



Vacant College Campus

1015 Jackson Keller
Rd.
San Antonio, TX
78213



Size: 34,796 SF, two story, single-tenant office.

Location: Jackson Keller Road, a busy commercial thoroughfare inside Loop 410, North San Antonio.

Entire Space Available.

Parking Provisions: 170 exclusive parking spaces + rights to additional 8 spaces adjacent.

Public Transportation: VIA bus stop on site.

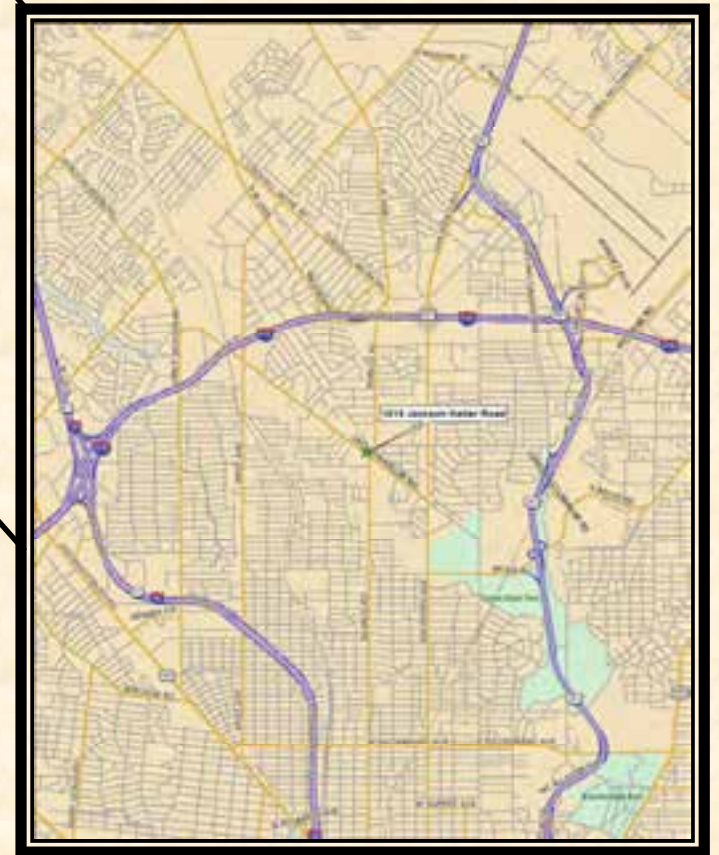
Additional Materials and Business Terms available upon request
– Walker Lunsford, 214-905-1228 Ext. 3

