

# RENAISSANCE PLAZA

70 NE LOOP 410, SAN ANTONIO, TX 78216

**CLASS A OFFICE  
FOR LEASE**



commercial real estate solutions

CORFAC INTERNATIONAL *Locally Owned. Globally Connected.*

9311 San Pedro, Ste. 850  
San Antonio, TX 78216  
210.366.2222 | endurasa.com

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# RENAISSANCE PLAZA

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## OVERVIEW

### FEATURES & AMENITIES

- Silver LEED Certified Property
- Popular North Central location
- Building conference room and on-site deli
- Fitness center with locker rooms
- On-site property management & courtesy officer
- Easy ingress/egress to and from Loop 410 & Hwy 281
- Surrounded by restaurant and hospitality options within walking distance
- Proximity card access for after hours security
- Normal building hours are 7 a.m. to 6 p.m., Monday through Friday and 7 a.m. to 1:00 p.m. on Saturday
- Phone/Data: AT&T and Time Warner Cable; Grande Communication; Fiber is available
- Web based IMPAK Work Order System Platform



### PARKING

- Parking Ratio of 4/1,000 SF
- Structured covered parking available
- 735 Total, which includes 88 designated visitor spaces
- Covered reserved parking is available
- Covered walkway from parking garage to building

### STATE OF THE ART HVAC SYSTEM

- (2) 400 ton Magnetic bearing screw chillers utilizing environmentally friendly R134 A Refrigerant
- Controlled by Automated Logic's WebCTRL based Energy Management and Control Software offering Tenants after hours connectivity remotely via internet

### ELEVATORS/UPPER FLOOR ACCESS

- 4-3,000 lb. Passenger elevators
- 1-4,000 lb. Freight elevator
- 2-3,000 lb. Passenger elevators in parking garage

Click to View  
360° Tour of  
Common Areas



12.3.24



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## AVAILABLE SPACE

Renaissance Plaza has a classic architectural design. Finishes include granite, marble and glass with updated common areas. Full on-site amenity package includes banking, fitness center, deli, conference facility, garage parking and full staff of senior level property management. Outside environment provides a park like setting with a trademark fountain and benches featured throughout.

[Suite 1102: 1,268 SF](#)

[Suite 1070: 4,840 SF](#)

[\\*Suite 905: 10,958 SF; \\*Suite 950: 3,074 SF;](#)

[\\*Suite 970: 2,382 SF](#)

[\\*Suite 700: 2,380 SF; \\*Suite 710: 3,891 SF](#)

[Suite 530/540: 3,657 - 4,839 SF](#)

[Suite 425: 3,880 SF \(Available - Spring 2025\)](#)

[Suite 470: 4,849 SF](#)

[Suite 350: 5,654 SF](#)

[\\* Suites 700 & 710: Contiguous - 6,271 total sf](#)

[\\* Suites 905, 950 & 970: Contiguous - 16,414 total sf](#)

CLICK ON SUITE NUMBER TO VIEW FLOOR PLAN



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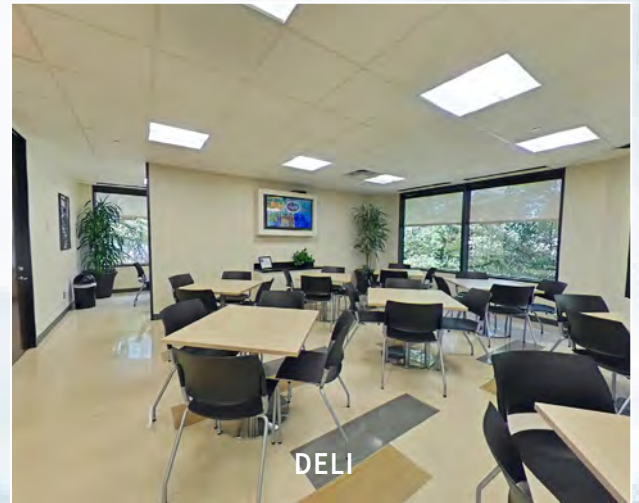
# PHOTOS



