

FOR LEASE: NORTHEAST ATRIUM OFFICE BUILDING

9504 IH-35 N. SAN ANTONIO, TX 78233

Location:

- 9504 IH 35 N, at Crestway Dr.
- Just North of Loop 410
- Windcrest/Randolph Blvd Exit
 - Exit #27B going North
 - Exit #167A going South

Office Space Available:

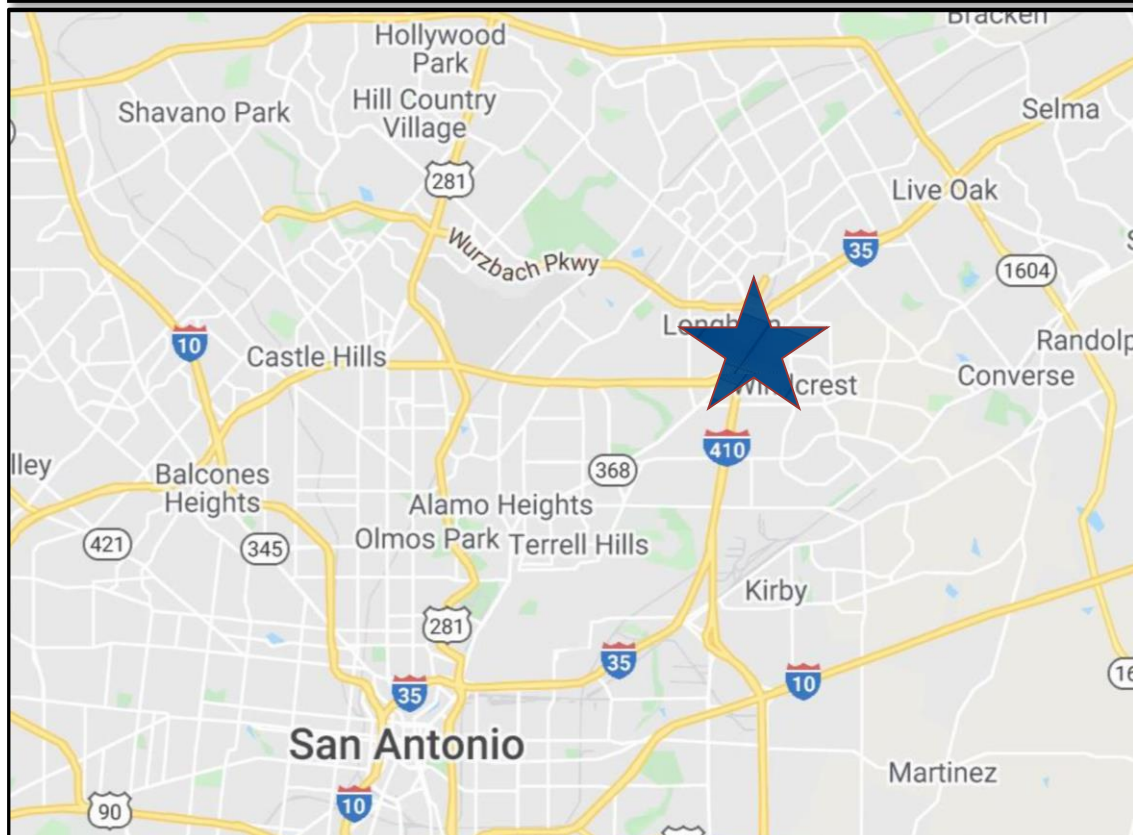
- Suite 301-1: 650 Rentable SF
- Suite 315: 822 Rentable SF
- Suite 318: 2,538 Rentable SF

Monthly Rent, Year 1:

- Suite 301-1: \$1,100
- Other Suites: Contact Broker
- Utilities Included
- Tenant Pays Janitorial

Parking:

- 4.04:1000 SF
- 128 Open Parking Spaces
- 31 Covered, 97 Uncovered



The information contained herein has been carefully compiled from sources believed to be reliable; however, no warranty as to the accuracy and/or completeness of these materials is made. This presentation is offered subject to prior placement and withdrawal, cancellation or modification without notice. The information included in this report is deemed reliable, but not guaranteed.



