

# Austin Highway Business Center

**SUBLEASE**

2735 Austin Hwy  
San Antonio, TX 78218



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
[www.endurasa.com](http://www.endurasa.com)

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Overview

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<b>Building Size:</b>	±83,050 SF
<b>Available Sublease:</b>	Suite 130 - 27,578 sf / Furniture Available
<b>Expiration Date:</b>	February 28, 2029
<b>Rental Rate:</b>	\$10.00 sf / NNN \$7.01
<b>Location:</b>	Located on Austin Hwy near Loop 410 and IH-35 interchange in North East Submarket
<b>Parking:</b>	6.00/1,000 sf

Austin Highway Business Center is an 83,740 square foot single story office building, Energy Star certified, it has undergone extensive renovations which include: Front entrance, modernized lobby, new paint, carpet, roof skylights and exterior wall windows. Easy access to IH-35, Loop 410 & Austin Hwy.

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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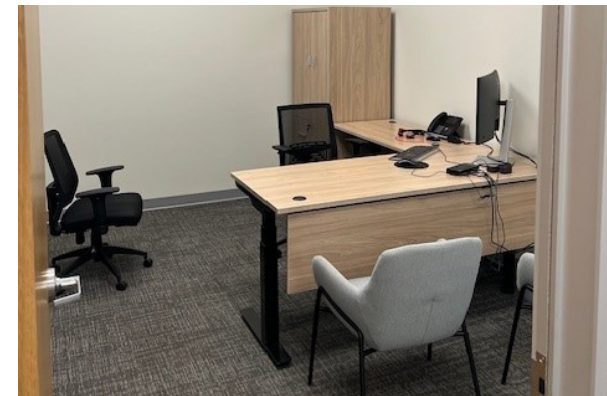
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Photos

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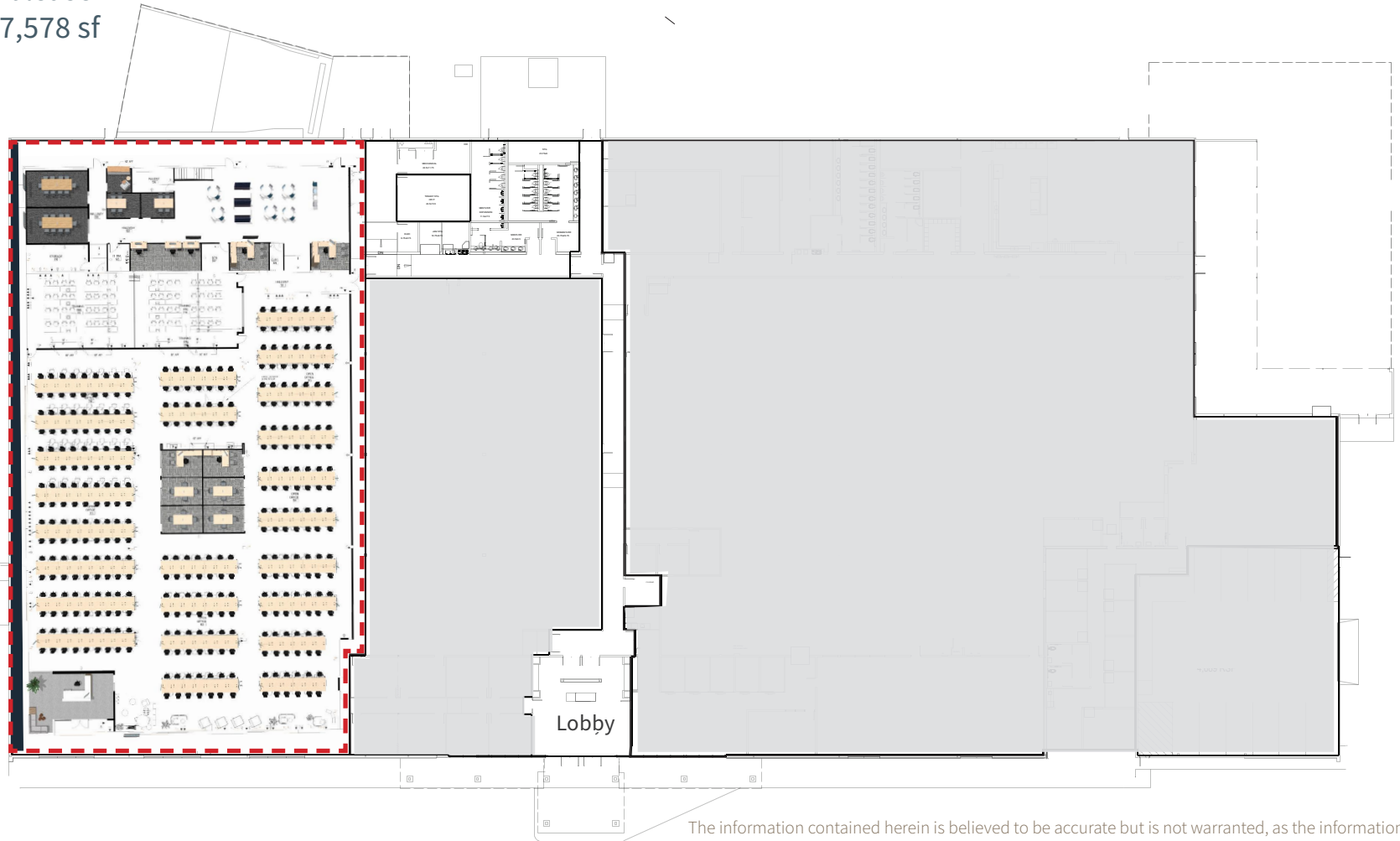
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Floor Plan