FITNESS CENTER



DELI

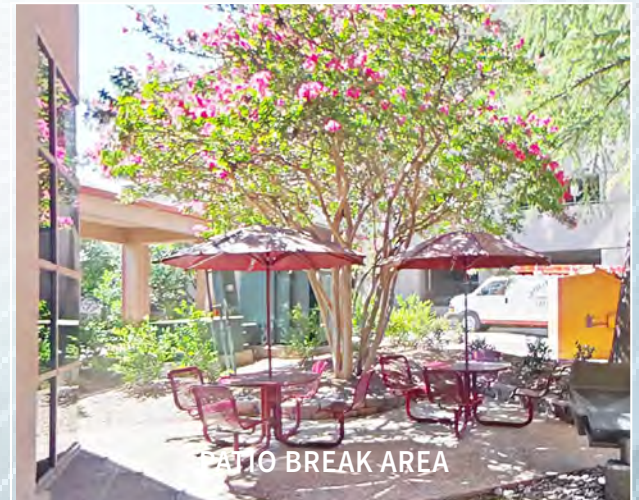


DELI

Click to View  
360° Tour of  
Common Areas



CONFERENCE ROOM



PATIO BREAK AREA

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**SIRELL**  
PROPERTIES



# RENAISSANCE PLAZA

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## PHOTOS



SUITE 350



SUITE 530



SUITE 530



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## PHOTOS/11TH FLOOR



OFFICE



RECEPTION/LOBBY



OPEN AREA



PENTHOUSE



OFFICE/CONFERENCE ROOM



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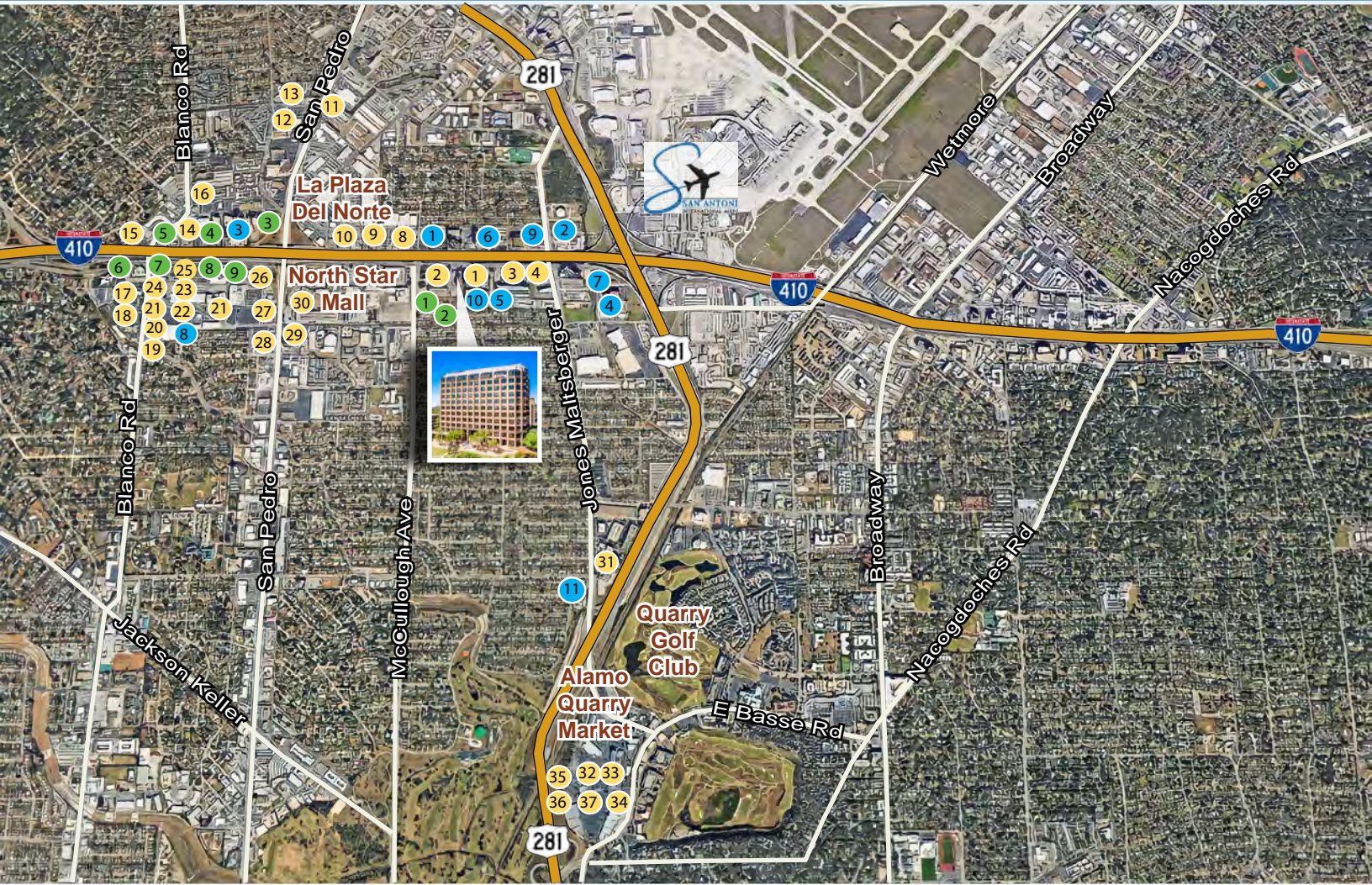




# RENAISSANCE PLAZA

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# AMENITIES



## HOTELS

1. Doubletree Hotel
2. Hampton Inn & Suites
3. Hilton San Antonio Airport
4. La Quinta Inn & Suites
5. Courtyard San Antonio
6. Drury Hotels
7. Towne Place Suites
8. Aloft San Antonio Airport
9. Holiday Inn Express
10. Staybridge Suites
11. Hyatt Place

## RESTAURANTS

1. Pappadeaux's
2. Saltgrass Steak House
3. Logan's Roadhouse
4. Cracker Barrel
5. Subway
6. Bill Miller BBQ
7. TGI Friday's
8. Chick-fil-A
9. Jason's Deli
10. Freebird's
11. Wendy's
12. Subway
13. Barbaresco Restaurant
14. Souper Salad
15. Demo's
16. Jack-in-the Box

## RESTAURANTS

17. Dough Pizzeria Napoletana
18. Pkinnikins
19. Freddy's Frozen Custard
20. Earl of Sandwich
21. Egg & I
22. Dickey's Barbeque Pit
23. The Lion & Rose Pub
24. Jim's Restaurant
25. La Madeliene
26. Chipotle Mexican Grill
27. Longhorn Steakhouse
28. Taco Cabana
29. Sea Island Shrimp House

## RESTAURANTS

30. Cheesecake Factory
31. Ruth's Chris Steak House
32. Lupe Tortilla
33. Piatti's
34. Fleming's Prime Steakhouse & Wine Bar
35. Joe's Crab Shack
36. P.F. Chang's
37. Chili's Grill & Bar Restaurant
38. Corner Bakery
39. Grimaldi's Pizzeria