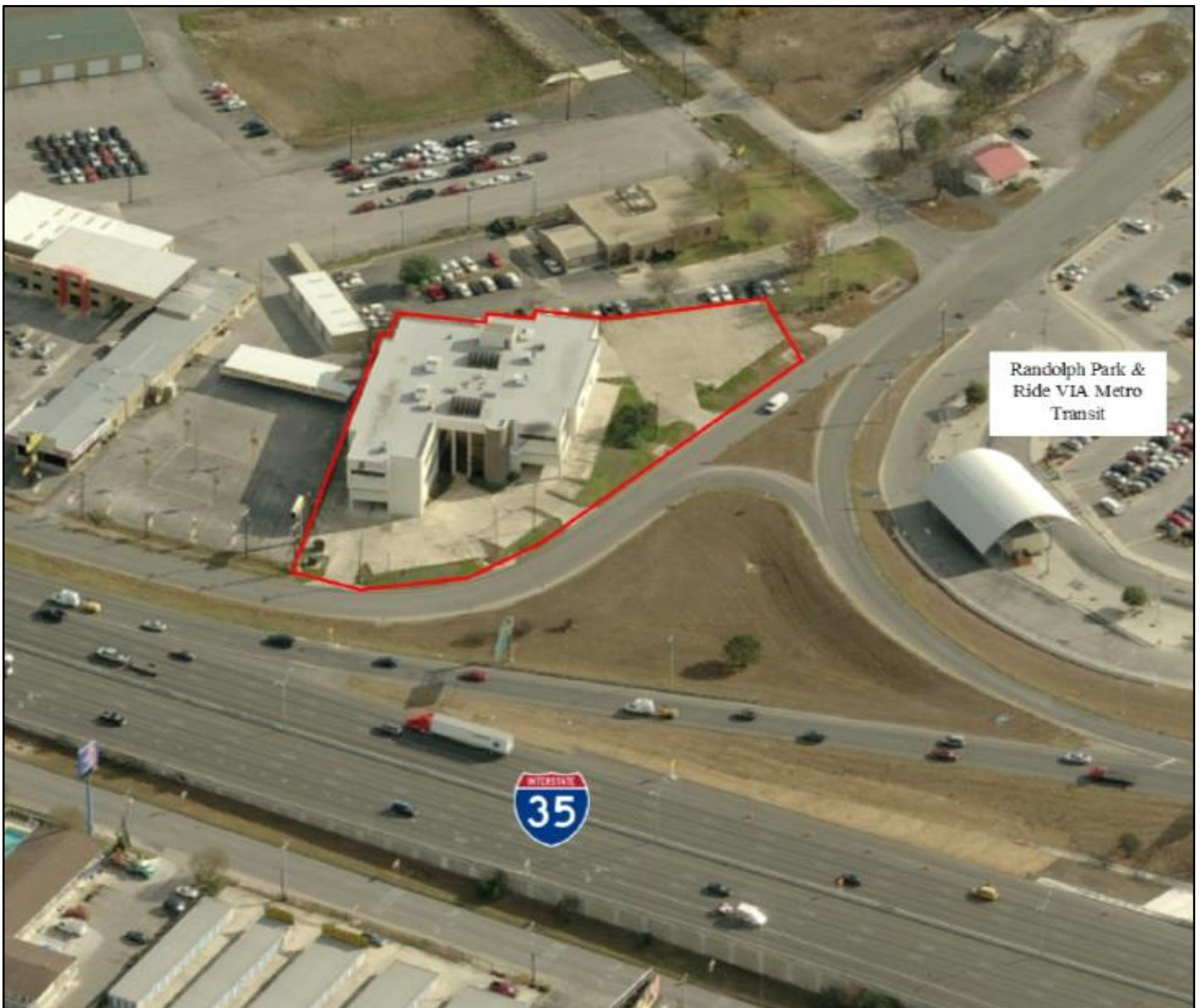
Joanne V. Mirelez, CCIM, MHA
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Equity Commercial
Real Estate Solutions
www.equity.net
9150 Huebner Rd. Suite 300
San Antonio, Texas 78240738

FOR LEASE: NORTHEAST ATRIUM OFFICE BUILDING

Location:

- **9504 IH 35 North, San Antonio, TX 78233**
- **At the Crossroads of IH 35 & Loop 410**
- **VIA Park & Ride Directly Across From Building**
- **Convenient to: Randolph AFB, SAMMC, Airport, & Downtown**



