



[Video](#)

[360° Virtual Tour](#)

[Website](#)

For Lease | 11711 IH 35 N.
San Antonio, TX 78233

Summary

Lease Rate: Negotiable
Available SF: 38,836 - 52,123 SF

Property Description

Approximately 186,000 square feet redeveloped space for high density office use. With new High Efficiency HVAC Units, this space also features a new electrical distribution system, new roof, lighting system, as well as a new plumbing system. Many private offices built out as well as options for conference rooms. Secured and gated entry property.



Highlights

- High Density Usage
- Private and Secured Large Parking Lot
- Built Out Private Offices & Conference Rooms
- Right Off of I-35
- Employee Amenities Nearby



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Property Details

Lease Rate

Negotiable

Video

Location Information

| | |
|------------------|-----------------------|
| Building Name | R/E Business Center |
| Street Address | 11711 IH 35 N. |
| City, State, Zip | San Antonio, TX 78233 |
| County | Bexar |

Building Information

| | |
|---------------------|------------|
| Building Size | 186,000 SF |
| Building Class | B |
| Number of Floors | 1 |
| Year Built | 1994 |
| Year Last Renovated | 2010 |
| Gross Leasable Area | 25,000 SF |
| Construction Status | Existing |

Property Information

| | |
|------------------|-----------------|
| Property Type | Office/Retail |
| Property Subtype | Office Building |
| Zoning | C-3 |
| Lot Size | 22.33 Acres |
| APN # | 15724-000-0181 |

Parking & Transportation

| | |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

Amenities

| | |
|------------------|--|
| Network | Fiber Ready with Server Rooms |
| Vehicles Per Day | 228,000 VPD (TXDOT) |
| Nearby | Ikea, Live Oak Town Center, Lowe's, Home Depot, Olive Garden, Pluckers, Chic-Fil-A |



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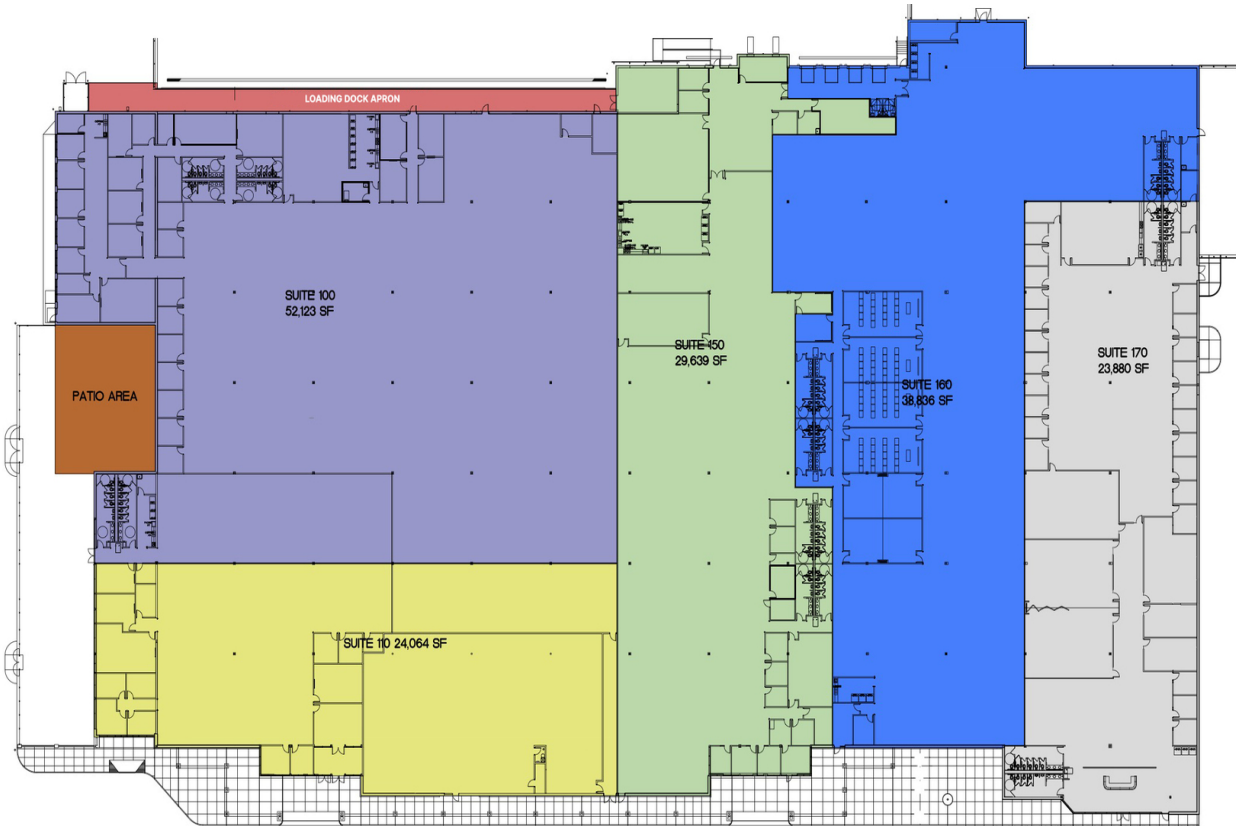
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Lease Spaces