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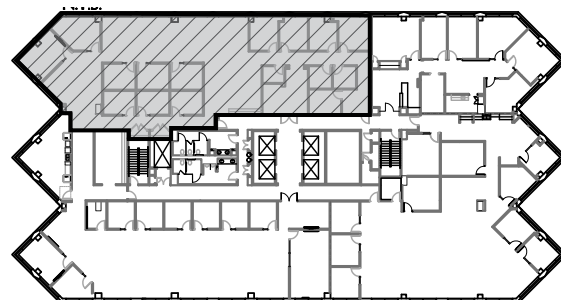
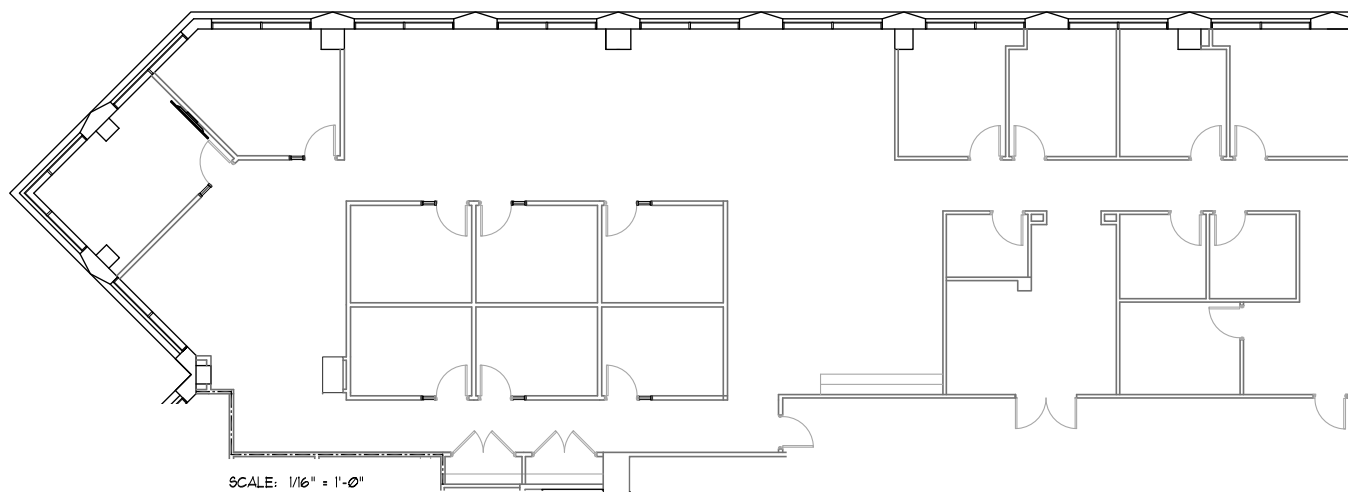


### 3RD FLOOR

[<<Back to Availabilities>>](#)

### SUITE 350

5,654 SF



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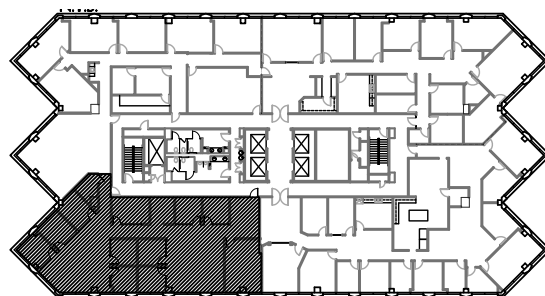
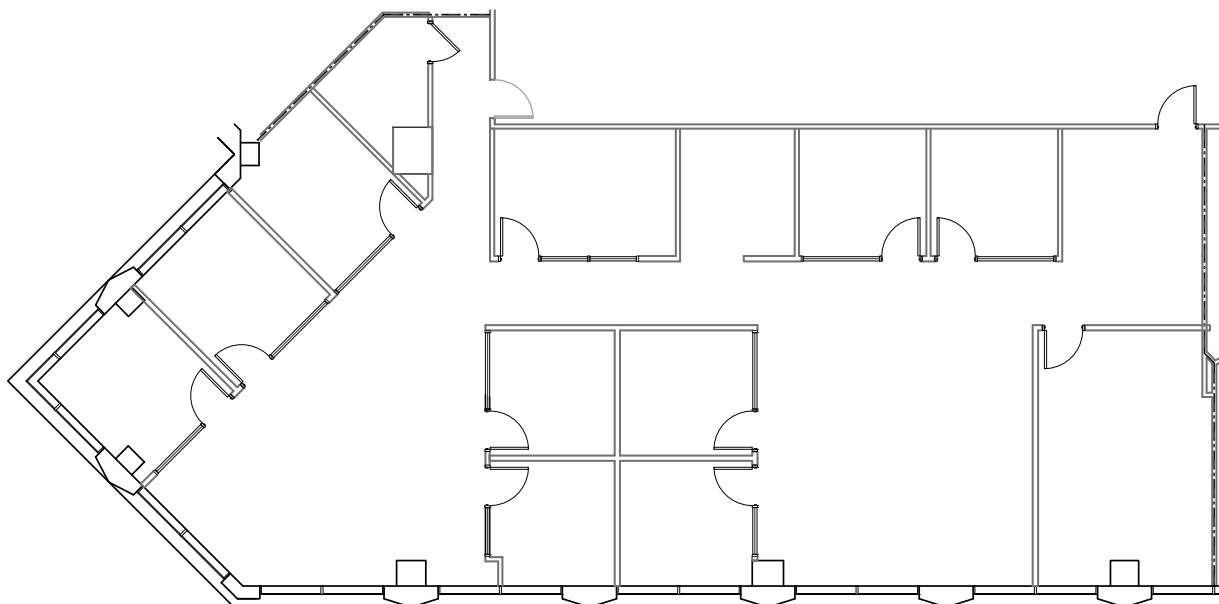
## 4TH FLOOR

[<<Back to Availabilities>>](#)