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Front



Front & Covered Parking



Entrance & Atrium View



Lobby



Dining Area Under Skylight



Covered Parking



equity

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▪ Amenities:

- Break Room with Refrigerator, Microwave, & Sink
- Covered Parking Under Building
- Pylon Sign
- 2 Elevators
- Large Dining Area Under Skylight
- Opportunity to Place Your Sign on Building for 4,000+ SF Lease

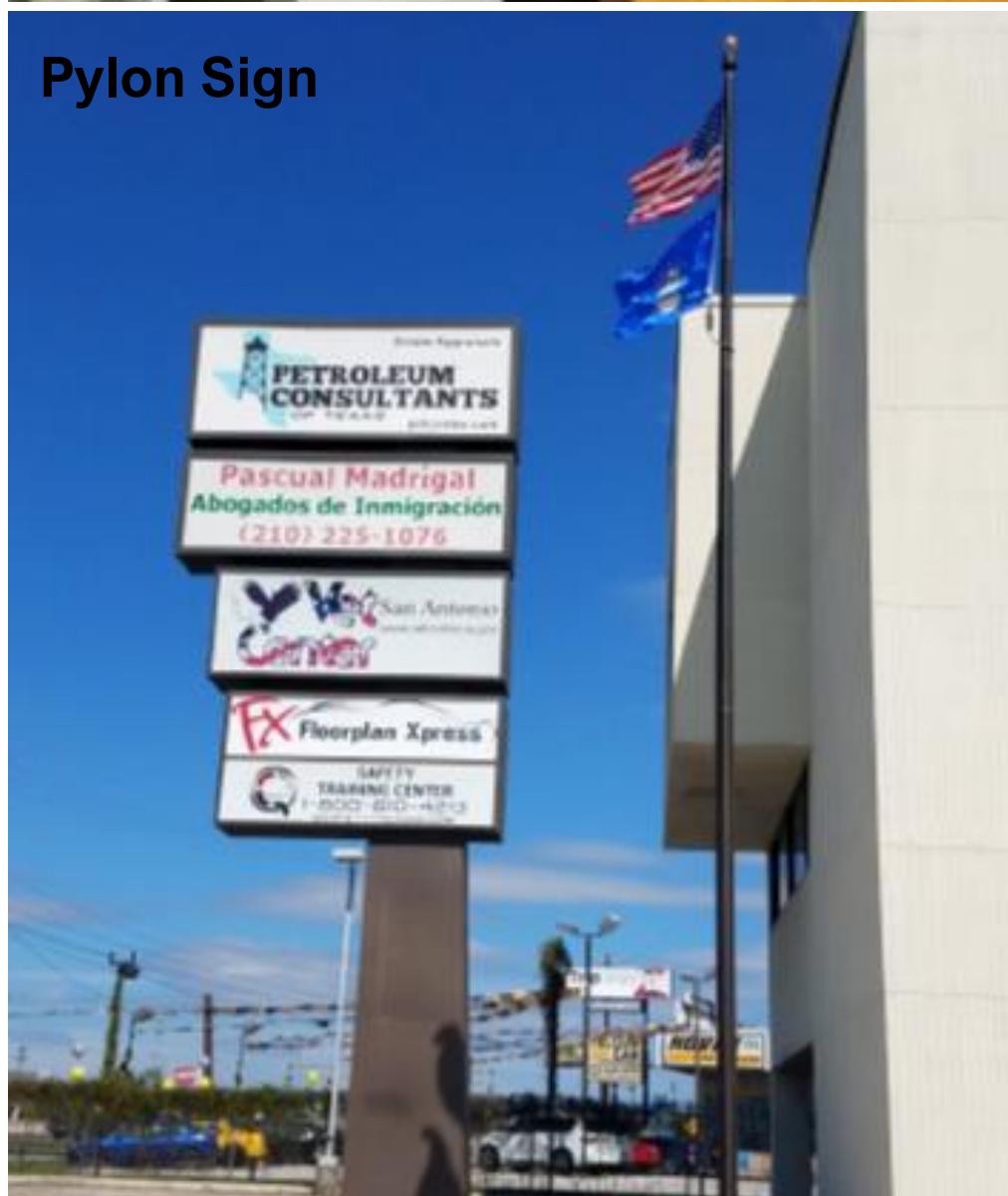
▪ Tenants:

