



BANDERA BUSINESS PARK

For Lease



Building 4



Building 5

5504 Bandera Rd, San Antonio, TX 78238

BUILDING HIGHLIGHTS:

- Project Size: ±114,902 sf / 7 Buildings
- Availability: 1,260 SF up to 3,967 SF
- Parking: 4.0/1,000
- Clear Height: 14'
- Grade level loading
- 100% of brokerage commission paid upon lease execution

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LOCATION:	Northwest Submarket
RENTAL RATE:	\$11.00 - \$12.50 PSF
ANNUAL OPEX:	\$5.19 PSF
LANDLORD ASSUMES ALL HVAC RESPONSIBILITY:	\$0.20 PSF



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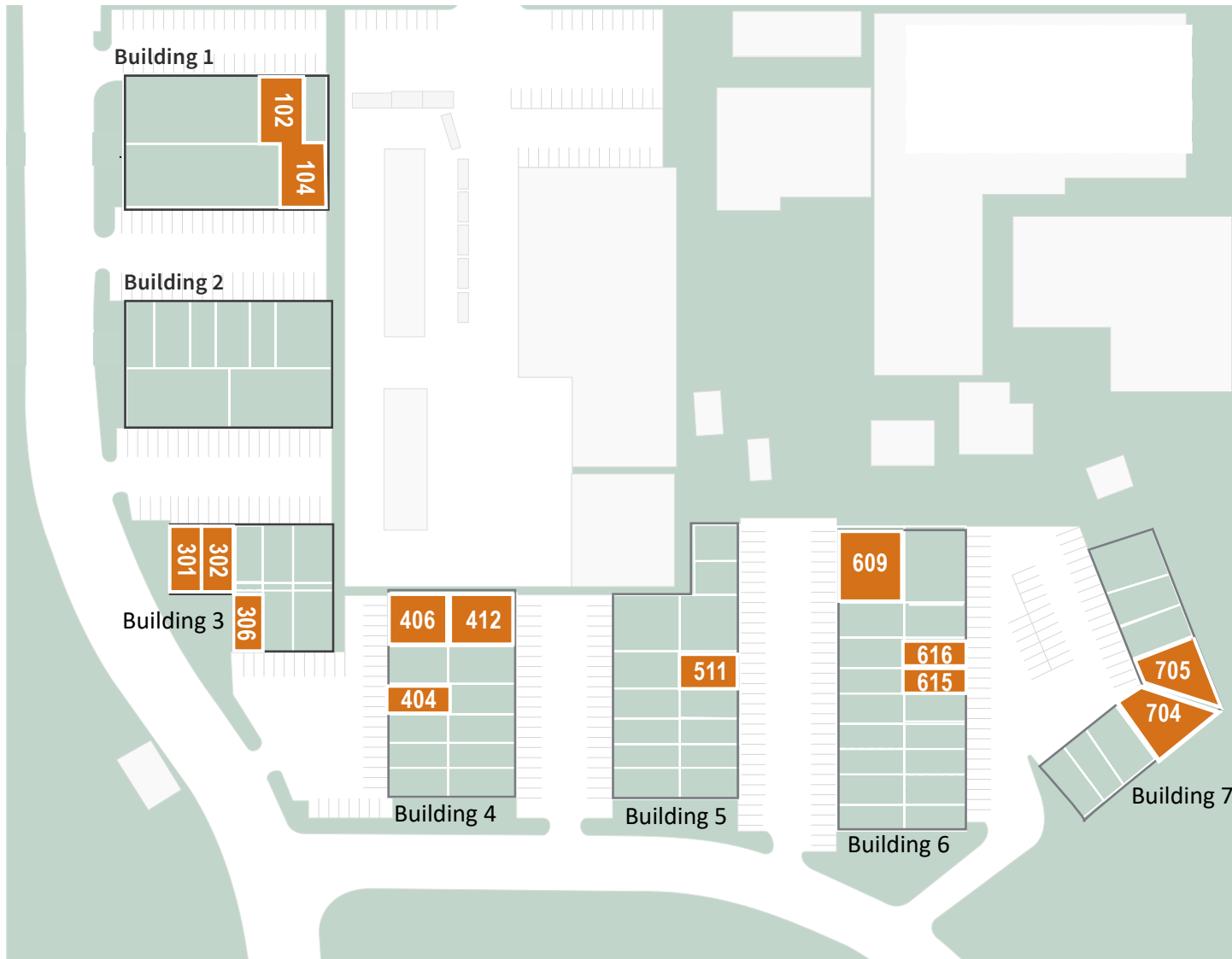