### SUITE 425

3,880 SF

Available  
Spring 2025



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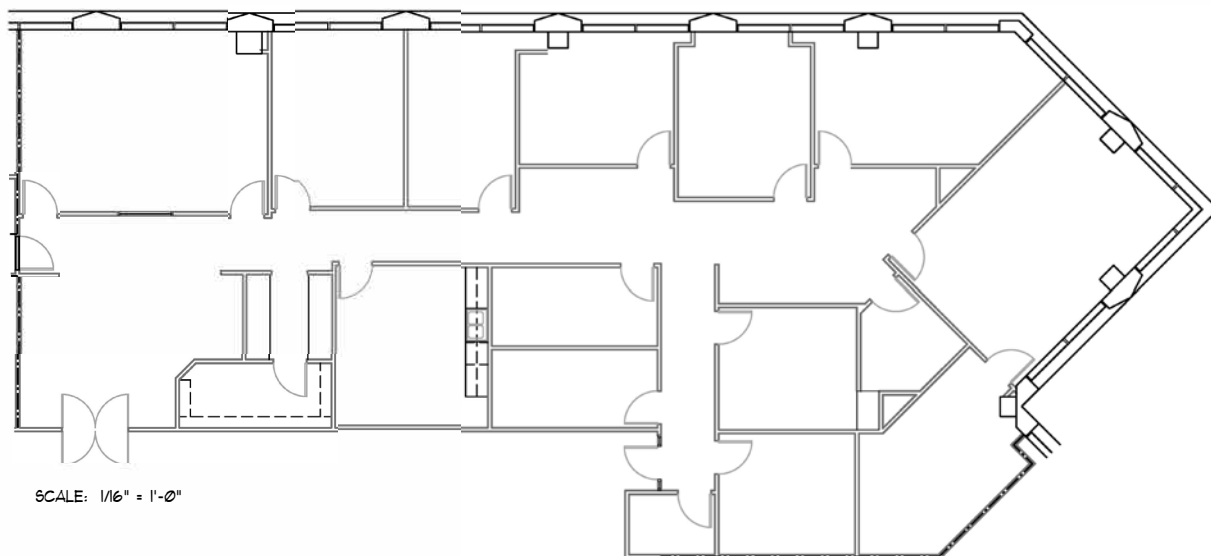


## 4TH FLOOR

[<<Back to Availabilities>>](#)

### SUITE 470

4,849 SF



SCALE: 1/16" = 1'-0"



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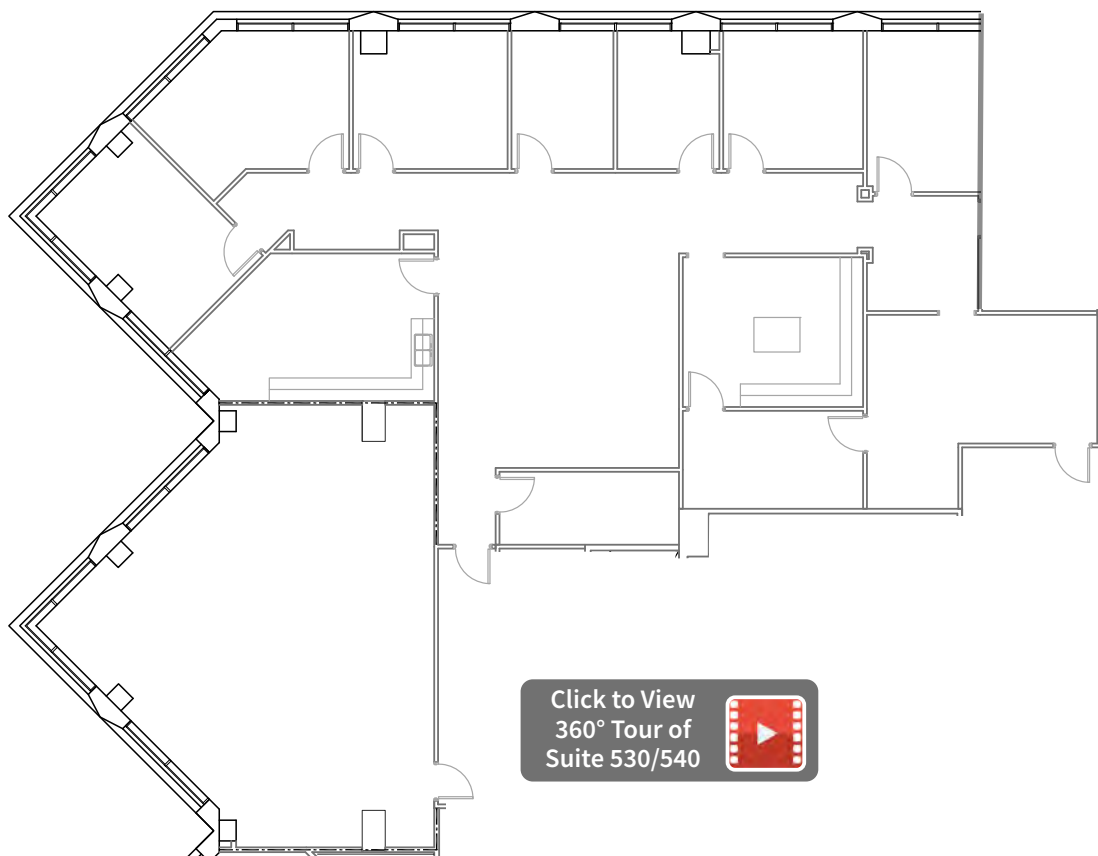


### SUITE 530 & 540

3,657 - 4,839 SF

### 5TH FLOOR

[<<Back to Availabilities>>](#)



