



For Lease

EXCLUSIVE MEDICAL COMPLEX

The Offices on 46

18830 Forty Six Pkwy, Spring Branch Tx



Welcome to The Offices on 46, a premier medical complex located in the bustling Spring Branch/ Bulverde area off Forty Six Parkway. This new complex offers quick access to the Highway (281) and Forty Six Pkwy and is surrounded by thriving businesses, and located in one of the fastest growing counties in Texas.

The Property

Highlights & Amenities:

- Impressive, high-end designer finishes !
- HEAVY TRAFFIC FLOW! Just under 28,000 VPD
- Front door parking for each building, ADA compliant sidewalks with ample parking for staff and visitors.
- Beautiful front entrance Marquee signage identity.

Highlightes

- Off Forty Six Pkwy
- 28,000 VPD
- Building Square Foot- 1537-3540

EXCLUSIVELY LISTED BY

Niki Moore

Licensed Agent, Coldwell Banker Commercial

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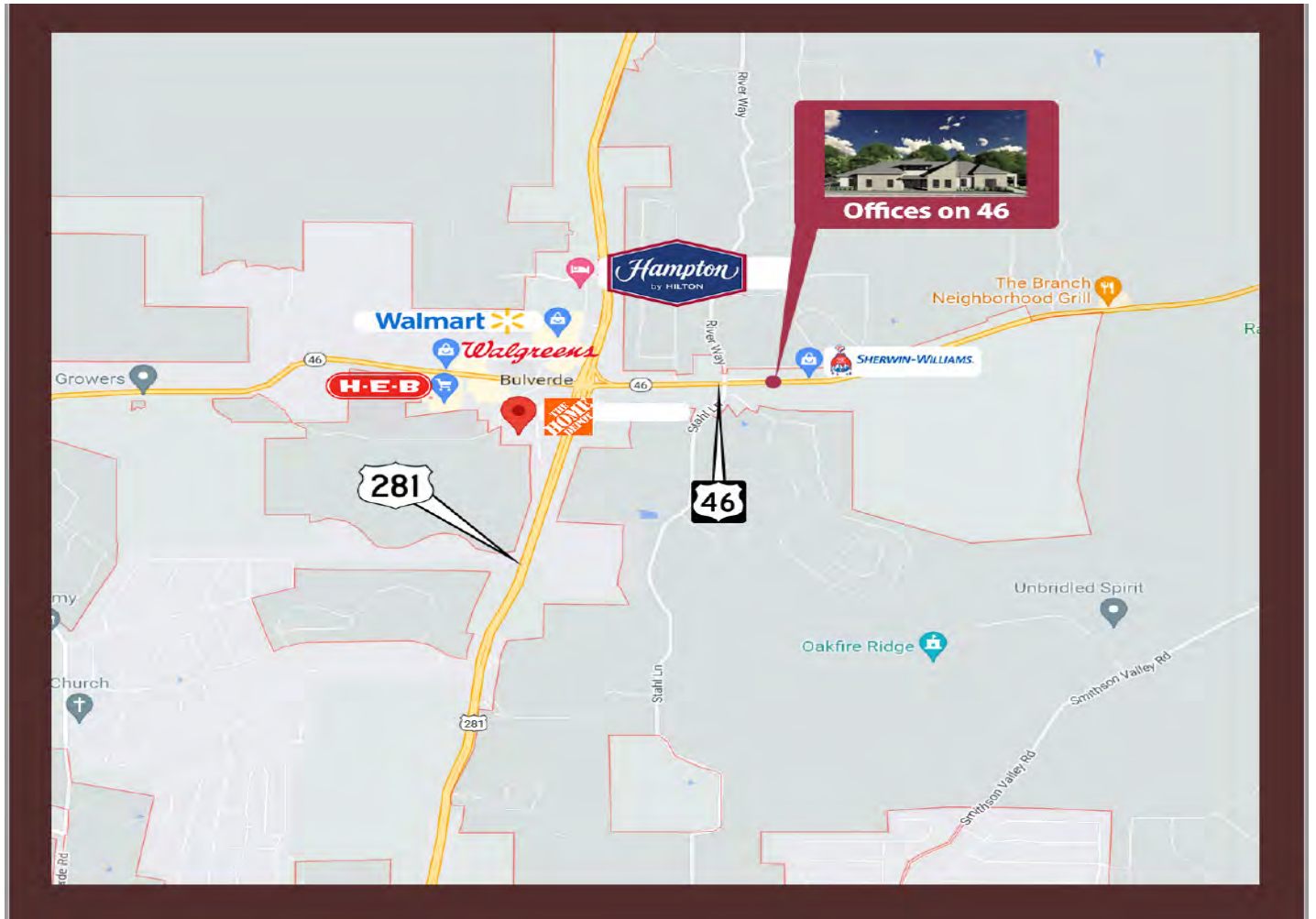