12.9.25

BANDERA BUSINESS PARK

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Site Plan



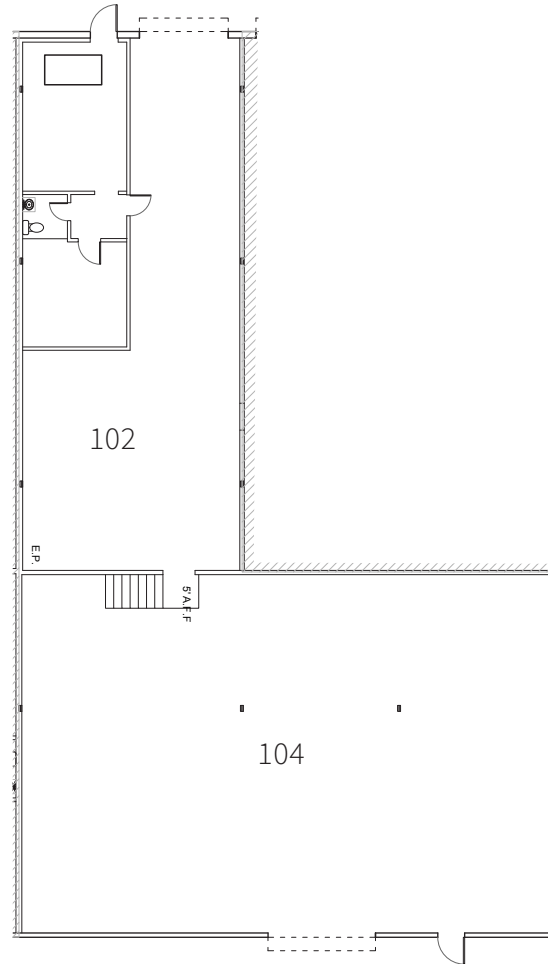
AVAILABILITY		
SUITE	SF	AVAILABLE DATE
102 & 104	3,967	
301	1,292	11/1/26
302	1,273	
306	1,531	
404	1,260	11/1/26
406	1,793	
412	1,795	11/1/26
511	1,265	
609	2,059	
615	1,270	
616	1,264	
704	2,224	
705	2,206	

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Floor Plan



BUILDING 1 / SUITE 102 & 104

Grade Level Door(s)	1
Office:	±440 SF
Warehouse:	±3,527 SF
Total:	±3,967 SF

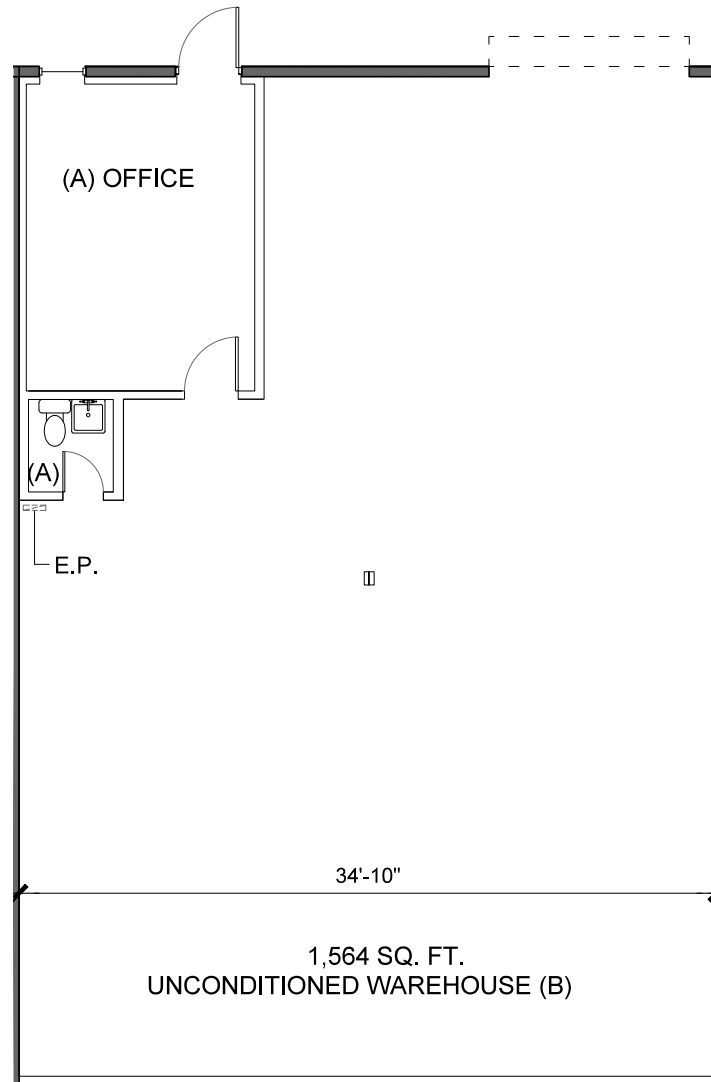
The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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Floor Plan



