



# For Sublease

1777 Northeast Interstate 410 Loop, Ste. 1030, San Antonio, TX 78217

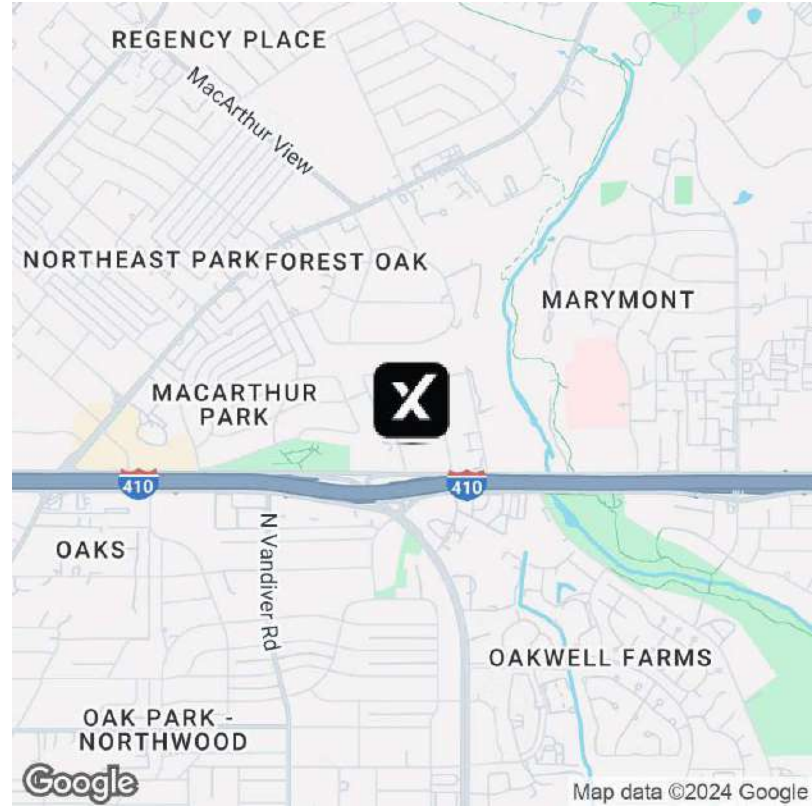


eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

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# FOR SUBLEASE | Northwood Tower



## OFFERING SUMMARY

Lease Rate:	\$9.99 SF/yr (NNN)
Building Size:	266,560 SF
Available SF:	8,821 SF
Year Built:	1985
Renovated:	2004

## PROPERTY OVERVIEW

Discover an exceptional leasing opportunity with this Sublease at 1777 Northeast Interstate 410 Loop, Ste. 1030 in San Antonio, TX, 78217. This prime commercial space, spanning up to 8,821 SF, comes with the flexibility of divisibility, offering an ideal layout for your business needs. With a sublease expiring on 9/31/2025, this space is available for immediate occupancy, and optional furniture makes move-in seamless. At \$9.99 SF NNN, this value-packed offering combines convenience, flexibility, and affordability. Don't miss out on the chance to elevate your business operations in this well-maintained and professional space that's ready to accommodate your unique vision.

## LOCATION OVERVIEW

Located east of MacArthur Park on Loop 410 between San Antonio International Airport and IH-35.

## PROPERTY HIGHLIGHTS

- Sublease - Expires 9/31/2025
- Up to 8821 SF - Space is divisible
- Furniture available
- 13 Offices
- 2 Large Conference Rooms
- 2 Large Bullpen areas
- Breakroom, copy room, IT room
- \$9.99 SF NNN