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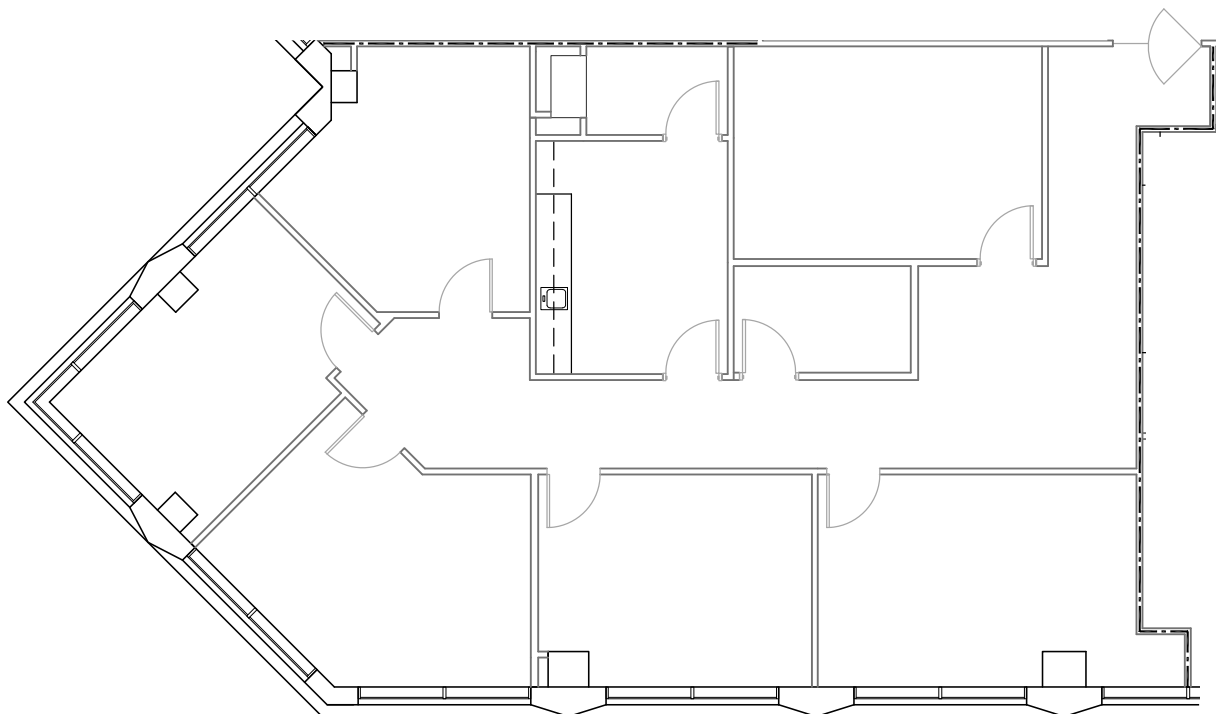
## 7TH FLOOR

[<<Back to Availabilities>>](#)

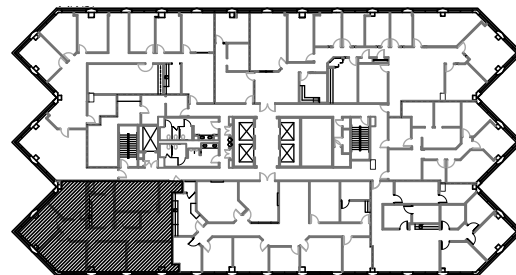
### SUITE 700

2,380 SF

Contiguous with  
Suite 710 - 6,271 SF



SCALE: 3/32" = 1'-0"



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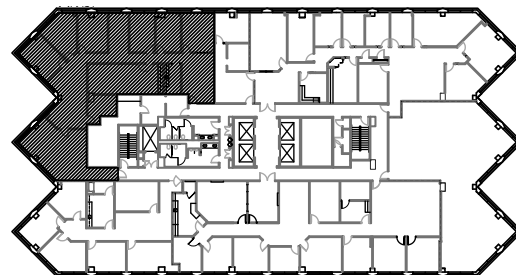
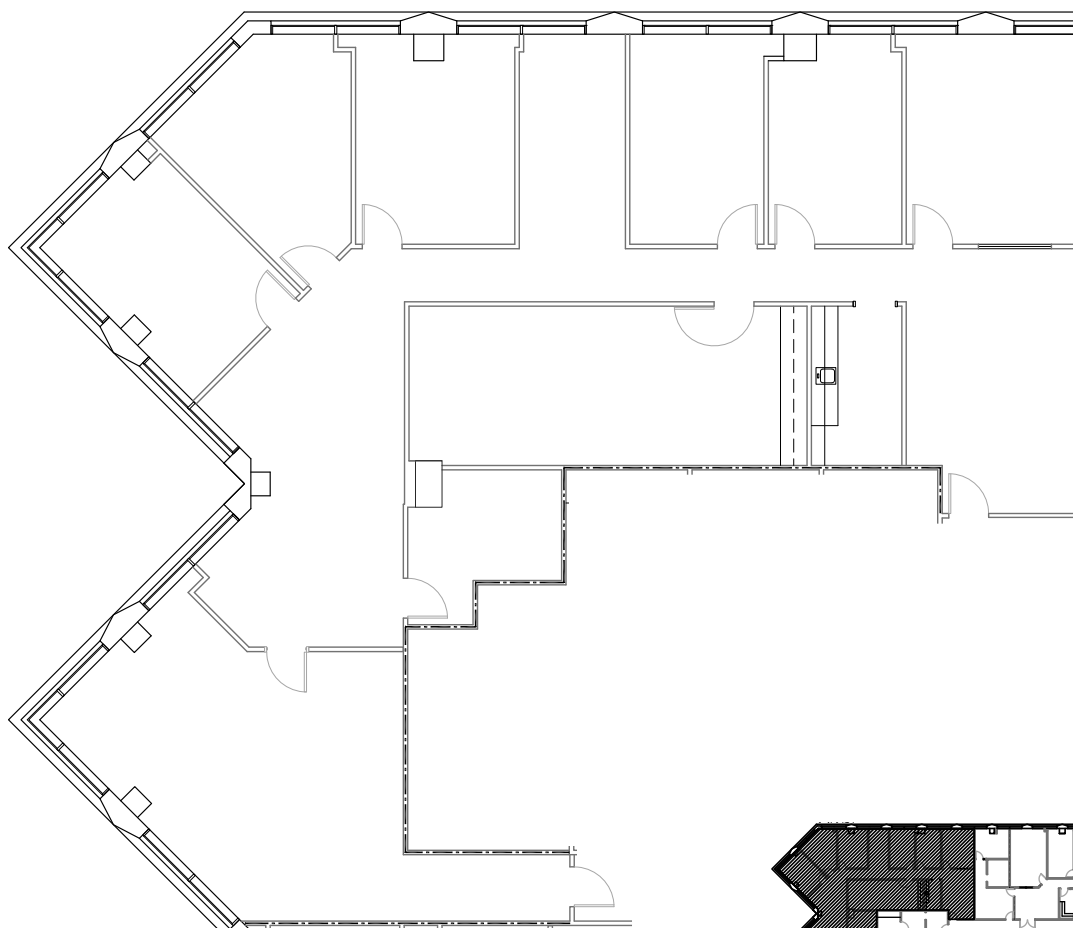
## 7TH FLOOR

