

REINDEER BUSINESS PARK

7400-7648 Reindeer Trail | San Antonio, TX 78238

FOR LEASE



AVAILABILITY

MOVE-IN READY CONDITION

- SUITE 7402 5,000 SF
- SUITE 7406 9,989 SF
- SUITE 7422/7424 9,989 SF
- SUITE 7434 3,587 SF
- SUITE 7442/7444 10,204 SF
- SUITE 7502 3,248 SF
- SUITE 7514 3,005 SF
- SUITE 7556 4,464 SF
- SUITE 7560 3,000 SF

TERMS

- » Lease Rate: \$10.50-\$11.75 NNN
- » Annual OPEX: \$3.85 PSF

HVAC

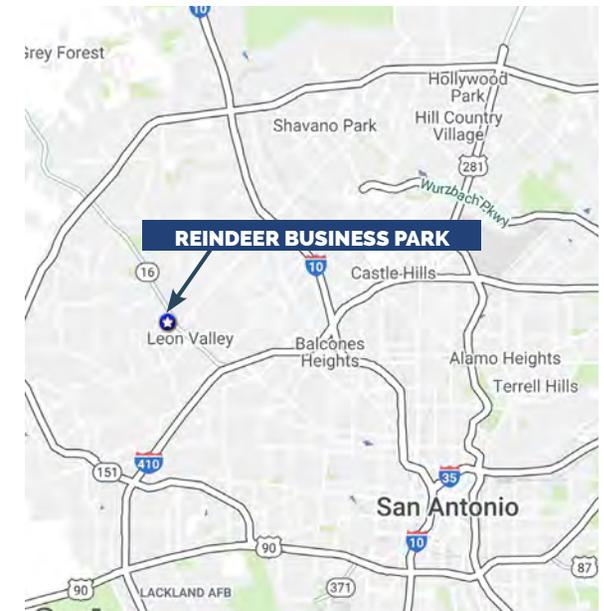
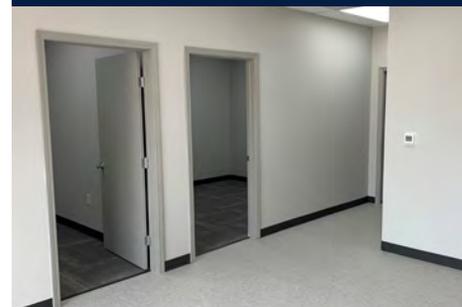
Landlord assumes all HVAC responsibility: \$0.25 PSF

BUILDING FEATURES

- » Project Size: ±252,476 SF
- » 20' Clear height
- » Grade level and dock high loading