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Conveniently located, owners can expect to capture a variety of customers and clients from the heavy traffic flow coming to and from the highly-traveled Forty Six Pkwy. And best of all, in close proximity to State Hwy 281. Situated in one of the fastest growing counties in the U.S. - Comal County

For More Information, Please Contact: Niki Moore- Licensed Agent, Coldwell Banker Commercial

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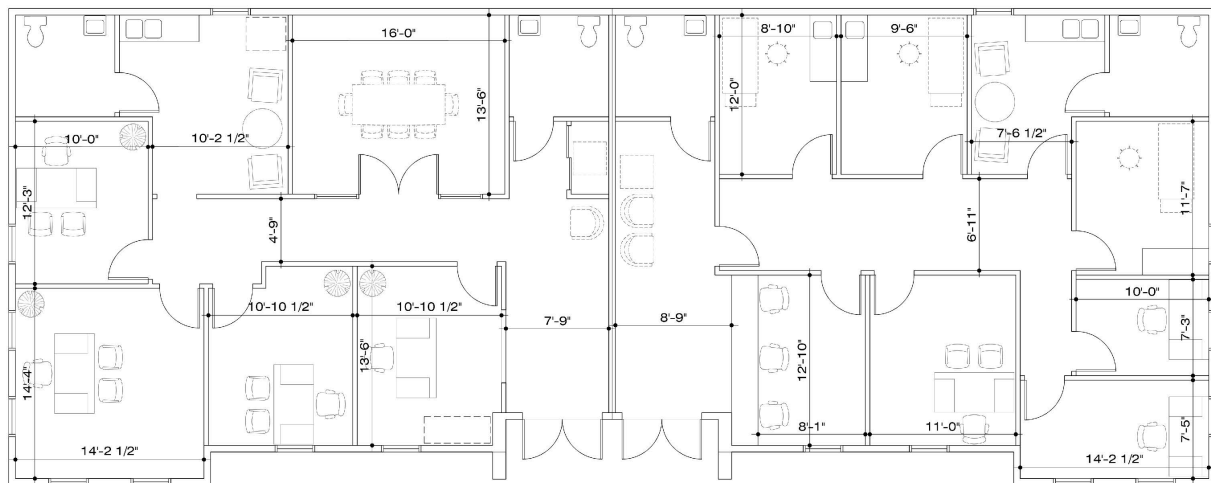


