

FOR SALE:

NEWLY CONSTRUCTED 105,700 SF OFFICE BUILDING. FULLY AVAILABLE.

WATERSEDGE II

7611 Inner Circle Drive | San Antonio, TX



 **TRANSWESTERN**

CAPITAL MARKETS GROUP

Executive Summary

Transwestern, as the exclusive advisor to the owner, is pleased to offer for sale this newly constructed and fully available office building known as WatersEdge II, located at 7611 Inner Circle Drive, San Antonio, TX [the "Property"].

This 105,700-sf office building is in the heart of Brooks City-Base ("Brooks"), the former Air Force Base decommissioned in 2011. The 1,308-acre mixed-use campus has surpassed 1.2 billion in investment, including Mission Trail Baptist Hospital owned by Tenet Healthcare, which is adjacent to the Property making it ideally suited for both Corporate Users and Medical Tenancy. Its location south of Downtown San Antonio provides its tenancy a strong labor pool, a diversified business community, signage and identity opportunities. Brooks is known for its focus on innovation and technology which has drawn the above mentioned Hospital Campus, University of Incarnate Word, and Palo Alto College to be synergistic anchors to the community.

The Property features virtually column free space with 44' spans allowing for flexibility and efficiency in its layouts. Purpose built with a gurney size elevator and 5.5/1000 parking ratio this property is well suited for Medical Tenancy as well as Corporate Users looking for identity.

INVESTMENT HIGHLIGHTS

NEWLY CONSTRUCTED, FULLY AVAILABLE, 105,700 SF OFFICE BUILDING FOR SALE

OPTIONALITY

- + Ideally suited for **Corporate and Nonprofit users**
- + Built to serve **Medical Tenants** as well – adjacent to Mission Trail Baptist Hospital

LOCATED IN BROOKS CITY - 1300 ACRE MASTER PLANNED COMMUNITY

TAX ADVANTAGES

- + **No Real Estate Taxes**
- + **In Opportunity Zone**
- + **Incentives for Businesses to Relocate to Brooks**

EXCELLENT ACCESS TO RT 410 AND I-37

| PROPERTY AT-A-GLANCE | |
|------------------------|------------------------|
| Size: | 105,700 SF (4-stories) |
| Parking Ratio: | 5.5/1,000 SF |
| Ceiling Height: | 9'+ (Finished) |
| Column Spacing: | 44' column free spans |
| Elevators: | 2 (one gurney size) |

OFFICE MARKET AND ECONOMY

- + **SOUTH SUBMARKET OUTPERFORMS GREATER SAN ANTONIO**
 - + 3.4% vacancy rate
 - + 3.1% annual average rent growth
- + **SOUTH SUBMARKET'S RENTS ARE AFFORDABLE**
 - + 8.3% less than San Antonio
- + **SOUTH SUBMARKET'S CONSTRUCTION IS BALANCED**
 - + Just WatersEdge II under construction
 - + No additional construction is planned
 - + 79,465 SF of net absorption in 2023
 - + 87,000 SF 10-year net absorption average
- + **SAN ANTONIO HAS A STRONG & DIVERSE ECONOMY**
 - + It is one of the fastest growing economies in the country
 - + Its unemployment rate has been lower than Texas and the U.S. 6 of the past 8 years
 - + Cost of living advantages with housing prices 10% below Texas' average and 27% below the U.S. average
 - + 167.87 Quality of Life Index, ranking High to Very High in the Purchasing Power, Health Care, and Climate indices

Deal Contacts

RUSSELL NOLL

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San Antonio City Leader
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GERRY TRAINOR

Executive Managing Director, Capital Markets Group
202.775.7091 | gerry.trainor@transwestern.com

MISSION TRAIL BAPTIST HOSPITAL

- + Acts as the primary access point for healthcare services for those living in 16 zip codes across three different counties from San Antonio to South Texas
- + Only acute care hospital in Brooks City-Base
- + Second highest volume ER in the San Antonio MSA
- + Built in 2011 - Includes 110 beds - 214,000+ SF
- + Employs over 550 people
- + 180 physicians across 48 specialties

- + One of the busiest cardiology groups in San Antonio
- + Provides cutting-edge technology that only a few hospitals offer in San Antonio