READY FOR OCCUPANCY



FOR MORE
INFORMATION
PLEASE
CONTACT

Justin Roberts
Vice President
210.841.3228
justin.roberts@cbre.com

Brad O'Neill
Vice President
210.253.6070
brad.oneill@cbre.com



REINDEER BUSINESS PARK

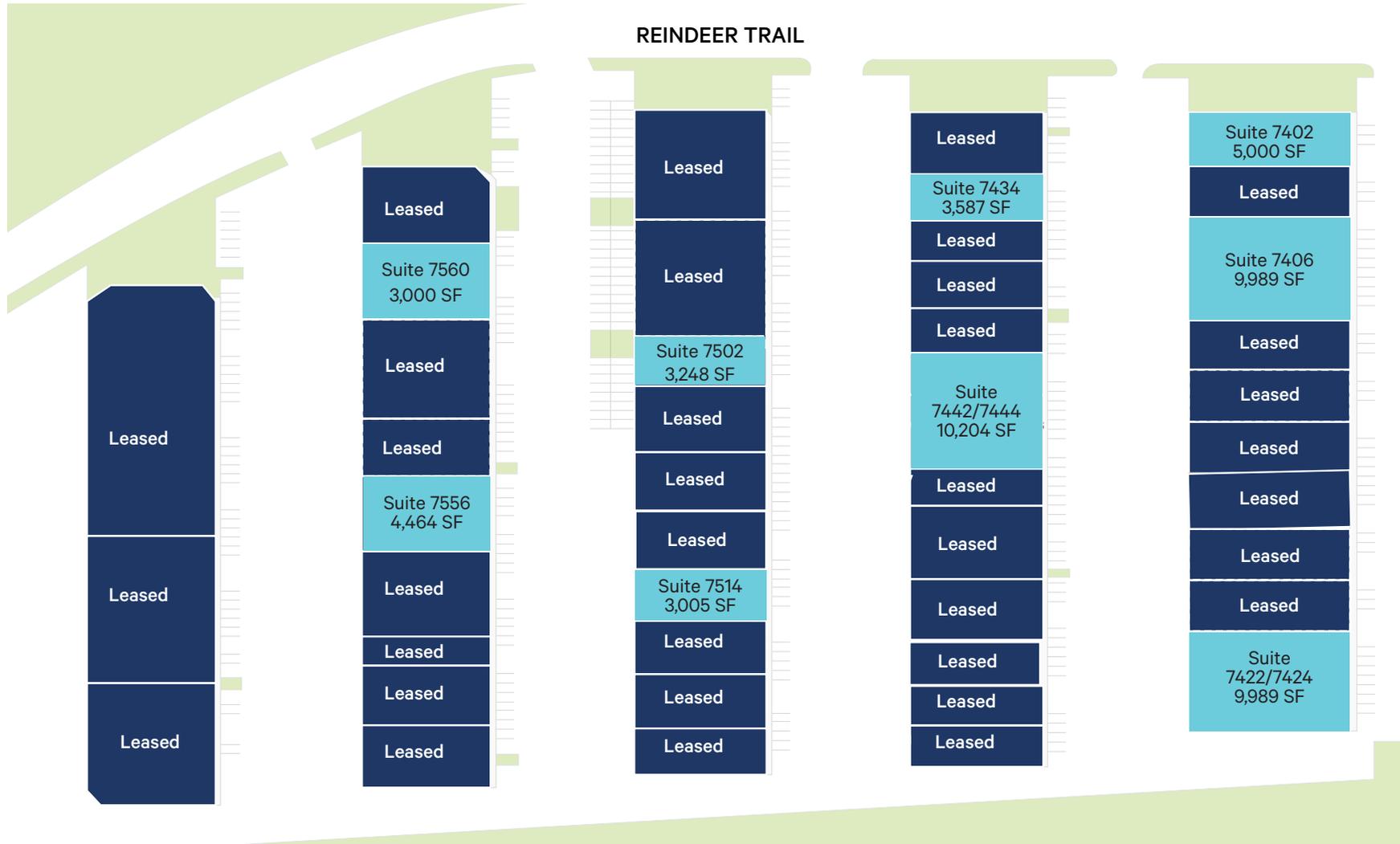
7400-7648 Reindeer Trail | San Antonio, TX 78238

FOR LEASE

Legend

- Leased
- Available

Current Availability:



