

FOR LEASE

SKYPORT OFFICE PLAZA

100 SANDAU RD, SAN ANTONIO, TX 78216



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
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KAYLA HARMS
210.379.7479 mobile
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OVERVIEW

Total Building Size:	23,367 SF
Availability:	1st Floor - 7,789 SF
Floors:	3
Asking Rent:	\$26.00 PSF
Parking:	3.00/1,000 SF

HIGHLIGHTS

- Three story brick and glass building
- Move-in ready suites with quality finishes
- Highly visible property
- Great access to Hwy 281 & Loop 410
- One mile from the San Antonio Airport
- Covered parking available
- Numerous restaurants and hotels nearby



2.28.25

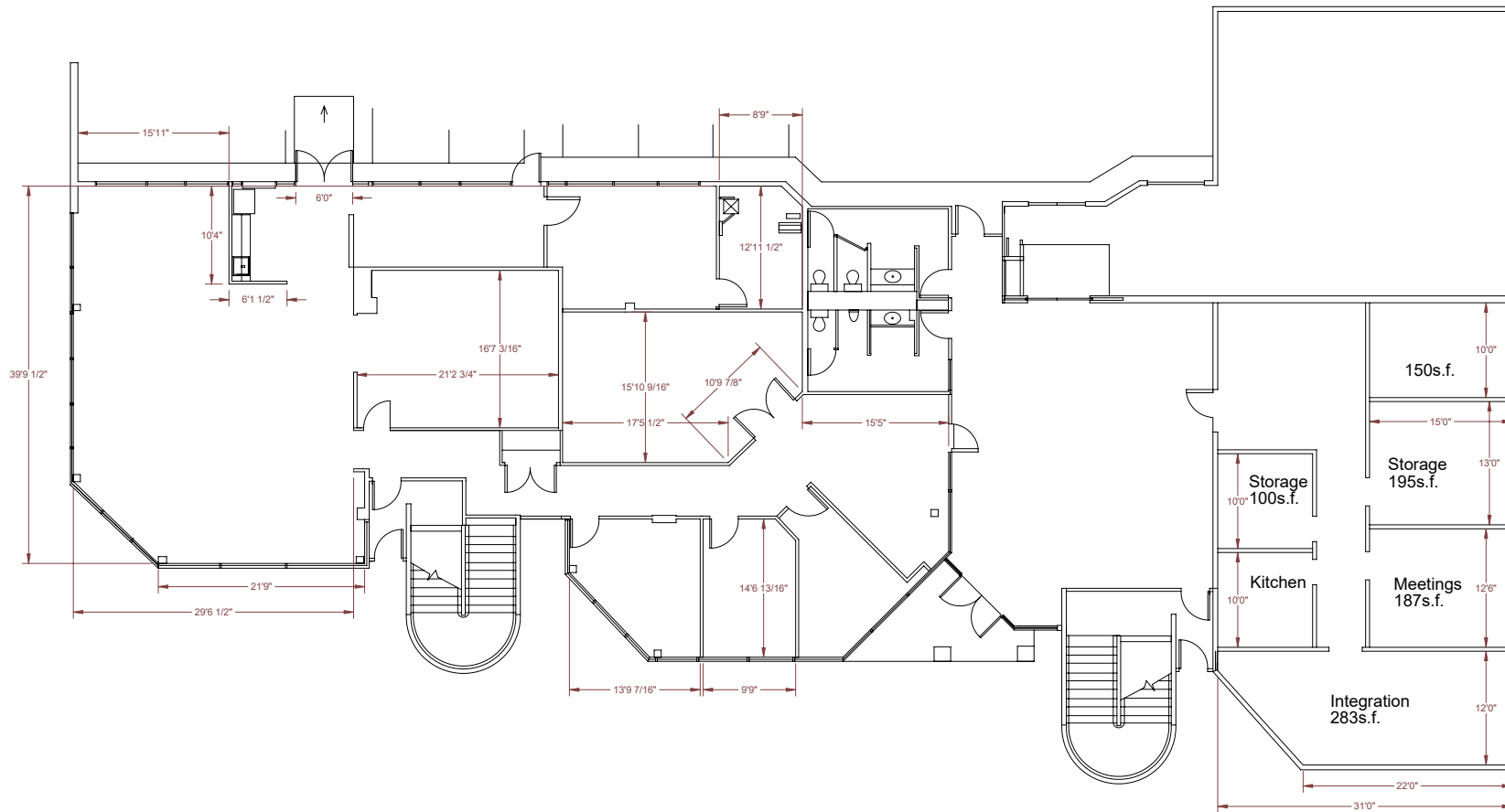
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First Floor - 7,789 sf

