

UP TO 2,832 RSF FOR LEASE

CBRE



14500

**San Pedro**

SAN ANTONIO | TX | 78232

# PROPERTY OVERVIEW

## Elevating the Workplace Experience

This 12,000 SF, two-story office building at 14500 San Pedro in San Antonio, TX 78232 offers an exceptional opportunity for professional businesses seeking a prime location. Situated in the heart of San Antonio's North Central submarket, this property boasts prominent visibility along the highly trafficked 281 Corridor, between Loop 1604 and Loop 410. This strategic position provides businesses with easy access to major highway systems and desirable neighborhoods, facilitating seamless commutes for clients and employees alike.

The location offers unparalleled convenience, with the San Antonio International Airport less than 10 minutes away. Tenants will also benefit from proximity to a variety of retail and shopping nearby, providing convenient options for errands and dining.

The building itself features move-in ready office suites with Class A finishes and impressive floor-to-ceiling glass walls and windows, creating a bright and professional environment. First-floor access and building entry exposure enhance the professional image of your business.

**1,527 SF**  
**SUITE 101**

**1,305 SF**  
**SUITE 102**

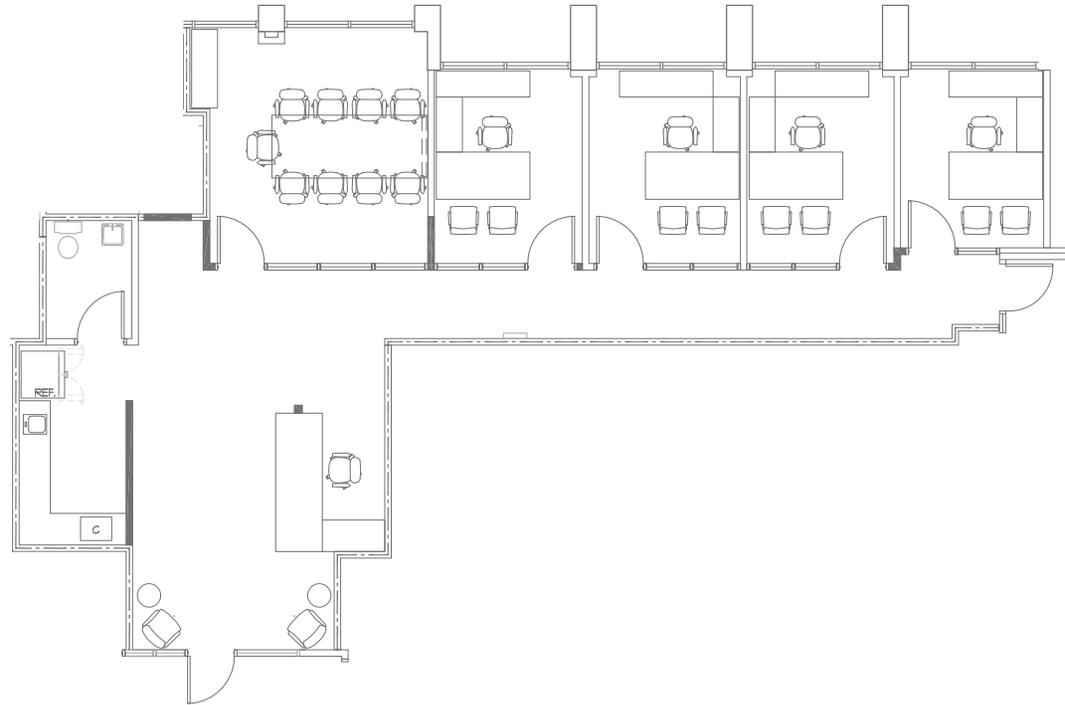


## Highlights

- Move-in ready office suites with Class A finishes and floor-to-ceiling glass walls and windows.
- Prominent monument signage available for excellent brand recognition.
- 1st-floor access and building entry exposure
- 4.41/1000 Parking
- Contact Broker for Pricing.

