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## North Chase I Office Bldg. Sells for \$5.9 Million

*Felco Associates Invests in 65,700-SF Property in an Antonio*



Felco Associates Inc. purchased 10127 Morocco St. in San Antonio from Northpoint Atrium Ltd. The 65,694-square-foot, Class B office building sold for \$5.85 million, or approximately \$89 per square foot, with a reported capitalization rate of 9.83% and an approximate occupancy rate of 91%.

Built in 1982, the North Chase I building is on 2.3 acres and stands two stories tall, exhibiting 32,000-square-foot floor plates. The building is constructed with a stone aggregate facade and energy efficient solar reflective glass windows.

The interior features an atrium with skylights in the center of the building. Federal government agencies occupy 87% of the building. REOC Partners Ltd. will continue on as the leasing company for the remaining vacant space.

Ryan Smith of Cross & Co. represented the buyer. The seller had in-house representation.