

EXCLUSIVE

# Professional Office Suites – For Lease

518 E Ramsey Rd., San Antonio, TX 78216

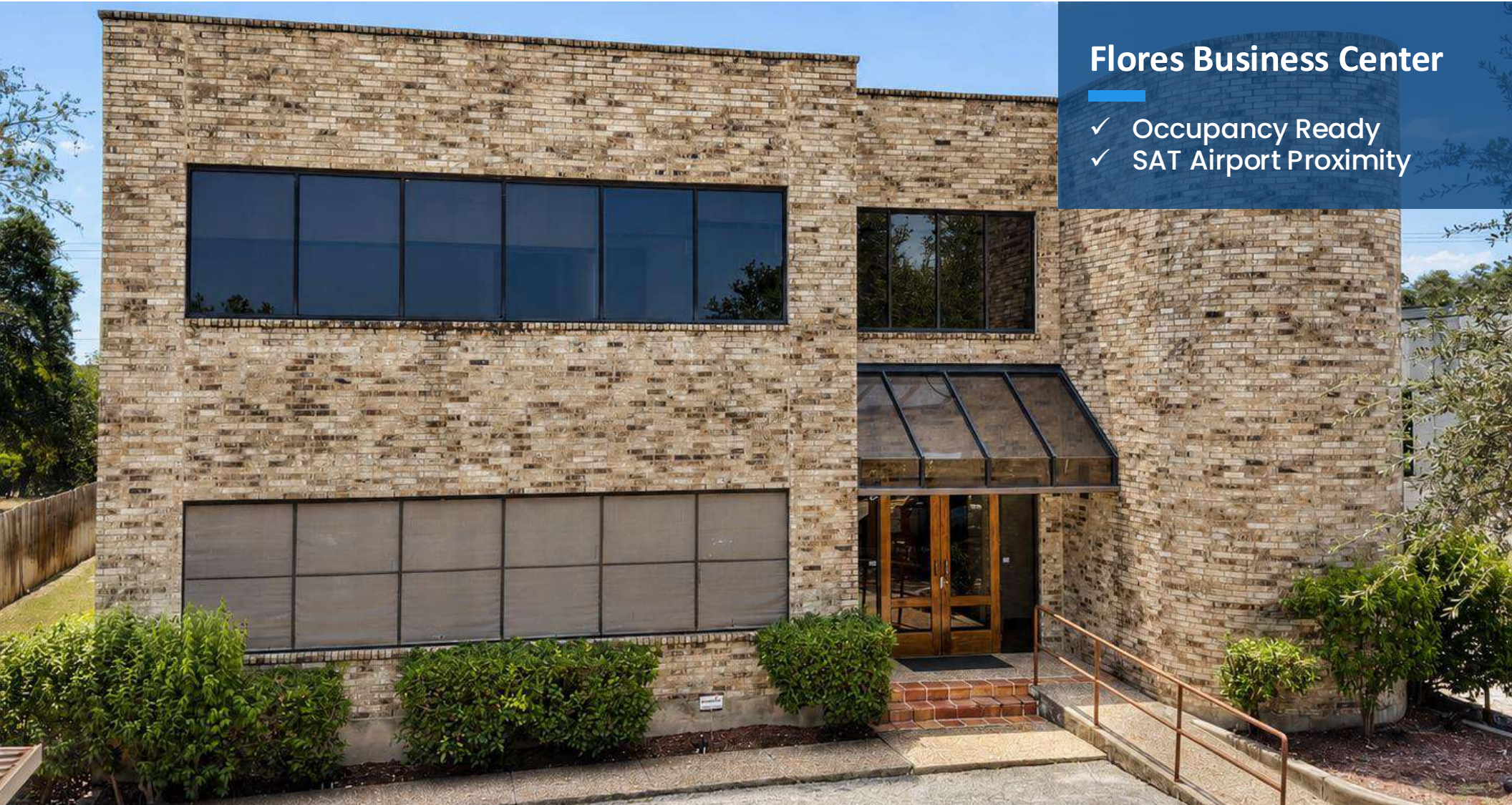


**ENTRUST**  
COMMERCIAL ADVISORS

*Powered by KW Commercial*

## Flores Business Center

- ✓ Occupancy Ready
- ✓ SAT Airport Proximity



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This Leasing Memorandum has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with the potential lease of the property described herein. The information contained in this material has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy, completeness, or correctness of the information provided. Prospective tenants are encouraged to conduct their own independent investigations, inspections, and analyses of the property and to consult with their legal, financial, and real estate advisors prior to making any leasing decision.

