

SWBC TOWER

9311 San Pedro Ave, San Antonio, TX 78216

Move-In Ready Suites



FOR LEASE - CLASS A OFFICE



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

DAVID HELD
210.918.6401 direct
210.846.6666 mobile
dheld@endurasa.com

ALBERT MCNEEL, SIOR
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210.410.4590 mobile
amcneel@endurasa.com



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Overview



Available Space: ±1,578 sf to ±37,330 sf

Rental Rate: \$32.00 - \$33.00 sf

Building Size: ±236,415 sf

Floors: 14

Typical Floor: 18,634 sf

Parking: 3.8:1000

- Class A office building
- Prime North Central location
- Convenient to North Star Mall and area dining
- Locally owned and occupied
- On-site deli
- Five-story parking garage
- Five minutes from San Antonio International Airport

Availability:

Suite 200 - 3,351 RSF

Suite 700 - 3,460 RSF

Suite 705 - 1,705 RSF

Suite 707 - 1,578 RSF

Suite 775 - 2,582 RSF

Suite 810 - 1,647 RSF

Suite 1100 - 9,000 - 18,665 RSF } Contiguous
Suite 1200 - 9,000 - 18,665 RSF } up to
37,330 rsf
(Available - 1/1/2025)

Contiguous
6,743 rsf

SWBC Tower has been a North San Antonio landmark since its opening. It has played host to some of the area's most prestigious corporations. The SWBC Tower is known for quality, location, amenities and service.



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BUILDING CONFERENCE ROOM, LOUNGE AND COFFEE STATION

Click to View
360° Tour



11.21.24

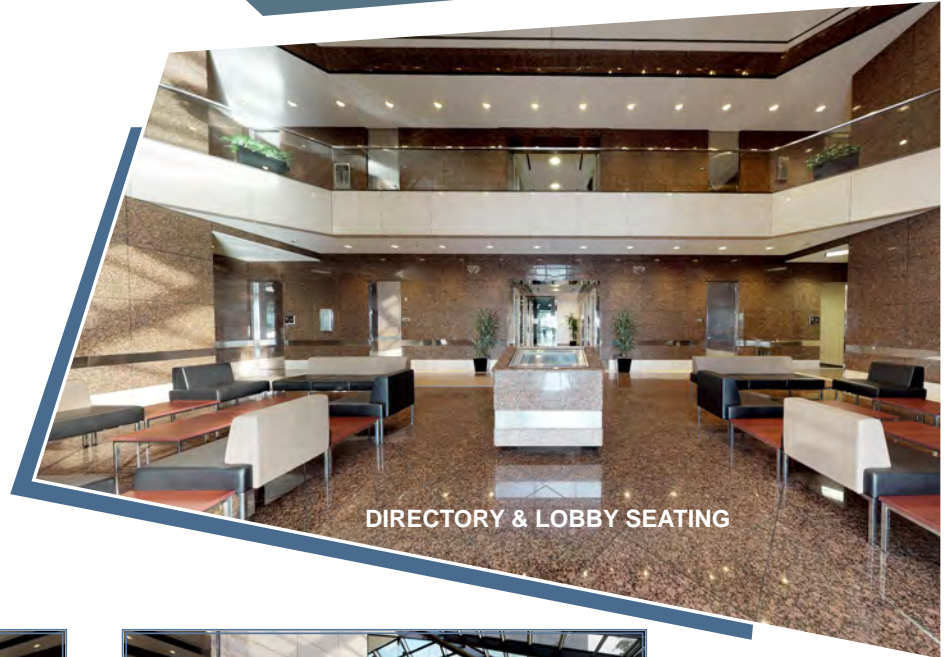
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Photos