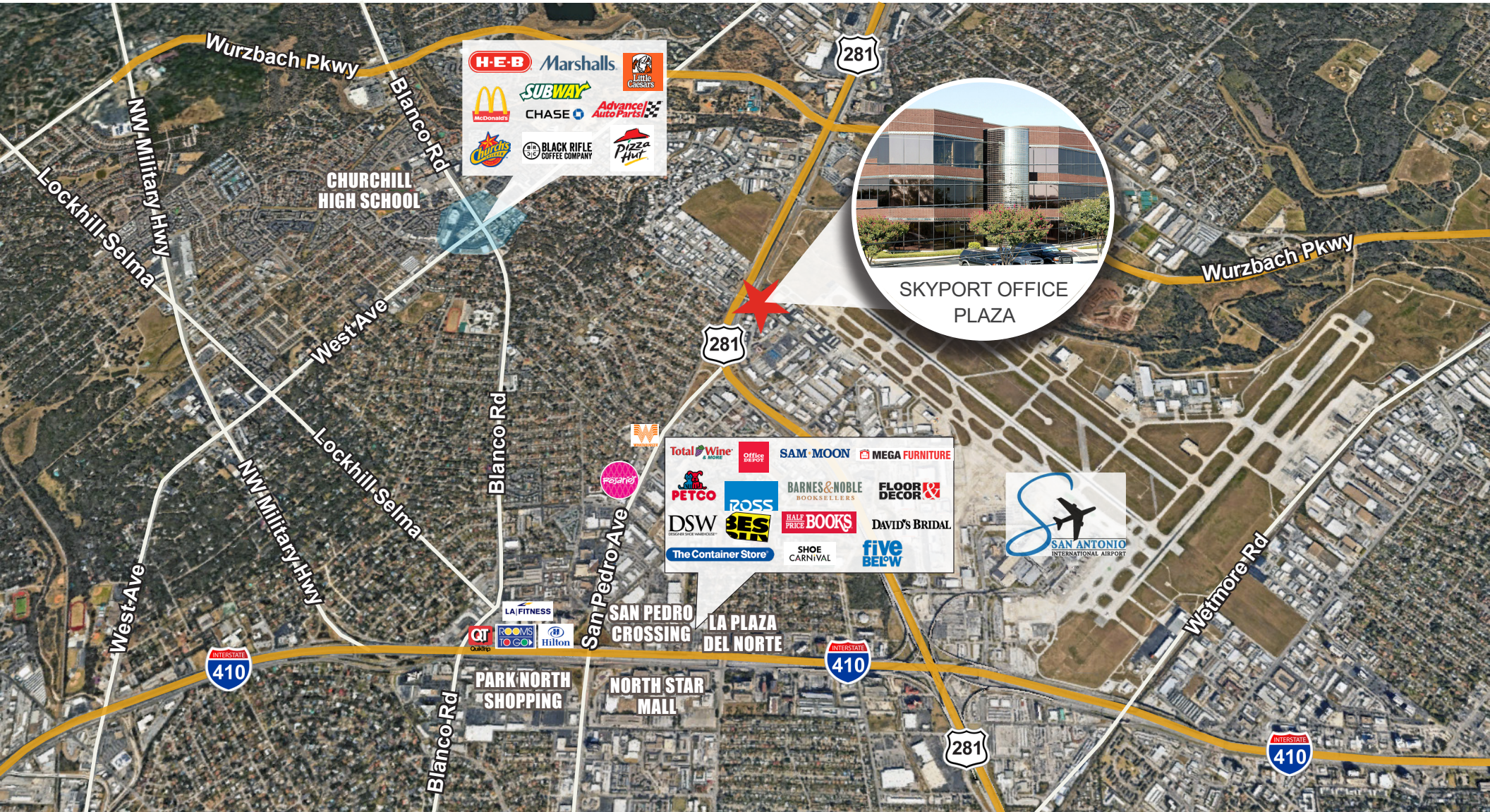


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Businesses near Churchill High School:

- H-E-B
- Marshalls
- Little Caesars
- McDonald's
- SUBWAY
- CHASE
- Advance Auto Parts
- Five Guys
- BLACK RIFLE COFFEE COMPANY
- Pizza Hut

Businesses near San Pedro Crossing and La Plaza del Norte:

- Total Wine & More
- Office Depot
- SAM MOON
- MEGA FURNITURE
- PETCO
- ROSS BOOKSELLERS
- FLOOR DECOR
- DSW
- SES
- HALF PRICE BOOKS
- DAVID'S BRIDAL
- The Container Store
- SHOE CARNIVAL
- five BELOW