APPROVAL: _____
SIGNATURE: _____
DATE: _____
REVISIONS: _____

11711 IH-35 N
SAN ANTONIO, TEXAS

[PRICING]
THESE DRAWINGS ARE
ISSUED AS PRICING
DOCUMENTS ONLY NOT
FOR CONSTRUCTION.
BETH JORDAN, TEXAS
REGISTRATION 10642

Lease Information

| | | | |
|--------------|--------------------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 38,836 - 52,123 SF | Lease Rate: | Negotiable |

Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|-------|-----------|-----------|------------|------------|---|
| 100 | Available | 52,123 SF | NNN | Negotiable | Large High Capacity Office Space, Open Plan with Private Spaces |
| 160 | Available | 38,836 SF | NNN | Negotiable | - |

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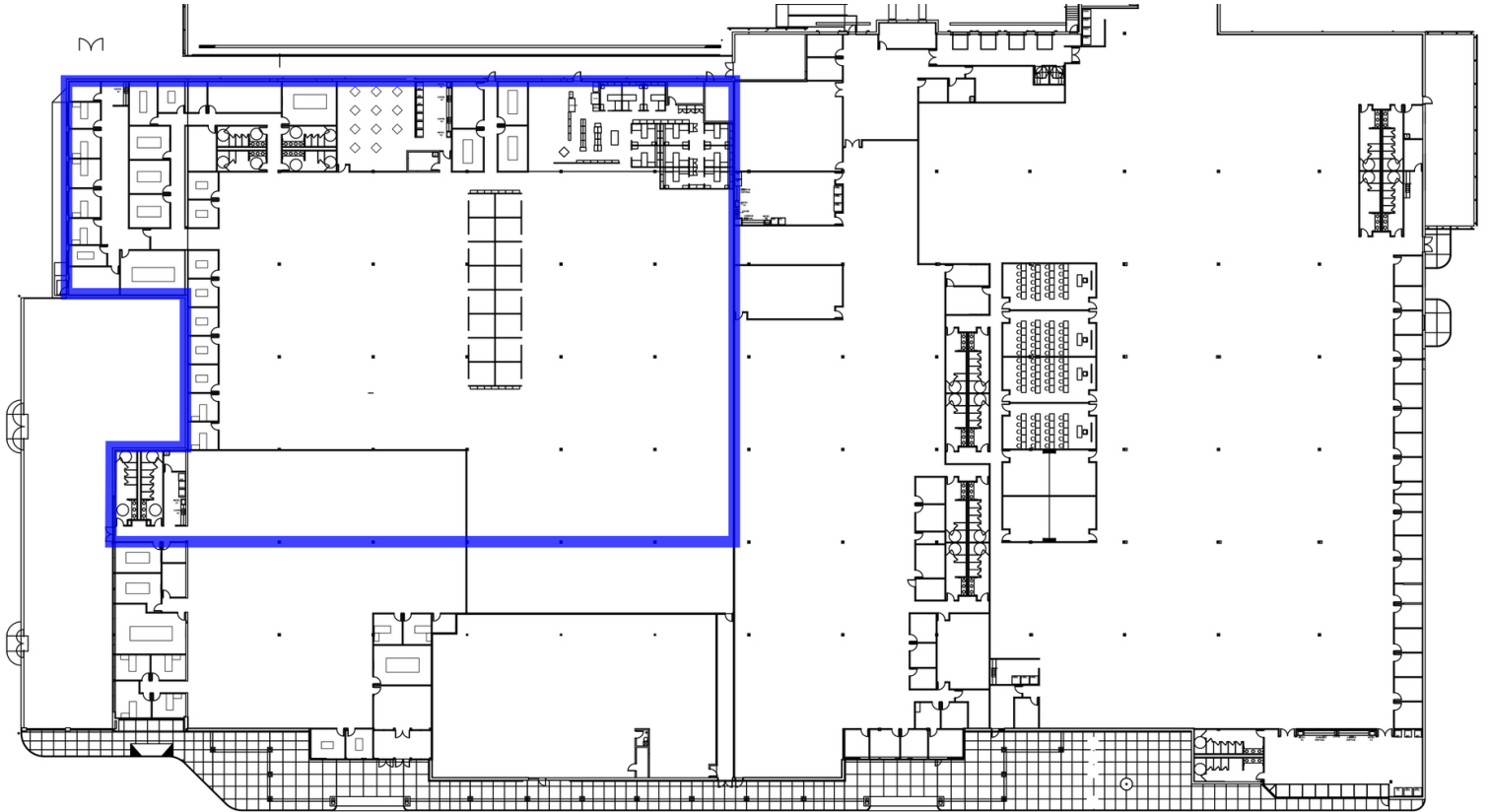
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Suite 100



Highlights

- 52,123 sf of High Capacity Office
- 20 Built Out Private Offices
- 5 Conference/Training Rooms
- Men's and Women's Restrooms
- Private Entrance with Reception
- Large Break Area with Kitchenette Installed
- Ample Parking for Employees and Clients
- Courtyard Access
- Electrical Installed with Cubicle Friendly Open Layout
- Server Room with Racking Installed
- Fenced and Secured
- High Visibility Signage Available