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Suite A

Suite B

Building 2

Building 2- Floor Plan
1537 Sq. Feet

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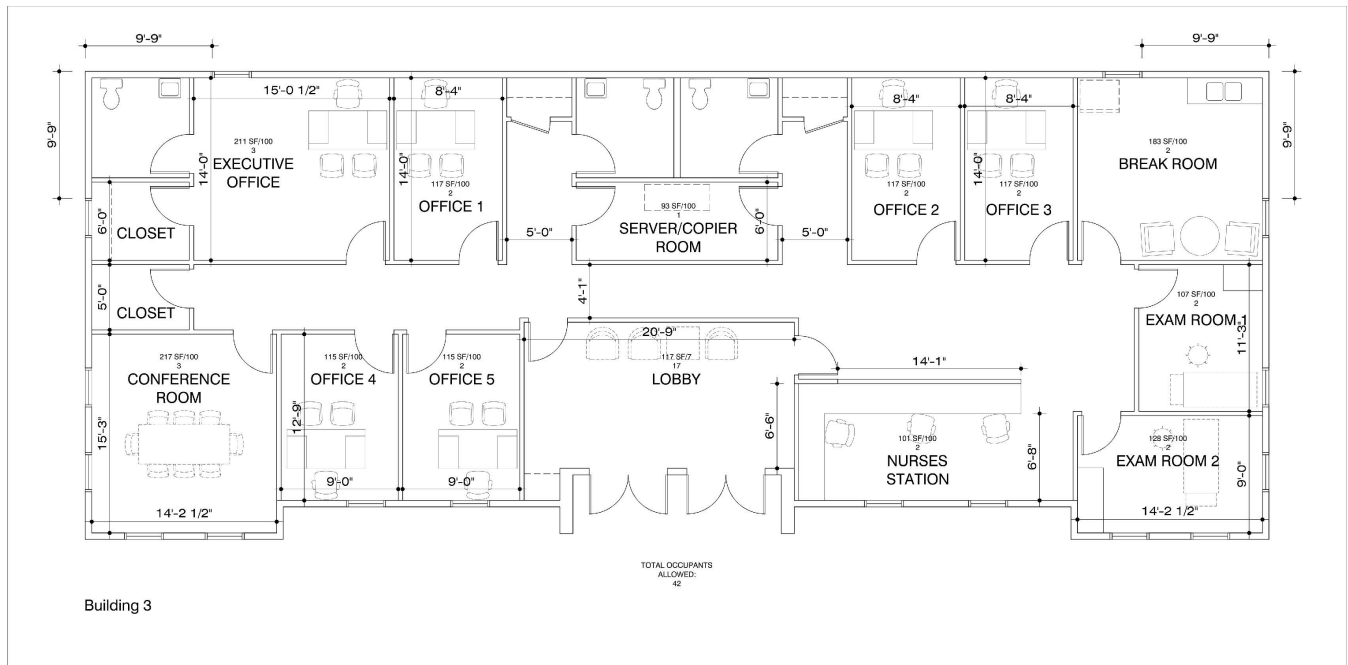


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Building 3- Floor Plan
3075 Sq. Feet

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Building 4- Floor Plan

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the offices

ON 46 HOUSE HAHL



Building #1- Spring Branch Compounding Pharmacy
Building #1 - Renew Family- Chiropractor
Building #2- 3075 Square Feet
Building #3- 3075 Square Feet
Building #4- 3545 Square Feet

All measurements need to be independently verified



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SELECTIONS



EXTERIOR TRIM
Gray By Me
PPG - 1008-4



EXTERIOR STUCCO
Storm's Coming
PPG - 1008-2



EXTERIOR STONE
Meridian Sonoma White



LTV Meek Bay

18830 Offices on 46 - SELECTIONS

Sample Board

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STANDARD FEATURES

INSPECTIONS

- Foundation pre-pour
- Foundation Concrete Placement Monitor
- Verification of Post Tension Elongations
- Code Frame and Structural Inspection
- Commercial Fire Inspection (If required)
- ADA Plan review and Inspection

COMMON ELEMENTS

- Monument Signage
- Adequate shared parking spaces
- One Office Park Entrance With 2 drive Isles
- Shared ADA Accessible Parking For Each Building
- Sidewalks, Curbs, and Ramps
- Conveniently Located Dumpsters

LANDSCAPING & IRRIGATION

- Professional Landscape design
- Landscape Trees & Sod Included
- Automatic Irrigation System Installed
- Full Perimeter Gutters Installed
- Landscape Maintenance Included in CAM

FOUNDATION

- Professional Soils Testing
- Engineered Post Tension Slab
- Pad Preparation

WOOD FRAMING

- Frame Engineered
- Exterior & Interior 2x4 Wall Studs 16" O.C.
- Joists & Rafters SYP at 16" O.C. Sized By Structural Engineer
- Treated Pine Bottom Plates with Sill Seal Insulation on Exterior Walls

WIND BRACING & ANCHORS

- Roof Corners & Tie Downs (If Applicable by Design)
- 1/2" J Bolt Anchors in Bottom Plate

WINDOWS

- Double Pane Bronze Vinyl Frame with Low E Glass
- Storefront Glass Entry Door and Side Lites (Clear Glass in Bronze Frame)

