

ONE CASTLE HILLS

For Lease



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

RICK LAGRANGE
210.918.6404 direct
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PAUL BARKER
210.918.6393 direct
210.601.8127 mobile
pbarker@endurasa.com

ONE CASTLE HILLS

1100 NW Loop 410, San Antonio, TX 78213

For Lease

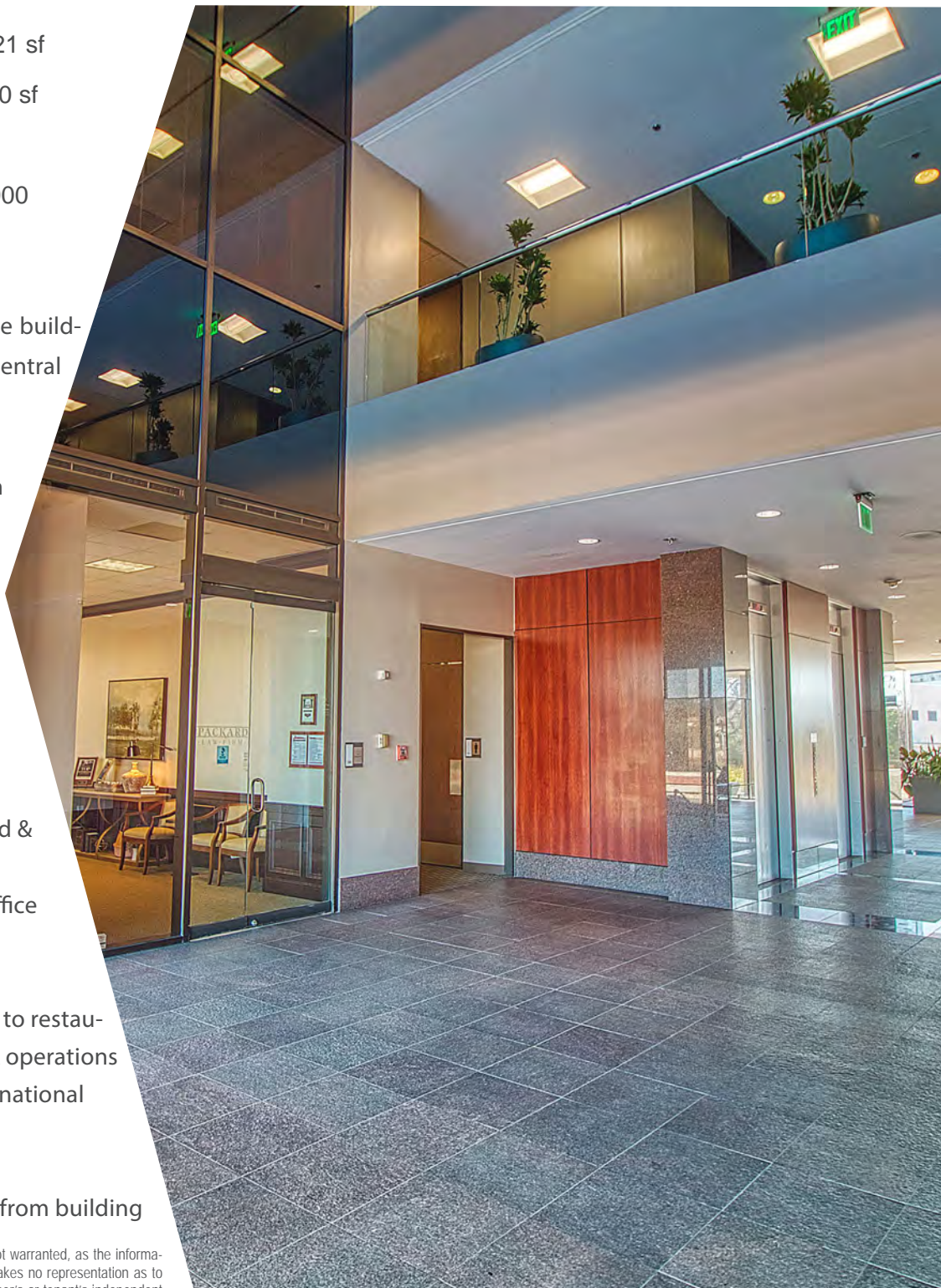
BUILDING SIZE:	157,521 sf
RENTAL RATE:	\$26.50 sf
FLOORS:	8
PARKING:	3/1,000