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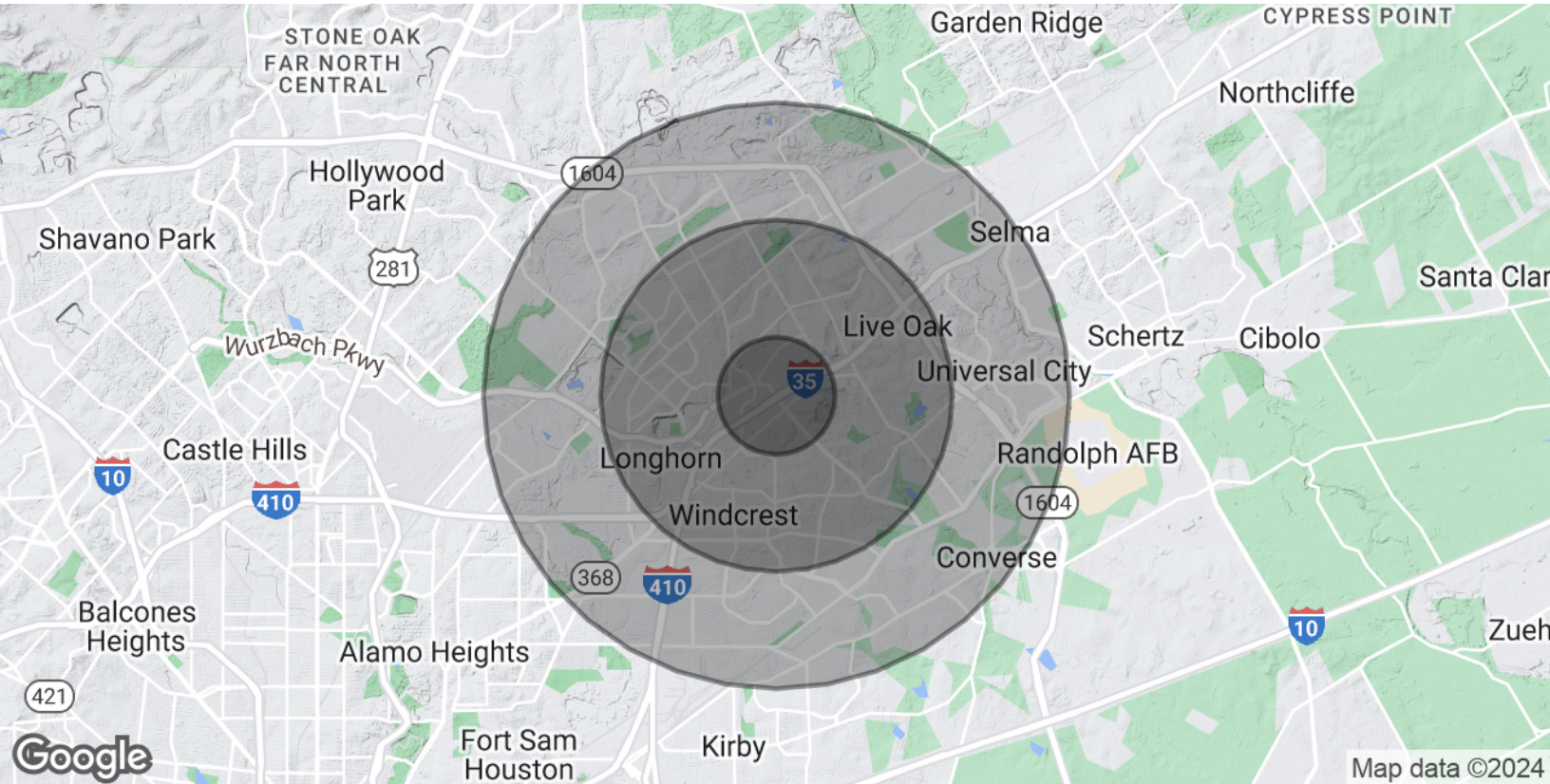
Suite 100



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Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 9,482 | 97,609 | 235,731 |
| Average Age | 34.8 | 35.0 | 33.9 |
| Average Age (Male) | 32.5 | 33.1 | 32.1 |
| Average Age (Female) | 38.5 | 37.1 | 35.7 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|-----------|-----------|
| Total Households | 3,381 | 35,742 | 86,293 |
| # of Persons per HH | 2.8 | 2.7 | 2.7 |
| Average HH Income | \$58,390 | \$62,374 | \$63,062 |
| Average House Value | \$96,595 | \$129,331 | \$129,497 |

** Demographic data derived from 2020 ACS - US Census*



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.

11-2-2015



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.

| | | | |
|---|-------------------------------|-------------------------------------|------------------------------|
| CAISSON REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 9006624 License No. | INFO@CAISSONRE.COM Email | 210.934.7368 Phone |
| JAMES COTTER Designated Broker of Firm | 668717 License No. | JAMES@CAISSONRE.COM Email | 210.787.0764 Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
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Buyer/Tenant/Seller/Landlord Initials

Date