- San Antonio Veterans Center
- Petroleum Consultants
- JM Insurance Agency
- Q Safety Consultants

Break Room Available To All Tenants



Pylon Sign



Park & Ride – Directly Across the Street

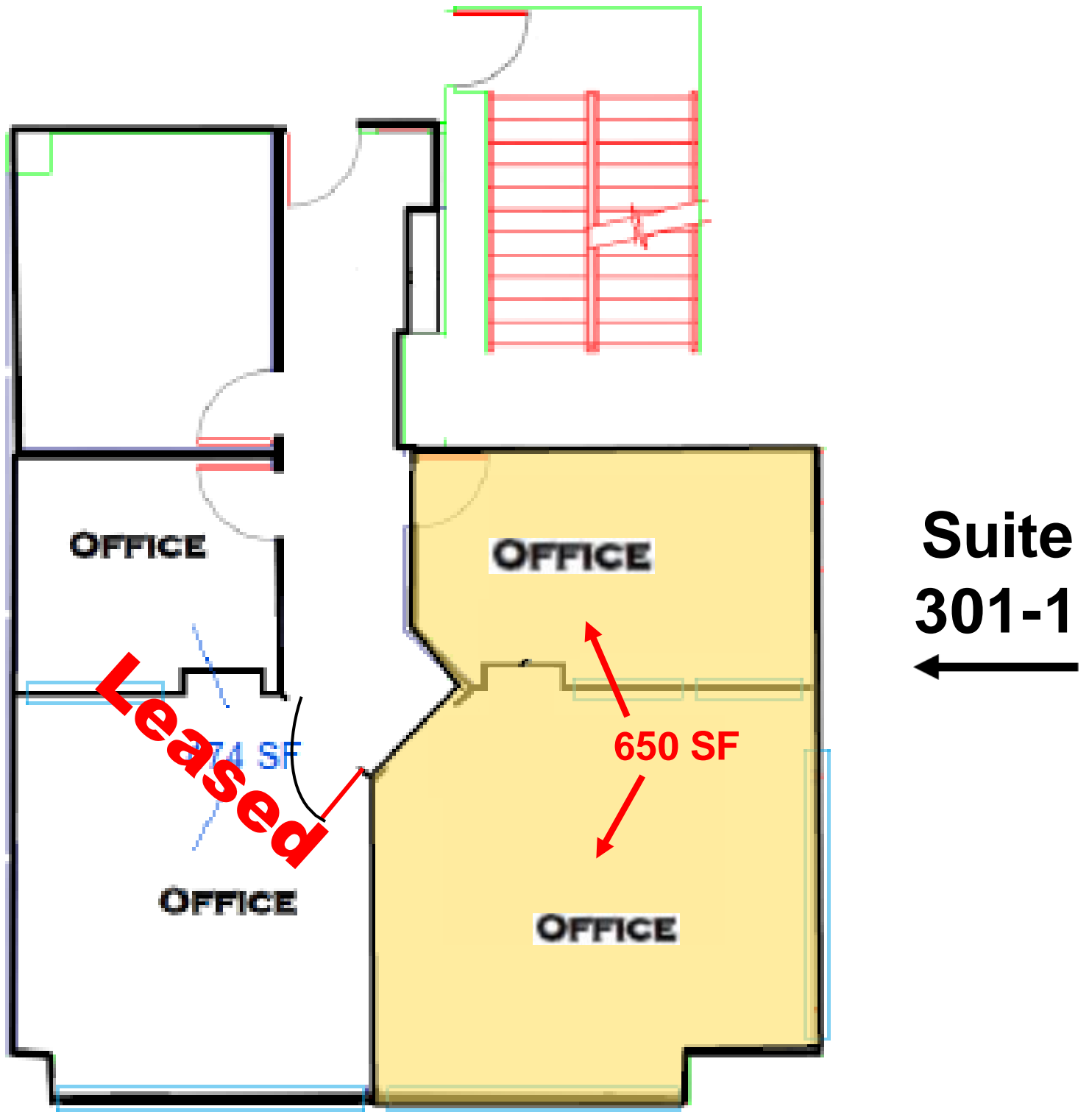


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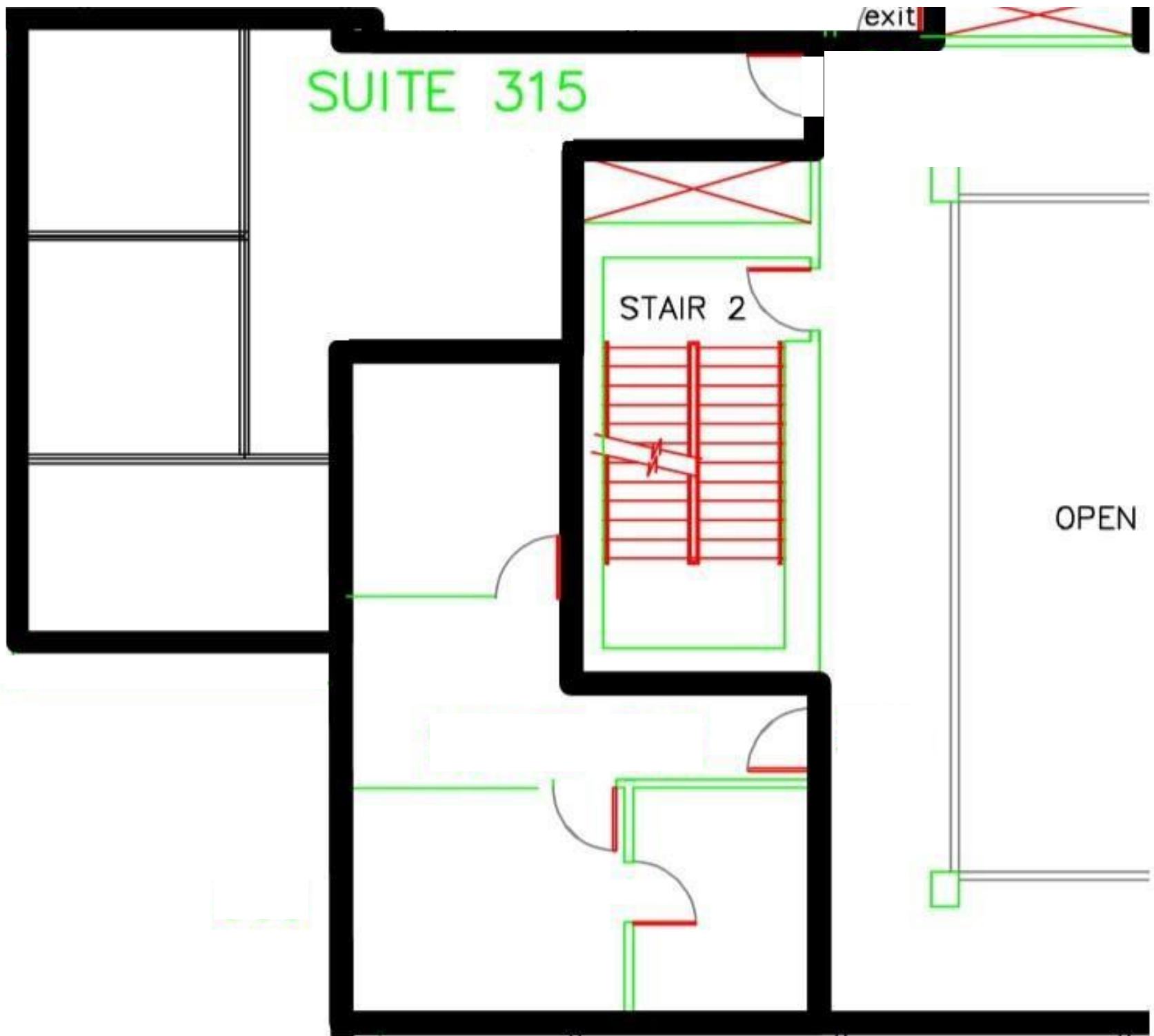
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Suite 315: 822 RSF



