



COLONNADE CENTRE



AFFINIUS CAPITAL

COLONNADE CENTRE

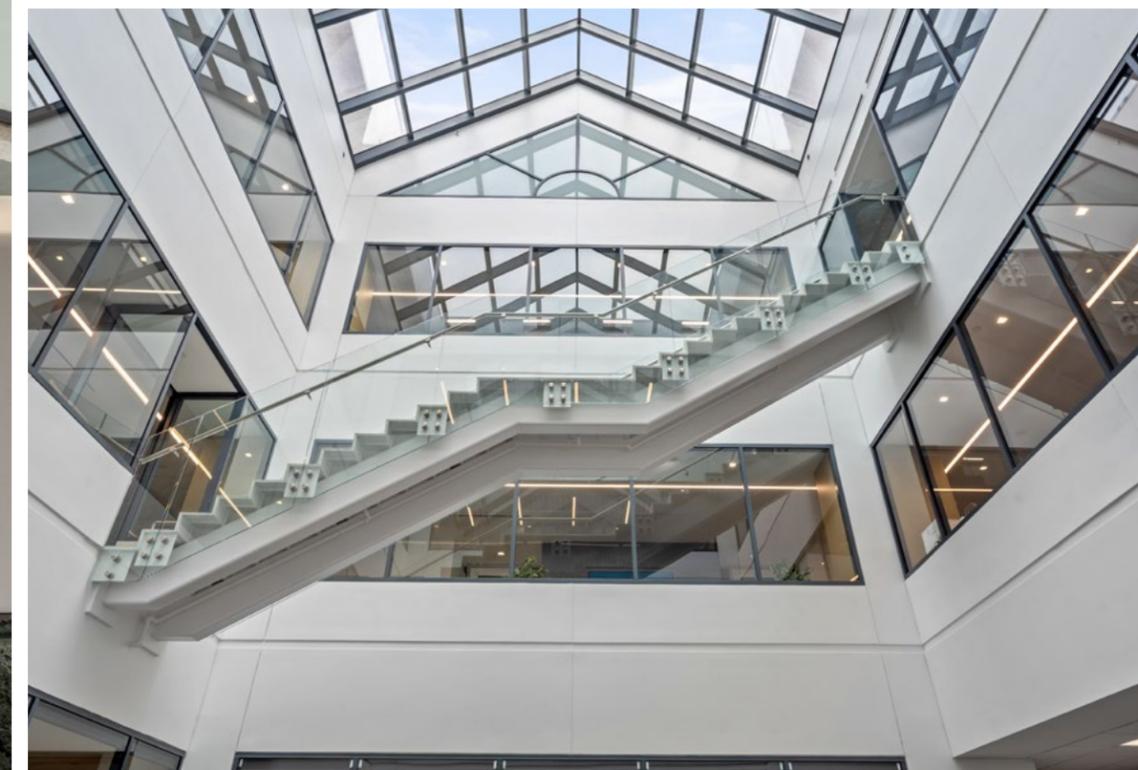
9830 Colonnade Blvd, San Antonio, TX 78230

