

Two Twin Oaks

227 N Loop 1604 E
San Antonio, TX 78232
www.cbre.com/sanantonio

12,043 SF - 34,709 SF for Sublease





Property Overview

Two Twin Oaks is a two-story office building with Class A finishes. It is conveniently located on Loop 1604 at Hwy 281, just minutes from premier restaurants, shopping, residential areas, financial institutions, entertainment venues, the San Antonio International Airport, IH-10 and I-35.

Two Twin Oaks

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FLOORPLAN

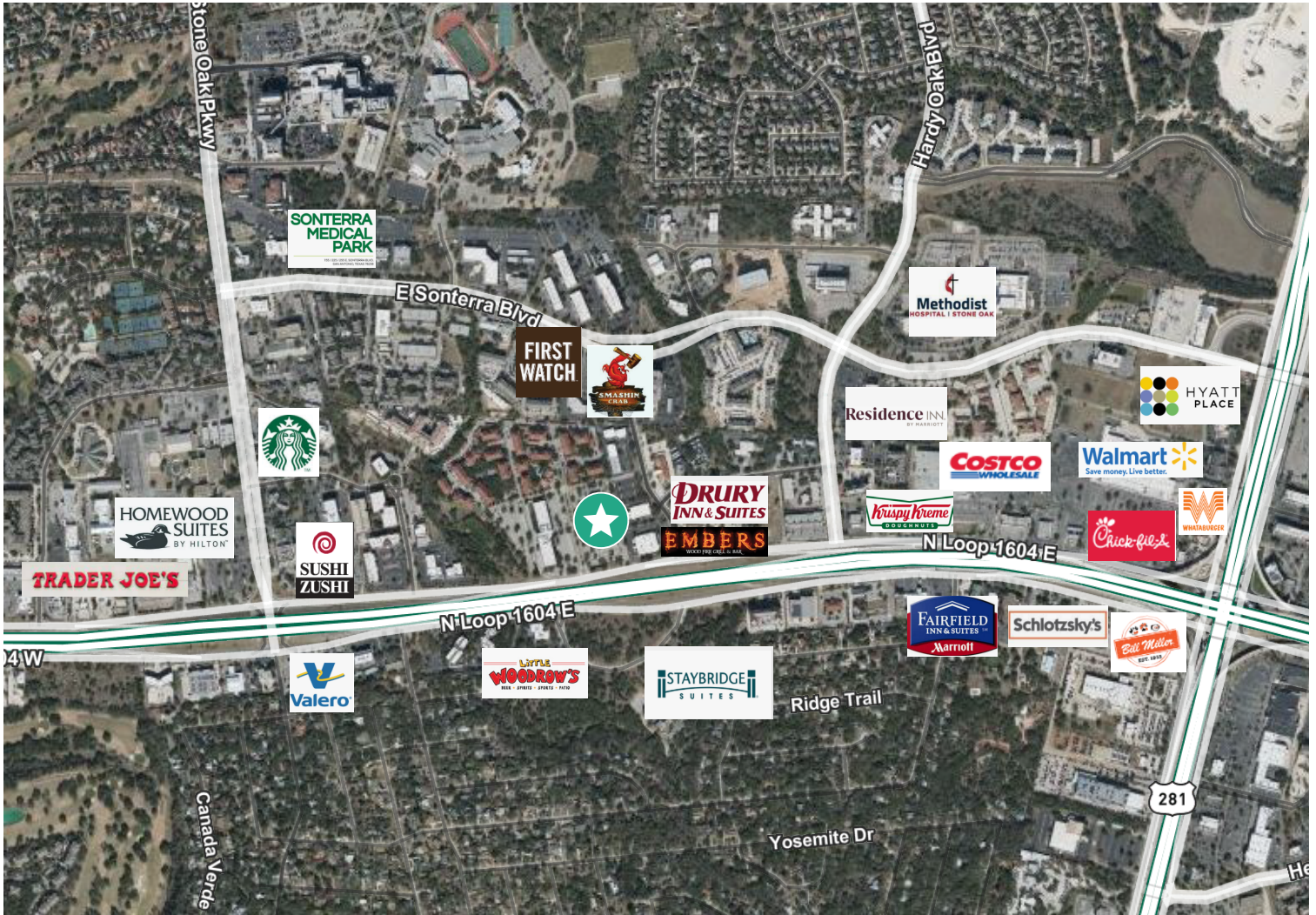
Full Floor Sublease Opportunity: 34,709 SF