One Castle Hills is an eight story office building conveniently located in North Central San Antonio at Blanco Rd & Loop 410. The Property is a well located, highly visible, signature office property in the city largest office submarket, renovated in 2013

Highlights

- Micro Market on first floor
- Tenant Conference Room
- Excellent ingress/egress off Blanco Rd & Loop 410
- On-site professional management office
- Executive covered parking
- 24-hour card key access
- Less than 5 minute walking distance to restaurants, shopping, hotels & major bank operations
- Close proximity to San Antonio International Airport
- Free surface parking
- VIA bus stop conveniently just steps from building

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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Available Suites

SUITE	SF
280	1,608
290	2,108
301	2,925
303	922



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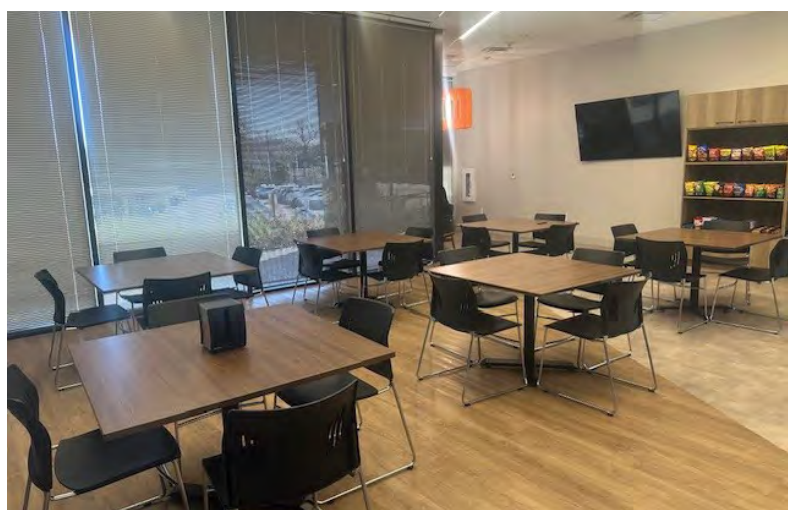
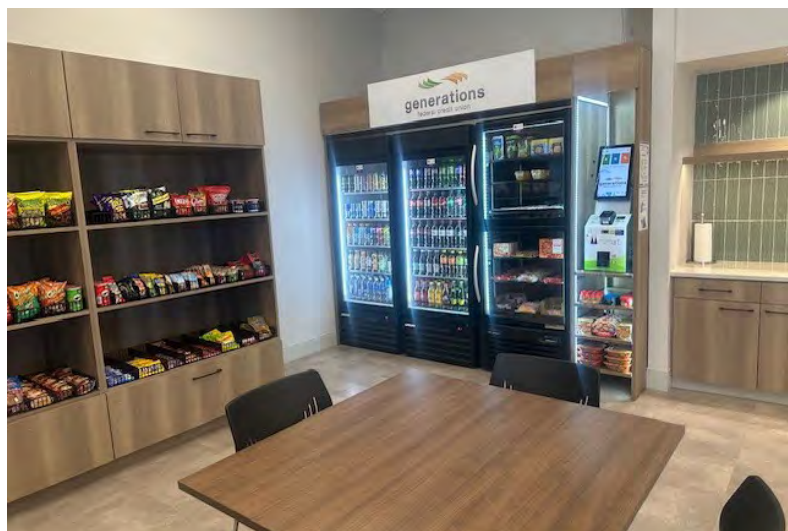
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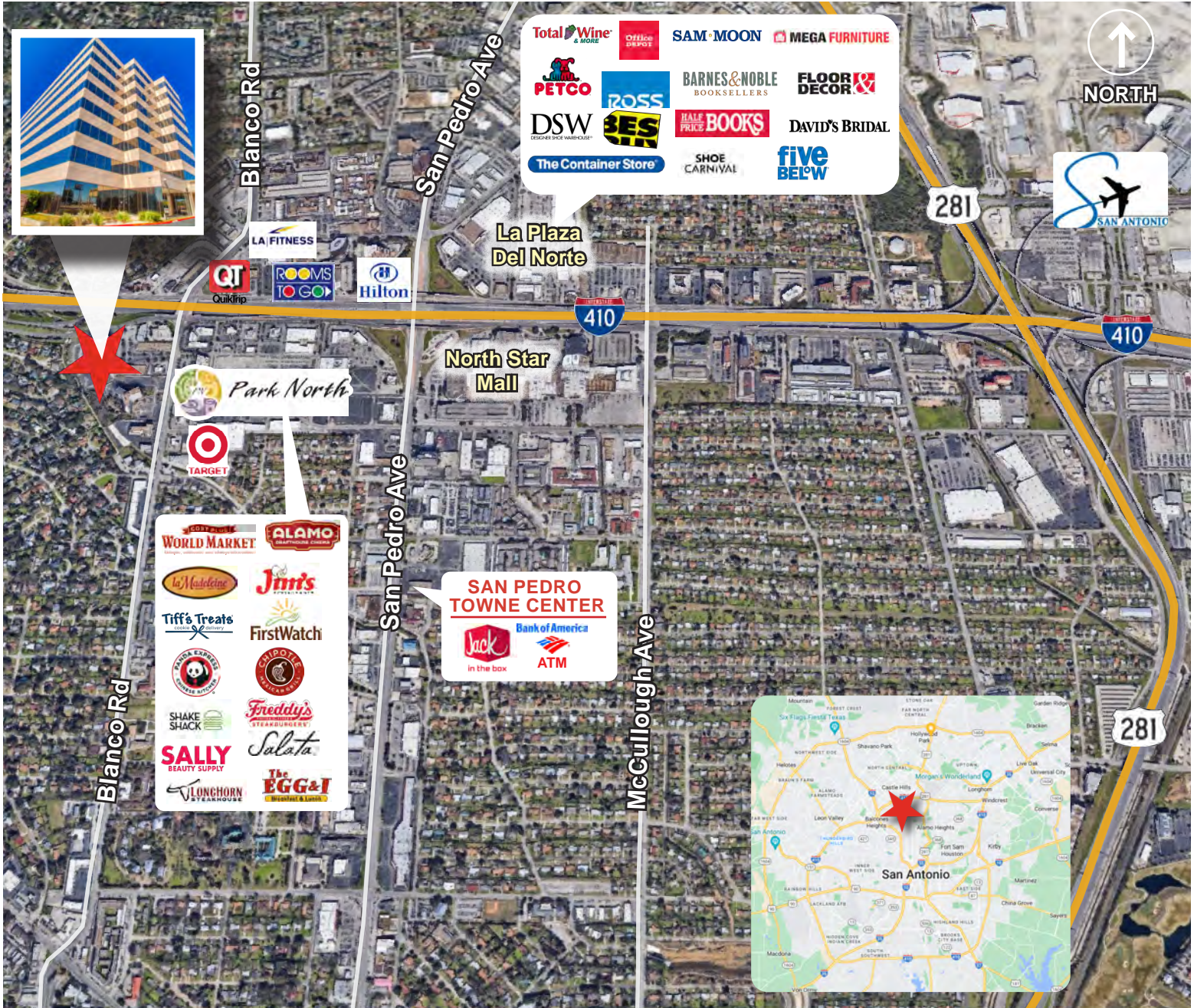
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ONE CASTLE HILLS is conveniently located on the access road of Loop 410 near Blanco Rd. The property offers high visibility and great accessibility off Loop 410 and is in walking distance to numerous retail, hotels and major bank operations.