[<<Back to Availabilities>>](#)

### SUITE 710

3,891 SF

Contiguous with  
Suite 700 - 6,271 SF



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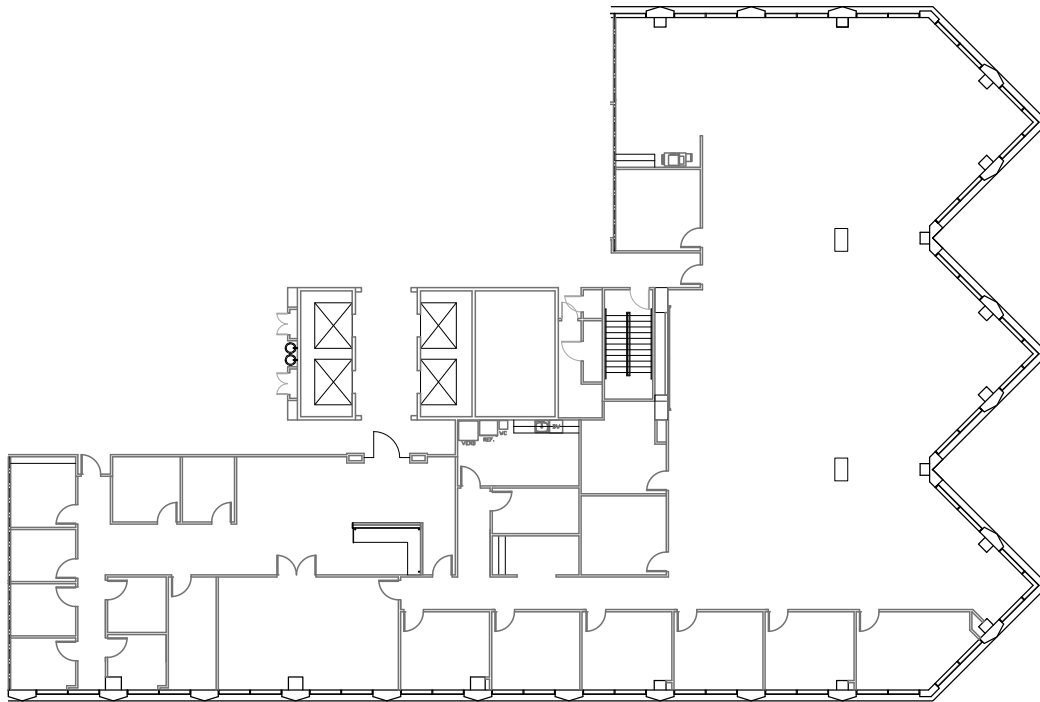
## 9TH FLOOR

[<<Back to Availabilities>>](#)

### SUITE 905

10,958 SF

Contiguous with  
Suite 950 & 970 - 16,414 SF



SCALE: N.T.S.



NTS



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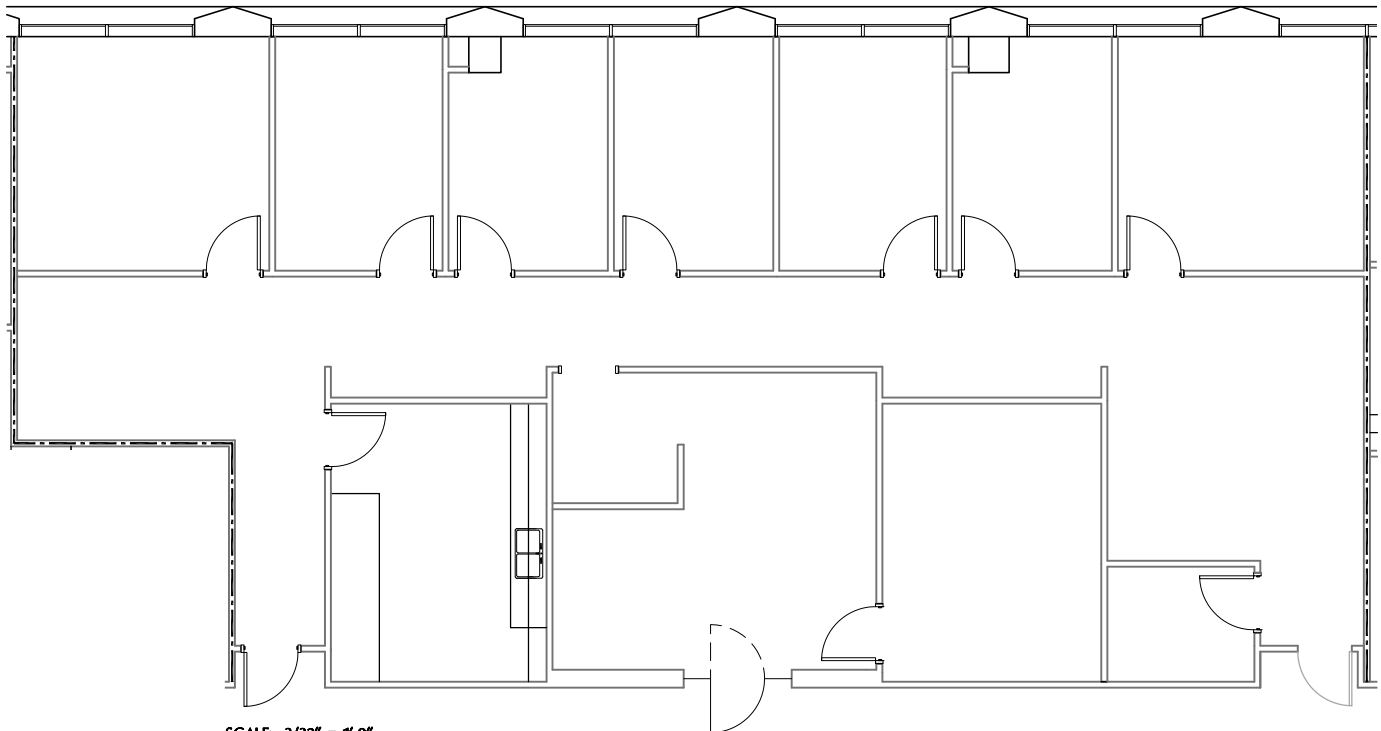
## 9TH FLOOR

