

FOR LEASE

MOVE-IN READY OPPORTUNITIES

5555 Northwest Pkwy, San Antonio, TX 78249



partners

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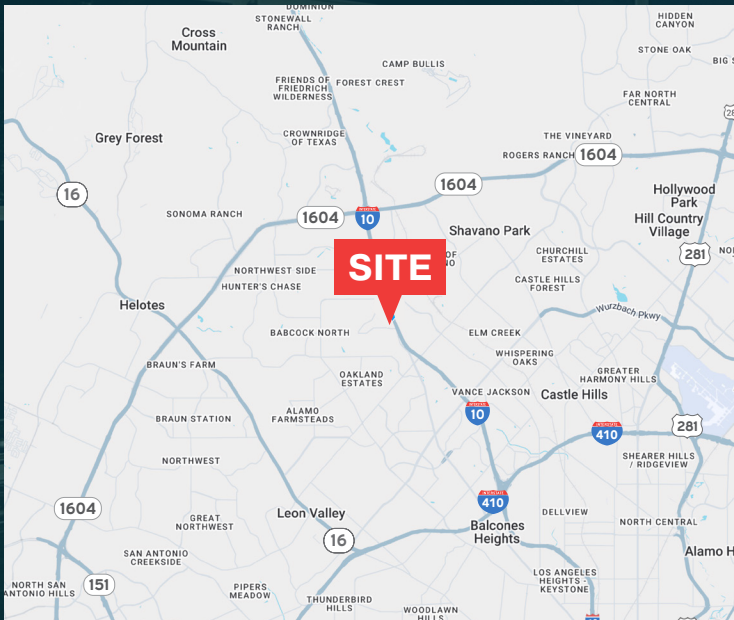
PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Ready for move-in, the suites can be leased for short term, providing ultimate flexibility.

Located just West of IH-10 between DeZavala and Huebner, 5555 N Parkway is a 63,192 SF single-story office building situated on 4 acres within the established University Business Park.

The location, in the desirable NW San Antonio submarket, provides excellent ingress and egress to IH-10 and convenient to both Loop 1604 and Loop 410.