REINDEER BUSINESS PARK

7400-7648 Reindeer Trail | San Antonio, TX 78238

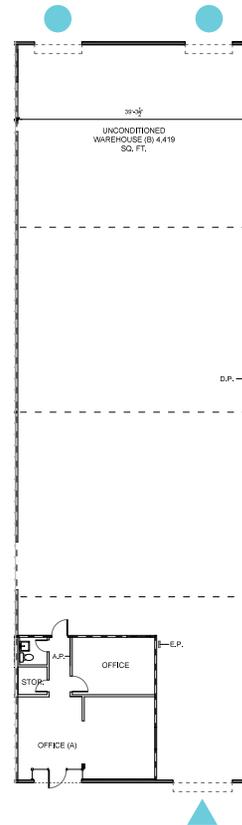
FOR LEASE



© 2026 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SUITE 7402

Suite 7402
±5,000 SF



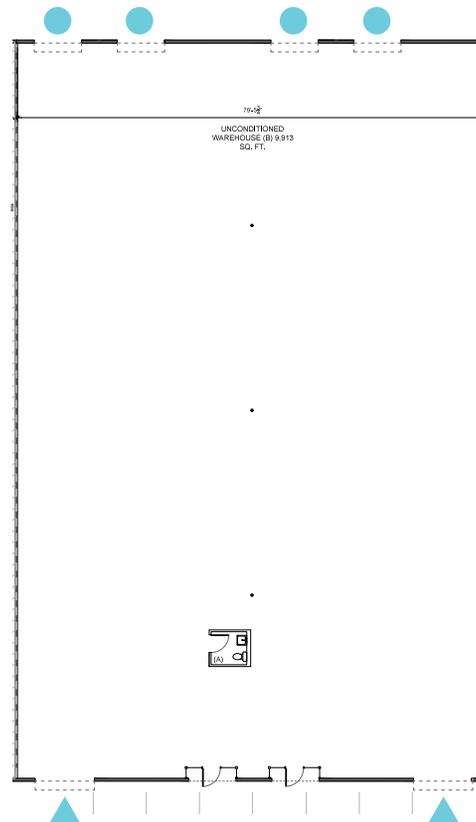
LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7402	±5,000 SF	\$11.75 NNN	±562 SF Office ±4,438 SF Warehouse	Available Now

SUITE 7406

Suite 7406
±9,989 SF

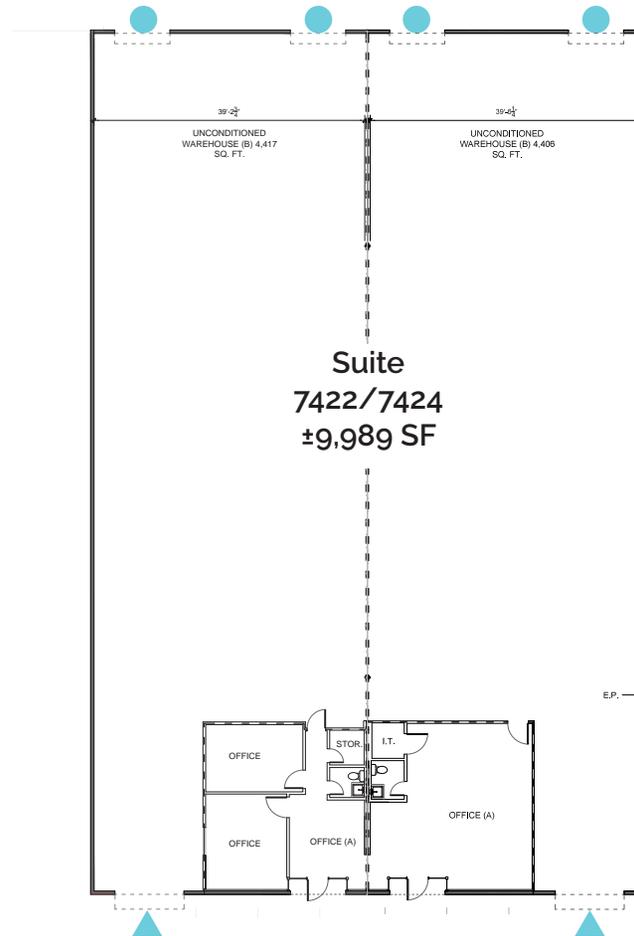


LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7406	±9,989 SF	\$10.50 NNN	±850 SF (not shown) ±9,139 SF Warehouse	Available Now

SUITE 7422-7424



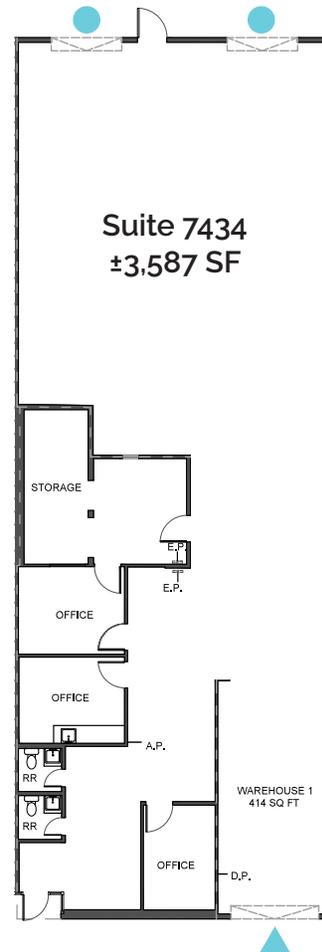
Suite
7422/7424
±9,989 SF

LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7422/7424	±9,989 SF	\$10.50 NNN	±1,127 SF Office (Total) ±8,862 SF Warehouse (Total)	Available Now