CAMPUS



REAL ESTATE
SOLUTIONS

Helping Education Providers
Grow and Succeed

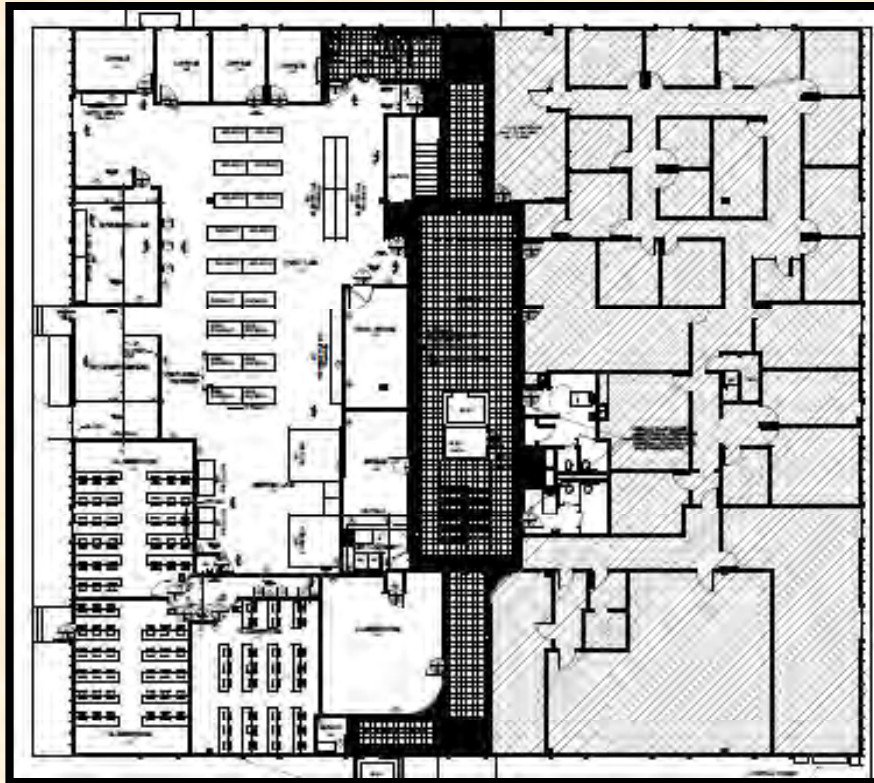


San Antonio, Texas Map

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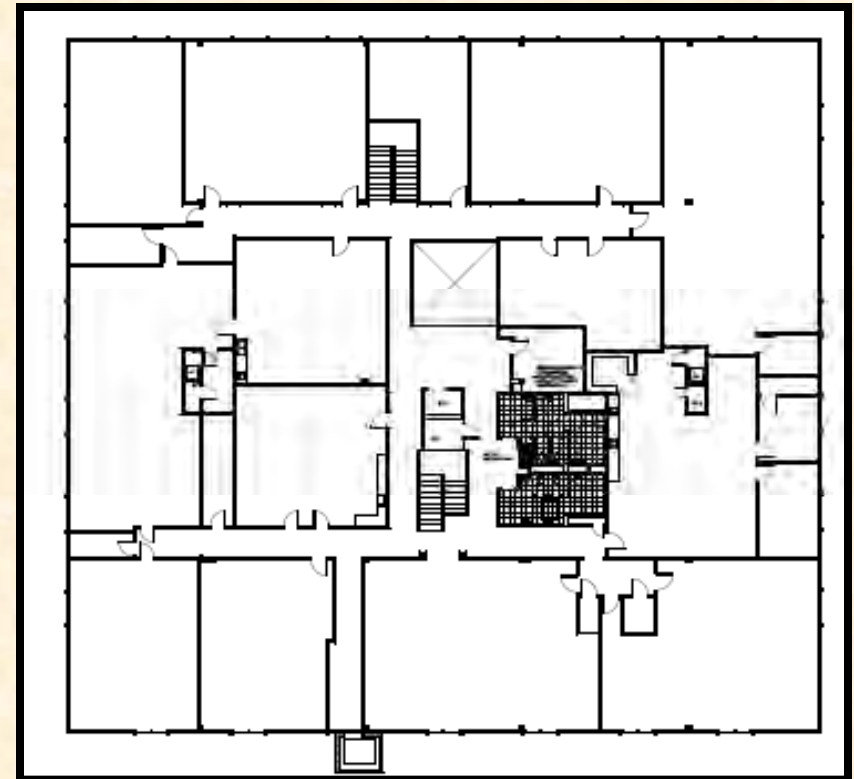


