

Greenspoint Office Building

1933 and 1935 NE Loop 410
San Antonio, TX 78217

Short-Term Cash Flow on Vacating Cardiovascular Clinic Property



Greenspoint Office Building

The Greenspoint Office offering includes two of the four office properties in the Greenspoint Office Park, developed along the Salado Creek Greenbelt and connecting to the 100-mile Howard Peak Greenway Trail System. Owned and occupied by Tenet Healthcare as a cardiovascular clinic, the hospital plans to relocate the tenant to their Northeast Baptist Hospital campus, allowing a buyer to bring in new medical or office tenants.

35,816

Total Building Size (SF)

1.37

Total Acres

Building Size	35,816 SF
Occupancy	100% (Estimated to be vacated in 2024)
Year Built	1985
Land Area	1.37 Acres
Parking	3.83 per 1,000 (137 spaces)
2022 Opex	\$366,708 (\$10.24 psf)

3.83

Parking Ratio (per 1,000 SF)



Investment Highlights

Greenspoint | 1933 and 1935 NE Loop 410

Well-below Replacement Cost

No Hospital Restrictions

Exceptional Design

Full masonry exterior and green standing-seam metal roof provides durable and timeless look. Large arched and striking circular windows draw in ample natural light.

Modern Configuration

Current cardiovascular clinic with an imaging suite and secured pharmacy is occupied and fully functional so configuration and building systems will be move-in ready when the tenant relocates to the hospital campus. Mix of open spaces and perimeter exam rooms/offices also supports the current dynamic office work environment.

Convenient Parking

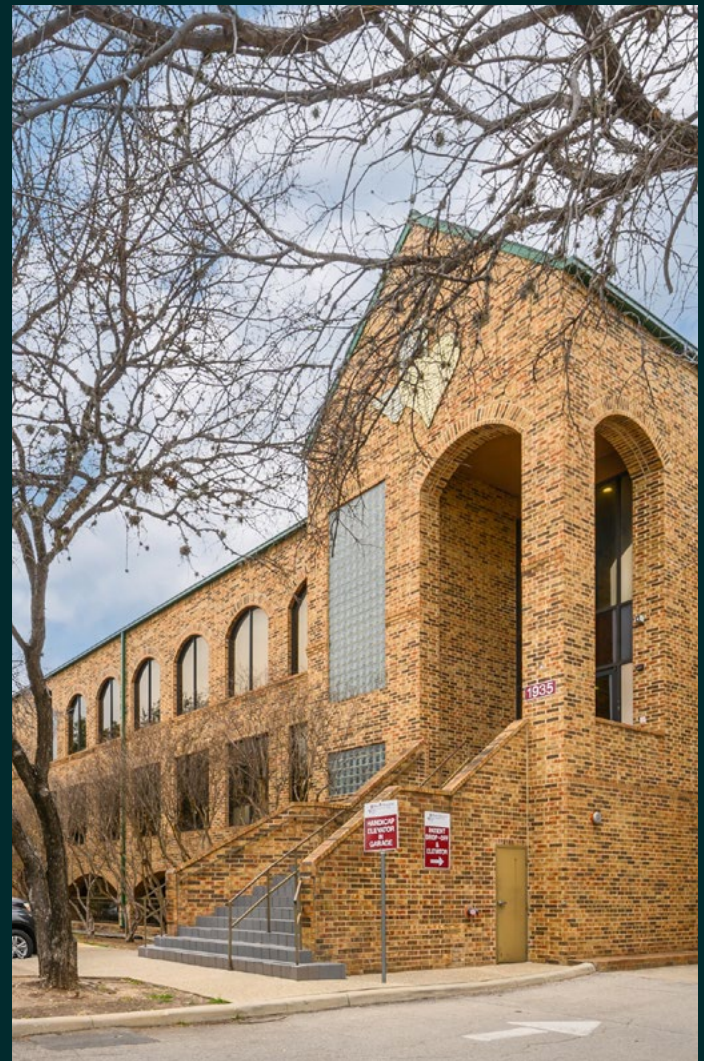
64 Covered grade-level parking spaces under the building with direct elevator connection to supplement the 73-space surface lot.

Easy Access

Very quick in-and-out access from NE Loop 410 frontage road just east of Tenet's Northeast Baptist Hospital and the prestigious St. Mary's Hall private school.

Short-Term Cash Flow

The single tenant occupies the entire property until at least December 2024, providing rental income prior to their relocation to the nearby hospital campus.