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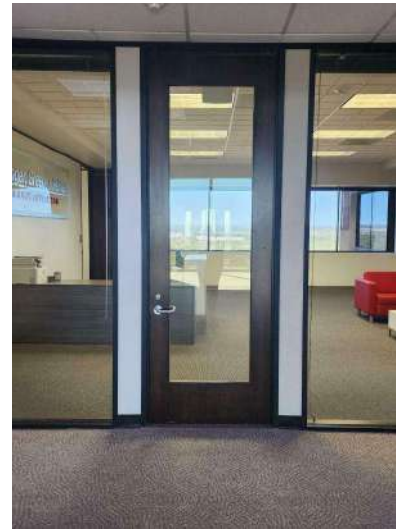
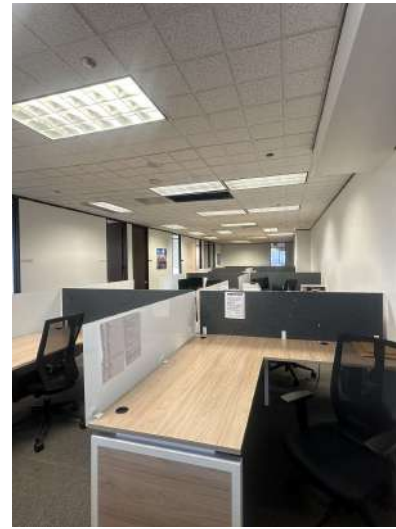
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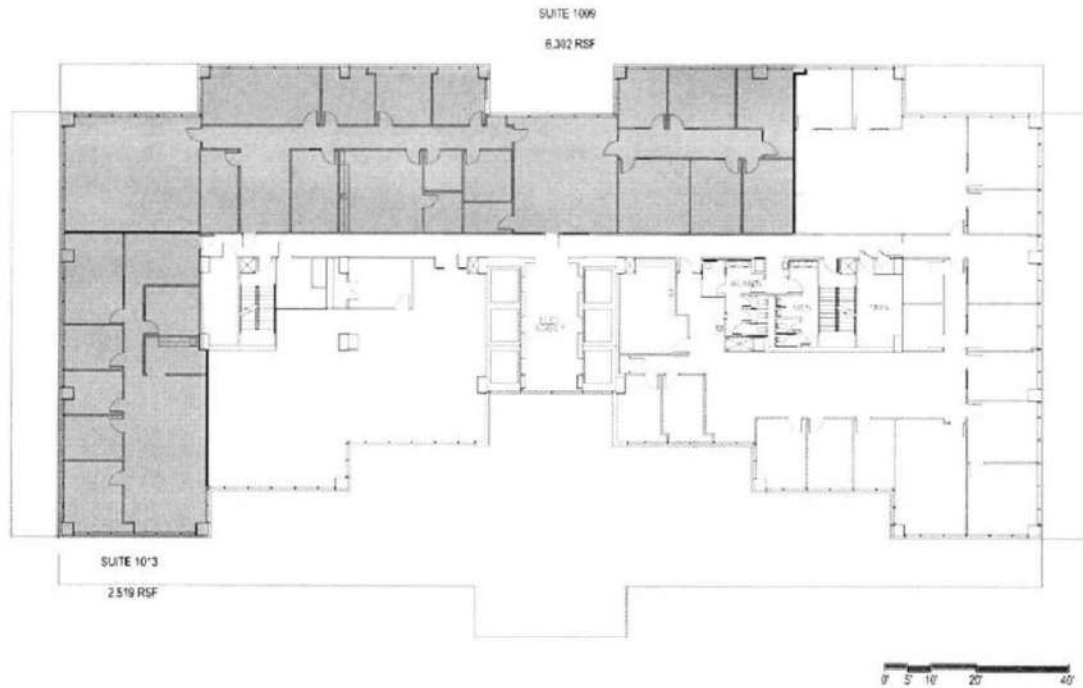
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## EXHIBIT A FLOOR PLAN



**NORTHWOOD TOWER**  
1777 NORTHEAST LOOP 410, SAN ANTONIO, TEXAS 78217



The preceding graphic for Exhibit A depicts the Premises, which includes only the shaded area. With regard to this Exhibit A, the parties agree that the exhibit is attached solely for the purpose of locating the Premises within the Building, and that no representation, warranty, or covenant is to be implied by any other information shown on the exhibit (i.e., any depiction of furniture or equipment is for demonstration purposes only). Boundary lines shown are approximations.