[<<Back to Availabilities>>](#)

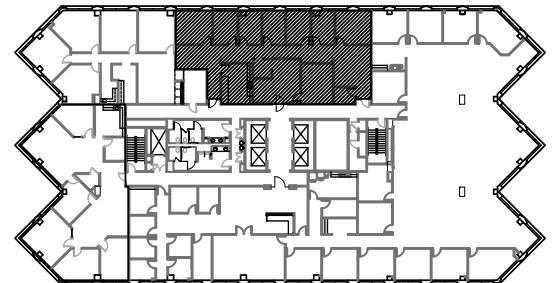
### SUITE 950

3,074 SF

Contiguous with  
Suite 905 & 970 - 16,414 SF



SCALE 3/32" = 1'-0"



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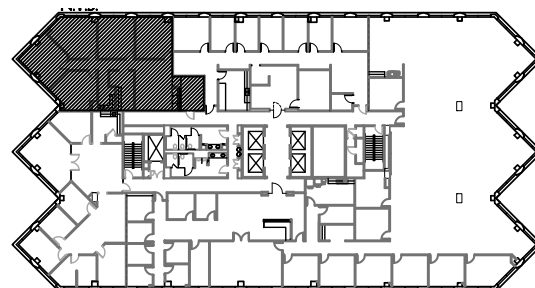
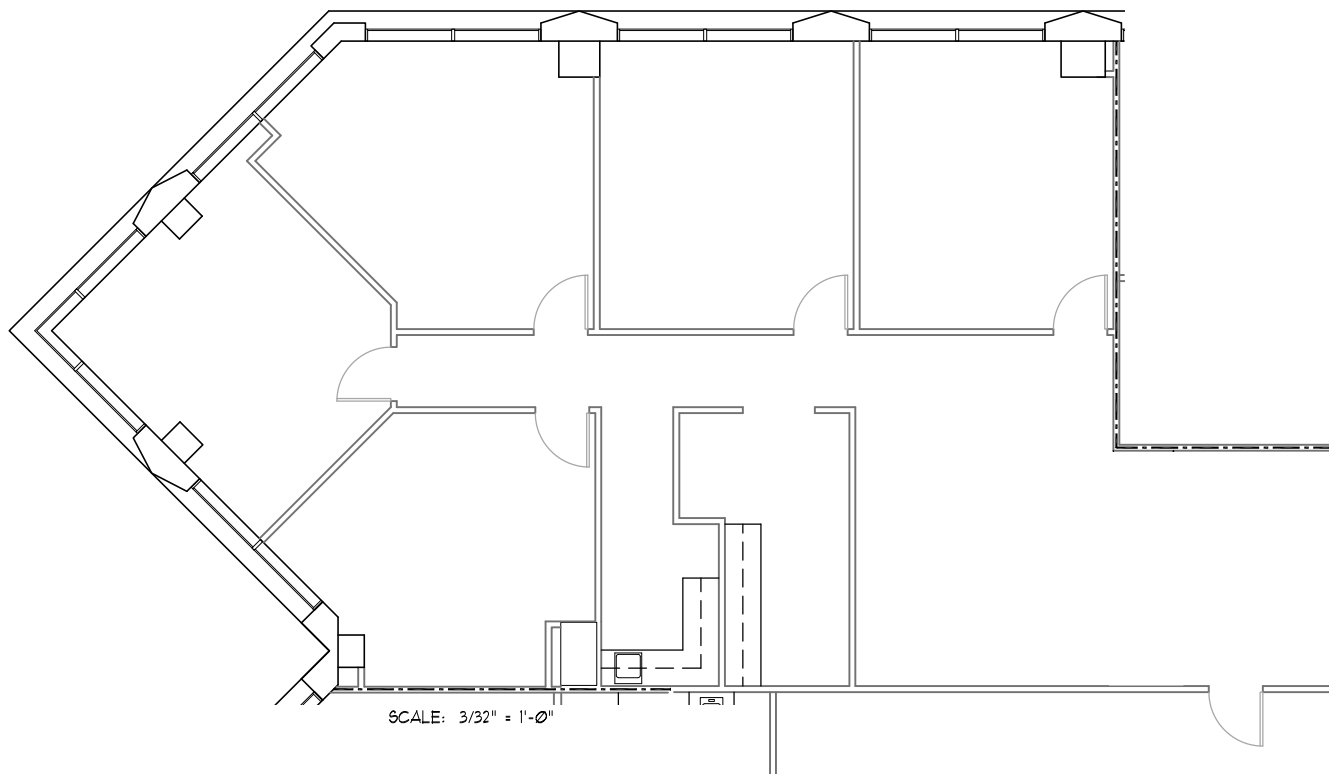
## 9TH FLOOR

