

**SUBLEASE**



## Arapaho Building

7801 Broadway St, San Antonio, TX 78209



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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210.410.4590 mobile  
[amcneel@endurasa.com](mailto:amcneel@endurasa.com)

**DAVID HELD**  
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[dheld@endurasa.com](mailto:dheld@endurasa.com)

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## Overview

Location:	Alamo Heights
Availability:	Suite 100: 4,114 rsf Suite 101: 1,020 rsf Suite 102: 761 rsf
Expiration Date:	December 31, 2028
Floors:	2
Rental Rate:	\$25.50 FSG

## Highlights

- Office available in the Alamo Heights area.
- Surrounded by upscale retailers and restaurants.
- High area demographics
- Easy access to US 281/Loop 410 and a short distance from the San Antonio International Airport and Downtown San Antonio/Pearl District.

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.



2.28.25



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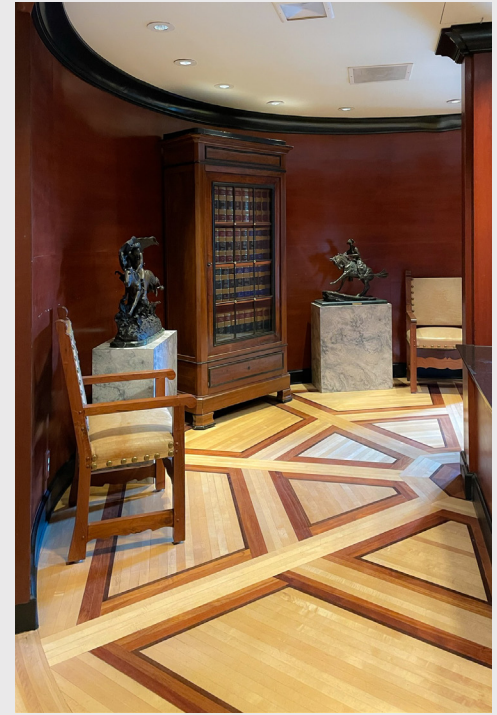
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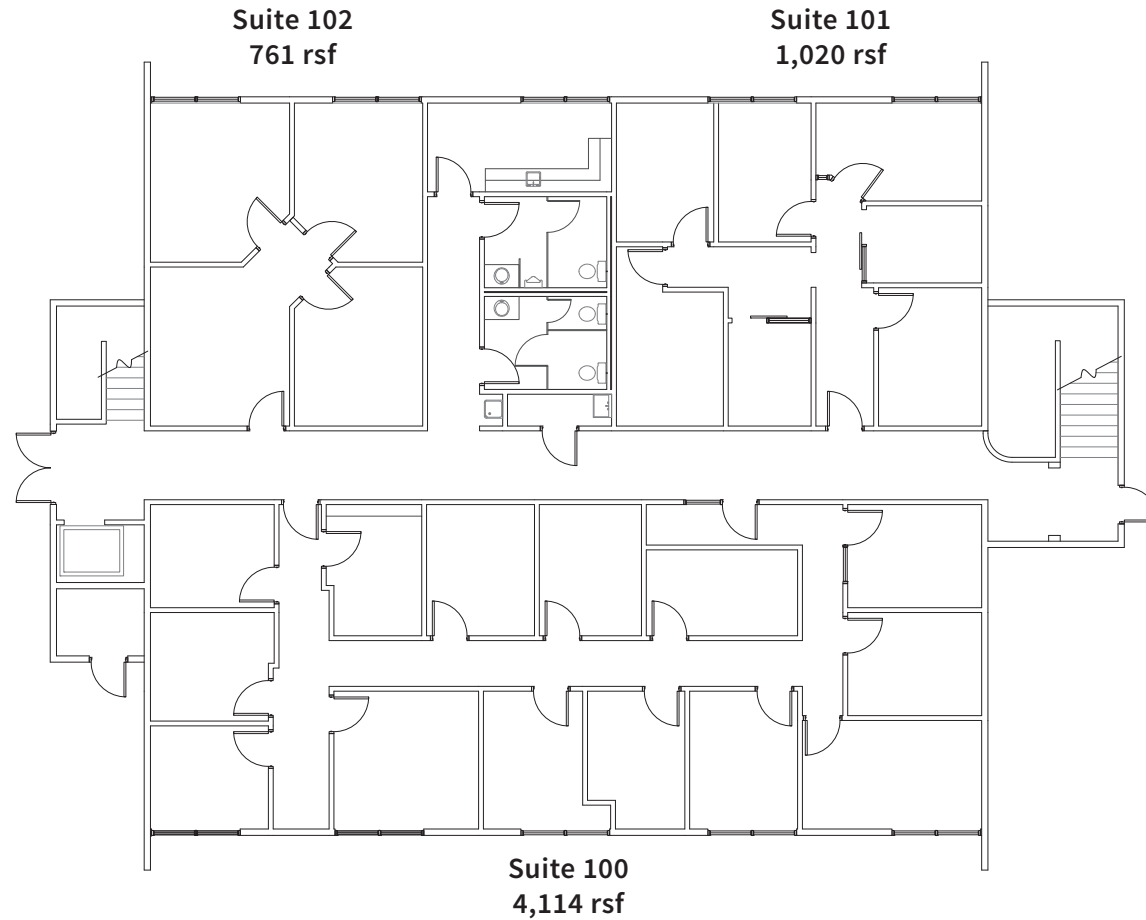
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## 1st Floor - Floor Plan