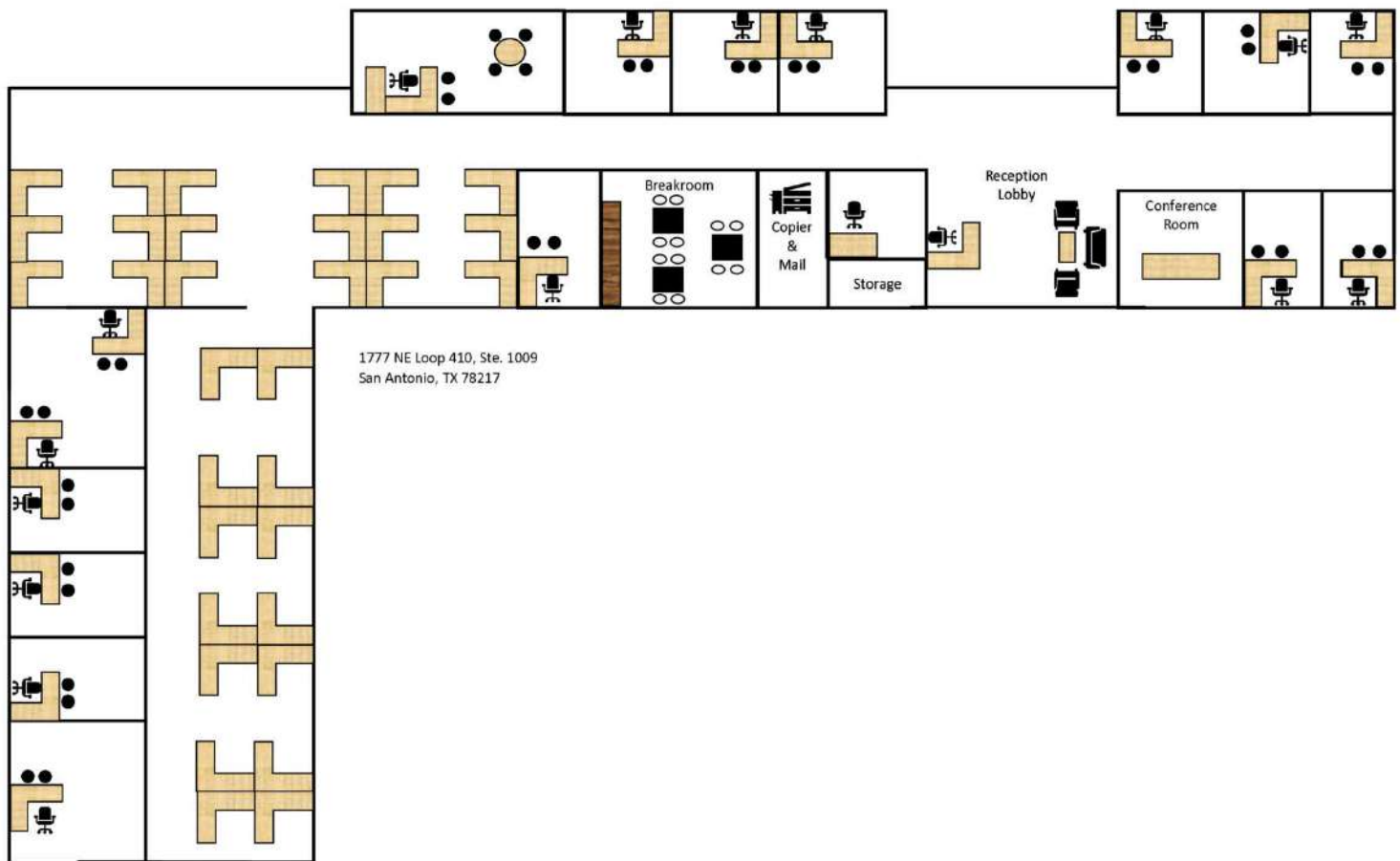
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