San Antonio, TX Photos



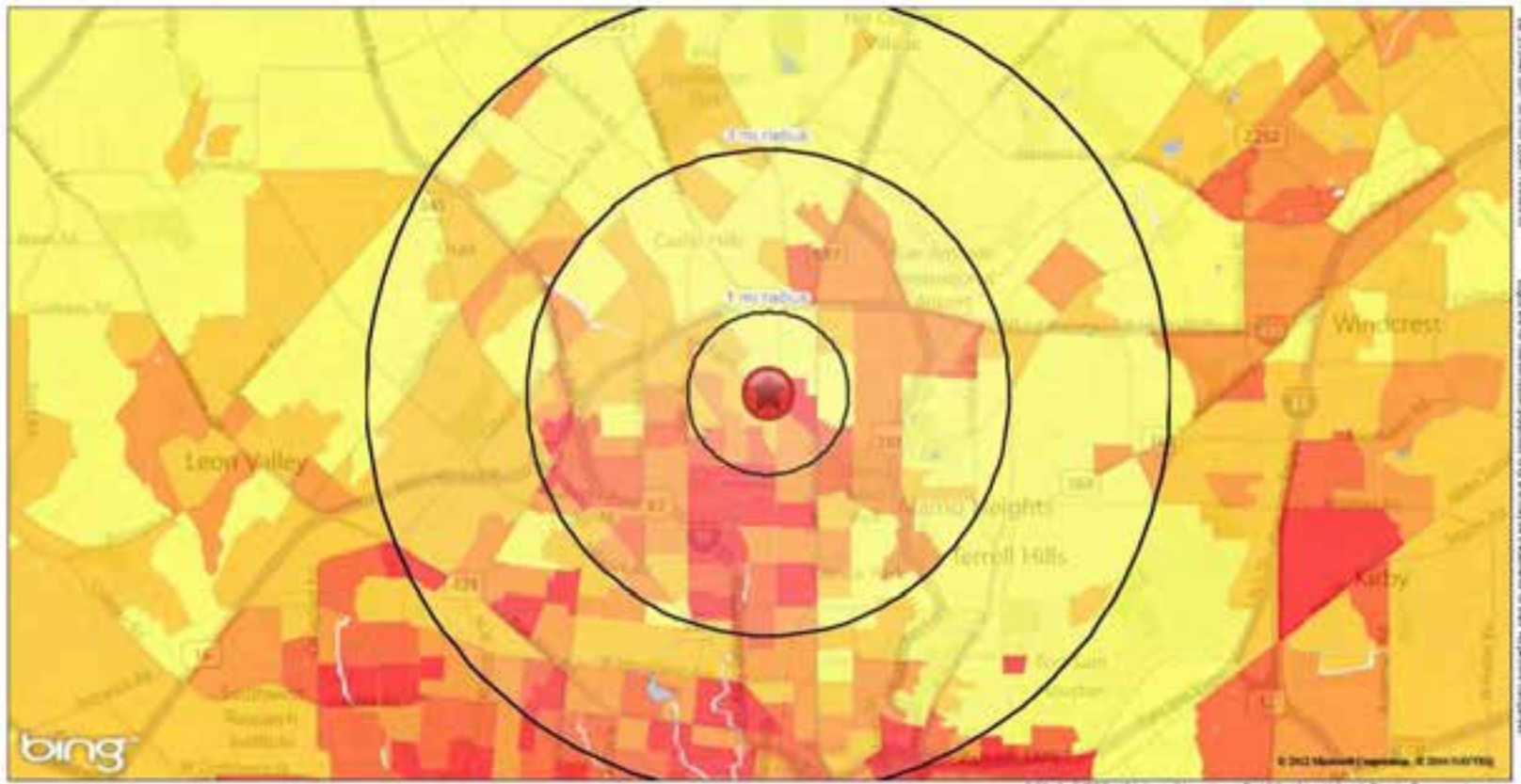
First Floor Layout


San Antonio, TX Layout



Second Floor Layout

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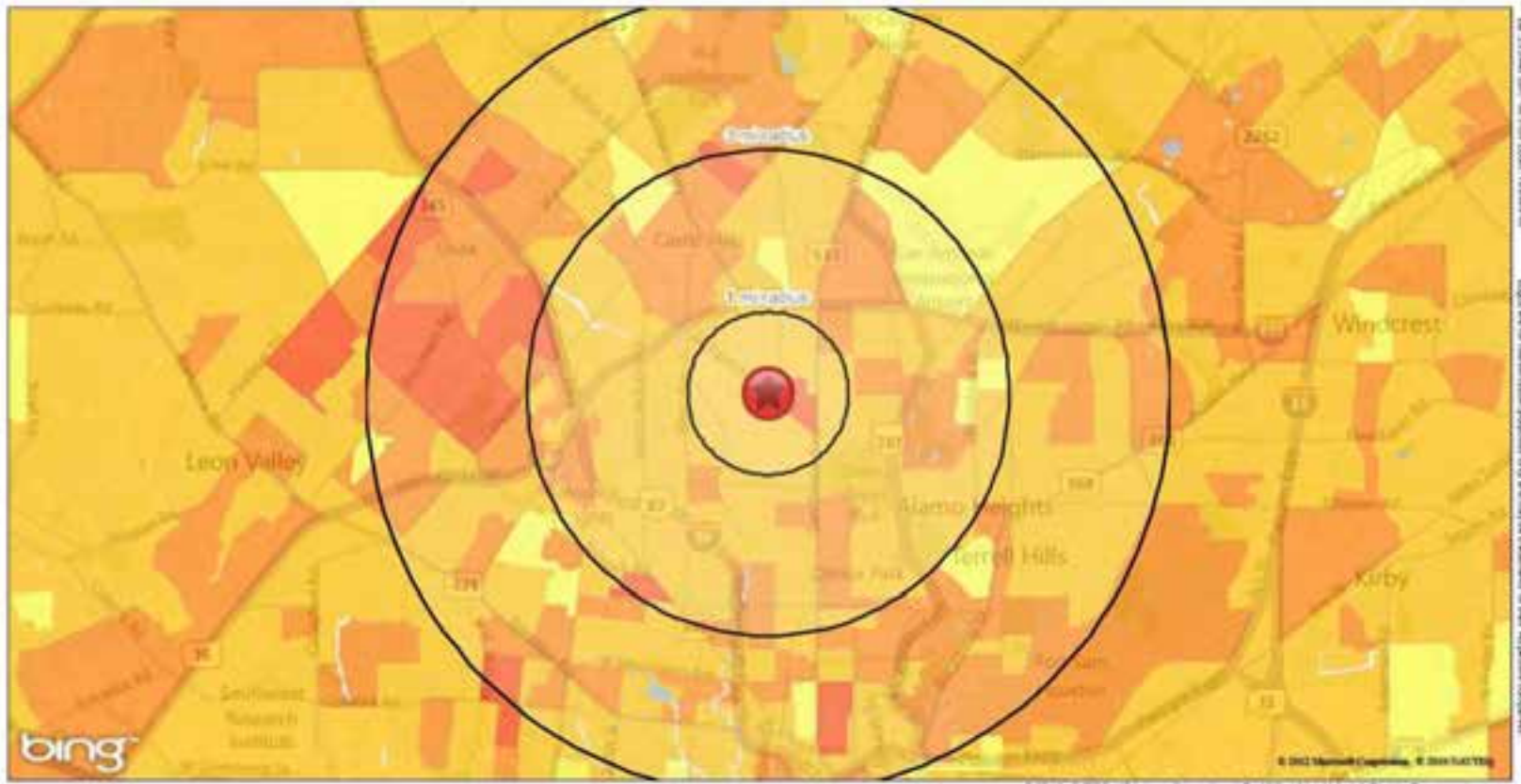



<p>Educ% Non College (12 -)</p> <p>By Blockgroup</p> <ul style="list-style-type: none"> 75% or more 65% to 75% 50% to 65% 33% to 50% Less than 33% 	<p>1015 Jackson-Keller Rd San Antonio, TX 78213 Current Year Est Percent Adults with Non College (12 -) Education <i>February 2012</i></p>	 <p>CAMPUS REAL ESTATE SOLUTIONS Helping Education Providers Grow and Succeed</p>
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San Antonio, TX Demographics Map