ALL GLASS ENTRANCE



DIRECTORY & LOBBY SEATING



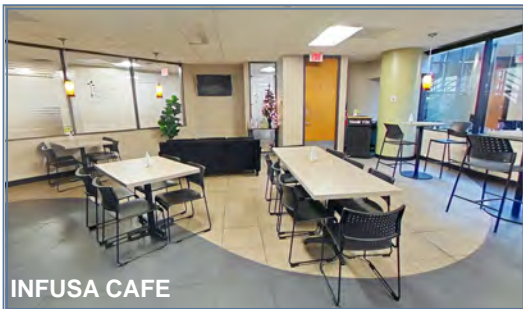
FRONT ENTRANCE



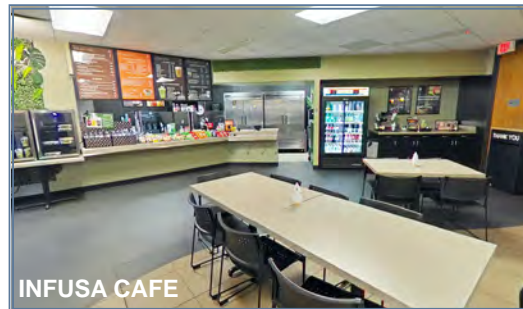
GROUND LEVEL CREDIT UNION



FRONT ENTRANCE SWBC



INFUSA CAFE



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Aerial View



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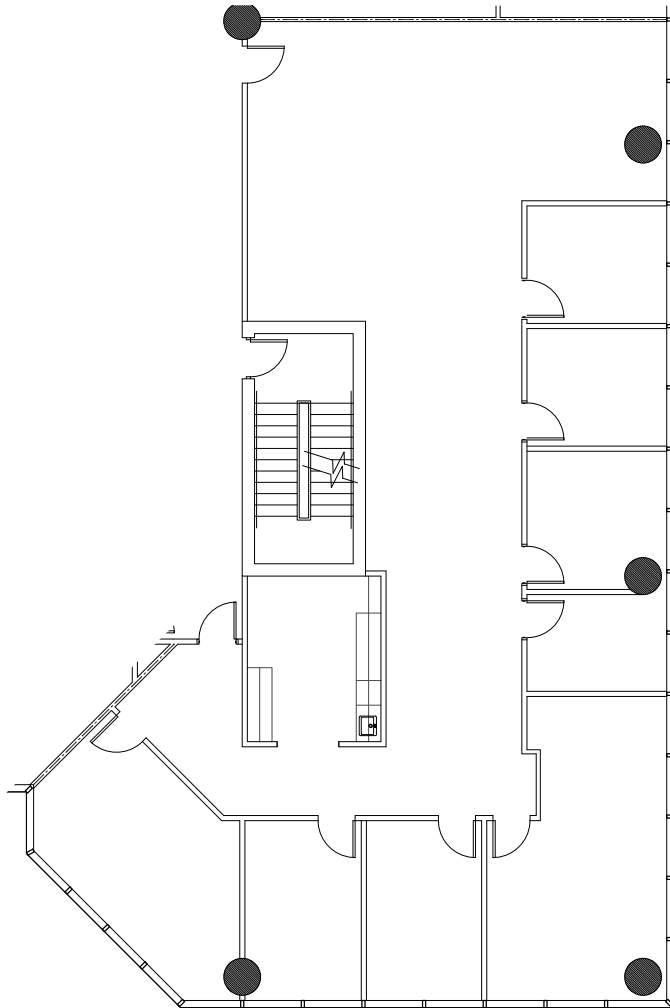
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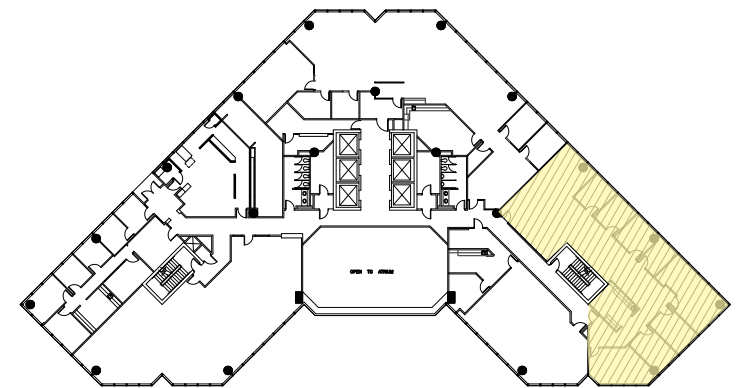
Floor Plan