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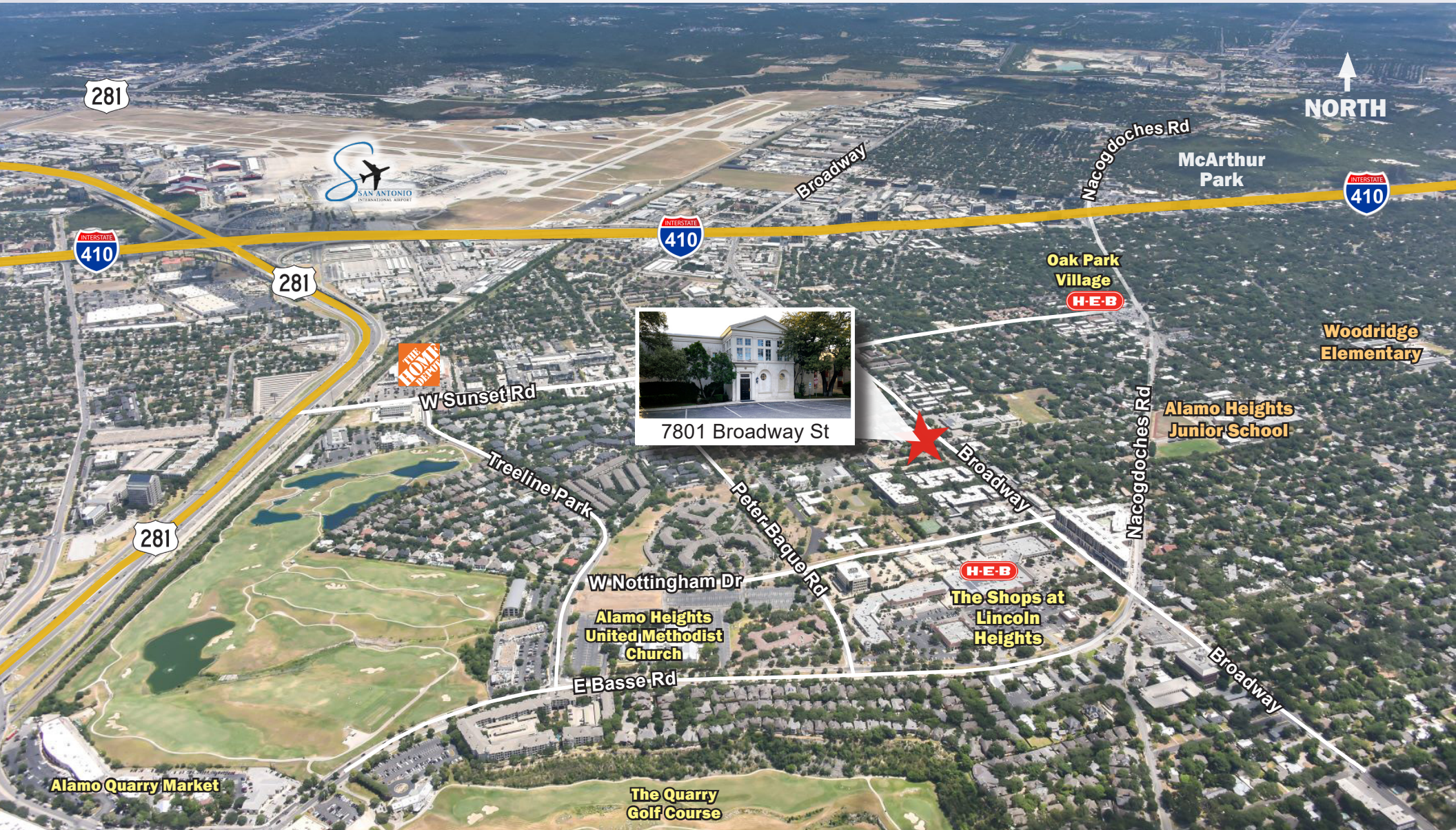
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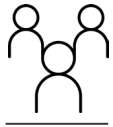
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## Demographics