This material does not constitute an offer to lease, or a solicitation of an offer to lease, any interest in the property. Any lease will be made only pursuant to a fully executed lease agreement and in accordance with applicable federal, state, and local laws and regulations.

The information contained herein is confidential and is furnished solely for the purpose of evaluating a potential lease of the property. By accepting this material, the recipient agrees that it will not reproduce, distribute, or disclose the contents, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group.

Prospective tenants must rely solely on their own due diligence and independent evaluation of the property. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, regarding the information contained herein or any omissions therefrom.



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## PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, presents Flores Business Center, a 12,940 SF multi-tenant office property located at 518 E Ramsey Rd in North Central San Antonio. The property offers a professional leasing environment near San Antonio International Airport, providing convenient access to the airport and the area's North Central employment base.

Flores Business Center features a mix of private-office layouts and adaptable open areas, supporting administrative, consulting, project-management, professional-services, aviation-support, and other office users. Flexible configurations accommodate both smaller teams and businesses seeking functional space within a multi-tenant setting.

On-site surface and canopy parking provide convenience for employees and visitors, while US-281, I-35, and I-10 offer strong regional connectivity. Nearby office, service, hospitality, and commercial activity further supports daily business needs.

With flexible layouts, covered parking, airport proximity, and strong highway access, Flores Business Center offers a practical North Central office option for businesses seeking an accessible and professional base of operations.