BUILDING 4 / SUITE 412

Grade Level Door(s)	1
Office:	±231 SF
Warehouse:	±1,564 SF
Total:	±1,795 SF

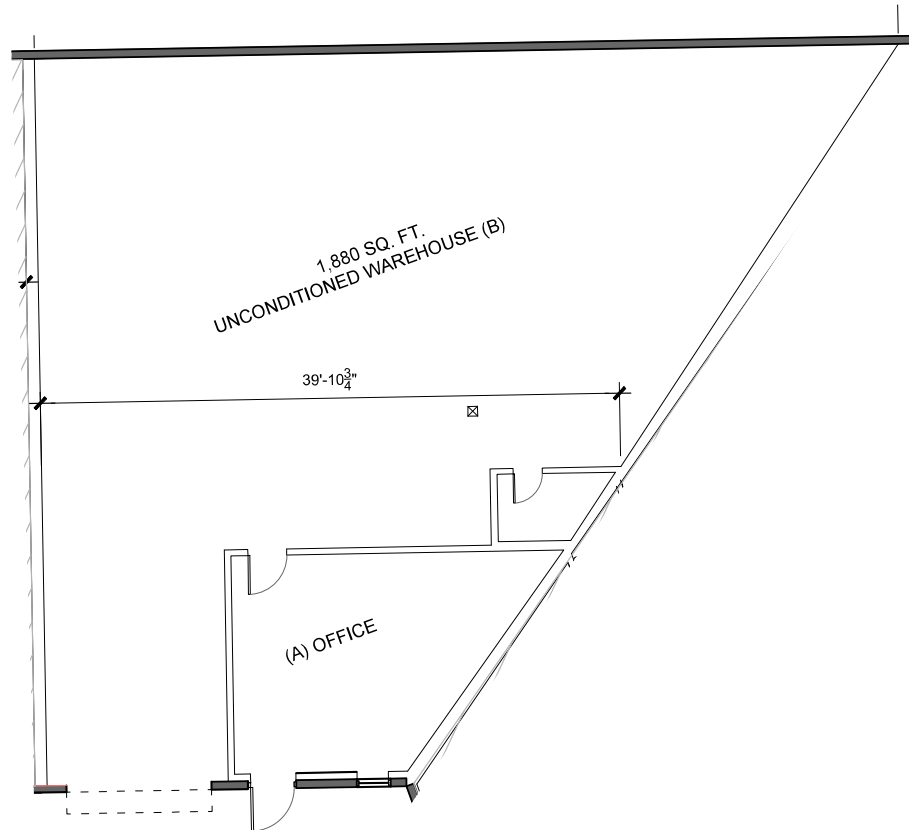
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Floor Plan



BUILDING 7 / SUITE 705

Grade Level Door(s)	1
Office:	±326 SF
Warehouse:	±1,880 SF
Total:	±2,206 SF

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9311 San Pedro Ave., Ste. 850
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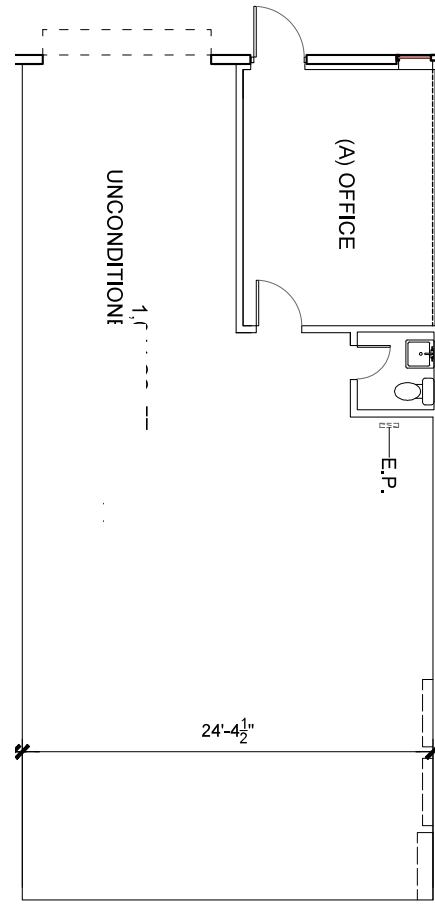
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Floor Plan

BASIC LAYOUT OF ADDITIONAL SUITES

Suite 301
Suite 302
Suite 303
Suite 306
Suite 403
Suite 404
Suite 406
Suite 511
Suite 615
Suite 616



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Drive Time

To San Antonio Airport: ± 15 minutes | ± 10 miles

To Downtown San Antonio: ± 18 minutes | ± 12 miles

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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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Albert McNeel	451316	amcneel@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Walker Petty	763807	wpetty@endurasa.com	(210)366-2222
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