SUITE 7434



LEGEND

- Dock High Doors
- ▲ Drive-in Door

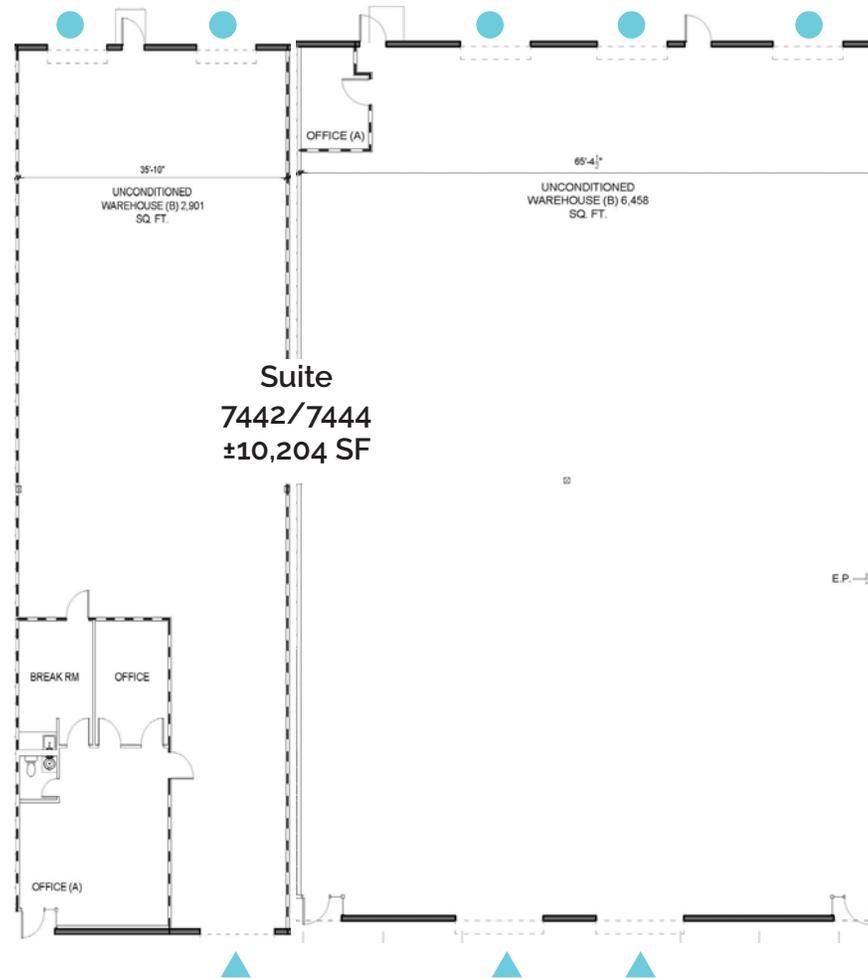
SUITES	SF	RATE	BUILD OUT	COMMENTS
7434	±3,587 SF	\$11.75 NNN	±1,511 SF Office ±2,076 SF Warehouse	Available Now

REINDEER BUSINESS PARK

7400-7648 Reindeer Trail | San Antonio, TX 78238

FOR LEASE

SUITE 7442-7444



LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7442/7444	±10,204 SF	\$10.50 NNN	±803 SF Office (Total) ±9,401 SF Warehouse (Total)	Can be Demised Available 5/1/2026