DETAILS



BASE LEASE RATE
\$17.00 NNN



AVAILABLE SQUARE FOOT
694 SF - 12,205 SF



TENANCY
Multi-Tenant



LOT SIZE
4 AC



BUILDING SIZE
63,192 SF



YEAR BUILT
2007



PARKING RATIO
5.00/1000

PHOTOS



FLOORPLAN

Leased

Available

- Suite 114 - 4,916 RSF
- Suite 118 - 694 RSF
- Suite 143 - 7,200 RSF

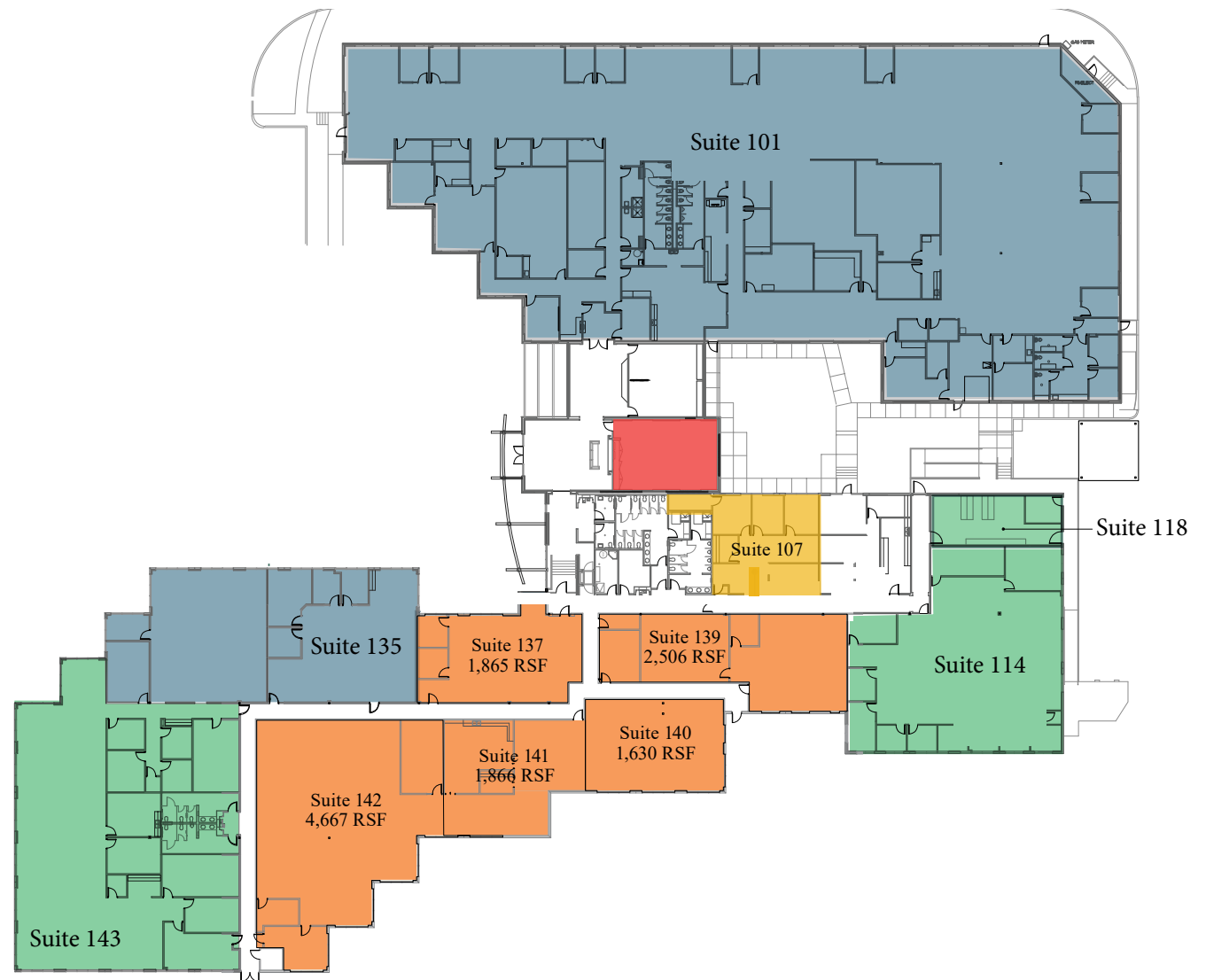
Move -In Ready

- Suite 107 - 1,438 RSF

Available March 1, 2026

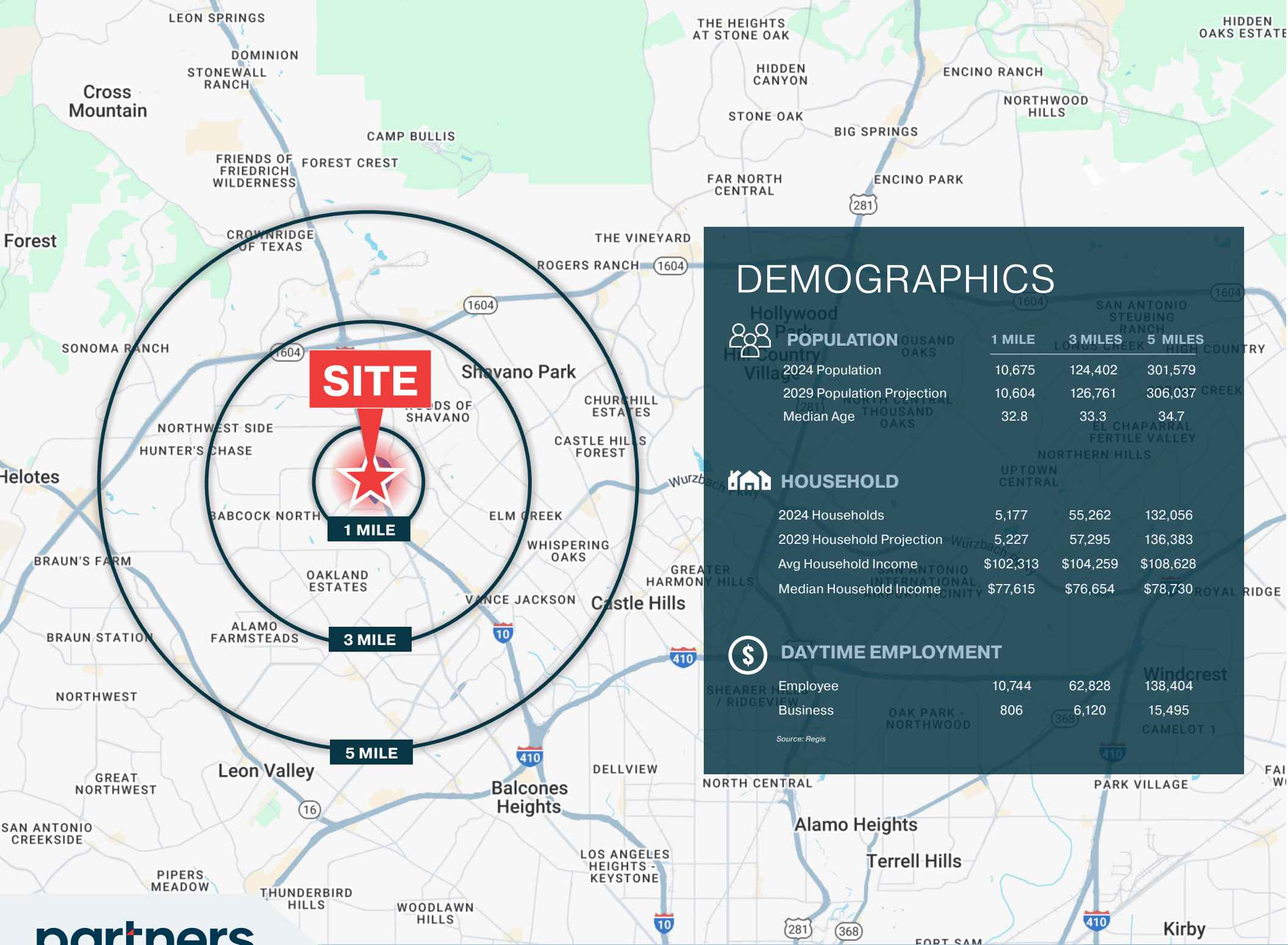
Available Space

- SCIF Space - 969 RSF



SITE OVERVIEW





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	10,675	124,402	301,579
2029 Population Projection	10,604	126,761	306,037
Median Age	32.8	33.3	34.7



HOUSEHOLD

2024 Households	5,177	55,262	132,056
2029 Household Projection	5,227	57,295	136,383
Avg Household Income	\$102,313	\$104,259	\$108,628
Median Household Income	\$77,615	\$76,654	\$78,730



DAYTIME EMPLOYMENT

Employee	10,744	62,828	138,404
Business	806	6,120	15,495

Source: Regis



1604

Dutch Bros
SMOOTHIE KING
aloft HOTELS
COSTCO WHOLESALE
CALIBER COLLISION
T
SUBWAY
AT&T

ANYTIME FITNESS
SUBWAY
Frost
WELLS FARGO

metro by T-Mobile
JJ
The Original MTS
AutoZone
McALISTER'S
cricket
POPEYES
Walmart
DISCOUNT TIRE
Schlotzsky's
sam's club
WHATABURGER