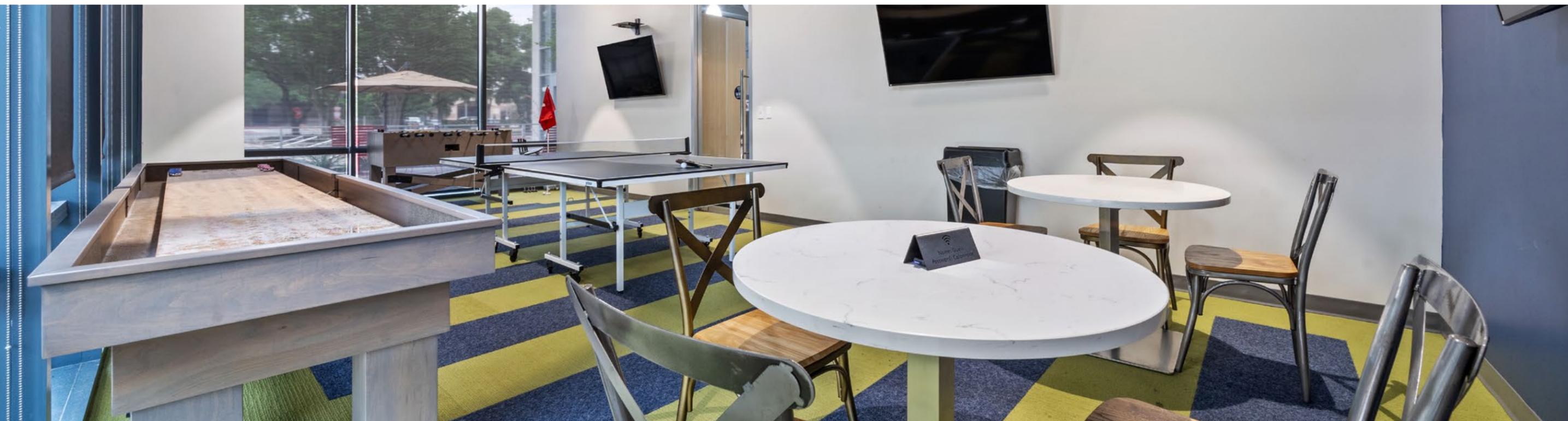
SAGEVIEW PARTNERS | **JLL**

— BUILDING FEATURES

Colonnade Centre is an award-winning building with excellent visibility from IH-10 West. It features a granite & glass exterior, vaulted, skylit ceilings and large floor plates.

- Private indoor and outdoor balconies
- Fitness center complete with high-end fitness equipment, showers, lockers, and towel service
- 4.5 / 1,000 SF; structured and secured covered parking
- On-site property management & 24-hour courtesy officer
- Energy Star award recipient (2012 to present) for operating efficiency
- Certified Gold LEED-EB





COLONNADE CENTRE

Amenities Abound!

For the convenience of all Colonnade Centre tenants, an upscale, self check-out Grab and Go Market, with an adjoining game room, complete with TV's, golf putting green and shuffle board and outdoor patio is located in the main lobby of the building. Additionally, new seating, lighting and a fully staffed security desk provide tenants and visitors to the building with a contemporary, comfortable and secure entry into Colonnade Centre. The common areas on all floors have been upgraded with new LED lighting and recently renovated restrooms. Schedule a tour to see the amenity-rich work environment at one of the most sought after buildings in San Antonio, Colonnade Centre.