Two Twin Oaks

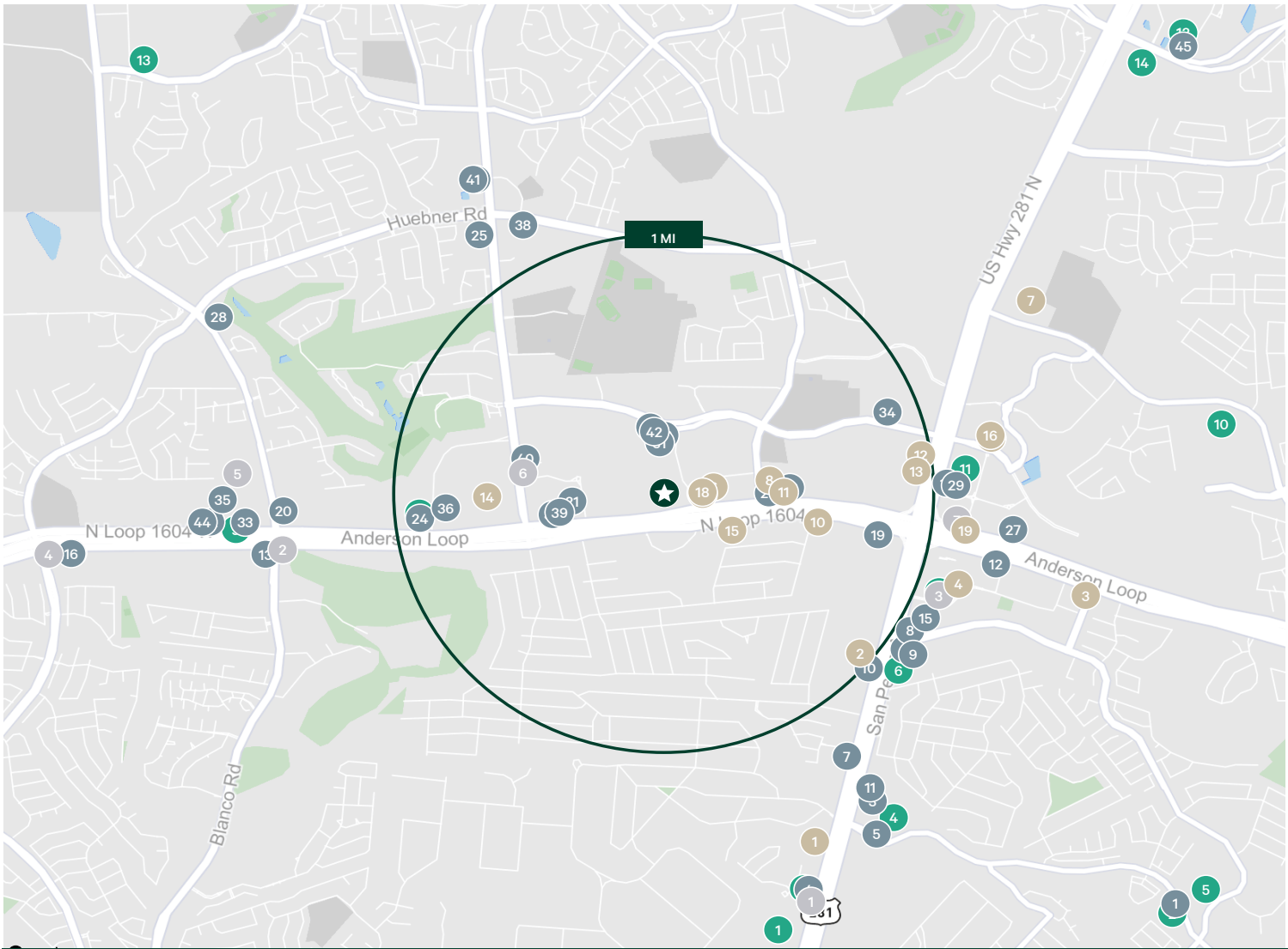
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For Sublease