Bank of America

BEST BUY
PNC
McDonald's
FIVE GUYS
Burgers and Fries
Frost
IHOP
Red Lobster

BASKIN ROBBINS
Chick-fil-A
Kentucky Fried Chicken

BURGER KING
SONIC
H-E-B
THE HOME DEPOT
T

CHASE
petco
PETSMART

Dutch Bros
Domino's
O'Reilly AUTO PARTS

El Pollo Loco
6
Days Inn
OUTBACK STEAKHOUSE
TACO CABANA
Coca-Cola

Marcos Pizza
CVS pharmacy
FAMILY DOLLAR

Holiday Inn Express
Hampton
Jack in the box
AT&T
SUBWAY

New Balance
Snooze
Hallmark
LifeStorage
POTBELLY
ULTA
JJ
Bath & Body Works
CHIPOTLE
Starbucks
Panera
PANDA EXPRESS
WELLS FARGO
Walgreens
Domino's
SUBWAY
REGAL

SUBWAY
WHATABURGER
McDonald's
Walgreens
DOLLAR GENERAL
PAPA JOHN'S
Pizza Hut

IHOP
metro by T-Mobile
McDonald's
CUBESMART self storage
Jack in the box
U-HAUL
6
cricket
Red Lobster
Starbucks
FIREHOUSE SUBS
Denny's
Jason's Deli
CHURCH'S
TACO BELL

U-HAUL
Frost
Walgreens
H-E-B
CVS pharmacy
6
AutoZone
POPEYES

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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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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Kenneth David Ballard	485071	david.ballard@partnersrealestate.com	210 892 1413
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date