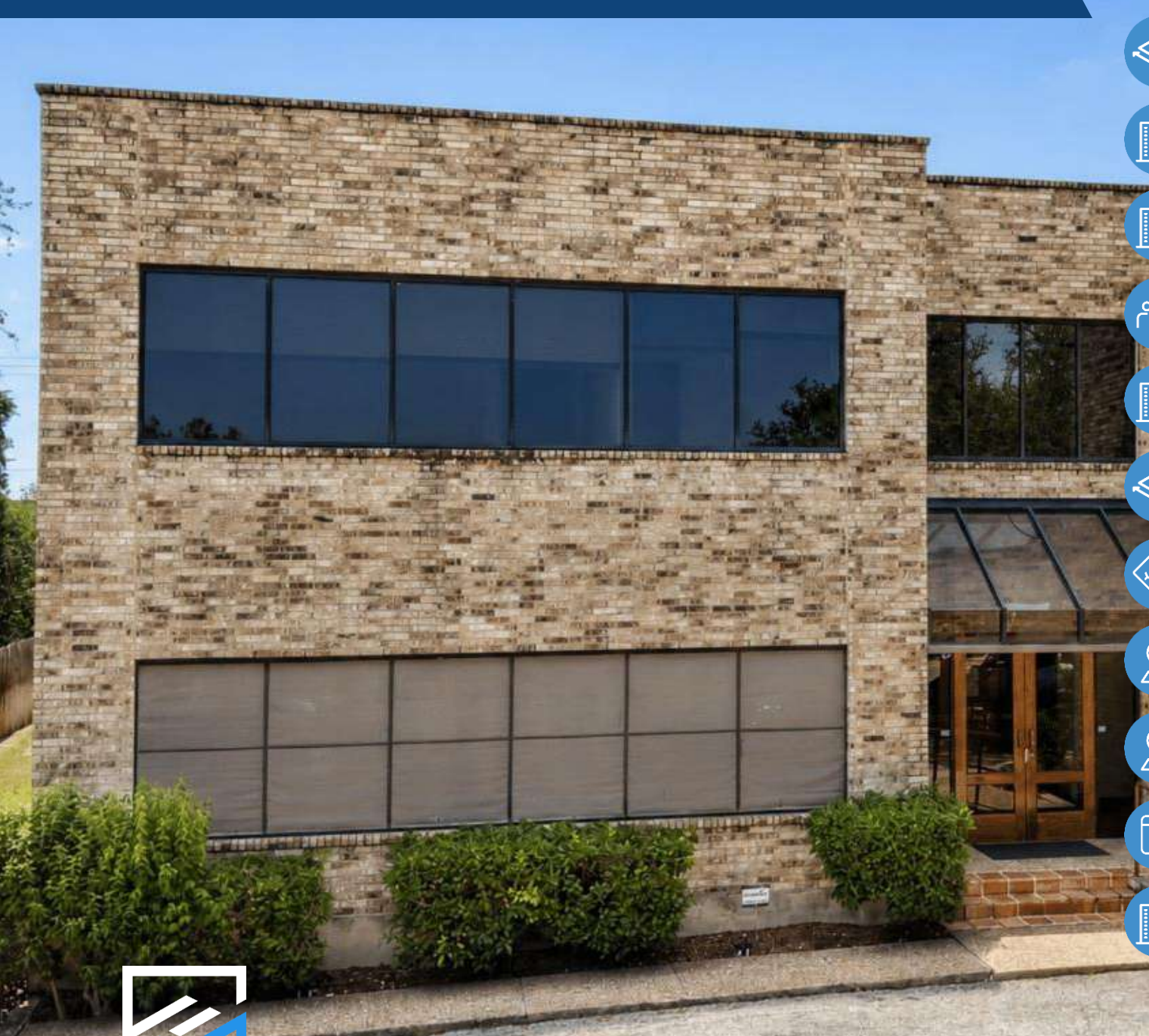
## PROJECT HIGHLIGHTS

- SAT Airport Proximity
- Canopy Parking
- Traditional Offices
- Adaptable Open Space
- Multi-Tenant Setting
- Highway Connectivity



# LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



AVAILABLE BUILDING AREA

12,940 SF



PROPERTY TYPE

Office



PROPERTY SUBTYPE

Professional Office



TENANCY

Multi-Tenant



LAND AREA

0.52 AC



YEAR BUILT

1984



SUBMARKET

North Central



PARKING

Surface / Canopy



HIGHWAY ACCESS

US-281 / I-35 / I-10



GEO ID

11970-006-0110



COUNTY

Bexar



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# AERIAL MAP

An aerial photograph of an industrial and recreational area, overlaid with a semi-transparent blue rectangle. The text "AERIAL MAP" is centered in white, bold, sans-serif font. A small white horizontal line is positioned below the text. The background shows various industrial buildings, a large parking lot, and several tennis courts.

# AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



# AERIAL PHOTOS

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Flores Business Center  
518 E Ramsey

Building -  $\pm 12,940$  SF  
Site -  $\pm 0.52$  AC



Allora Apartment Complex

Alamo Heights Natatorium

281

Alamo Heights Tennis Center

  
Flores Business Center  
518 E Ramsey



# AERIAL

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# EXTERIOR PHOTOS

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# EXTERIOR

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# EXTERIOR

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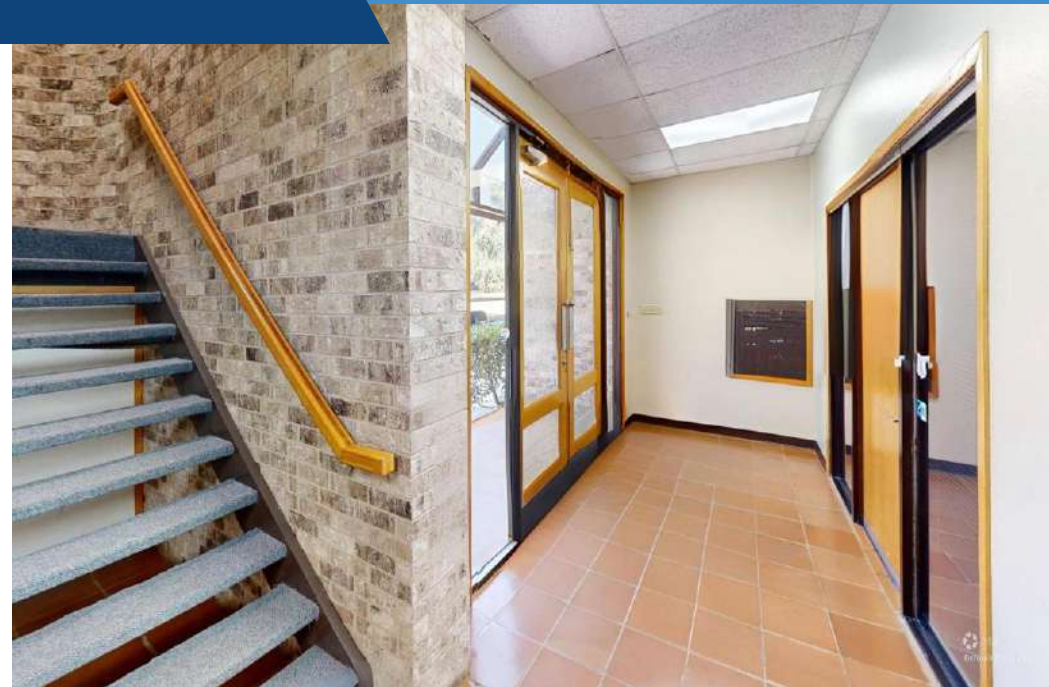
# INTERIOR PHOTOS