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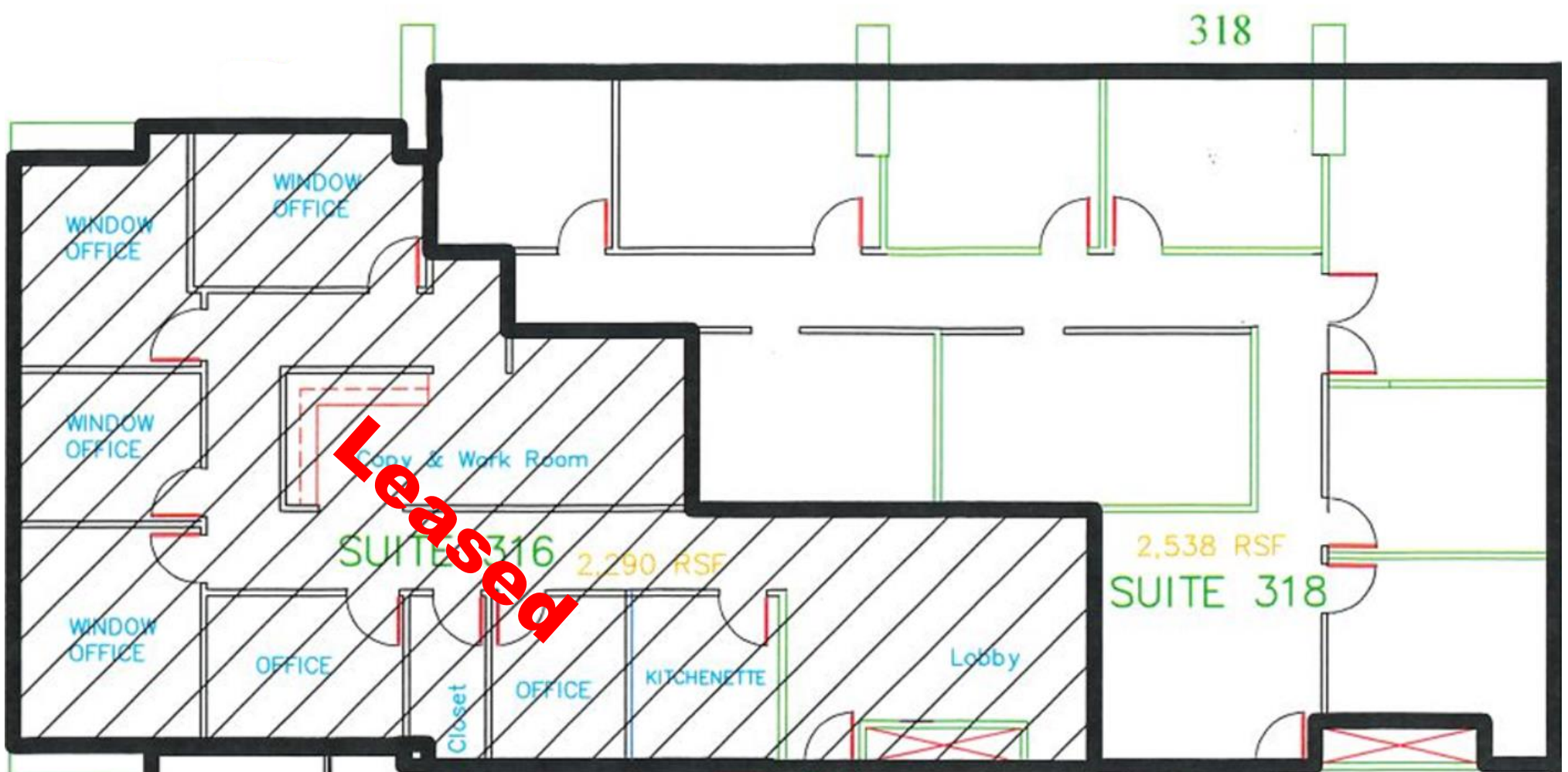
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FOR LEASE: NORTHEAST ATRIUM OFFICE BUILDING

Suite 318: 2,538 RSF



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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.

Equity, LLC <i>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</i>	9005579 <i>License No.</i>	brokerageinfo@equity.net <i>Email</i>	614.802.2900 <i>Phone</i>
Jim Ploetz <i>Designated Broker of Firm</i>	353193 <i>License No.</i>	jploetz@equity.net <i>Email</i>	210.202.0870 <i>Phone</i>
Jim Ploetz <i>Licensed Supervisor of Sales Agent / Associate</i>	353193 <i>License No.</i>	jploetz@equity.net <i>Email</i>	210.202.0870 <i>Phone</i>
Joanne Vollmer Mirelez <i>Sales Agent / Associate's Name</i>	229836 <i>License No.</i>	jmirelez@equity.net <i>Email</i>	210.710.8377 <i>Phone</i>

Buyer/Tenant/Seller/Landlord Initials

Date