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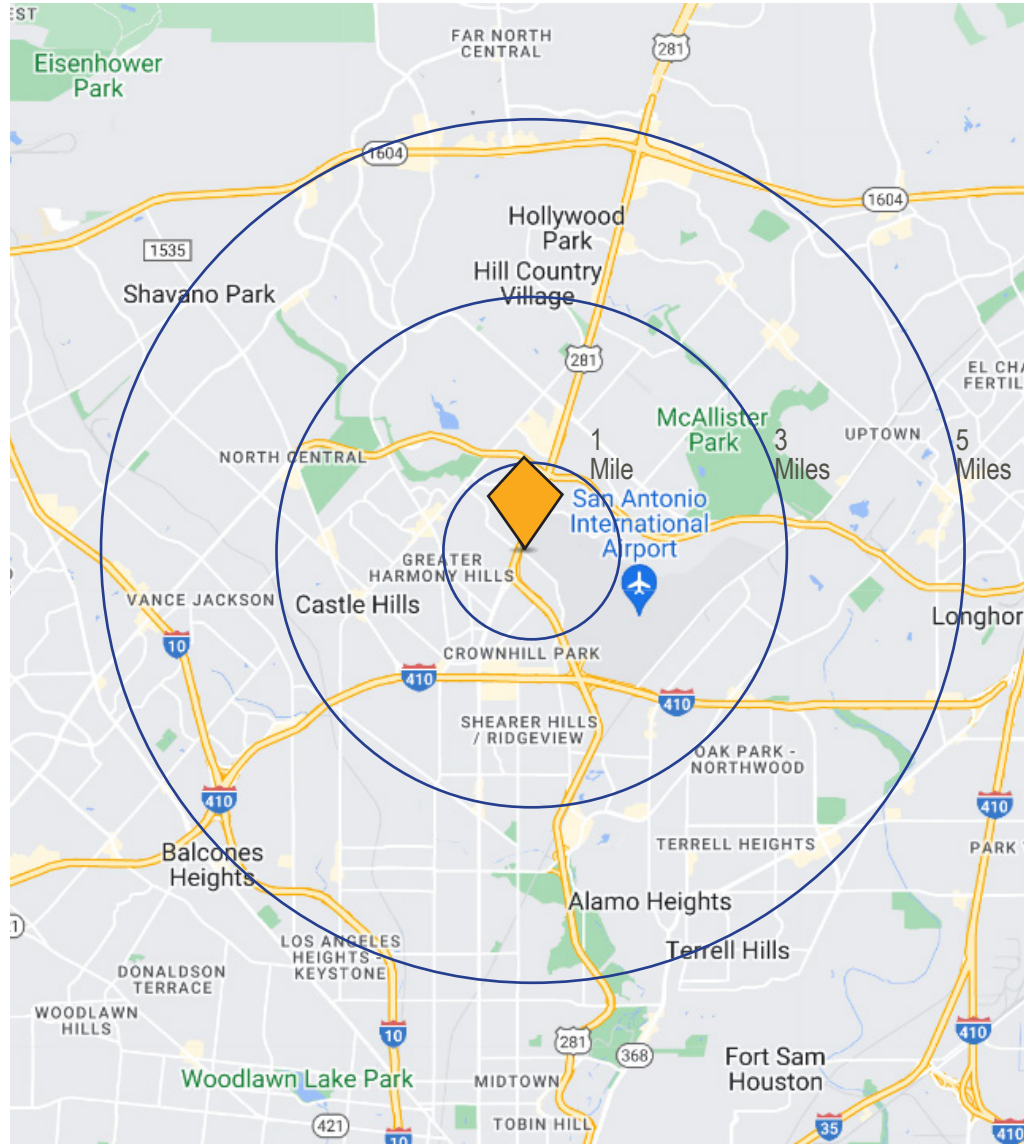
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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population			
2022 Total Population:	7,462	99,128	318,647
2027 Population Projection:	7,991	106,631	341,819
Population Growth 2022-2027:	1.4%	1.5%	1.5%
Average Age:	37.2	37.9	37.8
Households			
2022 Total Households:	2,925	43,389	134,030
Household Growth 2022-2027:	1.3%	1.4%	1.3%
Median Household Income:	\$41,131	\$55,233	\$59,023
Average Household Size:	2.5	2.2	2.3
Average Household Vehicles:	1	2	2
Housing			
Median Home Value:	\$211,872	\$253,363	\$248,396
Median Year Built:	1969	1980	1980
Daytime Employment			
Total Businesses:	1,542	8,866	20,627
Total Employees:	16,538	87,148	181,705
Vehicle Traffic			
Hwy 281 @ San Pedro Ave:	146,006 vpd		
Sandau Rd @ San Pedro Ave:	9,597 vpd		
E Rhapsody Dr @ San Pedro Ave:	5,879 vpd		



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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kayla Harms	706286	kharms@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date