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Available Sublease  
Suite 130 - 27,578 sf

Furniture  
Available



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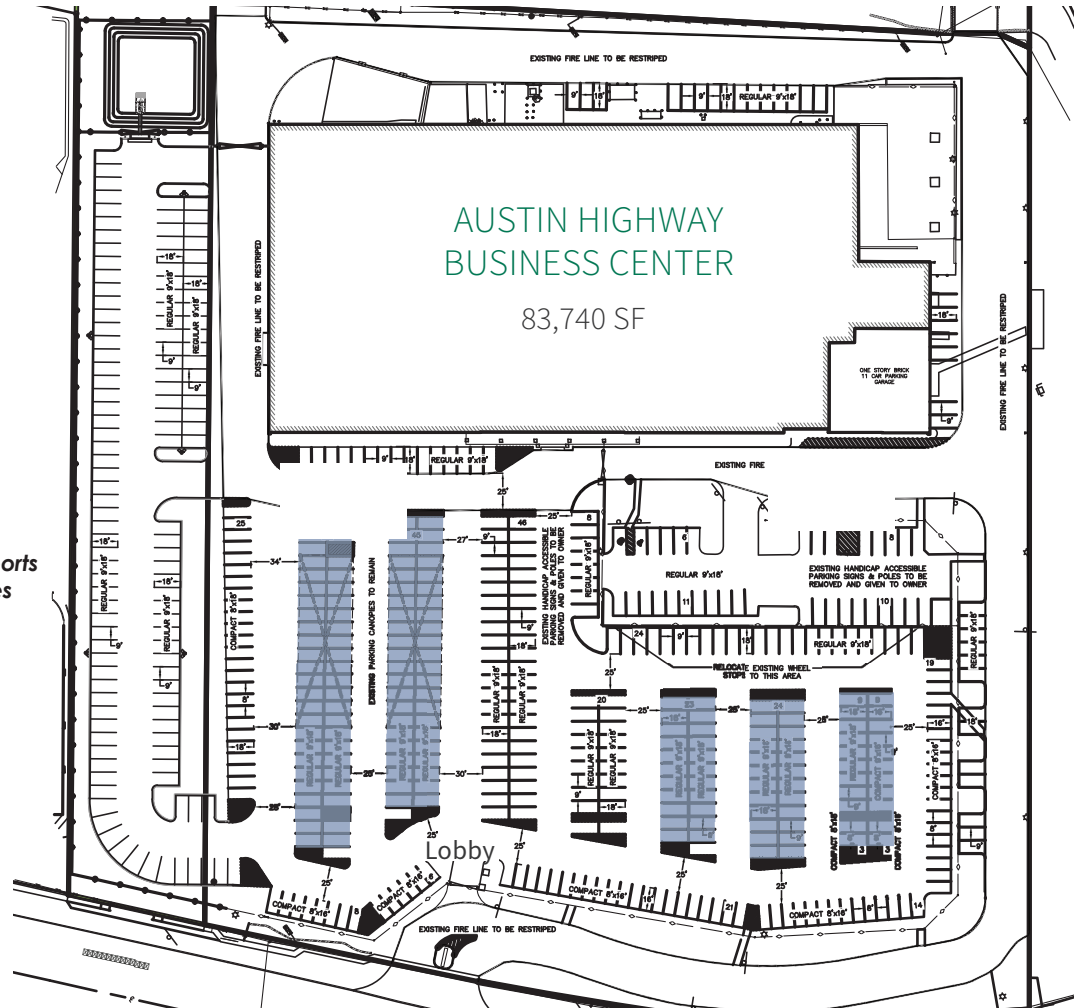
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Site Plan

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## Site Plan



 Solar Covered Carports  
- 162 Parking Spaces

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Aerial View

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## Demographics

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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Total Population:	11,552	96,600	272,636
2028 Population Projection:	11,626	97,444	275,527
Population Growth 2023-2028:	0.1%	0.2%	0.2%
Median Age:	38.8	38.3	38.2
<b>Households</b>			
2023 Total Households:	4,738	39,119	102,963
Household Growth 2023-2028:	0.1%	0.1%	0.2%
Median Household Income:	\$39,150	\$48,932	\$59,423
Average Household Size:	2.4	2.4	2.6
Average Household Vehicles:	1.0	2.0	2.0
<b>Housing</b>			
Median Home Value:	\$131,095	\$165,141	\$168,385
Median Year Built:	1973	1976	1982
<b>Daytime Employment</b>			
Total Businesses:	718	4,934	15,153
Total Employees:	9,956	45,825	127,360
<b>Vehicle Traffic</b>			
NE Loop 410 @ Perrin Beitel Rd:	151,399 vpd		
Austin Hwy @ Walzem Rd:	14,181 vpd		

Source: CoStar

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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:
  - 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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date