BROOKS IS UNDERSERVED BY MEDICAL

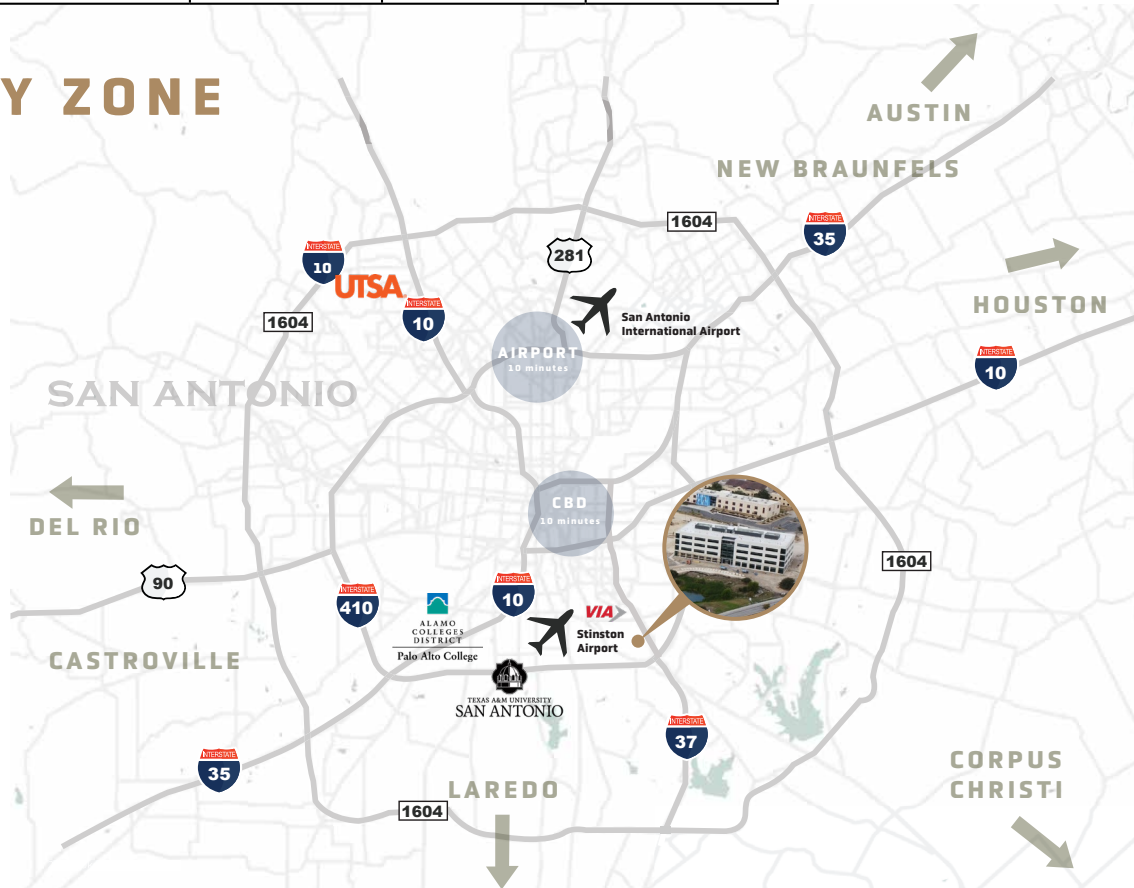
- + Of 36 healthcare specialties within 5-miles, Brooks is underserved by all but two specialties.

| | Total Physicians (5 Miles) | Physician per 100k of Population (5 Miles) | National Average per 100k of Population | Brooks is Underserved by (per 100k of POP) | Additional Physicians Needed (5 Miles) |
|--------------------|----------------------------|--|---|--|--|
| Internal Medicine | 59 | 32.5 | 83.8 | 51.3 | 93 |
| Pediatrics | 20 | 11.0 | 30.6 | 19.6 | 36 |
| Chiropractor | 18 | 9.9 | 29.2 | 19.3 | 35 |
| Anesthesiology | 0 | 0.0 | 18.7 | 18.7 | 34 |
| Emergency Medicine | 4 | 2.2 | 20.2 | 18.0 | 33 |

OPPORTUNITY ZONE

The Property is situated within an Opportunity Zone. As a result, this investment opportunity allows an investor to defer, reduce and potentially eliminate its capital gains if held at least 10 years. The Opportunity Zone along with The Brooks Development Authority also incentivizes businesses to locate there by providing tax benefits to these groups, thereby giving the Property a competitive advantage in the market.

In short, this is a rare opportunity to fully utilize the tax code to maximize investment results.