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# INTERIOR

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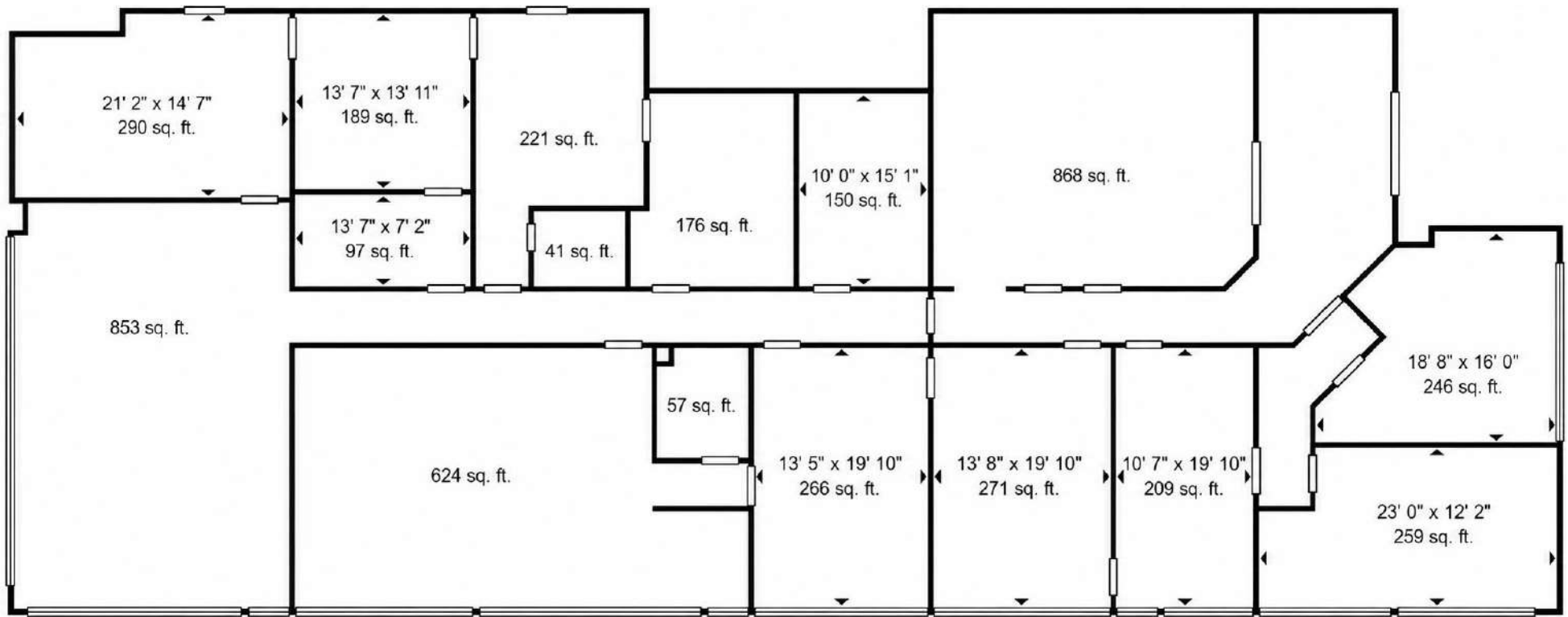
# SUITES

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## Suite 100 – 6,470 Sq. Ft.