# FLOOR PLAN

Suite 101



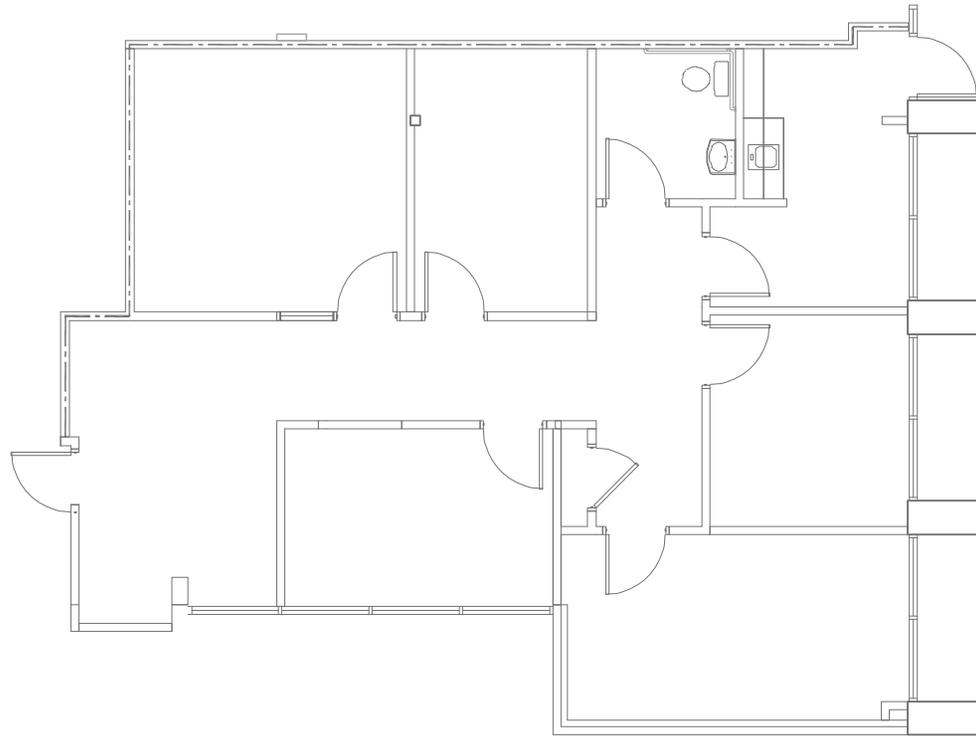
1,527 SF

**JACK MICHEL**  
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CAN BE COMBINED FOR UP TO 2,832 RSF

# FLOOR PLAN

Suite 102



1,305 SF

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# FIRST FLOOR ACCESS & BUILDING ENTRY EXPOSURE



Floor to Ceiling Glass

Monument Signage available

Well-maintained Common Areas

# AREA MAP

## 14500 San Pedro

### ● RESTAURANT

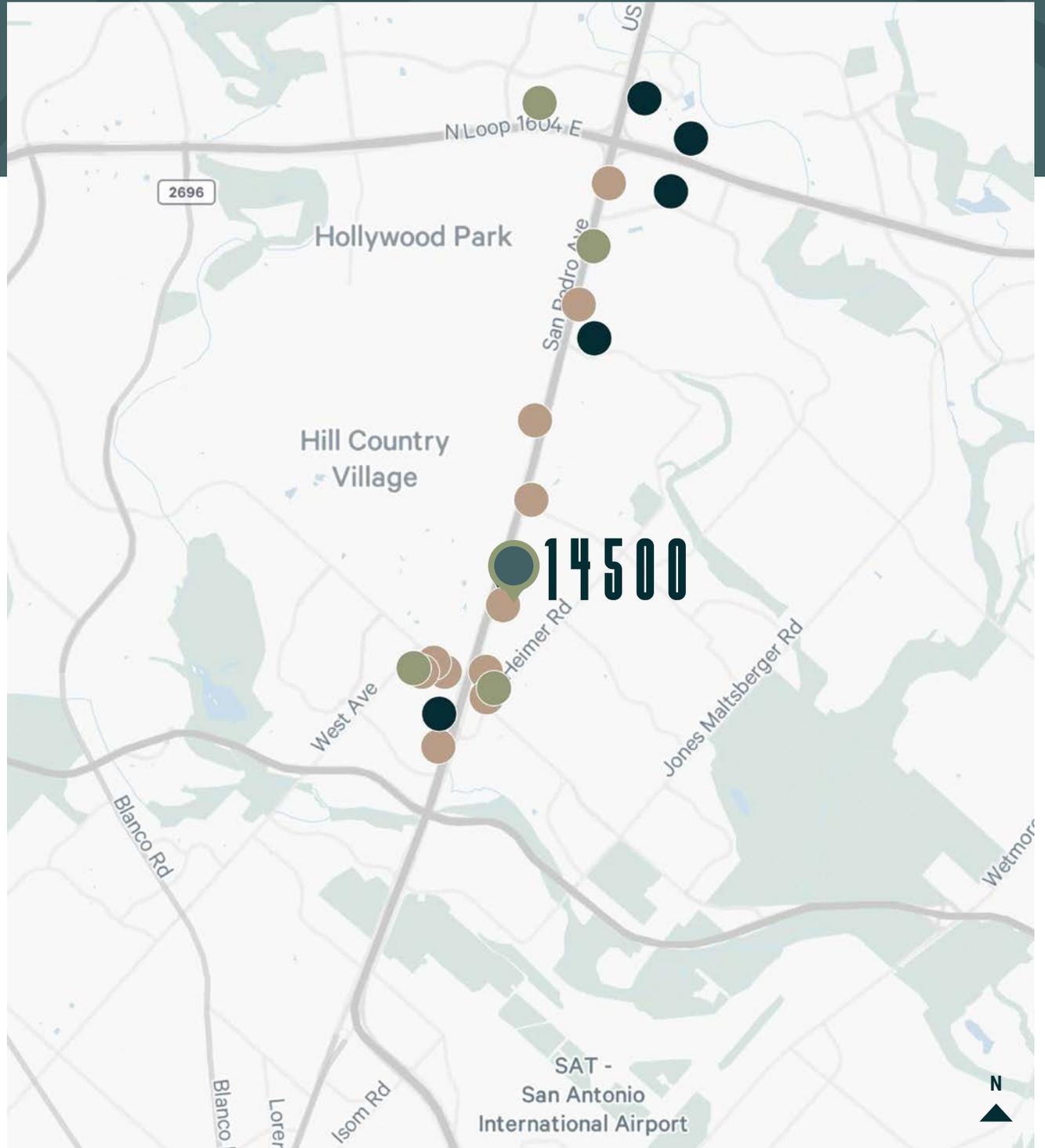
- Bill Miller BBQ
- Alamo Café
- Black rifle Coffee Company
- Starbucks
- Max & Louie's New York Diner
- Panera
- Olive Garden
- Whataburger
- Willie's Grill & Ice House
- Salt Grass
- Chuy's

### ● RETAIL

- Legacy Shopping Center
- Costco
- Target
- Hobby Lobby
- Northwoods Shopping Center

### ● LIFESTYLE

- Lucky Strike Bowling
- Main Event
- Airtopia Adventure Park - San Antonio
- Ice & Golf Center At Northwoods
- Lifetime Fitness



±2,832 RSF OFFICE SPACE FOR LEASE



**14500** San Pedro

SAN ANTONIO | TX | 78232



FOR MORE INFORMATION CONTACT:

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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.

**CBRE, Inc.**

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Buyer/Tenant/Seller/Landlord Initials

Date