WatersEdge II



THE BUILDING AT A GLANCE



4 floors & 105,700 SF of available office space



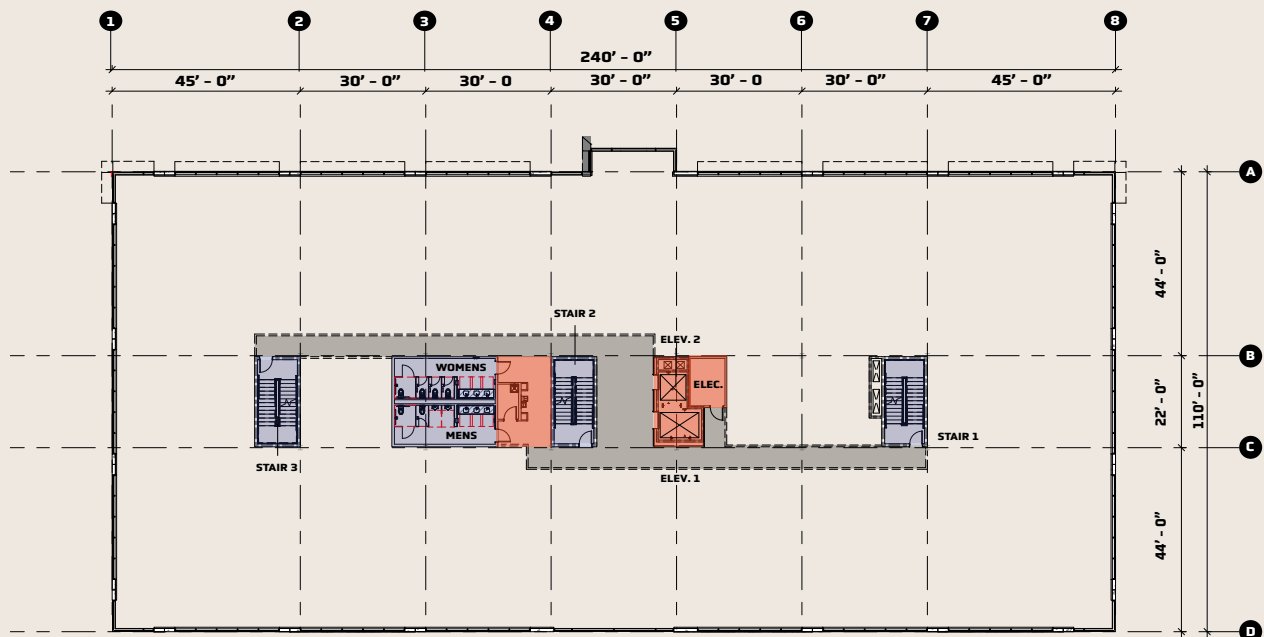
On-building signage opportunities available



Excellent location with Class-A surrounding resources

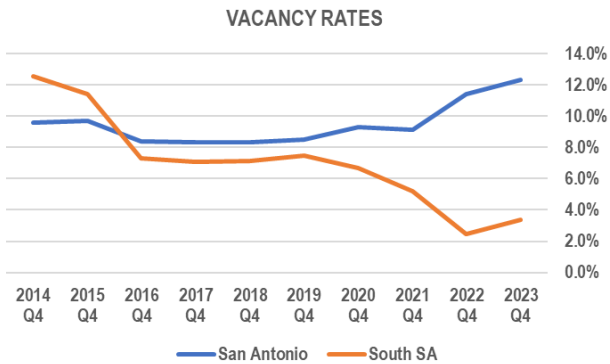
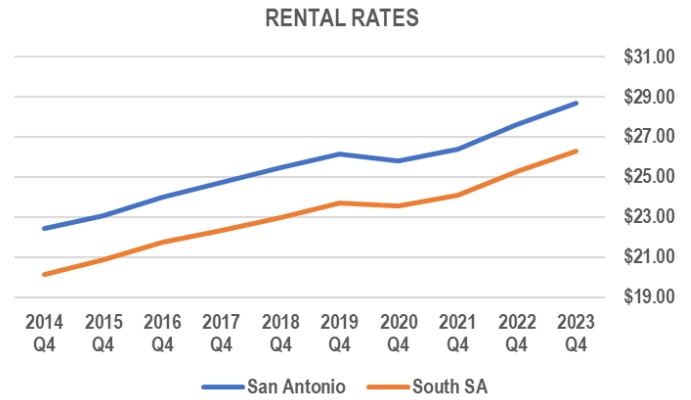
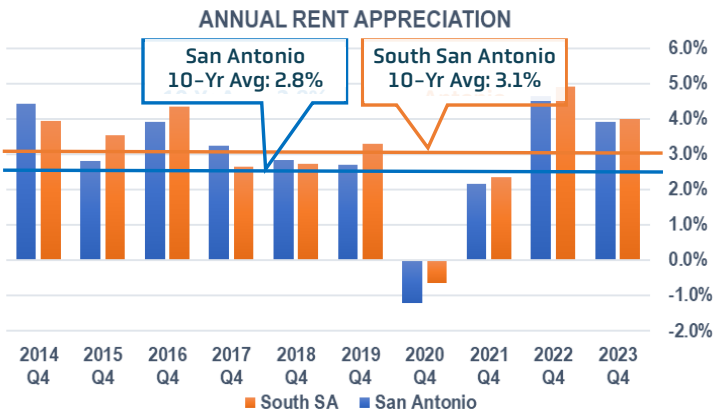