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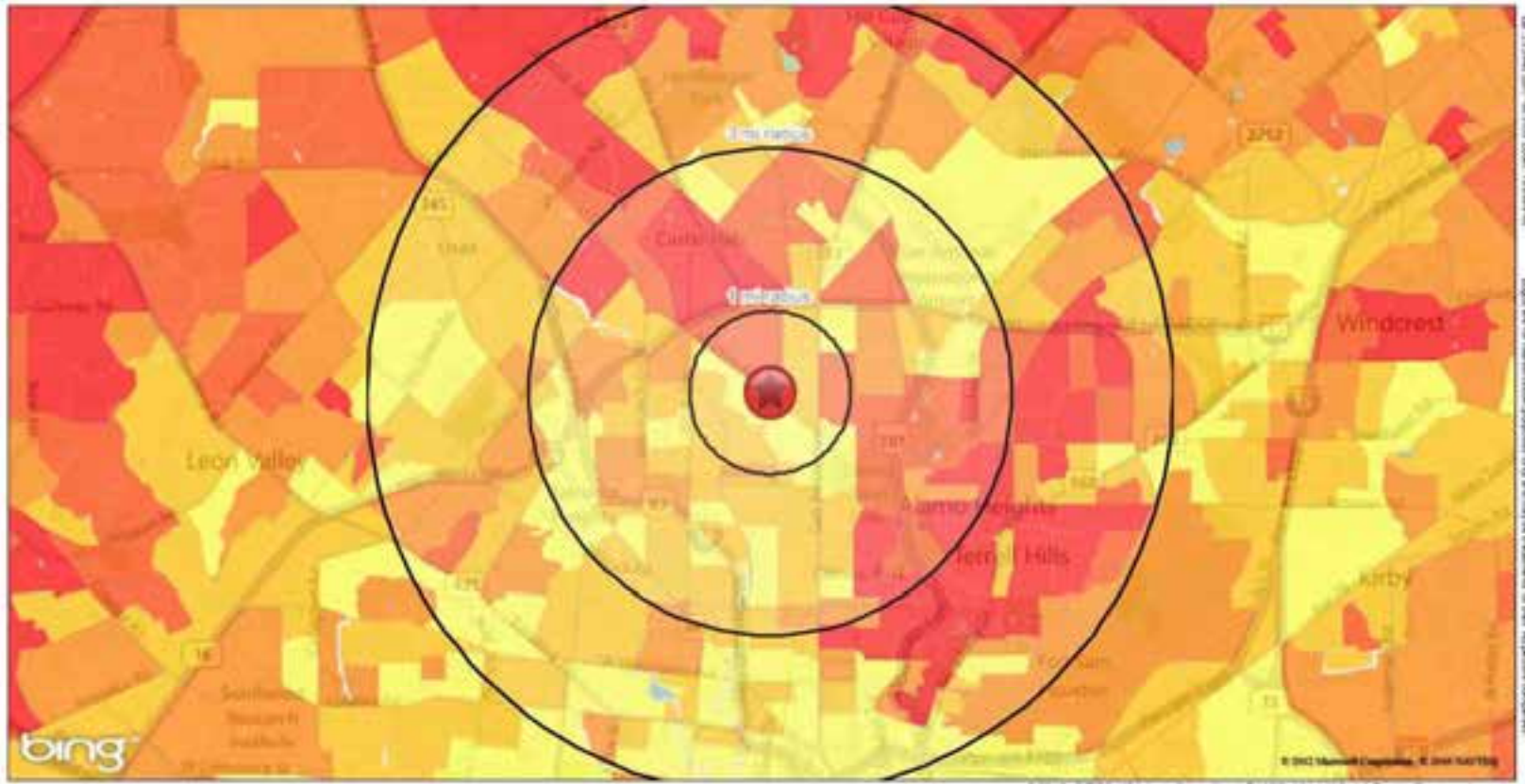