SUITE 7502

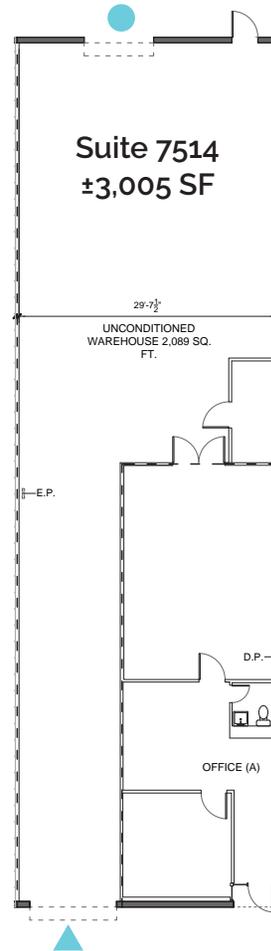


LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7502	±3,248 SF	Contact Broker	No Office Finishout ±3,248 SF Warehouse	Available Now

SUITE 7514



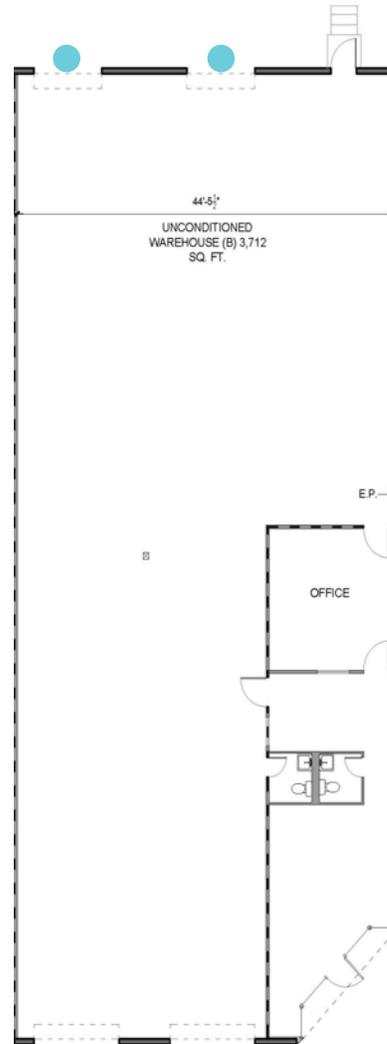
LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7514	±3,005 SF	\$11.75 NNN	±902 SF Office ±2,103 SF Warehouse	Available Now

SUITE 7556

Suite 7556
±4,464 SF



LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7556	±4,464 SF	\$11.75 NNN	±715 SF Office ±3,746 SF Warehouse	Available 5/1/2026

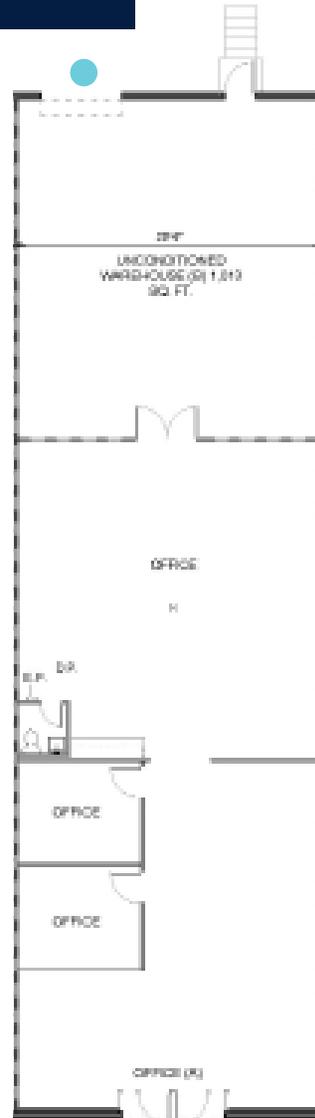
REINDEER BUSINESS PARK

7400-7648 Reindeer Trail | San Antonio, TX 78238

FOR LEASE

SUITE 7560

Suite 7560
±3,000 SF



LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7560	±3,000 SF	\$11.75 NNN	±1,961 SF Office ±1,039 SF Warehouse	Available Now



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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Jeremy McGown

Designated Broker of Firm

620535

License No.

jeremy.mcgown@cbre.com

Email

+1 214 979 6100

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 225 1000

Phone

Justin Roberts

Sales Agent/Associate's Name

613499

License No.

justin.roberts@cbre.com

Email

+1 210 841 3228

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