EXTERIOR VENEER DETAILS

- Hand Trowel Stucco with Stone Accents
Accents (varies Per Plan, Choices By Builder)
Builder)
- Hardie Products at Fascia, Soffit, Porch
Ceilings, Siding and Frieze Trim

ROOFING

- Synthetic Felt Water-Proof Underlayment
- Charcoal Grey 30 Yr Raised Tab Shingles

INSULATION

- Polyseal All Windows, Doors & Penetrations
- Attic Ceilings - R30 Blown Fiberglass
- No Access Ceilings - r30 Unfaced Batt
- All Exterior Walls - Bibbs Blow-In
- All Interior Walls - R13 batt
- Roof Decking - 7/16" Tech Shield or equivalent

HVAC SYSTEM

- 16 SEER Single Speed Electric System
and Size of Unit TBD by Plan Design
- Honeywell Pro Series Thermostat
- Fresh Air Intake for HVAC System
- Mylar Coated Ductwork

PLUMBING SYSTEM & FIXTURES

- Each Building or Suite Includes (1) ADA Accessible Break Room and Bathroom
- Electric Conventional Hot Water Tank Sized by Plumbing Design per Building or Suite
- White Elongated ADA Height Toilets
- All Moen Faucets (or equivalent by Builder)

ELECTRICAL WIRING & FIXTURES

- Aluminum Under-Ground Service Wire in Conduit to Each Building
- 200 Amp Service to Each Building (load calculated by plan)
- Outdoor Pole Lighting by Design
- Outdoor Recessed LED Lighting at Entry and LED Full Perimeter Lighting in Eaves
- Interior Wiring to be 14/2 and 12/2 Copper
- White Decora Wall Switches, Standard Double Wall Switches per Plan/Code

- 4' or 2' LED Lights in all Offices, Bathrooms, Equipment, Storage
- LED Disk Lighting in all Hallways, Entrances, Conference Rooms
- Indoor and Outdoor Emergency Lighting Per Plan
- Smoke Detectors with Strobe Light per Plan

LOW VOLTAGE WIRING (DATA, CABLE TV, ALARM, AUDIO & CAMERAS)

- CAT 6 Phone/Data Wire in All Offices,
- Reception, Conference
- Floor Outlet By Design Containing 1 Data Port and Double 110 Plug
- All Low Voltage Wiring Terminates in Panel Box To be Located By Builder
- Alarm Pre-wire including 1 Keypad, All
- Operable windows and Exterior Doors
- Wired for Motion Detection by Plan
- Pre-wire for Audio speakers in Reception & Hallways
- Pre-wire for Cameras (2 Exterior front, 1 Rear Exterior and 1 at Interior Front Door

PAINT ,TEXTURE & DRYWALL

- 1/2" Drywall all walls and ceiling per plan.
- Drop Ceiling with 2x4 Lay-In Tiles per plan
- Square Drywall Corners
- Medium Knock Down Texture on all Walls & Ceilings (where applicable)
- Two Exterior Paint Colors Included for Stucco base and Trim
- PPG/SW Eggshell Interior Latex Paint (2 Colors by Builder)
- PPG/SW Semi-Gloss Enamel at All Interior Trim

CABINETS

- Leedo Lucerne (or equivalent) ADA Compliant Cabinetry
- Full Extension Drawer Guides, Soft Close Cabinets Door Hinges

TRIM & DOORS

- 8' Solid Core Doors at All Locations
- 3-1/2" Finger Joint Door Casing
- 4" Rubber Cove Base Throughout

DOOR, RESTROOM, & CABINET HARDWARE

- ADA Compliant Kwikset at all Exterior/Interior
- Matching ADA Compliant Cabinet Door Hardware
- ADA Grab Bars in all Restroom Locations
- ADA Threshold at all Exterior Doors

FLOORING

- Vinyl Tile Flooring Throughout (Choices by Builder)

COUNTERTOPS

- Solid Surface Counter-tops in public areas (By Builder)
- Laminate in all Exam Rooms (By Builder)

MIRRORS

- Flat Plate Glass Mirrors Over Lavatory Tops

APPLIANCE

- Appliance are Not Included