



The Commons at the Dominion

4 Dominion Drive, San Antonio, Texas 78257



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Pyramis Company
Property Management



Beautiful, well-maintained offices located at The Dominion are the perfect place for a business catering to discerning clients. Gorgeous finishes and design creates an attractive environment for businesses small and large. Floors as large as 4,357 square feet can accommodate a variety of business uses. Easy access on and off IH-10 from both directions. The property is also walking distance from the 9th green and driving range of the Dominion Country Club.

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4dominion.com



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Property Highlights

- Great access to I-10 and all of NW San Antonio
- Prime location, Class A property
- Near high-end retail and preferred residential
- Overlooking the 9th hole of the Dominion golf course. Walk to the driving range!
- Walking distance to Dominion Country Club
- Beautiful finishes and details with unique construction will provide long-term cost benefits through lower utility and maintenance costs
- Beautiful lobbies and common areas with Class A high-end finishes
- Monument signage
- 25 minutes to San Antonio International Airport
- 30 minutes to downtown San Antonio

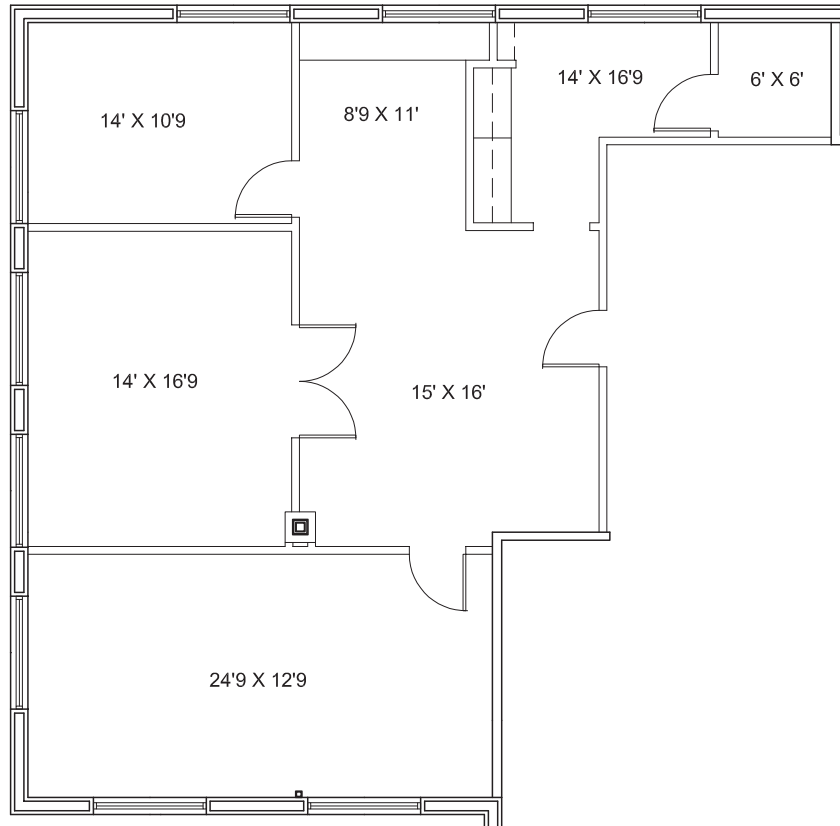


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Available Space

Building 5, Suite 100
1,592 sq ft
Available 9/5/2018



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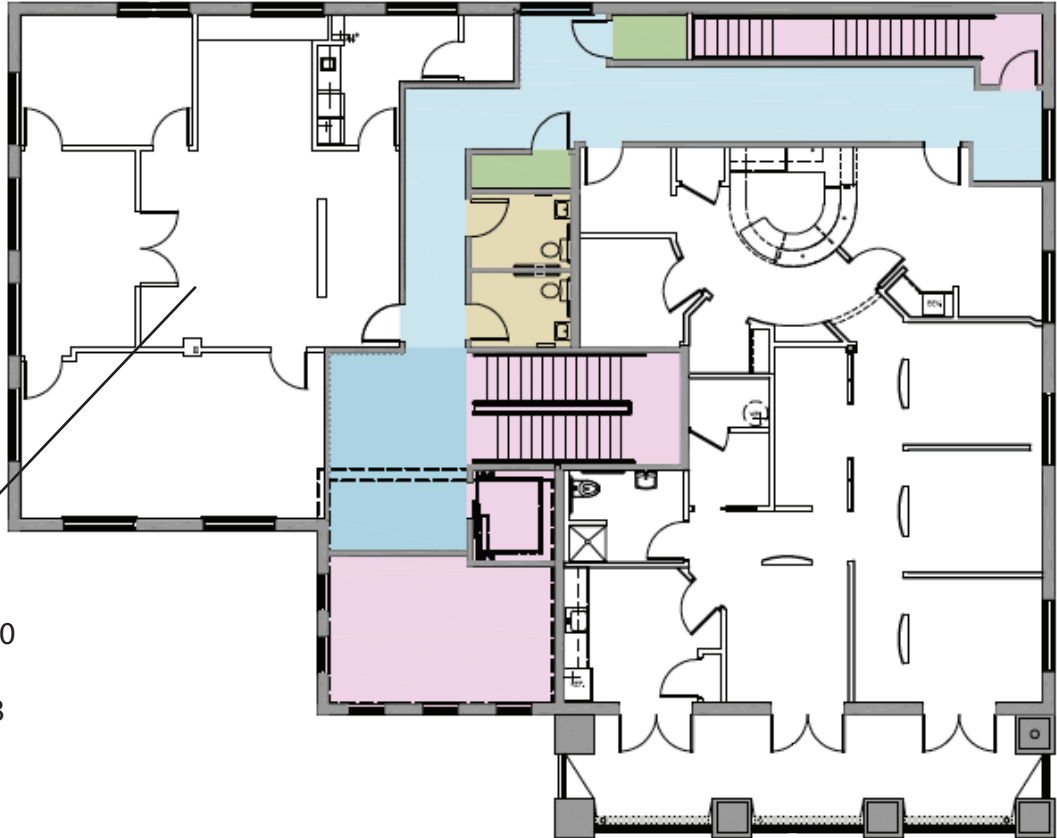
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Available Space



Building 5, Suite 200
1,597 sq ft
Available 9/5/2018



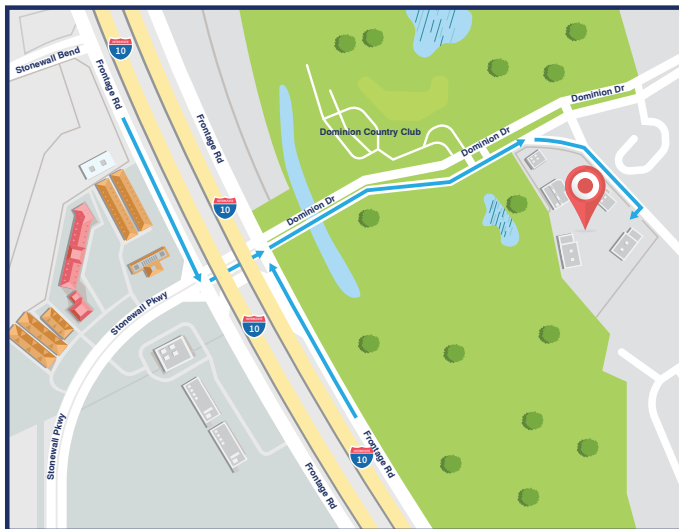
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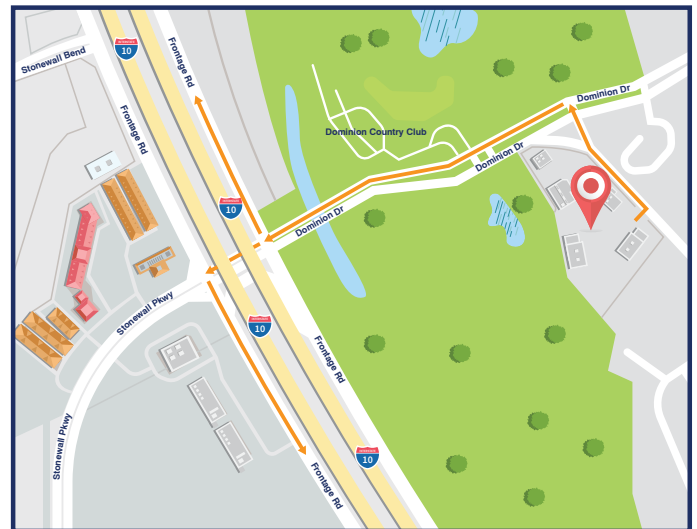
Property Information

Owner:	Four Dominion Drive, LLC
Total NRA:	30,977 RSF
Typical Floor:	4,357 (buildings 3, 4, 5)
Year Built:	2007
Renovated:	2018 (exterior)
Net Rental Rate:	\$27.00 to \$29.00 NNN
Parking Ratio:	3/1,000
Operating Expenses:	Estimated 2018 - \$9.40 psf
Building Hours:	Monday-Friday: 7:00 a.m. - 6:00 p.m.
Telecom Providers:	Spectrum (Coax & Fiber) & AT&T (copper)

Ingress



Egress



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professionally managed and leased by

Pyramis Company

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Leasing Contacts

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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.

_____ 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