

FOR LEASE

MOVE-IN READY OPPORTUNITIES

5555 Northwest Pkwy, San Antonio, TX 78249



partners

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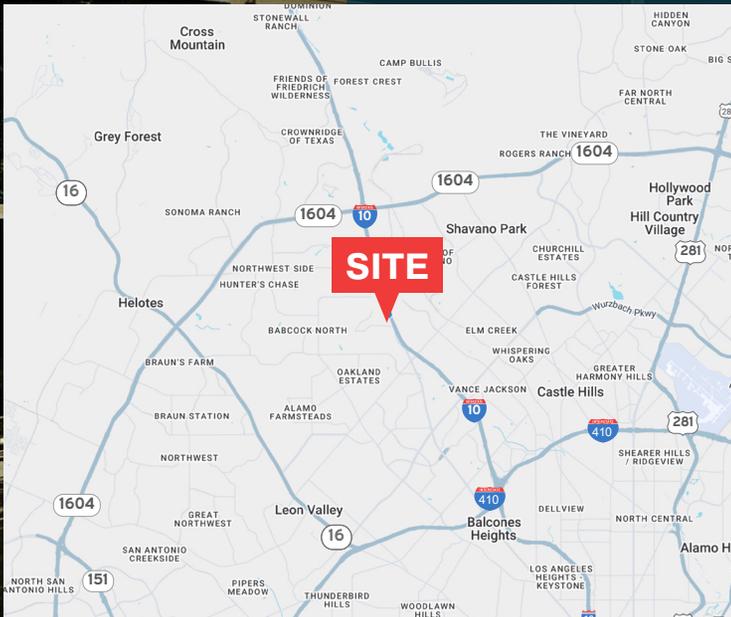
PROPERTY OVERVIEW