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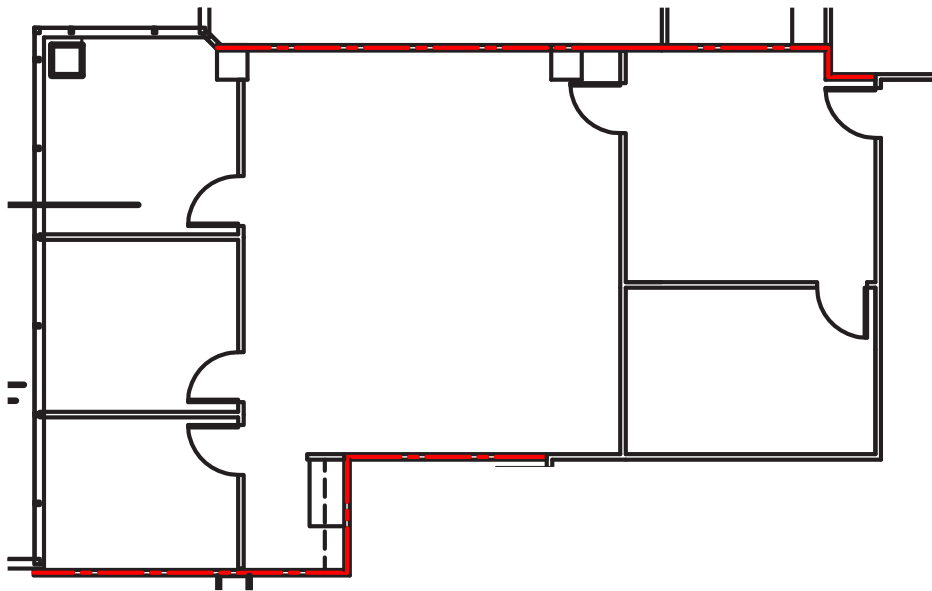
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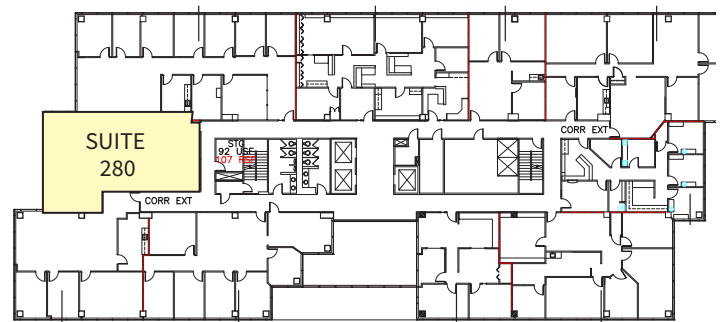
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For Lease