2ND FLOOR SUITE 200

vacant
3,351 RSF

Click to View
360° Tour



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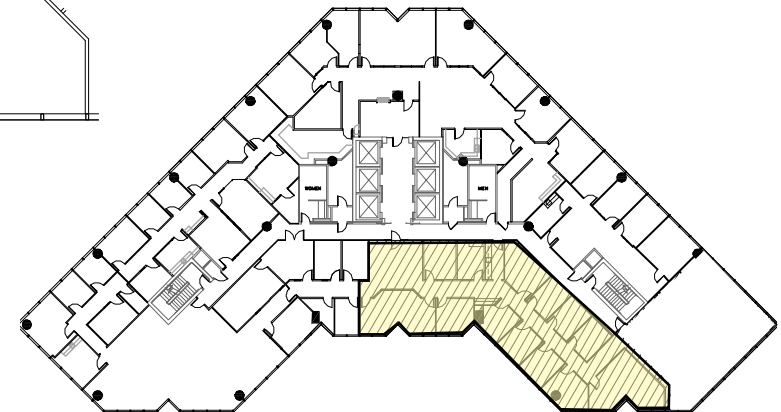
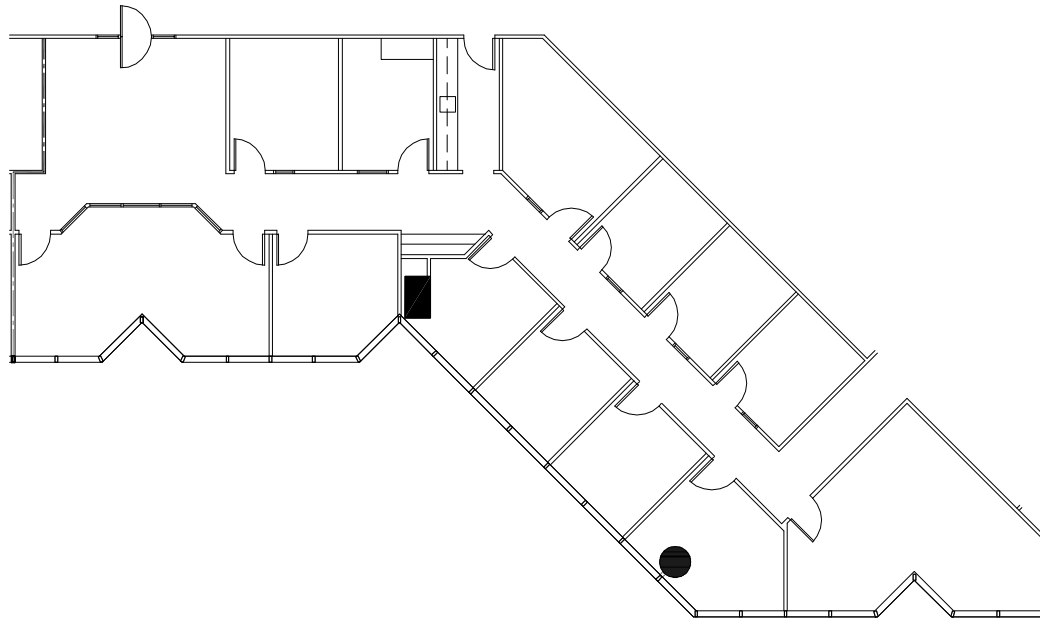
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7TH FLOOR
SUITE 700