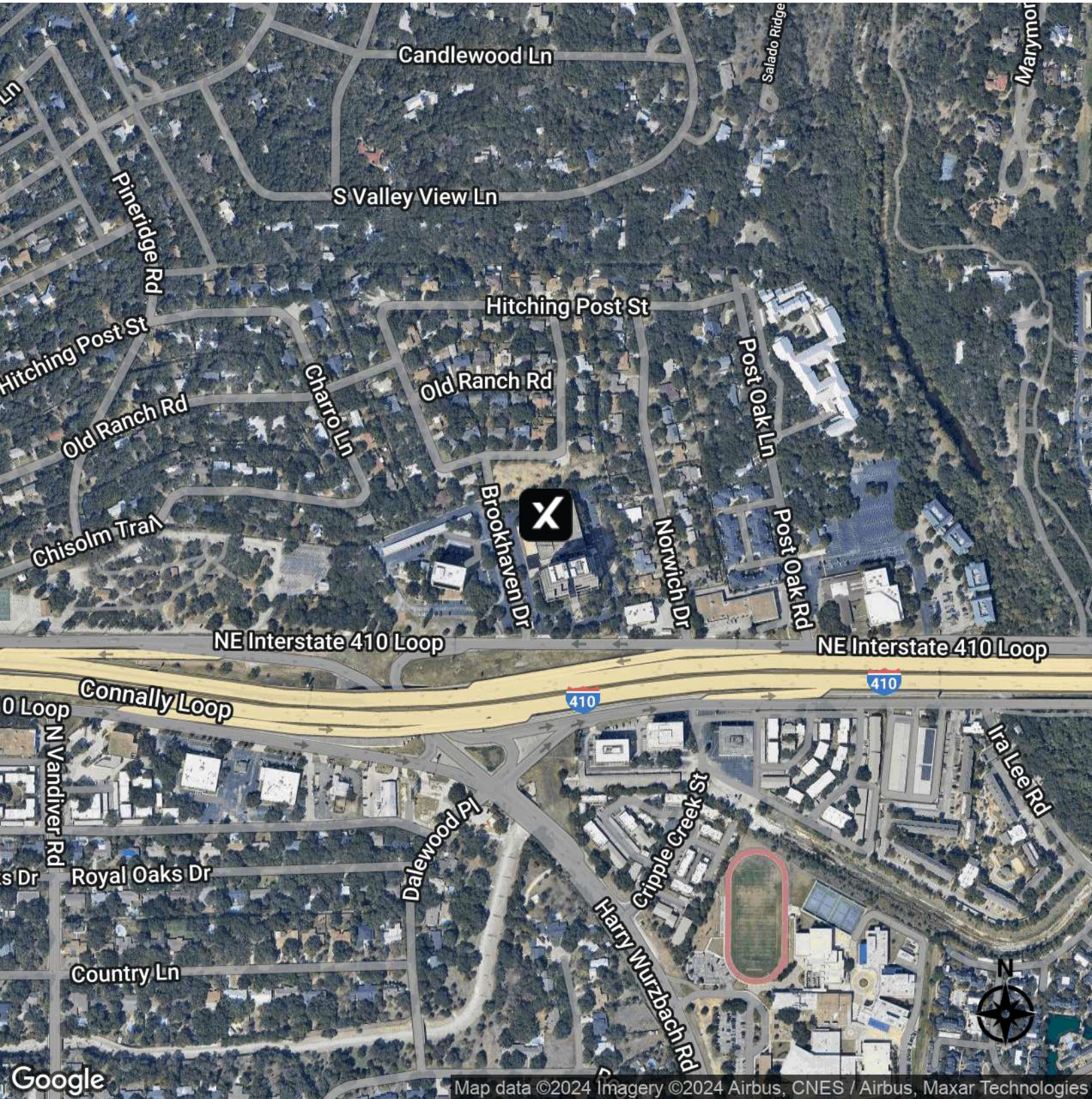