[Virtual Tour | Click Here](#)

# PHOTOS | SUITE 100A

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## Suite 100A – 2,547 Sq. Ft.



[Virtual Tour | Click Here](#)

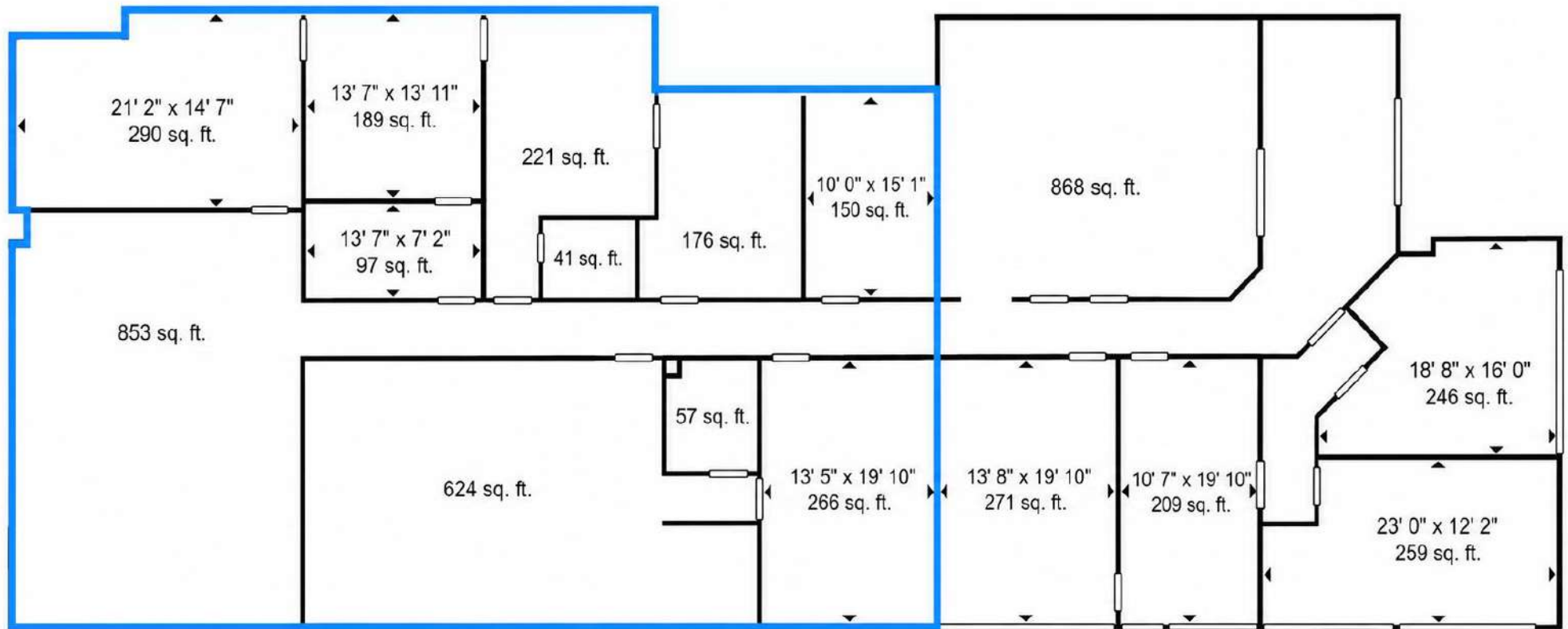
# PHOTOS | SUITE 101

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## Suite 101 – 3,923 Sq. Ft.



