

SUBLEASE

1,752 SF OFFICE SPACE NORTHEAST ATRIUM

9504 IH 35 NORTH
SAN ANTONIO, TEXAS 78233

Oldham
Goodwin **OG**



AVAILABILITY
1,752 SF



TRAFFIC
210,470 VPD



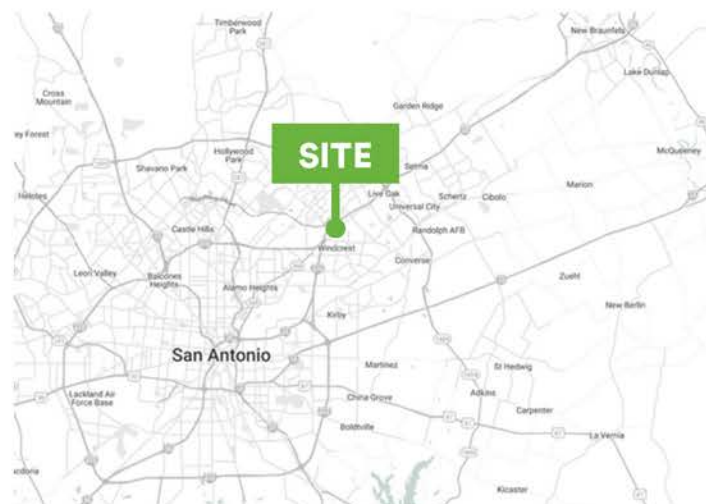
RENTAL RATE
\$2,750/MONTH

PROPERTY SUMMARY

The Northeast Atrium is a three story office building ideally located on Interstate 35 at Loop 410 in the northeast section of San Antonio. The property boasts plentiful parking for tenants and guests, both in open spaces and covered parking. Amenities available to all tenants include a large meeting room and a fully equipped breakroom. Across the street from the VIA Park & Ride.

PROPERTY HIGHLIGHTS

- IH 35 at Loop 410 (Randolph Blvd./Windcrest Exit)
- Across the street from the Via Park & Ride station
- 2 Elevators
- Break room with refrigerator, microwave and sink
- Large shared skylit meeting space
- Covered parking available under the building at street level



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DEMOGRAPHICS

	1 MILE	5 MILES	5 MILES
2025 Total Population	16,517	110,692	294,867
2029 Total Population	16,841	117,035	313,342
2025 Households	12,615	45,926	111,461
2029 Households	12,746	45,586	118,403
2025 Total Consumer Spending	\$68,528,570	\$1,097,930,083	\$3,184,930,083