[<<Back to Availabilities>>](#)

### SUITE 970

2,382 SF

Contiguous with  
Suite 905 & 950 - 16,414 SF



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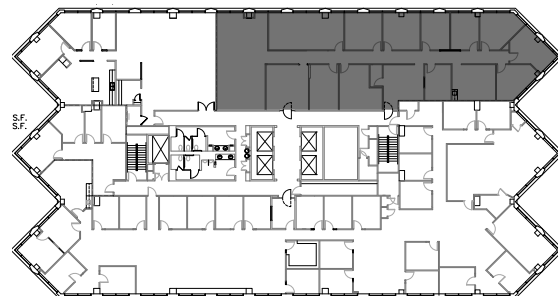
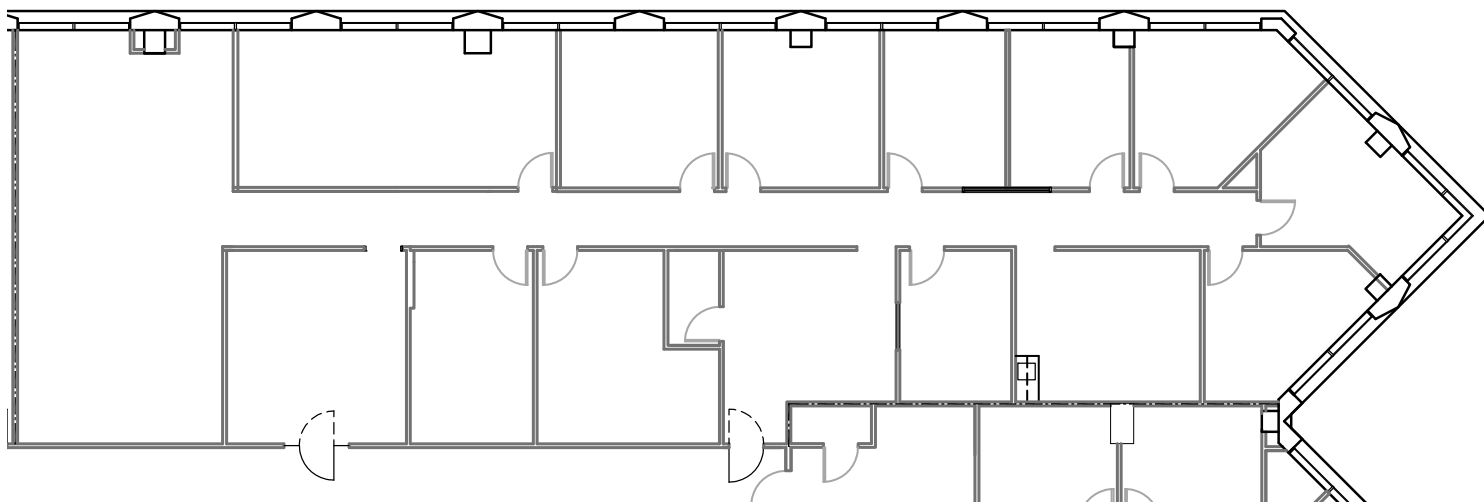


## 10TH FLOOR

[<<Back to Availabilities>>](#)

### SUITE 1070

4,840 SF



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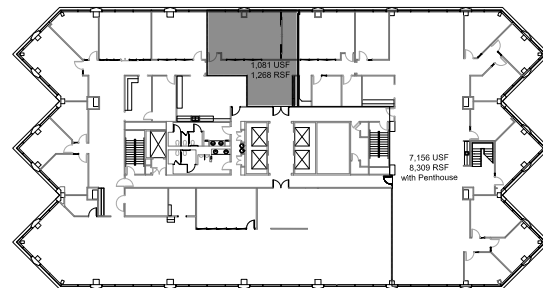
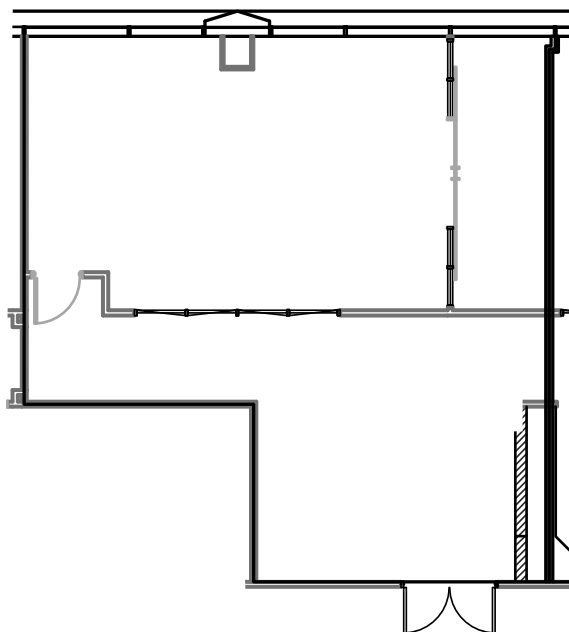


## Suite 1102

1,268 SF

## 11TH FLOOR

[<<Back to Availabilities>>](#)



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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.

<u>Endura Advisory Group, GP, LLC</u>	<u>581037</u>	<u>jlundblad@endurasa.com</u>	<u>(210) 366-2222</u>
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Designated Broker of Firm	License No.	Email	Phone
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<u>Paul Barker</u>	<u>467930</u>	<u>pbarker@endurasa.com</u>	<u>(210) 366-2222</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date





# 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.

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