[Virtual Tour | Click Here](#)

# PHOTOS | SUITE 200

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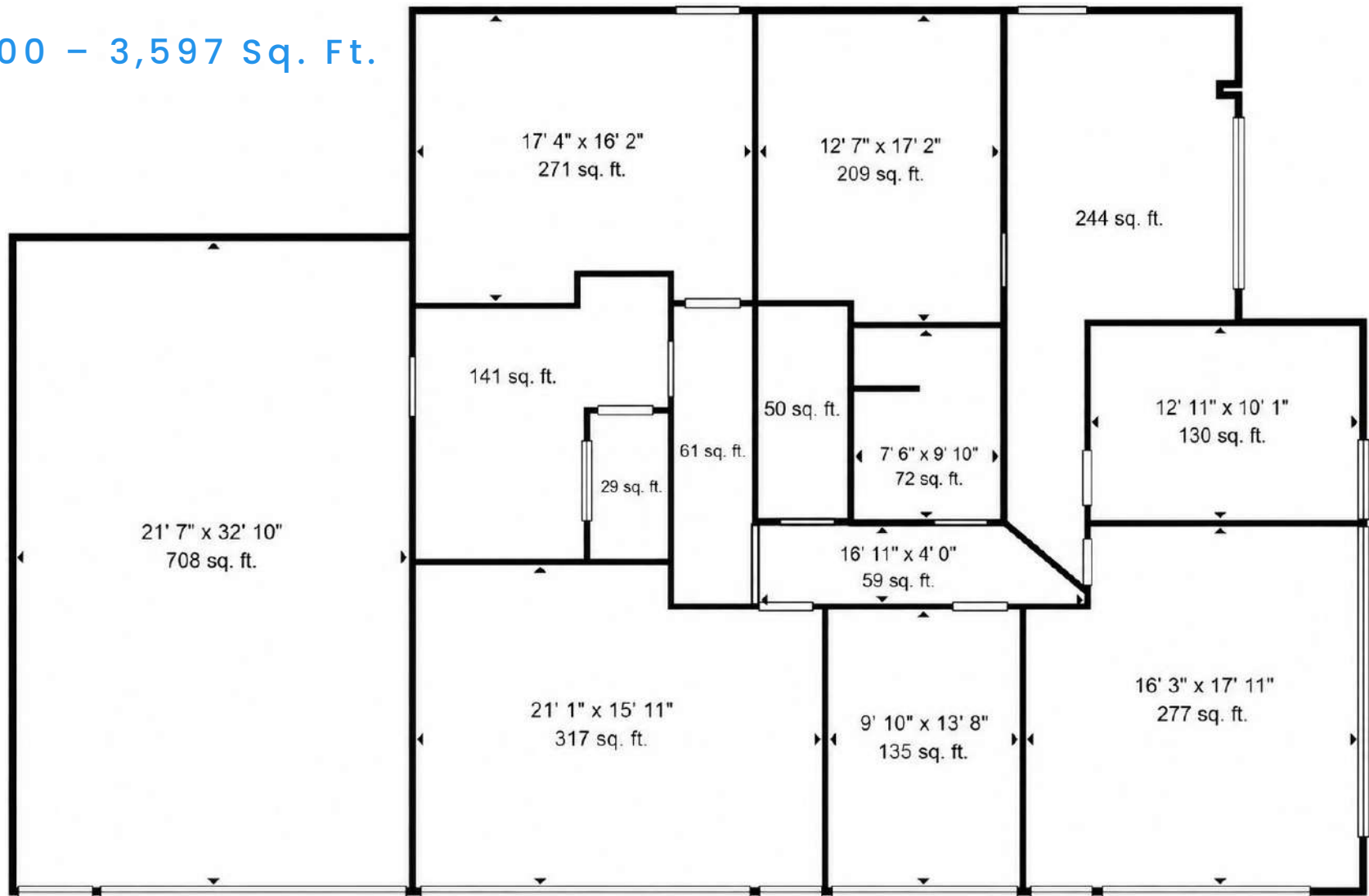