SUITE 280
1,608 RSF



2nd Floor



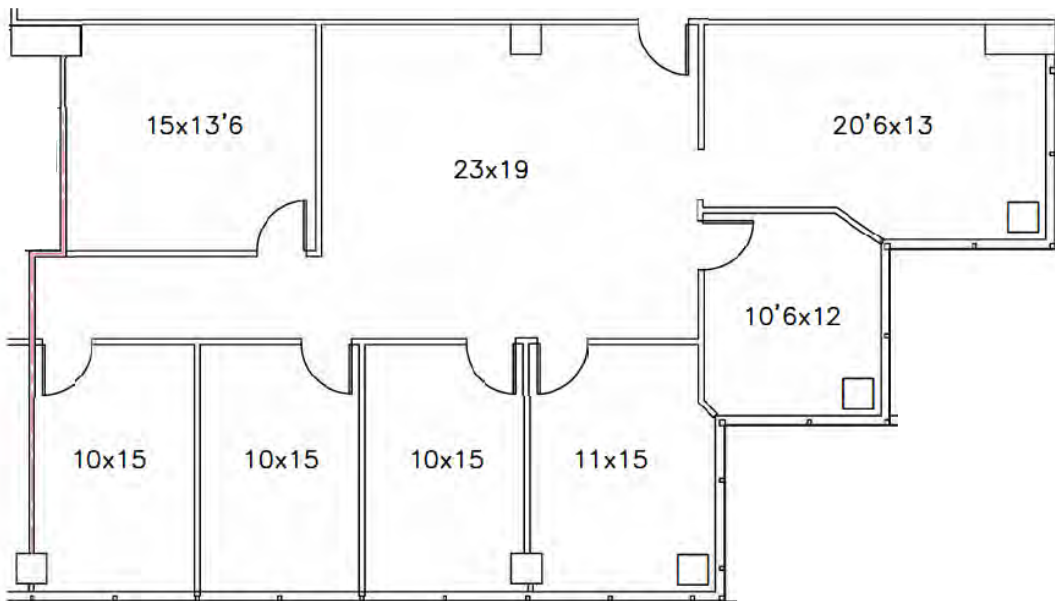
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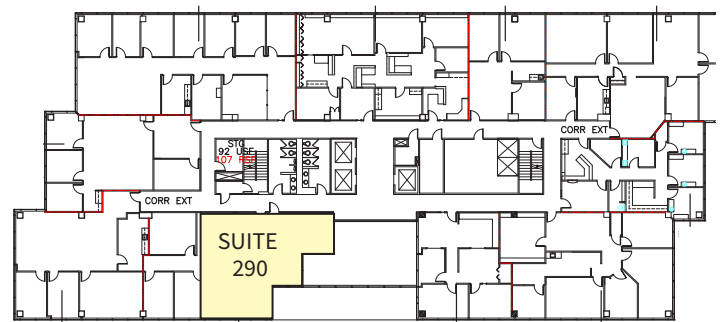
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SUITE 290
2,108 RSF



2nd Floor

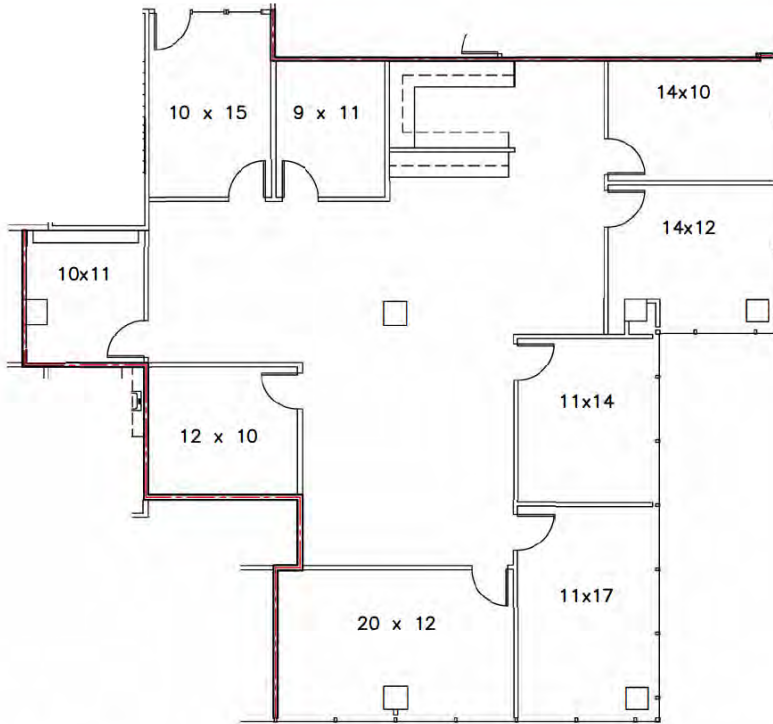


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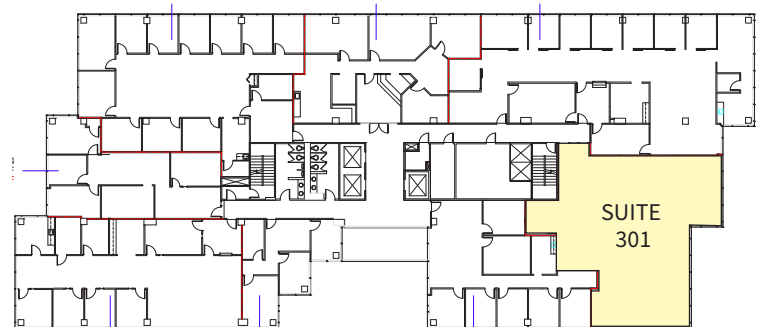
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SUITE 301
2,925 RSF