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 FEET
694 SF - 12,205 SF



TENANCY
Multi-



LOT SIZE
4 AC



BUILDING SIZE
63,192 SF



YEAR BUILT
2007



PARKING RATIO
5.00/1000

PHOTOS



FLOORPLAN

 Leased

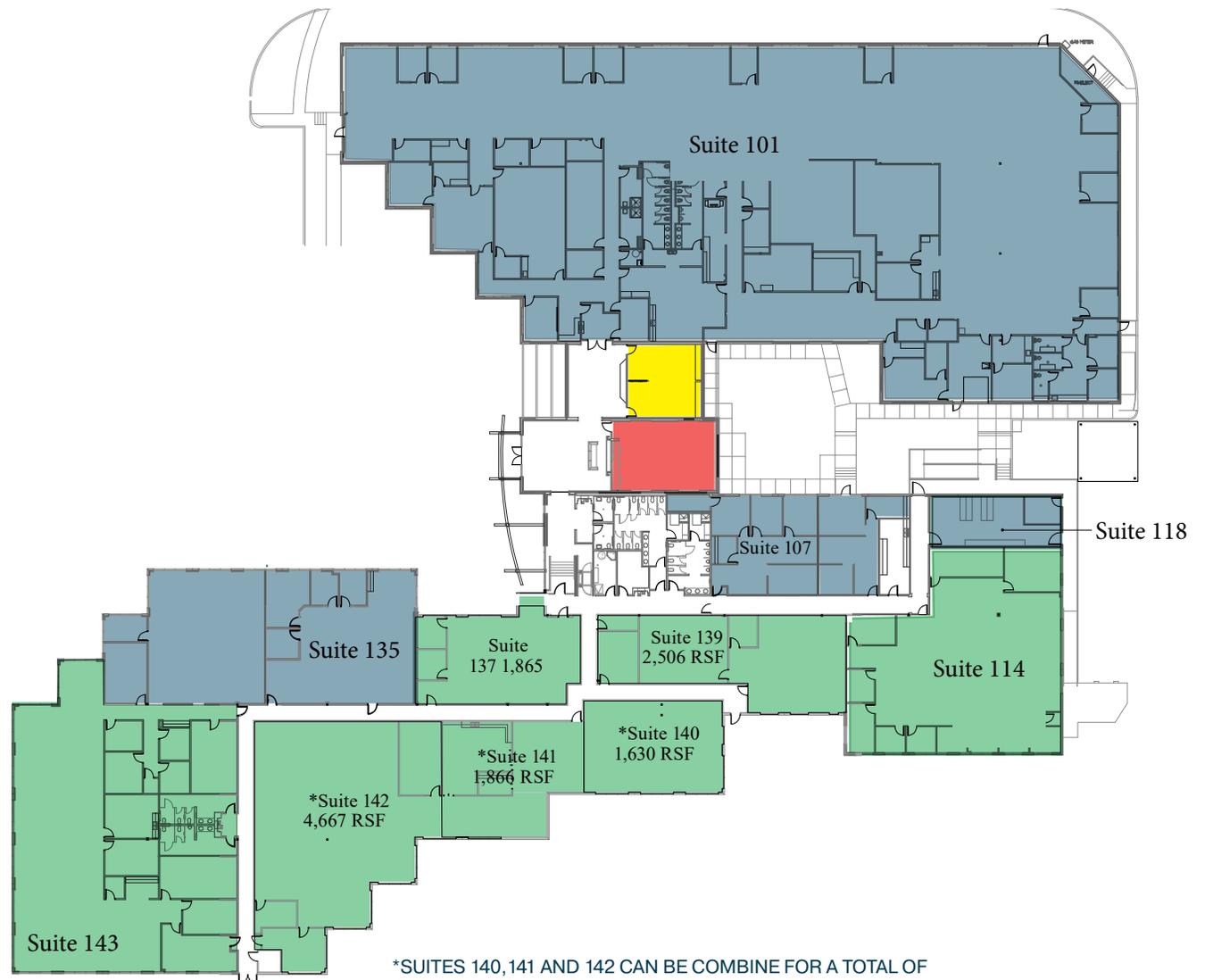
 Available

- Suite 114 - 4,916 RSF
- Suite 137 - 1,865 RSF
- Suite 139- 2,506 RSF
- Suite 140 - 1,630 RSF*
- Suite 141- 1.866 RSF*
- Suite 142 - 4,667 RSF*
- Suite 143 - 7,200 RSF