vacant
3,460 RSF

Suites 700 / 705 / 707 - up to 6,743 rsf contiguous



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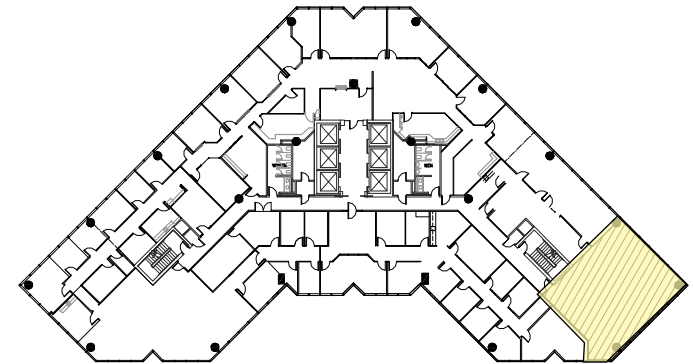
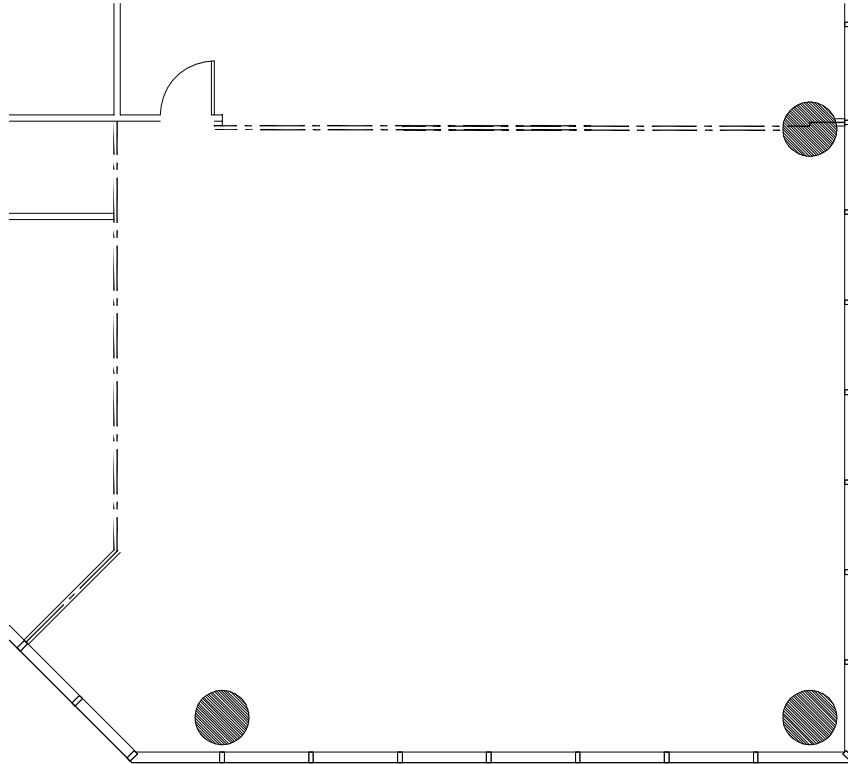
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Floor Plan

7TH FLOOR SUITE 705

vacant
1,705 RSF

Suites 700 / 705 / 707 - up to 6,743 rsf contiguous



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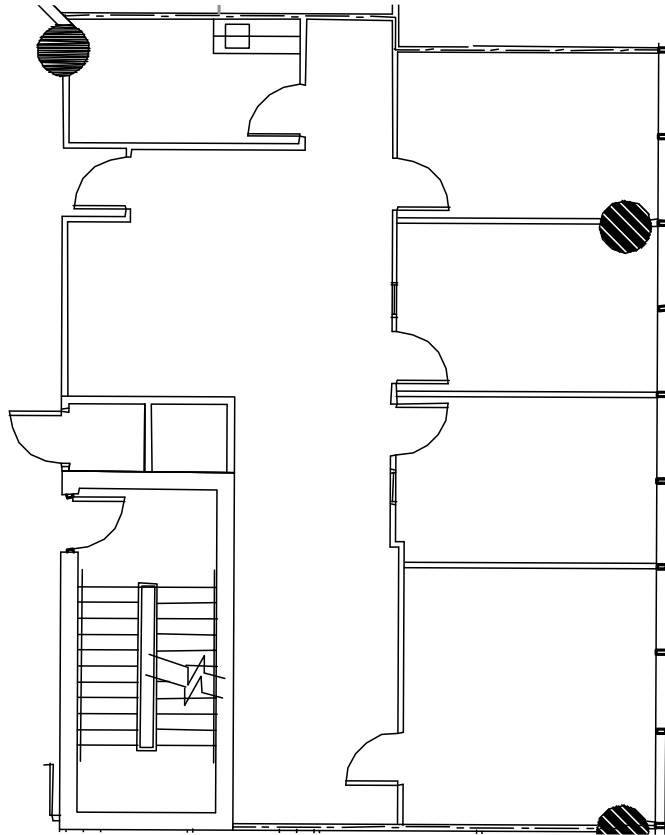


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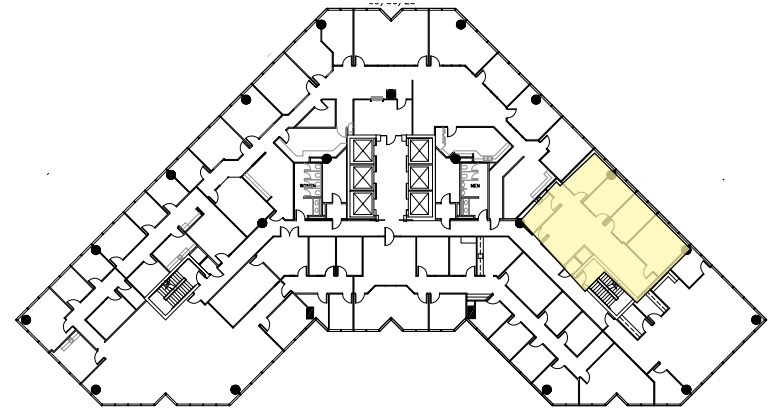