1 MILE

ESTIMATED POPULATION  
14,222

ESTIMATED HOUSEHOLDS  
6,622

ESTIMATED MEDIAN HOUSEHOLD INCOME  
\$70,877

ESTIMATED MEDIAN HOME VALUE  
\$437,777

3 MILE

ESTIMATED POPULATION  
95,110

ESTIMATED HOUSEHOLDS  
40,392

ESTIMATED MEDIAN HOUSEHOLD INCOME  
\$62,710

ESTIMATED MEDIAN HOME VALUE  
\$330,235

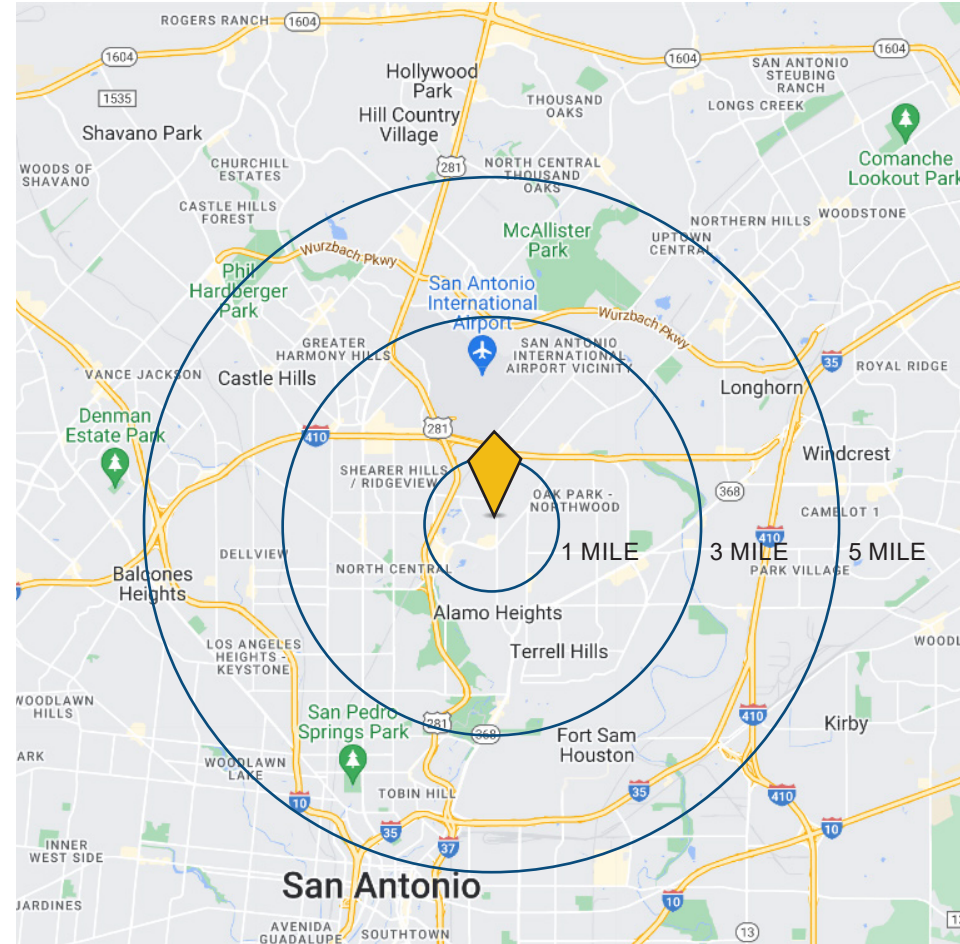
5 MILE

ESTIMATED POPULATION  
280,773

ESTIMATED HOUSEHOLDS  
117,206

ESTIMATED MEDIAN HOUSEHOLD INCOME  
\$53,485

ESTIMATED MEDIAN HOME VALUE  
\$243,517



### TRAFFIC COUNT

Source: 2024 Costar

HWY 281 @ W SUNSET RD: 126,970 VPD

BROADWAY @ NACOGDOCHES RD: 21,368 VPD

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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.

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
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Albert McNeel	451316	amcneel@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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



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