Sublease Highlights

- + Availability: 12,043 SF - 34,709 SF
- + Price: \$28.60/SF
- + Full Service
- + Term through 3/31/2026
- + Parking Ratio: 4.0/1000 SF
- + Plug & Play



FITNESS (14)

COFFEE/TEA (6)

HOTEL (19)

RESTAURANT (42)

FITNESS

- 1. Gold's Gym
- 2. USA Weightlifting
- 3. CrossFit
- 4. Ultra Body Fitness (UBF)
- 5. YMCA
- 6. CrossFit
- 7. CKO Kickboxing
- 8. Orangetheory Fitness
- 9. LA Fitness
- 10. CrossFit
- 11. Lifetime Fitness
- 12. Pure Barre
- 13. OrangeTheory Fitness
- 14. Planet Fitness

COFFEE/TEA

- 1. Starbucks US
- 2. Starbucks US
- 3. Starbucks US
- 4. Starbucks US
- 5. Starbucks US
- 6. Starbucks US

HOTEL

- 1. Holiday Inn Express
- 2. Days Inn
- 3. Hampton

- 4. Fairfield Inn and Suites by Marriot
- 5. Homewood Suites by Hilton
- 6. Staybridge Suites
- 7. Drury Inn- San Antonio North
- 8. Home2Suites
- 9. Comfort Suites
- 10. Drury Hotels
- 11. Drury Hotels
- 12. Holiday Inn
- 13. La Quinta Inn and Suites
- 14. Courtyard by Marriot
- 15. Residence Inn by Marriot
- 16. Hyatt Place
- 17. Best Western
- 18. Courtyard- Stone Oak at Legacy
- 19. Drury Inn- North

RESTAURANT

- 1. China Garden Restaurant
- 2. Jimmy's Restaurant
- 3. Lemongrass Thai Restaurant
- 4. Sun Sun Chinese Restaurant
- 5. John the Greek Restaurant
- 6. Chili's Grill and Bar
- 7. Texas Roadhouse
- 8. Chuy's
- 9. Sizzling Wok
- 10. China Harbor
- 11. First Watch Restaurants

- 12. La Madeleine
- 13. IHOP
- 14. Luby's
- 15. Mellow Mushroom
- 16. Red Robin Gourmet Burgers
- 17. ZoE's Kitchen
- 18. Genghis Grill
- 19. Jimmy's Restaurant
- 20. Romeo's Italian Grill
- 21. Napa Flats Wood-Fired Kitchen
- 22. Aldino at the Vineyard
- 23. Demo's Greek Food
- 24. Ball Hal Asian Pacific Cuisine
- 25. Sushi Zushi
- 26. Snooze Eatery
- 27. Buffalo Wild Wings
- 28. IHOP
- 29. First Watch Restaurants
- 30. Salata
- 31. Le Peep
- 32. Brick House Tavern & Tap
- 33. Dulce Vida Cocina and Cantina
- 34. Thai Lao Legacy
- 35. Kumori Sushi
- 36. Perico's Mexican Restaurant
- 37. Lion and Rose Pub
- 38. Leticia's Mexican Restaurant
- 39. TaiPei Chinese Restaurant
- 40. Fire Wok
- 41. The Egg & I
- 42. Jason's Deli

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For Sublease



Contact Us

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CBRE



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.

2-10-2025



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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date