7TH FLOOR
SUITE 707

vacant
1,578 RSF

Suites 700 / 705 / 707 - up to 6,743 rsf contiguous

Click to View
360° Tour

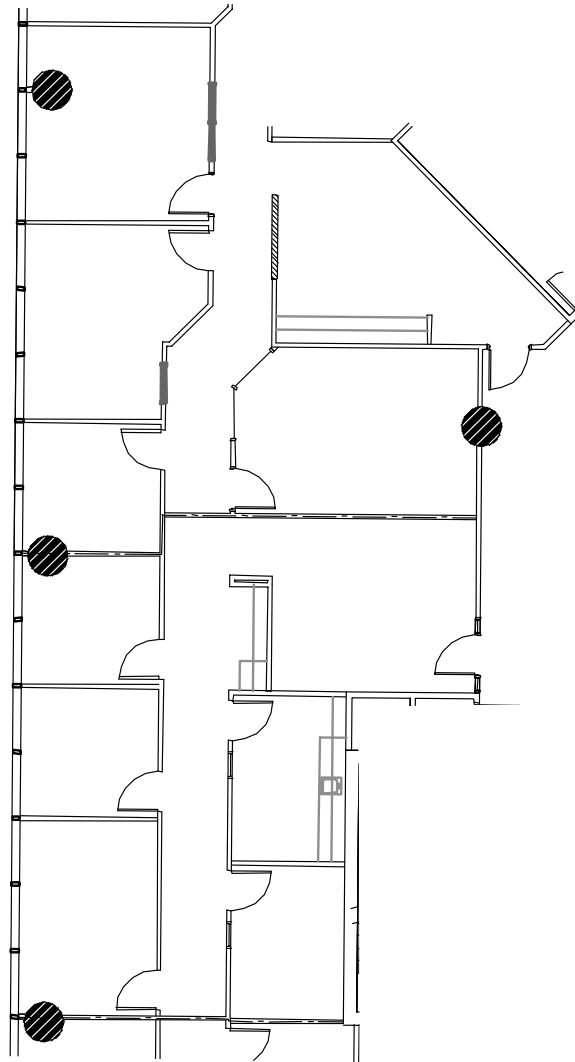


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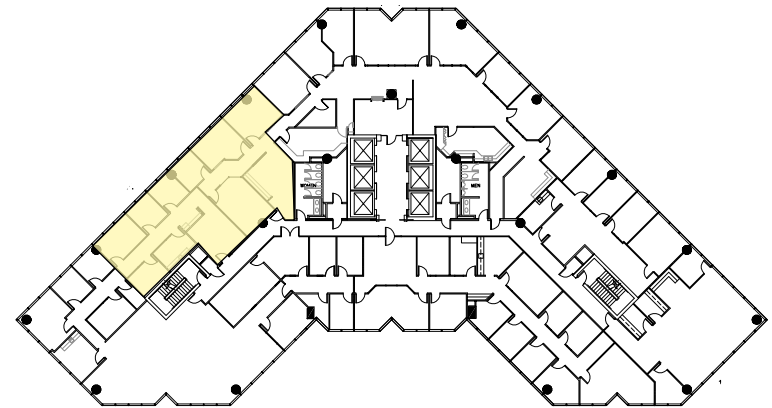
Floor Plan