 Available Space

- SCIF Space - 969 RSF

 Conference Room



*SUITES 140, 141 AND 142 CAN BE COMBINE FOR A TOTAL OF 8,163 SF

SITE OVERVIEW



INTERSTATE
10

Northwest Parkway

1604

Dutch Bros
SMOOTHIE KING
aloft HOTELS
COSTCO WHOLESALE

CALIBER COLLISION
T
SUBWAY
AT&T

metro by T-Mobile
JJ
The Original MTS
AutoZone
McALISTER'S DELI

cricket
Popeyes
Walmart Supercenter
DISCOUNT TIRE

Schlotzsky's
sam's club
WHATABURGER
Bank of America

ANYTIME FITNESS
SUBWAY
Frost
WELLS FARGO

BEST BUY
PNC
McDonald's
FIVE GUYS BURGERS and FRIES

WINGSTON
Frost
IHOP
Red Lobster

BASKIN BR ROBBINS
Chick-fil-ah
Kentucky Fried Chicken

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

CHASE
petco
PETSMART

Dutch Bros
Domino's
O'Reilly AUTO PARTS

Pepper's 6
Days Inn
OUTBACK STEAKHOUSE
TACO CABANA
COLD C C

INTERSTATE 10

SITE

NEW BALANCE
Snooze
Hallmark

LifeStorage
POTBELLY
ULTA BEAUTY

JJ
Bath & Body Works
CHIPOTLE
Starbucks

Panera BREAD
PANDA EXPRESS
WELLS FARGO
Walgreens

Domino's
SUBWAY
REGAL

Marcos Pizza
CVS pharmacy
FAMILY DOLLAR

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

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
Starbucks

U-HAUL
6
cricket
Red Lobster

FIREHOUSE SUBS
Denny's
Jason's deli
CHURCH'S
TACO BELL

INTERSTATE 10

U-HAUL
Frost

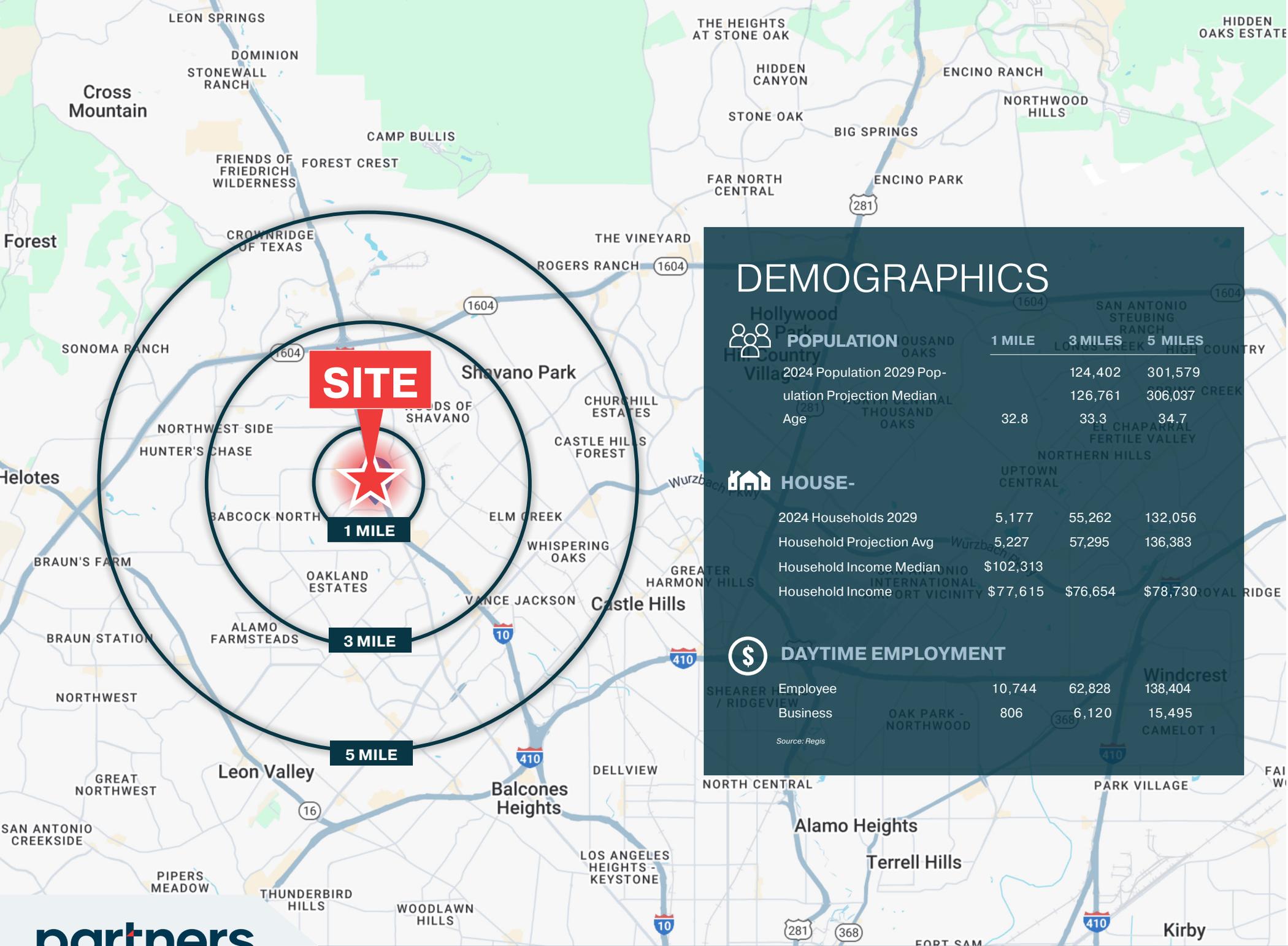
Walgreens
H-E-B

CVS pharmacy
6

AutoZone
POPEYES

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DEMOGRAPHICS



POPULATION

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



HOUSE-

	1 MILE	3 MILES	5 MILES
2024 Households	5,177	55,262	132,056
2029 Household Projection Avg	5,227	57,295	136,383
Household Income Median	\$102,313		
Household Income	\$77,615	\$76,654	\$78,730



DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	10,744	62,828	138,404
Business	806	6,120	15,495

Source: Regis

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713 629 0500
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Parker LaBarge	628793	parker.labarge@partnersrealestate.com	210 876 2235
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date