AVAILABILITY

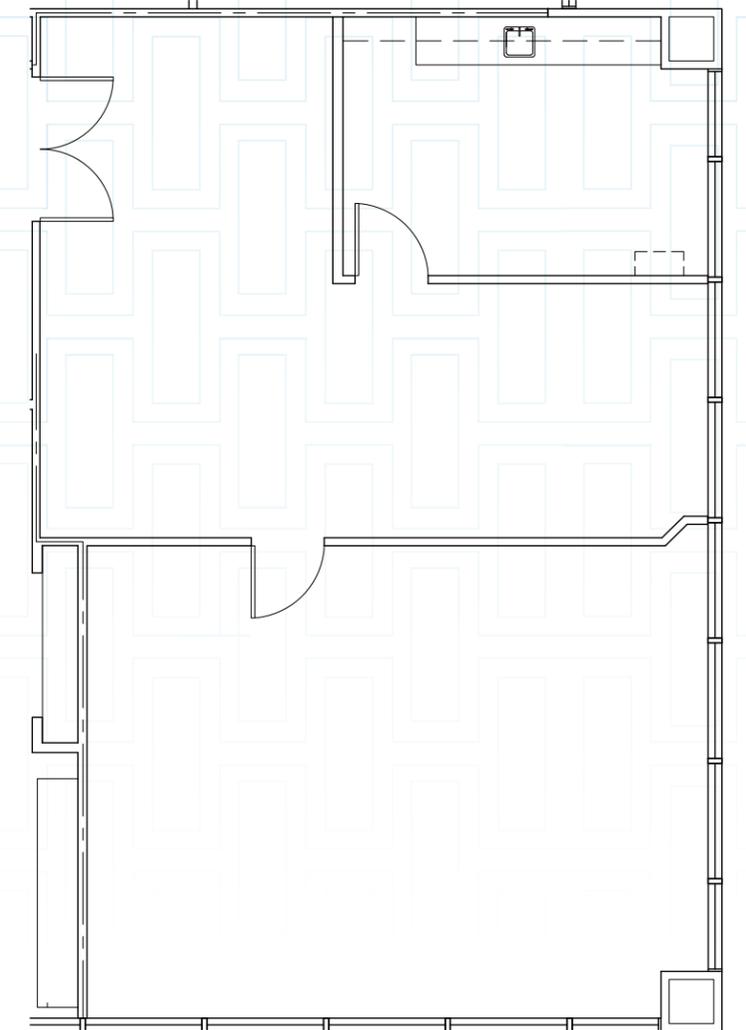
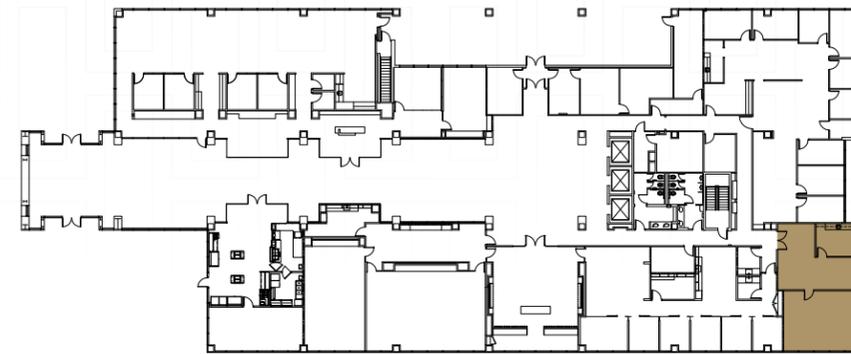
SUITE 190: 1,442 RSF (AVAILABLE 1/1/25)



COLONNADE CENTRE FLOORPLAN

SUITE 190 | 1,442 RSF | AVAILABLE 1/1/2025

- 1ST FLOOR EXECUTIVE OFFICE
- 11 FOOT CEILING HEIGHT
- FULL HEIGHT GLASS WINDOWS





Great IH-10 location
near the South Texas
Medical Center
and USAA

Adjacent to the Westin
San Antonio North
with 326 guest rooms
& conference space

Numerous restaurants
and retailers are within
walking distance

— AREA AMENITIES

HOTELS

- 1. Westin SA North
- 2. Staybridge Suites
- 3. Homewood Suites
- 4. Hyatt Place
- 5. Drury Inn
- 6. La Quinta