7TH FLOOR
SUITE 775

vacant
2,582 RSF

Click to View
360° Tour



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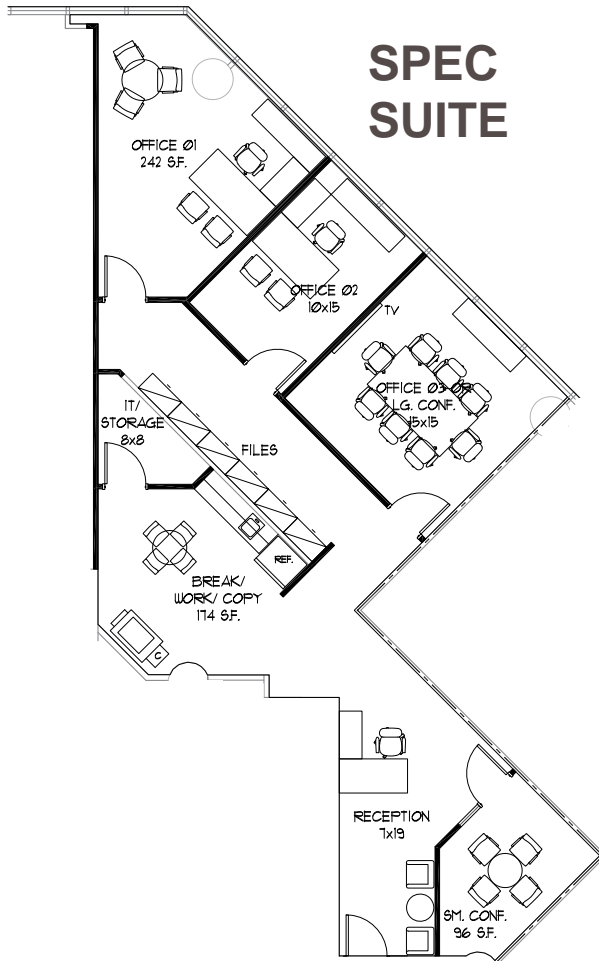


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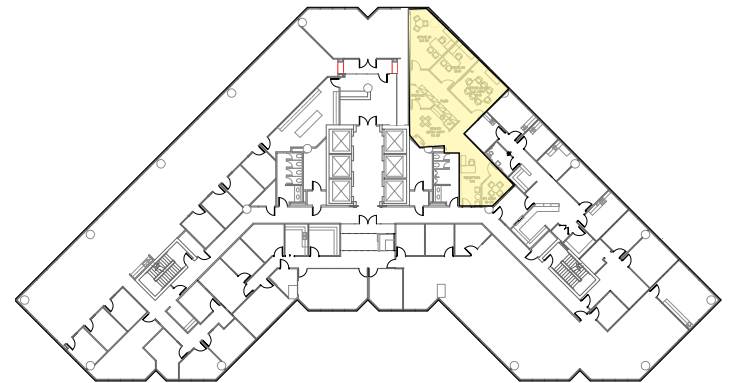
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8TH FLOOR
SUITE 810

vacant
1,647 RSF



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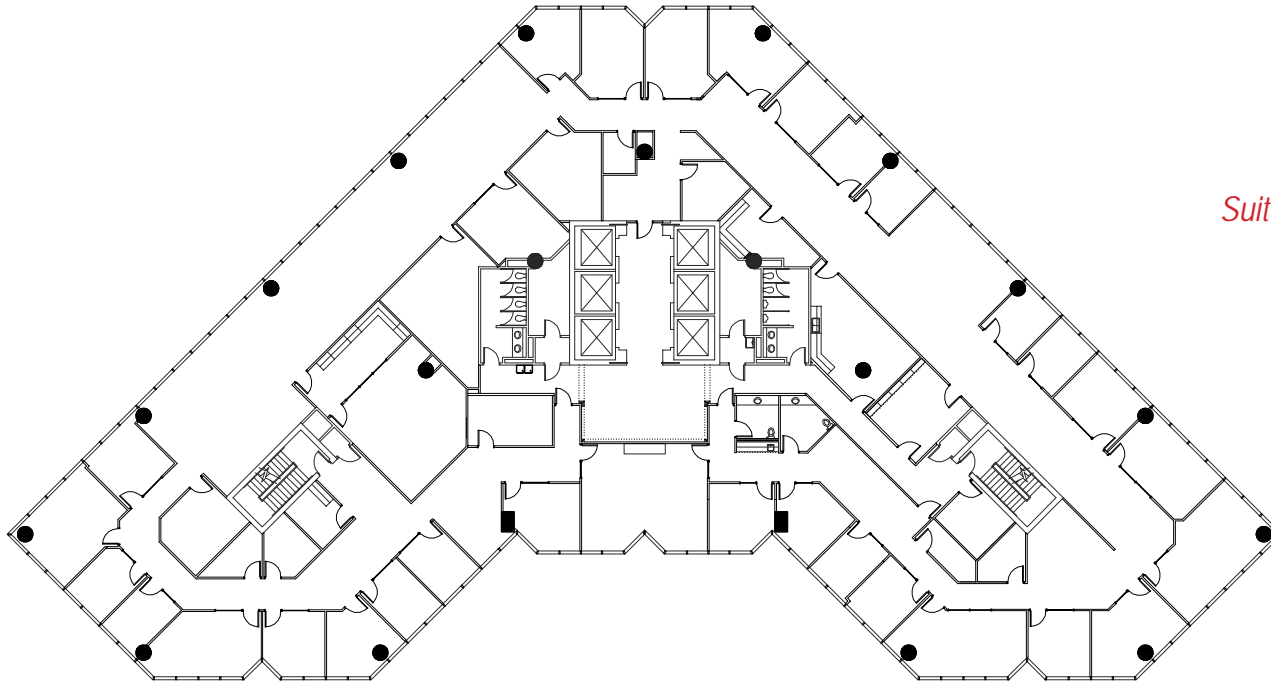
11TH FLOOR