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Wurzbach Parkway

Upton at Longhorn Quarry

INTERSTATE 35

SITE

Randolph Boulevard

CAT

Windcrest Neighborhood

Academy SPORTS + OUTDOORS

INTERSTATE 410

INTERSTATE 35

CAVENDER'S ROSS
DRESS FOR LESS
PET SMART BEALLS
SKECHERS

BUFFALO WILD WINGS
GOLF & BAR
WHATABURGER
IN-N-OUT BURGER
TACO CABANA
STARBUCKS
RED LOBSTER

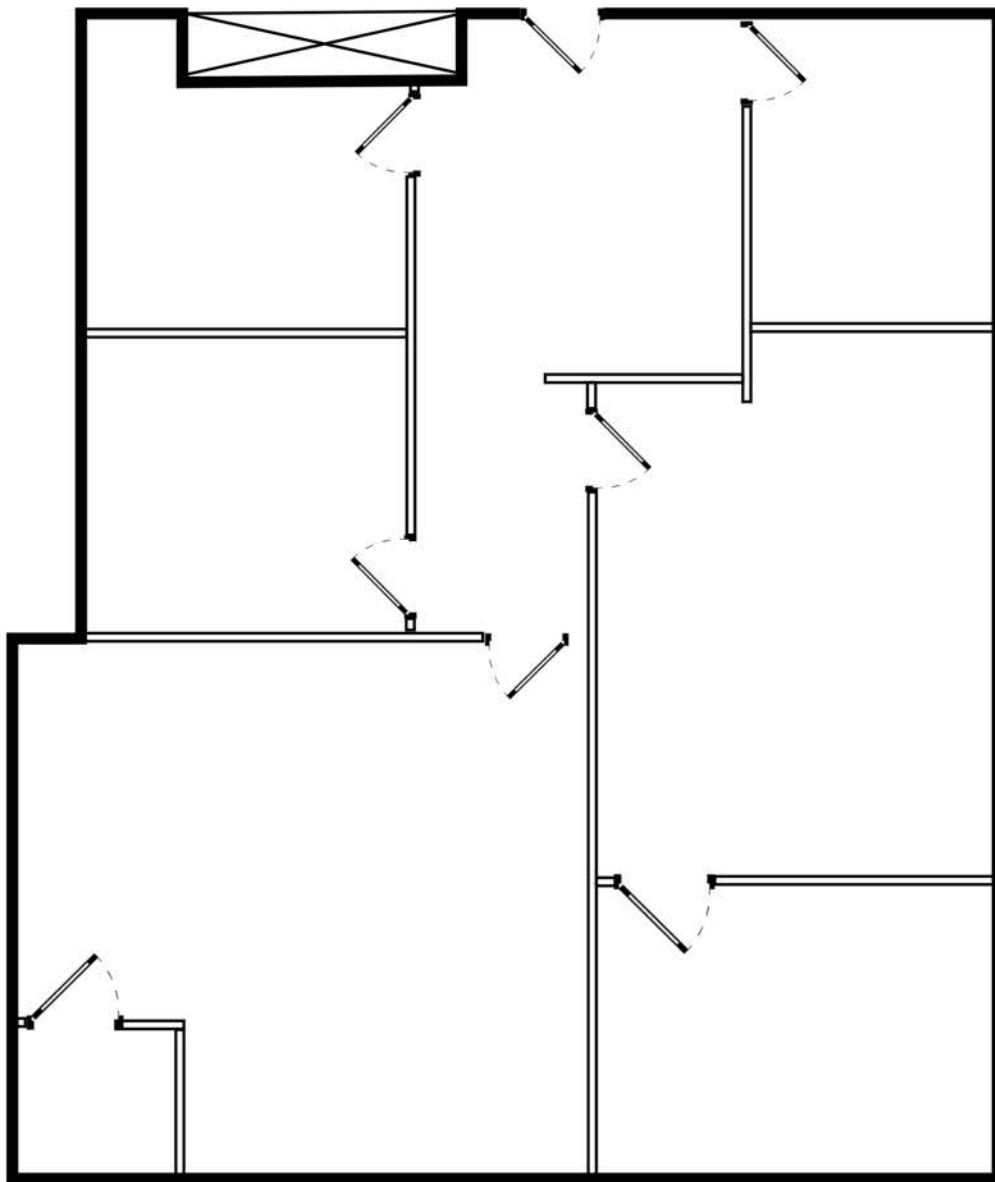
THE HOME DEPOT

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AVAILABLE SPACE - SUITE 305



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TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

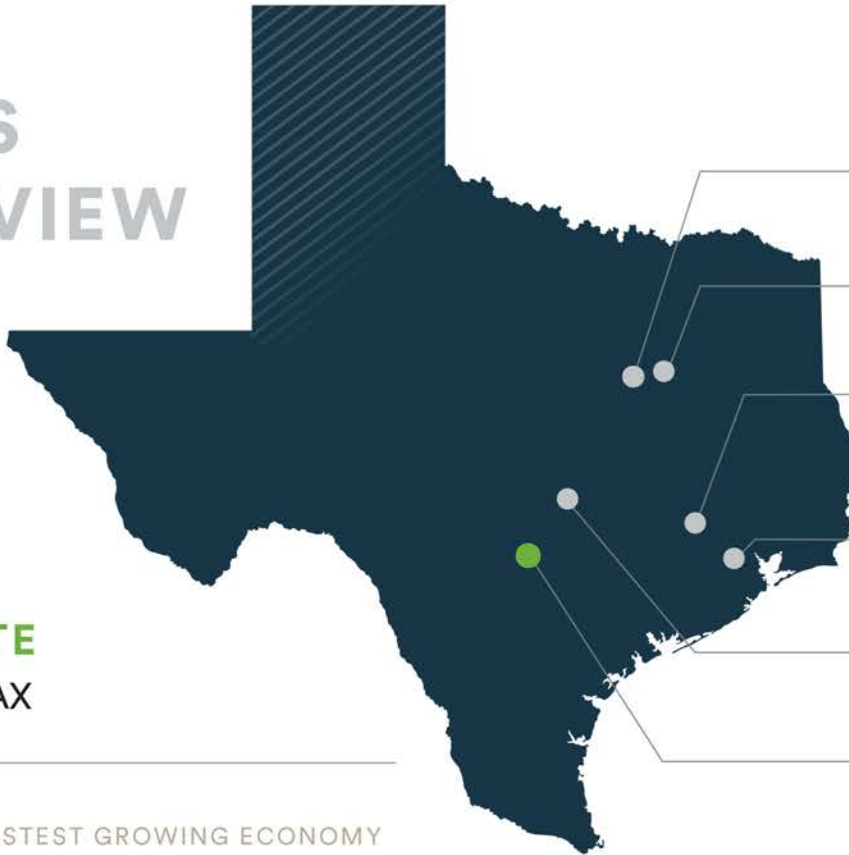


POPULATION
28,995,881

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN
THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

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SAN ANTONIO, TEXAS



METRO AREA POPULATION

2,500,000

3

FORTUNE 500
COMPANIES BASED
IN HOUSTON

#1

MOST VISITED
CITY IN TEXAS



HOME OF THE ALAMO
THE MOST VISITED ATTRACTION

IN THE STATE OF TEXAS



UNIVERSITY OF TEXAS AT SAN ANTONIO

TOTAL NUMBER OF ACADEMIC DEGREES:

OVER 165 UNDERGRAD AND GRADUATE DEGREES



RIVERWALK & TOURISM

LARGEST URBAN ECOSYSTEM IN THE NATION
UNITED NATIONS NAMED WORLD HERITAGE SITES

MORE THAN 11.5 MILLION VISITORS ANNUALLY

7TH

LARGEST CITY
IN THE UNITED STATES



SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000



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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:
 - » 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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Assumed Business Name

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Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
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HOUSTON | BRYAN | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM