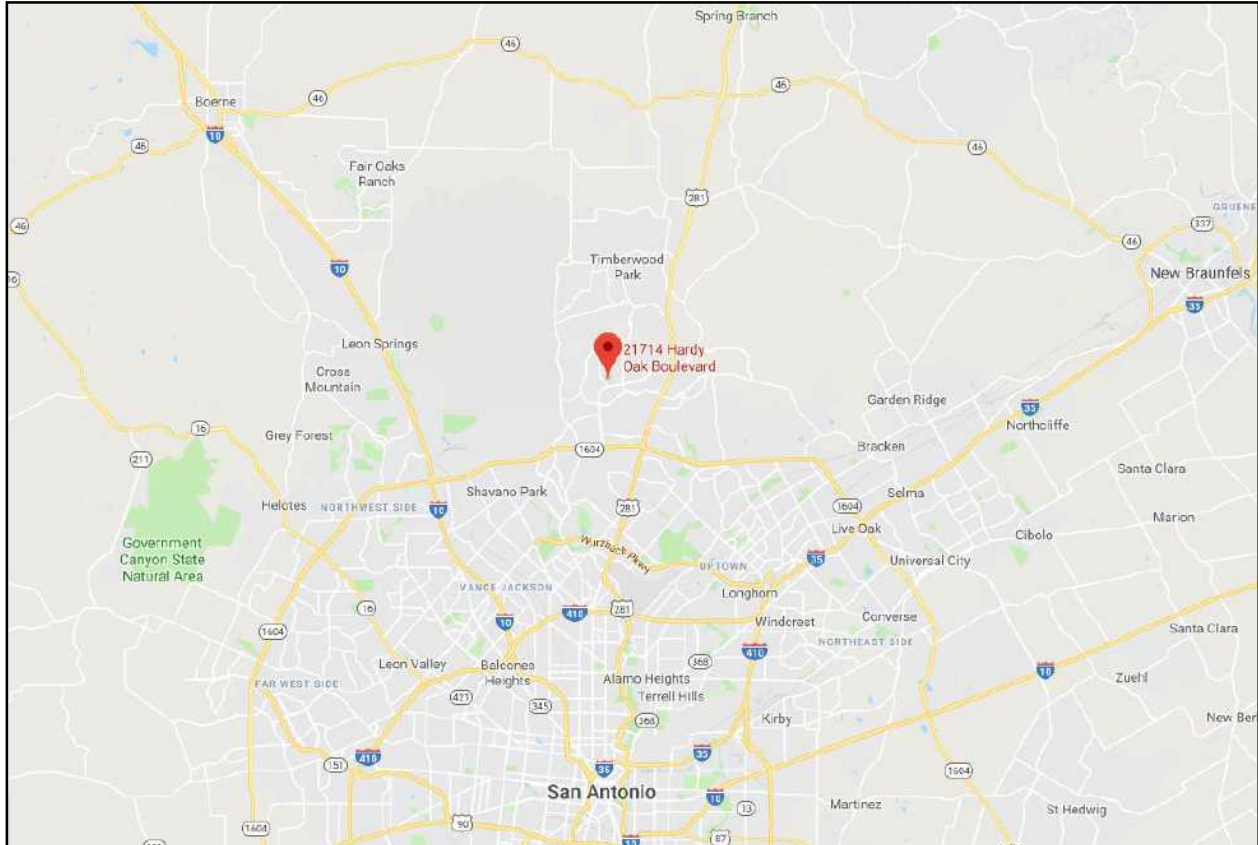


<b>Location:</b>	Located in Stone Oak on Hardy Oak Blvd. one block north of Stone Oak Pkwy.
<b>Building Size:</b>	5,350 SF
<b>Lease Space Available:</b>	2,098 SF
<b>Monthly Rate:</b>	\$3,900
<b>Comments:</b>	Nice office with private entrance. Move-in ready with attractive wood flooring, reception area, 6 offices, conference room and breakroom. Direct access to Hardy Oak and Stone Oak Pkwy. Within walking distance to restaurants and business services. Suite and monument signage available. Hardy Oak soon to be connected to Sonterra Blvd. Huebner to Hardy Oak.

100 NE Loop 410, Ste. 950 · San Antonio, Texas 78216

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## 21714 Hardy Oak Blvd. Location Maps



**20627 HUEBNER RD.**  
Hardy Oak/Huebner Road Expansion

Email from Colt Osburn, Constituent Services Aide, Office of Councilman John Courage, District 9.