SUITE 1100

9,000 RSF - 18,665 RSF

Full Floor

Suites 1100 / 1200 - up to 37,330 rsf contiguous



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12TH FLOOR

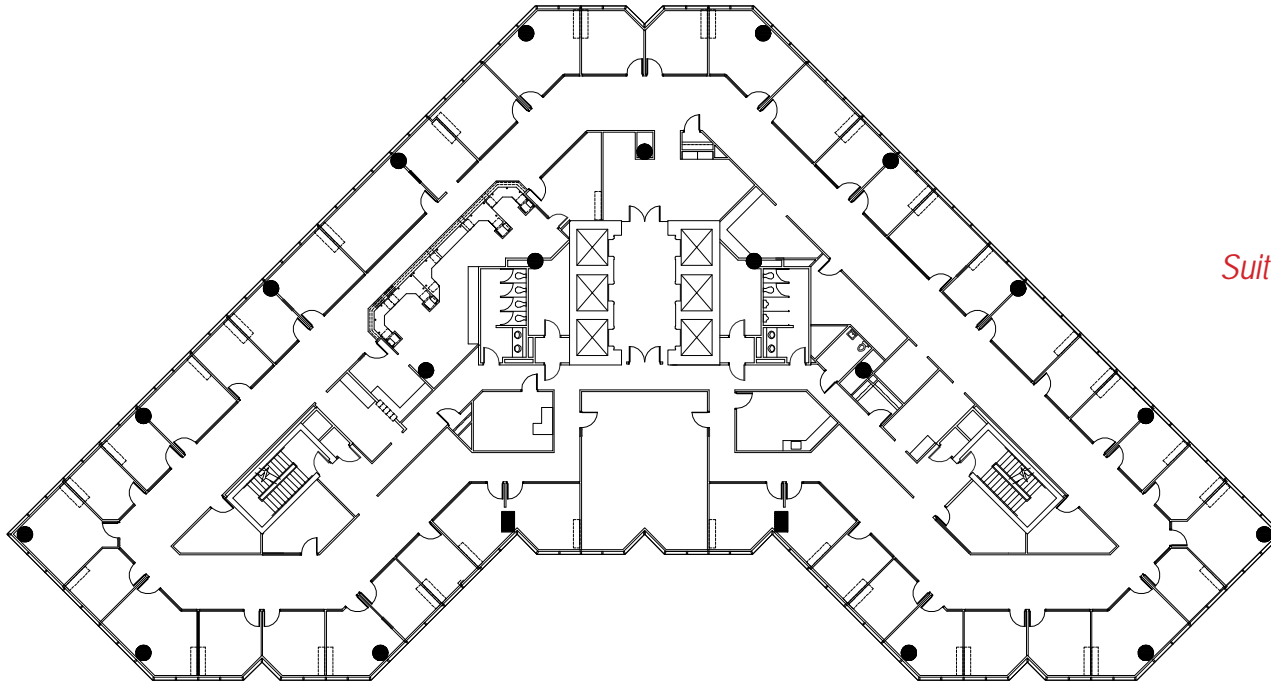
SUITE 1200

9,000 RSF - 18,665 RSF

Full Floor

Available - January 1, 2025

Suites 1100 / 1200 - up to 37,330 rsf contiguous



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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:
 - 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

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 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

David Heid 319600 dheid@endurasa.com (210) 366-2222
 Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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