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# FLOORPLAN | SUITE 200

EXCLUSIVE LEASING OPPORTUNITY

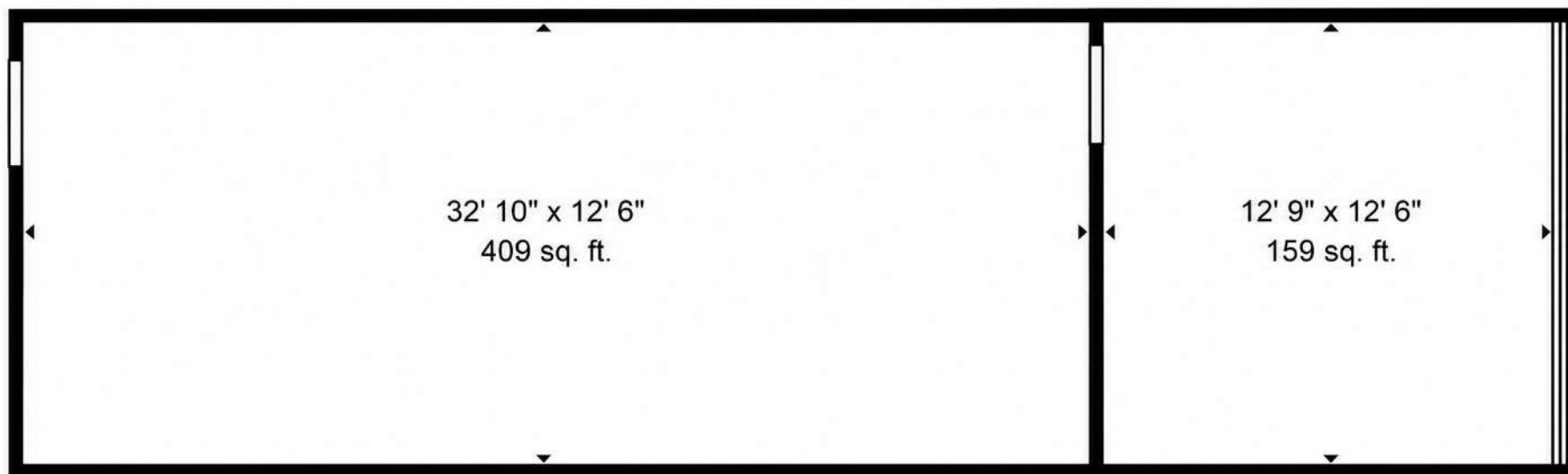
Suite 200 – 3,597 Sq. Ft.



[Virtual Tour | Click Here](#)



Suite 201 – 770 Sq. Ft.



[Virtual Tour | Click Here](#)

# AVAILABILITY

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| Floor | Suite | Rentable Building Area (SF) | Base Rent PSF | Base Rent per Mo. | Notes |
|-------|-------|-----------------------------|---------------|-------------------|-------|
| 1     | 100   | 6,470                       | \$18.00       | \$9,705.00        | [1]   |
| 1     | 100-A | 2,547                       | \$20.00       | \$4,245.55        | [2]   |
| 1     | 101   | 3,923                       | \$18.00       | \$5,884.00        | [3]   |
| 2     | 200   | 3,597                       | \$16.00       | \$4,796.43        |       |
| 2     | 201   | 770                         | \$19.00       | \$1,219.54        |       |
| 2     | 202   | 2,102                       | \$19.00       | \$3,328.87        |       |

**Notes:**

[1] Entire first floor.

[2] Demising option within Suite 100 — not additional space.

[3] Demising option within Suite 100 — not additional space.