For more detailed information, click this link to see the City website: <https://gis.sanantonio.gov/TCI/BondProjects/index.html>

**From:** Colt Osburn (City Council) [<mailto:Colt.Osburn@sanantonio.gov>]

**Sent:** Thursday, December 7, 2017 2:11 PM

**To:** Seth Prescott <[seth@pcres.com](mailto:seth@pcres.com)>

**Cc:** Derek Roberts (City Council) <[Derek.Roberts@sanantonio.gov](mailto:Derek.Roberts@sanantonio.gov)>; Bryan Naylor (City Council) <[Bryan.Naylor@sanantonio.gov](mailto:Bryan.Naylor@sanantonio.gov)>

**Subject:** Hardy Oak Extension project

Hello Seth,

Thanks for reaching out to us for information regarding the Hardy Oak project. Below is the project notes and summary that we compiled from the community meeting. More questions were raised at the meeting and the Transportation and Capital Improvement Department is currently working on answering them. This is definitely on our radar and something that we will be staying on top of. I included the link to sign up for our newsletter and view our archived newsletters at the very bottom if you want to make sure you receive this info. If you have any other questions feel free to reply to this email or give me a call at the Field Office. Have a good one.

**The Hardy Oak/Huebner expansion:**

I will refer you to our newsletter link that describes most of the pertinent project details here. I may need to send you the email that went out to anyone who provided an email address at the recent Hardy Oak community meeting. Here are some of the notes related to the project.

**Project notes & summary**

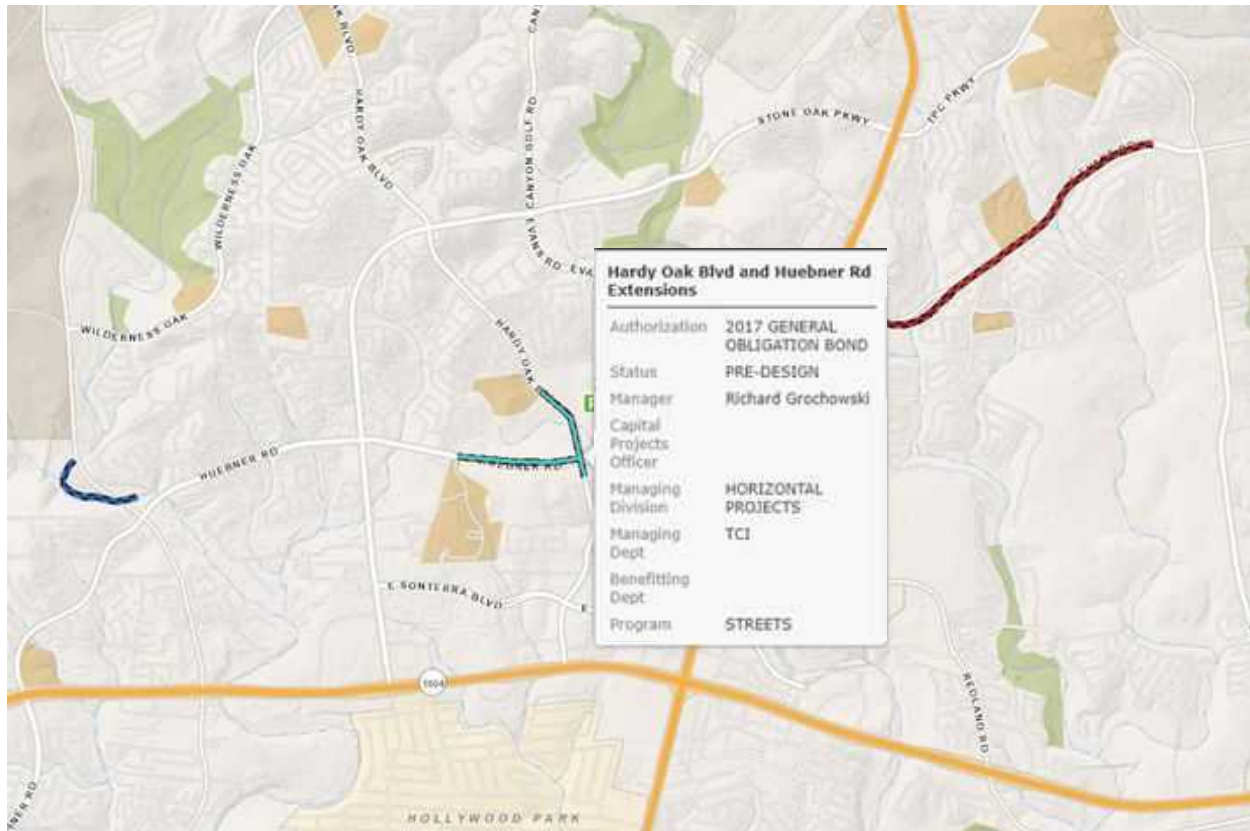
- o This Bond project is being developed by Pape-Dawson. The project cost is 12.6 Million. TCI is supplying 6.3 million of the cost.
- o The project began in early October and is slated to end in December of 2018 weather permitting.
- o Once the project is complete the traffic for this road will be comparable to that of Bulverde Rd, Wilderness Oak or Evans. Hardy Oak Blvd. is identified on the City's Major Thoroughfare Plan as a Secondary Arterial Type A roadway. A Secondary Arterial four lane roadway can carry anywhere from 30,000 – 34,000 vehicles per day.
- o Speed limit when the road is completed will not be 30 mph. No traffic will flow on this road until the city finalizes and accepts the constructions. The ultimate speed limit to be posted will be determined by a speed survey to be conducted by TCI Traffic Services group. Per the UDC code a Secondary Arterial, for which Hardy Oak Blvd. is, requires the roadway to be designed at a design speed of 45 mph.
- o Huebner Road will be constructed simultaneously and will connect to Hardy Oak Blvd.
- o Sidewalks will be installed on both sides of Hardy Oak.

