

**FOR
LEASE**

81,556 SF
Office Building

Full Floor
Availabilities

NE San Antonio

TRANSWESTERN

REAL ESTATE
SERVICES

FOURWINDS TOWER

North Tower - 8940 Fourwinds Dr, Windcrest, TX 78239

South Tower - 8930 Fourwinds Dr, Windcrest, TX 78239



Availabilities

North Tower:

- 2nd Floor: 462 - 2,856 SF
- 3rd Floor: 462 - 3,931 SF
- 4th Floor: up to 16,803 SF
- 5th Floor: up to 16,803 SF

South Tower:

- Floors 2-5: 16,803 - 67,212 SF

Property Overview

- Two 81,556 RSF Five-Story Office Buildings
- Class A on-site amenities including tenant lounge, three conference facilities, fitness center and mother's room
- Abundant parking, solar covered parking

For Information:

Mason Pollard

210.253.2935

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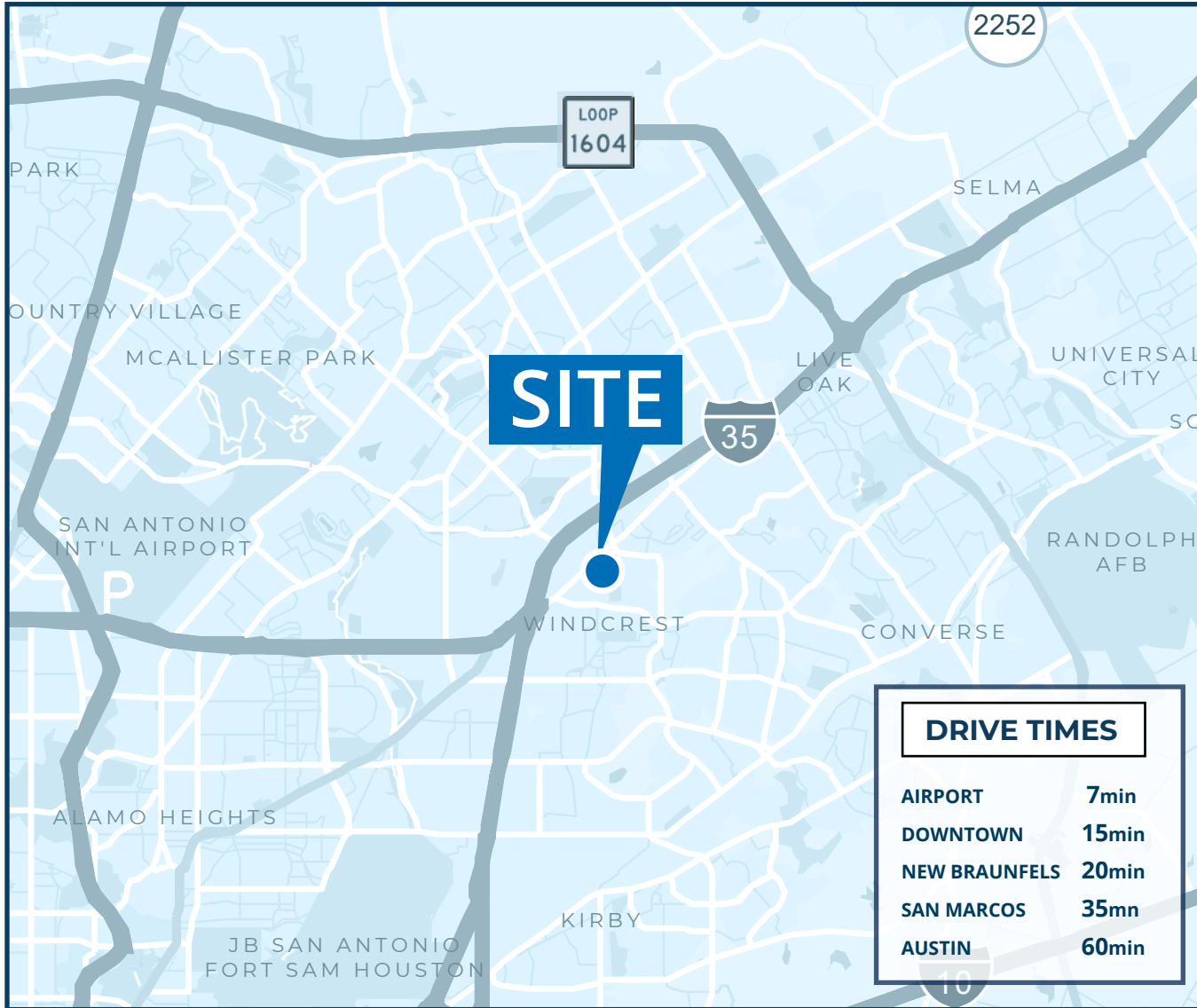
FOURWINDS TOWER

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Location Overview

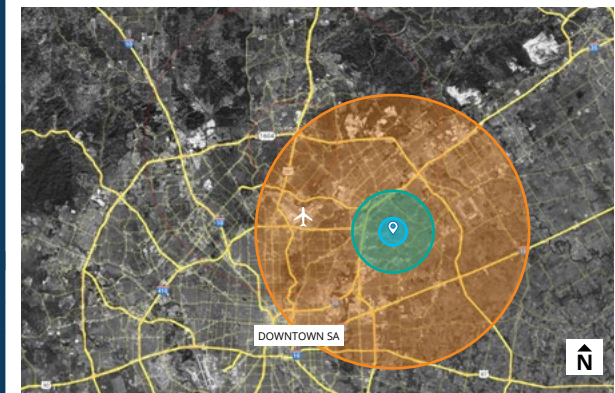
Immediate access to I-35/410 Corridor
Abundant nearby retail amenities
Close proximity to Randolph AFB,
Downtown, San Antonio Int'l Airport &
surrounding Comal County