3rd Floor



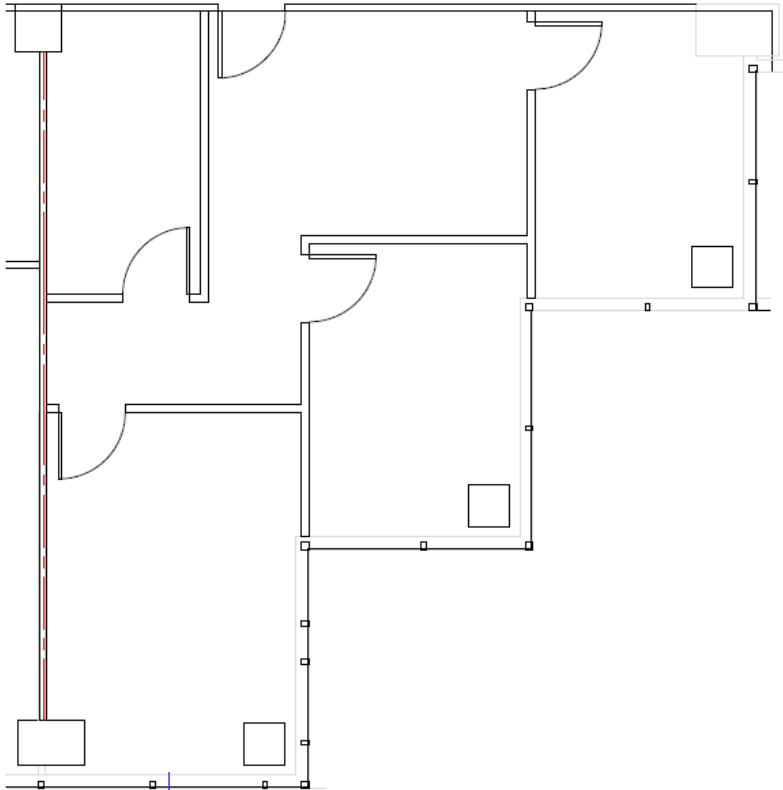
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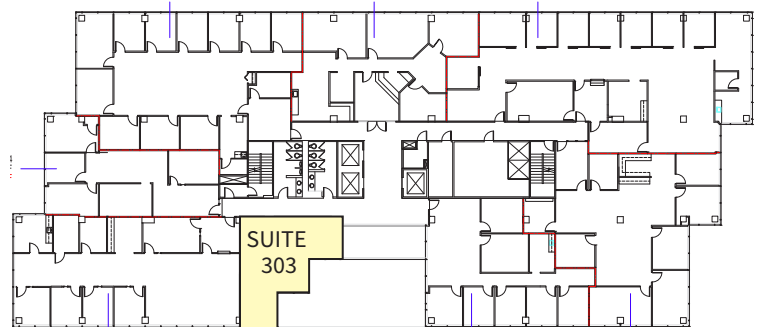
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For Lease

SUITE 303
922 RSF



3rd Floor



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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:
 - 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.

<u>Endura Advisory Group, GP, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>581037</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>James G. Lundblad</u> Designated Broker of Firm	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>James G. Lundblad</u> Licensed Supervisor of Sales Agent/ Associate	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>Rick LaGrange</u> Sales Agent/Associate's Name	<u>484122</u> License No.	<u>rlagrange@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Paul Barker Sales Agent/Associate's Name	467930 License No.	pbarker@endurasa.com Email	(210) 366-2222 Phone

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