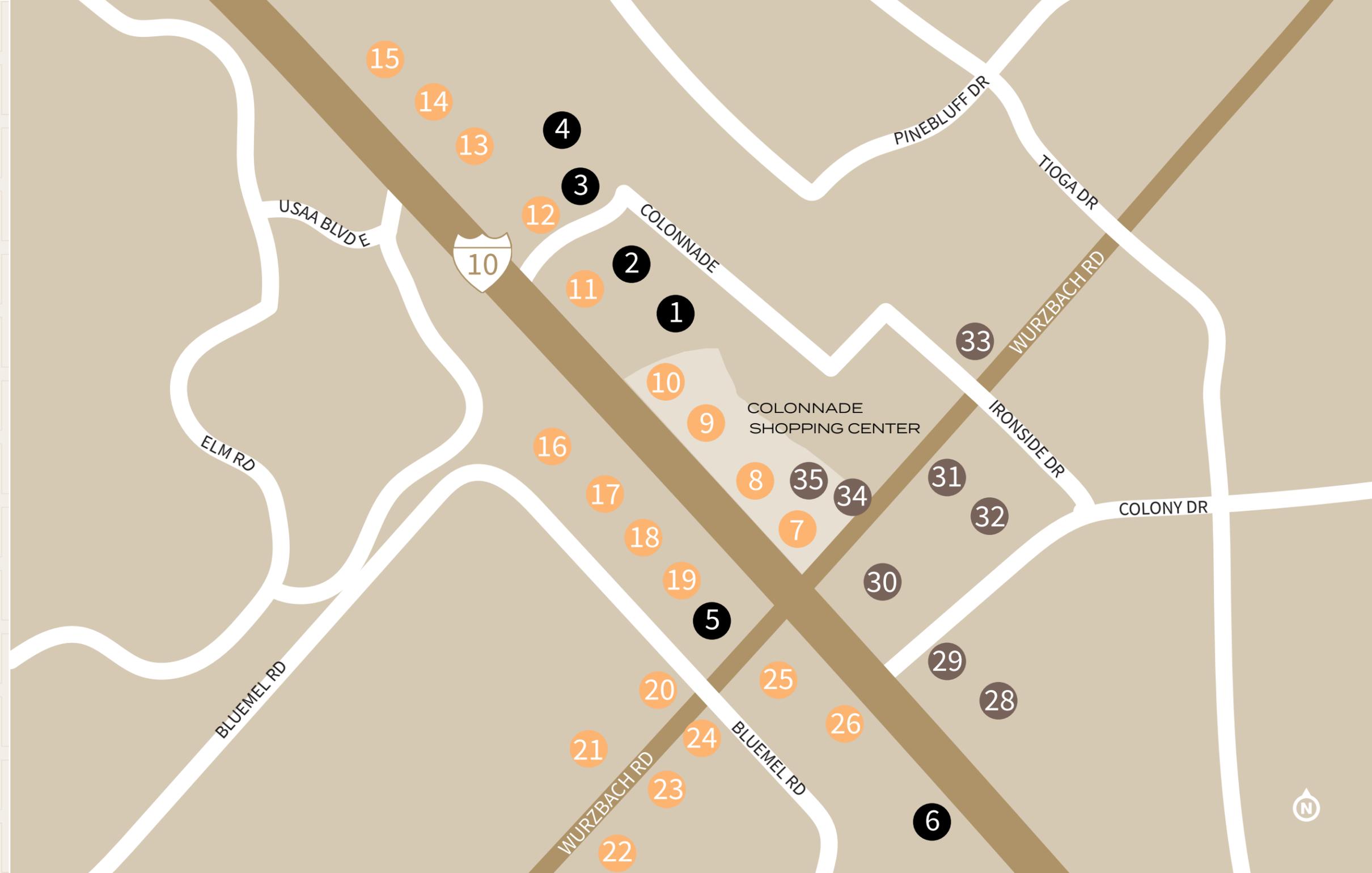
RESTAURANTS

- 7. Goomba's Pizzeria
- 8. IHOP
- 9. 54th Street
- 10. Jason's Deli
- 11. Honeybaked Ham
- 12. First Watch
- 13. County Line
- 14. Sea Island
- 15. Pappasito's Cantina
- 16. Alamo Cafe
- 17. Chesters
- 18. Mama Margie's
- 19. Embers Wood Fire Grill
- 20. Pasha
- 21. Arby's
- 22. Bill Miller's
- 23. Jack in the Box
- 24. Wendy's

- 25. McDonald's
- 26. Taco Tote

OTHER SERVICES

- 27. U-Haul Moving/Storage
- 28. Security Bank Service FCU
- 29. HEB
- 30. UPS Store
- 31. Office Depot
- 32. CVS Pharmacy
- 33. Supercuts
- 34. Crown Trophy



— LOCATION



COLONNADE
CENTRE

enterprise

FIRST WATCH
THE DAYTIME CAFE

WESTIN
HOTELS & RESORTS

Jason's deli

IHOP

RESTAURANT
54 STREET
CRAFTHOUSE

Sprint

PJ's
COFFEE
of new orleans

SUSHI
ZUSHI

Texas MedClinic
Urgent Care... For Life's Little Emergencies

H-E-B



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