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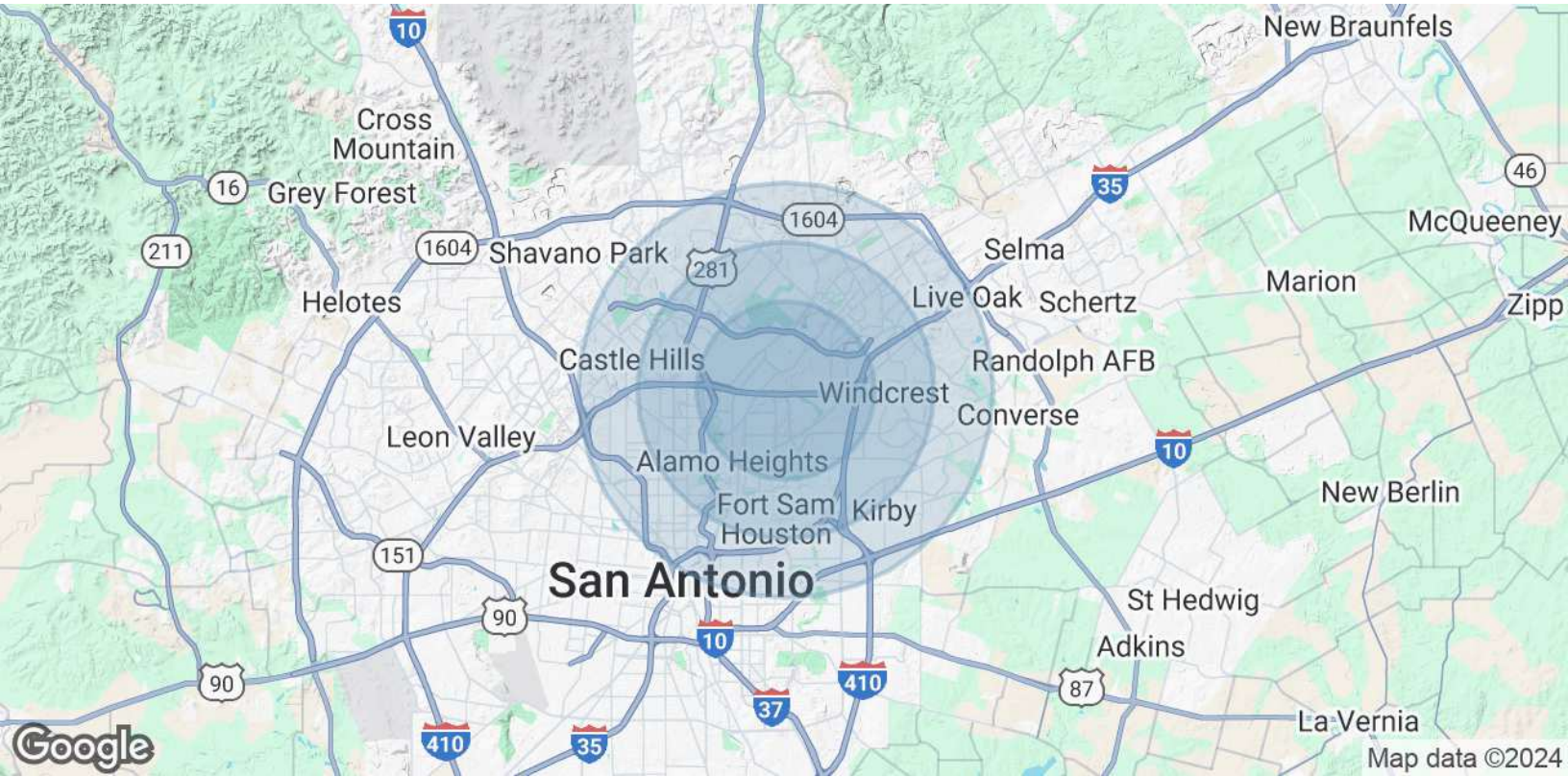
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## POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	87,029	270,661	578,709
Average Age	41	40	40
Average Age (Male)	39	39	38
Average Age (Female)	42	41	41

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	37,861	107,338	229,785
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$93,342	\$93,421	\$89,042
Average House Value	\$394,447	\$329,745	\$323,580

Demographics data derived from AlphaMap

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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:
  - 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.

<b>eXp Realty, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>603392</b> License No.	<b>tx.broker@exprealty.com</b> Email	<b>(888) 519-7431</b> Phone
<b>Karen E. Richards</b> Designated Broker of Firm	<b>508111</b> License No.	<b>tx.broker@exprealty.com</b> Email	<b>(888) 519-7431</b> Phone
<b>Karen E. Richards</b> Licensed Supervisor of Sales Agent/ Associate	<b>508111</b> License No.	<b>tx.broker@exprealty.com</b> Email	<b>(888) 519-7431</b> Phone
<b>Cynthia Barrera Crawford</b> Sales Agent/Associate's Name	<b>783955</b> License No.	<b>cindy.crawford@exprealty.com</b> Email	<b>(210) 778-3478</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Clifford Bogart</b>	<b>313043</b>	<b>clifford.bogart@exprealty.net</b>	<b>(214)704-9862</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Gregory Seth Prescott</b>	<b>481760</b>	<b>seth.prescott@expcommerical.com</b>	<b>(210)478-8999</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date