<http://us16.campaign-archive2.com/home/?u=543104c8e15b6f72b8fb8c6aa&id=1f543b91ec>

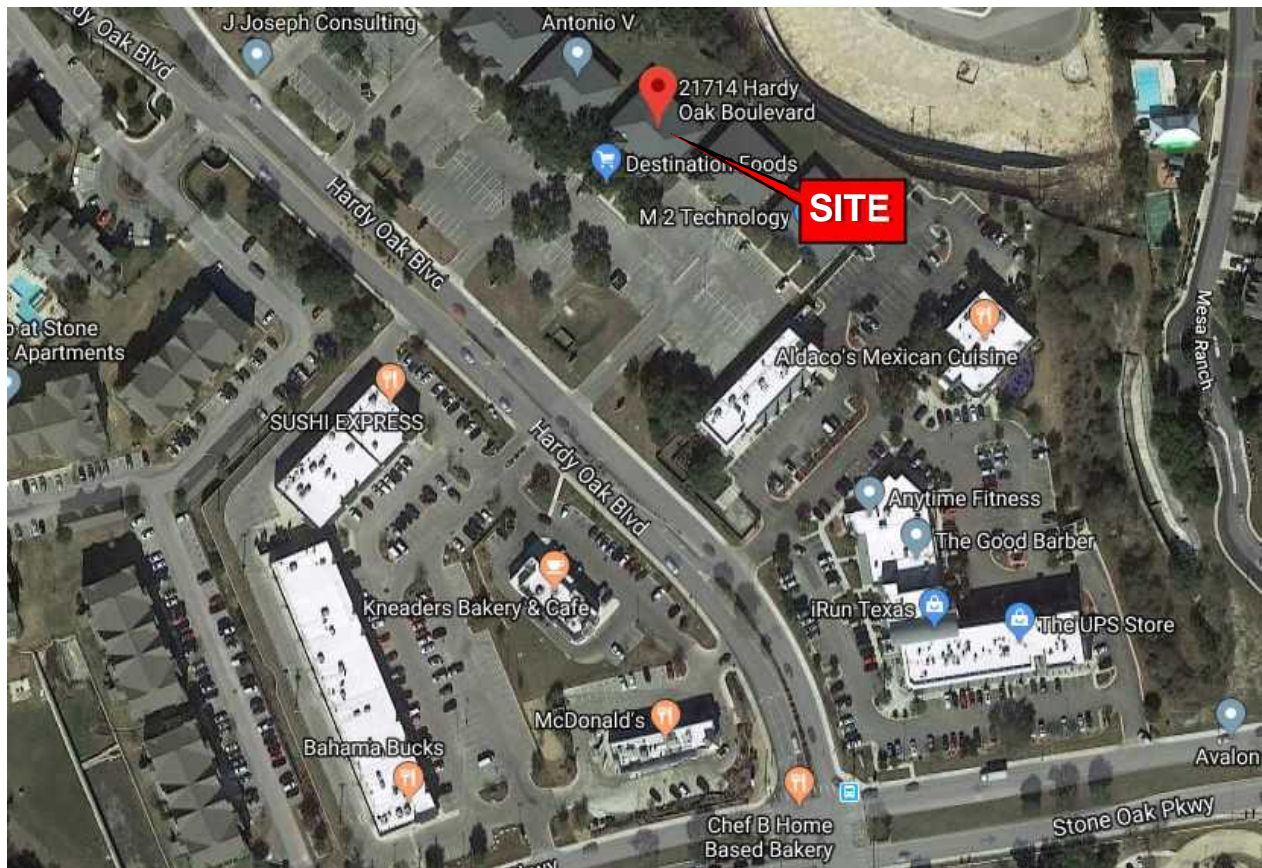
**IN SOLIDARITY,**

**COLT OSBURN  
CONSTITUENT SERVICES AIDE  
OFFICE OF COUNCILMAN JOHN COURAGE, DISTRICT 9**

**OFFICE HRS. – MONDAY-FRIDAY 9AM-5PM  
DESK PHONE: 210.207.7803**



## 21714 Hardy Oak Blvd. Aerials



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21714 Hardy Oak Blvd.  
Pictures



21714 Hardy Oak Blvd.  
Pictures





# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date