<p>Median Age By Blockgroups</p> <ul style="list-style-type: none"> 45 or more 38 to 45 33 to 38 28 to 33 Less than 28 	<p>1015 Jackson-Keller Rd San Antonio, TX 78213 Current Year Estimated Median Age <i>February 2012</i></p>	 <p>CAMPUS REAL ESTATE SOLUTIONS Helping Education Providers Grow and Succeed</p>
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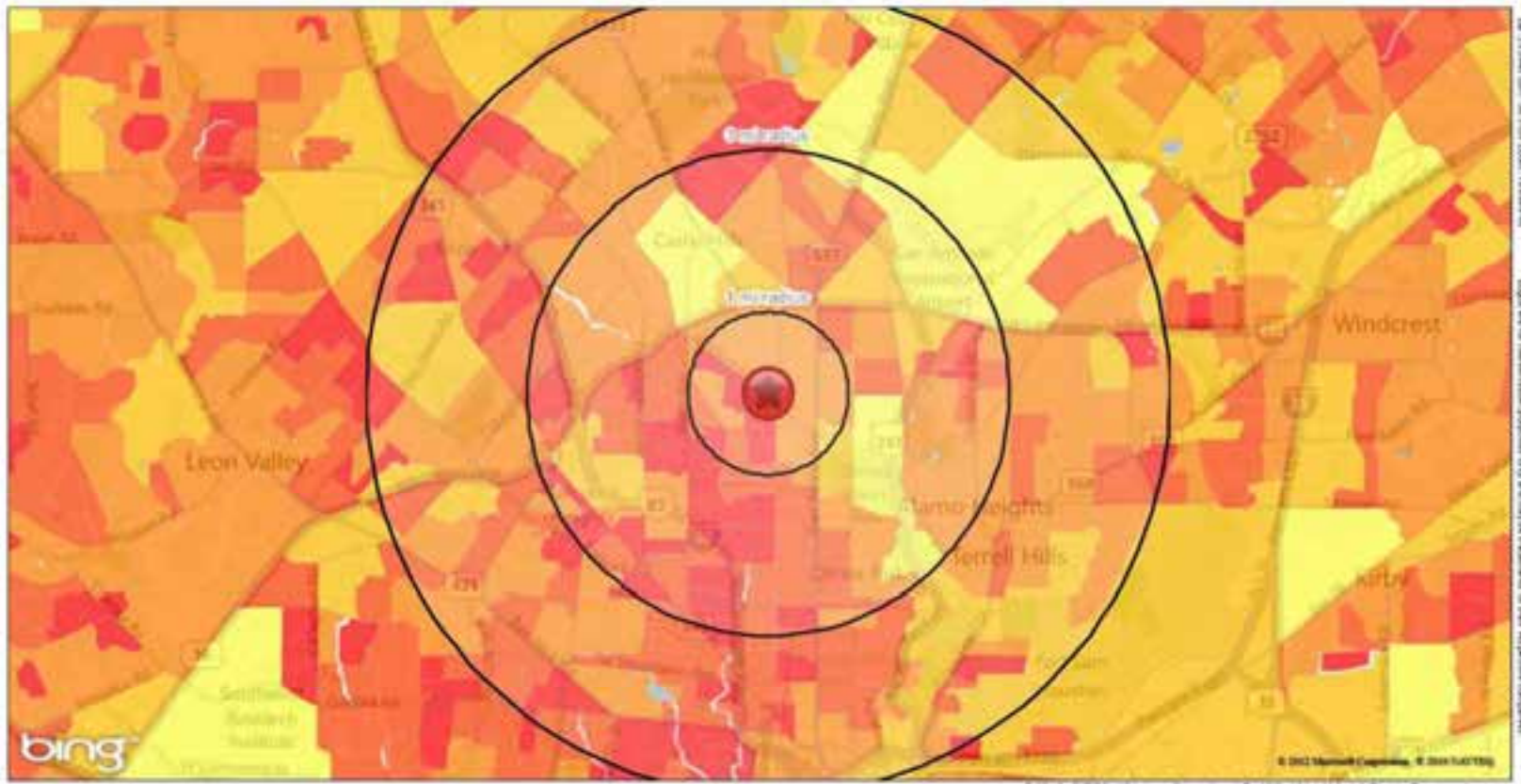