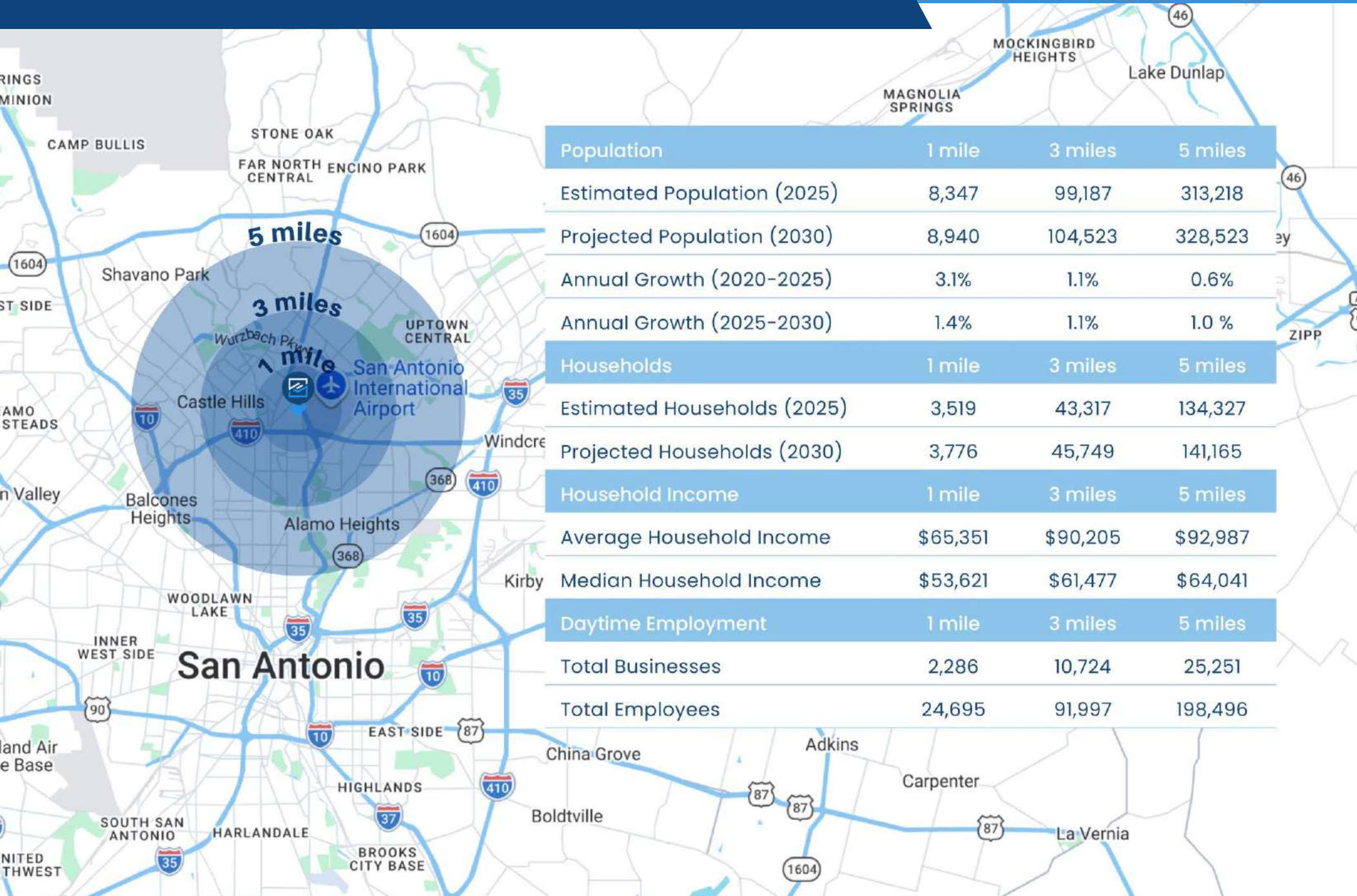
# DEMOGRAPHICS MAP

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# DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY





# 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.

|                                               |               |                             |                     |
|-----------------------------------------------|---------------|-----------------------------|---------------------|
| <u>Keller Willis San Antonio, Inc</u>         | <u>54794</u>  | <u>legal@kwcityview.com</u> | <u>210 696-9996</u> |
| Licensed Broker /Broker Firm                  | License No.   | E-Mail                      | Phone               |
| Name or Primary Assumed Business Name         |               |                             |                     |
| <u>Joseph H. Sloan III</u>                    | <u>526284</u> | <u>legal@kwcityview.com</u> | <u>210.696.9996</u> |
| Designated Broker of Firm                     | License No.   | E-Mail                      | Phone               |
| <u>Heather Elizondo</u>                       | <u>680541</u> | <u>legal@kwcityview.com</u> | <u>210.696.9996</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No.   | E-Mail                      | Phone               |
| <u>Gustavo Torres</u>                         | <u>681940</u> | <u>gus@entrust-ca.com</u>   | <u>210.960.8614</u> |
| Sales Agent/ Associate's Name                 | License No.   | E-Mail                      | Phone               |
| <u></u>                                       | <u></u>       | <u></u>                     | <u></u>             |
| Sales Agent/ Associate's Name                 | Licensed No.  | E-Mail                      | Phone               |

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)