Demographics

	1-Mile Radius	3-Mile Radius	10-Mile Radius
Population	7,892	115,387	739,634
Households	3,105	43,584	325,622
Median Age	40	35	36
Average HH income	\$67,293	\$64,946	\$81,928
Daytime Employees	8,663	38,057	419,038
Pop. Growth	1.5% ↑	1.3% ↑	1.7% ↑

DRIVE TIMES

AIRPORT	7min
DOWNTOWN	15min
NEW BRAUNFELS	20min
SAN MARCOS	35mn
AUSTIN	60min



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FOURWINDS TOWER - NORTH

8940 Fourwinds Dr, Windcrest, TX 78239

2nd Floor: 462 - 2,856 SF



**available 30 day notice*

FOURWINDS TOWER - NORTH

8940 Fourwinds Dr, Windcrest, TX 78239

3rd Floor: 462 - 3,931 SF



**available 30 day notice*

FOURWINDS TOWER - NORTH

8940 Fourwinds Dr, Windcrest, TX 78239



4th & 5th Floor: 16,803± SF each

Up to ±33,606 SF

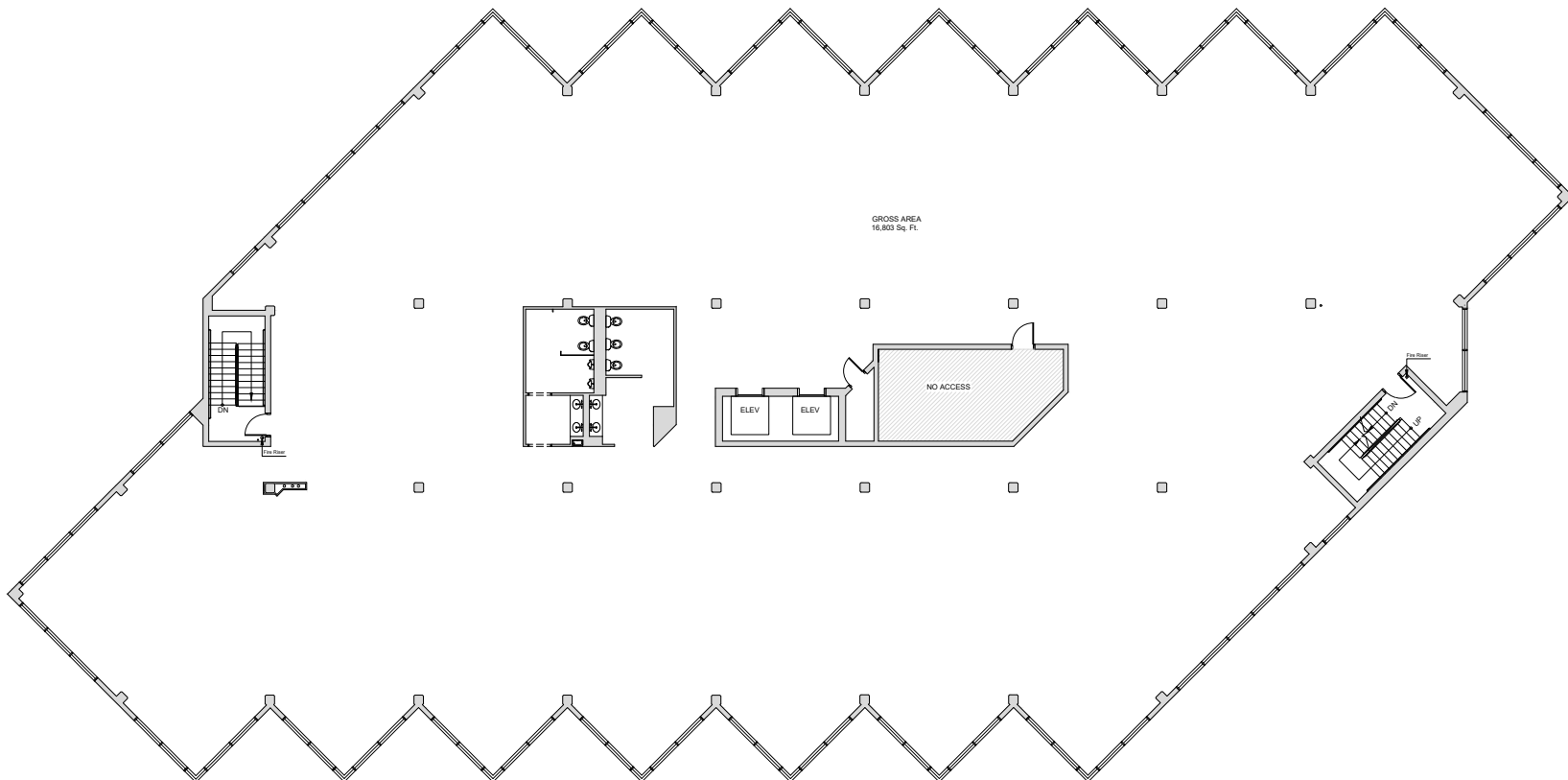


FOURWINDS TOWER - SOUTH

8930 Fourwinds Dr, Windcrest, TX 78239

Floors 2-5: 16,803± SF each

Up to ±67,212 SF





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.

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Mason Pollard	672364	mason.pollard@transwestern.com	210-341-1344
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date