<p>Median HH Income By Blockgroups</p> <ul style="list-style-type: none"> \$75,000 or more \$60,000 to \$75,000 \$45,000 to \$60,000 \$30,000 to \$45,000 Less than \$30,000 	<p>1015 Jackson-Keller Rd San Antonio, TX 78213 Current Year Estimated Median Household Income <i>February 2012</i></p>	<p>CAMPUS  REAL ESTATE SOLUTIONS Helping Education Providers Grow and Succeed</p>
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<p>Population Density By Blockgroups</p> <ul style="list-style-type: none"> 7,500 or More 5,000 to 7,500 2,500 to 5,000 1,000 to 2,500 Less than 1,000 	<p>1015 Jackson-Keller Rd San Antonio, TX 78213 Current Year Estimated Persons per Square Mile <i>February 2012</i></p>	<p>CAMPUS  REAL ESTATE SOLUTIONS Helping Education Providers Grow and Succeed</p>
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San Antonio, TX Lease & Financial Information



Landlord	Ten Fifteen Jackson Keller Partners, LP																																			
Property Address	1015 Jackson Keller Road, San Antonio, TX 78213																																			
Size	34,796 square feet																																			
Lease Expiration	July 31, 2024																																			
Renewal	Tenant is able to exercise one additional 5-year term with a Monthly Base Rental Rate of \$28,996.67.																																			
Use	Subject to all applicable federal, state and municipal laws, Tenant shall use and occupy the Premises for any lawful purposes, including, without limitation, general office, classroom, labs and administrative purposes. Tenant's programs may initially include the following: welding, HVAC repair, refrigeration repair and other training and post-secondary education services.																																			
Rent	<table border="1"> <thead> <tr> <th rowspan="2">Time Period</th> <th colspan="3">BASE RENT</th> <th rowspan="2">Esc. 1 CAM/Mo.</th> <th rowspan="2">Esc. 2 Ins/Mo.</th> <th rowspan="2">Esc. 3 RE Tax/Mo.</th> <th rowspan="2">Total/Mo.</th> </tr> <tr> <th>\$\$/SF</th> <th>\$\$/Year</th> <th>\$\$/Month</th> </tr> </thead> <tbody> <tr> <td>Present - 7/31/2014</td> <td>\$ 8.00</td> <td>\$278,368.00</td> <td>\$23,197.33</td> <td>\$ 1,904.17</td> <td>\$ 737.39</td> <td>\$ 3,219.24</td> <td>\$29,058.13</td> </tr> <tr> <td>8/1/2014 - 7/31/2019</td> <td>\$ 8.50</td> <td>\$295,766.00</td> <td>\$24,647.17</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>8/1/2019 - 7/31/2024</td> <td>\$ 9.00</td> <td>\$313,164.00</td> <td>\$26,097.00</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Time Period	BASE RENT			Esc. 1 CAM/Mo.	Esc. 2 Ins/Mo.	Esc. 3 RE Tax/Mo.	Total/Mo.	\$\$/SF	\$\$/Year	\$\$/Month	Present - 7/31/2014	\$ 8.00	\$278,368.00	\$23,197.33	\$ 1,904.17	\$ 737.39	\$ 3,219.24	\$29,058.13	8/1/2014 - 7/31/2019	\$ 8.50	\$295,766.00	\$24,647.17					8/1/2019 - 7/31/2024	\$ 9.00	\$313,164.00	\$26,097.00				
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