5.5/1,000 above standard parking ratio





Waters Edge II



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CAPITAL MARKETS GROUP

CO-BROKER CONFIDENTIALITY AGREEMENT

RE: WatersEdge II
7611 Inner Circle Drive
San Antonio (Brooks City-Base), Texas (the "Property")

Dear Broker:

The undersigned hereby acknowledges that it has been advised that Transwestern, (including all affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as "Agent") has been retained by the owner of the above referenced Property (the "Owner") as the Owner's exclusive agent with respect to the sale of said Property. Owner has indicated that all inquiries and communications with respect to the Property be directed to Agent. All fees due Agent in connection with the financing, recapitalization and/or sale of the Property shall be paid by Owner. The principal listed below ("Principal") and the broker listed below ("Co-Broker") hereby acknowledge that the Principal has retained and authorized the Co-Broker listed to assist in Principal's evaluation of the offering; that the Co-Broker is acting solely for Principal and not for any other person or entity. Furthermore; that the Principal has agreed to provide any and all fees or other compensation due the Co-Broker in connection with its activities with respect to the Property; that neither the Co-Broker nor Principal will under any circumstances whatsoever, make any claim against Owner or Agent for any fees or other compensation or for any loss, damage, or expense suffered or incurred in connection with its activities with respect to the Property. Co-broker acknowledges that it has not been authorized by Owner or Agent to solicit interest in, or in any way to market, the Property.

Agent has available for review certain information (the "Evaluation Material") concerning the Property. On behalf of Owner, Agent may make the Evaluation Material available to the Principal and Co-broker upon execution of this Confidentiality Agreement. The Evaluation Material is intended solely for the purpose of assisting the Principal in its evaluation of the Property. This is neither an agreement to undertake an investment in and/or financing of the Property nor a solicitation of an offer for such investment and/or financing. No agreement binding upon the Owner shall be deemed to exist, at law or equity, until the Owner enters into appropriately approved formal binding commitments with respect to any investment in and/or financing of the Property.

The Evaluation Material contains brief, selected information pertaining to the business and affairs of the Property. The Evaluation Material has been prepared by Agent and has been reviewed by Owner. It does not purport to be an all-inclusive, nor necessarily accurate, summary of the Property, nor does it contain all the information which a prospective investor or financing source may desire. Neither Agent nor Owner makes any representation or warranty, expressed or implied, as to the condition of the Property or to the accuracy or completeness of the Evaluation Material and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Agreement, you agree that the Evaluation Material is confidential, that you will hold and treat it in the strictest of confidence. You further agree that you will not disclose or permit anyone else to disclose the Evaluation Material to any person, firm or entity without prior written authorization of the Agent and/or Owner; including, without limitation, investors, lenders, financing sources, and financial intermediaries; except that the information may be disclosed to the partners, officers, employees, legal counsel, and accounting advisors of the Principal for the purposes of its limited internal use and evaluation, or pursuant to a court order. You also pledge that the Evaluation Material will not be retained by Principal or Co-Broker or by the persons described above, after the use thereof is no longer required, and any and all written materials will be either destroyed or returned to Agent. You also acknowledge that the consent of Agent and Owner to the provision of the Evaluation Material to you has been induced and relied upon by the undertakings, representations, and warranties set forth in this agreement. Owner expressly reserves the right, at its sole discretion, to reject any and all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. In the event that the Principal determines that it does not have an interest in pursuing discussions with respect to the Property, or, at the request of Owner or Agent, you hereby agree to promptly return all copies of the Evaluation Material to Agent.

Co-Broker Confidentiality Agreement

WatersEdge II
7611 Inner Circle Drive
San Antonio (Brooks City-Base), Texas

If Principal and Co-Broker are in agreement with the foregoing, please execute this agreement in its entirety and return the agreement to **Jim Cardelicchio (Email: jim.cardelicchio@transwestern.com)**.

Accepted and Agreed:

Principal

Co-Broker

Signature: _____

Signature: _____

Date: _____

Date: _____

Name: _____

Name: _____

Title: _____

Title: _____

Company: _____

Company: _____

Address: _____

Address: _____

Telephone: _____

Telephone: _____

Facsimile: _____

Facsimile: _____

Email: _____

Email: _____

www.transwestern.com