Leaseback Terms

Leased SF	35,816
Rent Rate	\$22 NNN
Escalation	\$1.00 psf every six months, beginning 12/1/2024
Security Deposit	\$30,000
Commences	Date of Closing
Expiration Date	Provided by Tenant with no less than 90 days' written notice, but not earlier than 11/30/2024

Jan-Nov 2024 Proforma

Rent Revenue	\$671,550
Non-reimbursed expenses	\$142,863
Net Operating Income (NOI)	\$528,687

Property Description

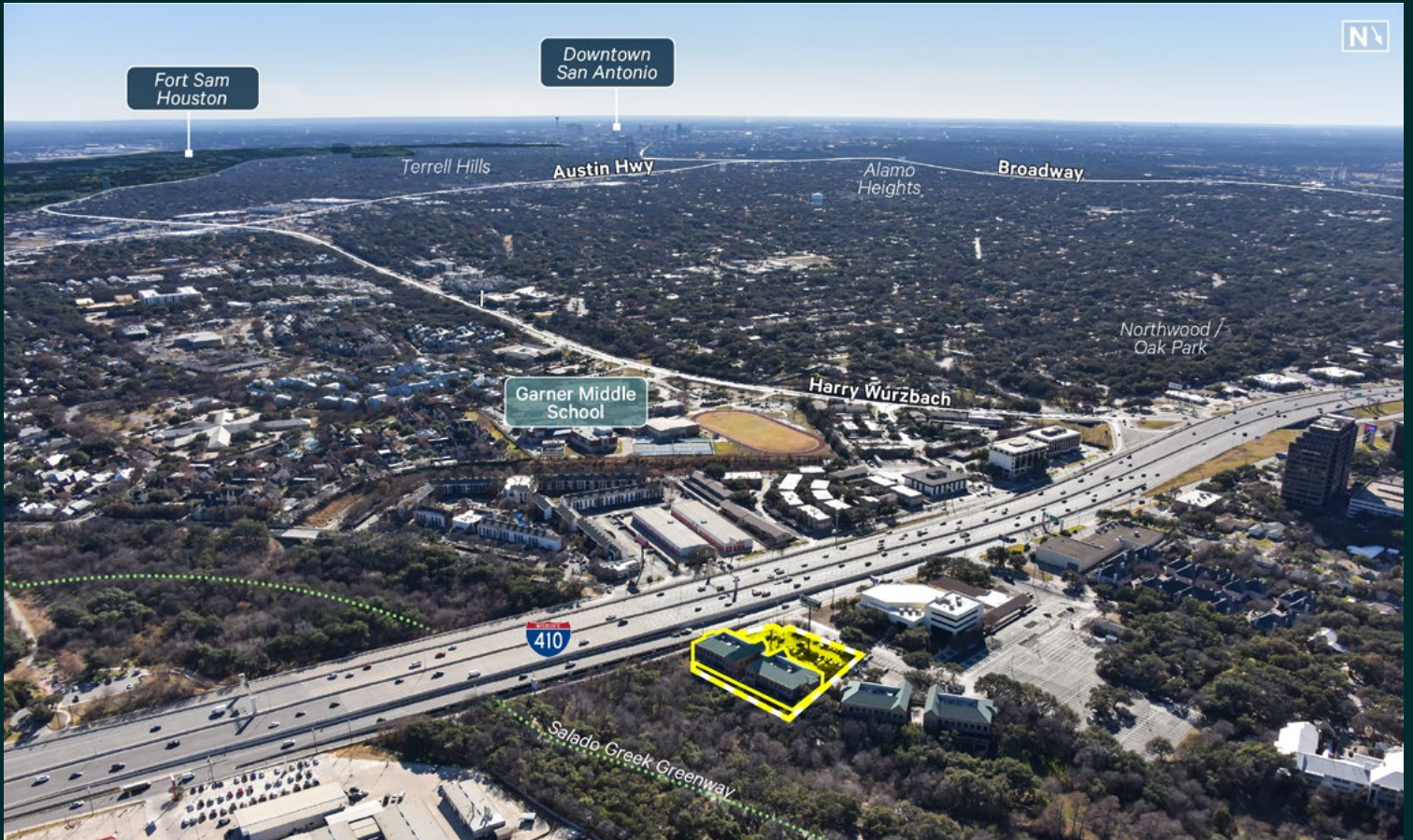
The two office buildings are connected by a wide, fully-finished and conditioned passage on both floors and provide the expansive grade-level covered parking underneath. The front of the building contains an additional surface parking lot, and the back of the properties face the Salado Creek Greenbelt. Two elevators and two sets of stairs connect the ground level parking areas with the floors above.

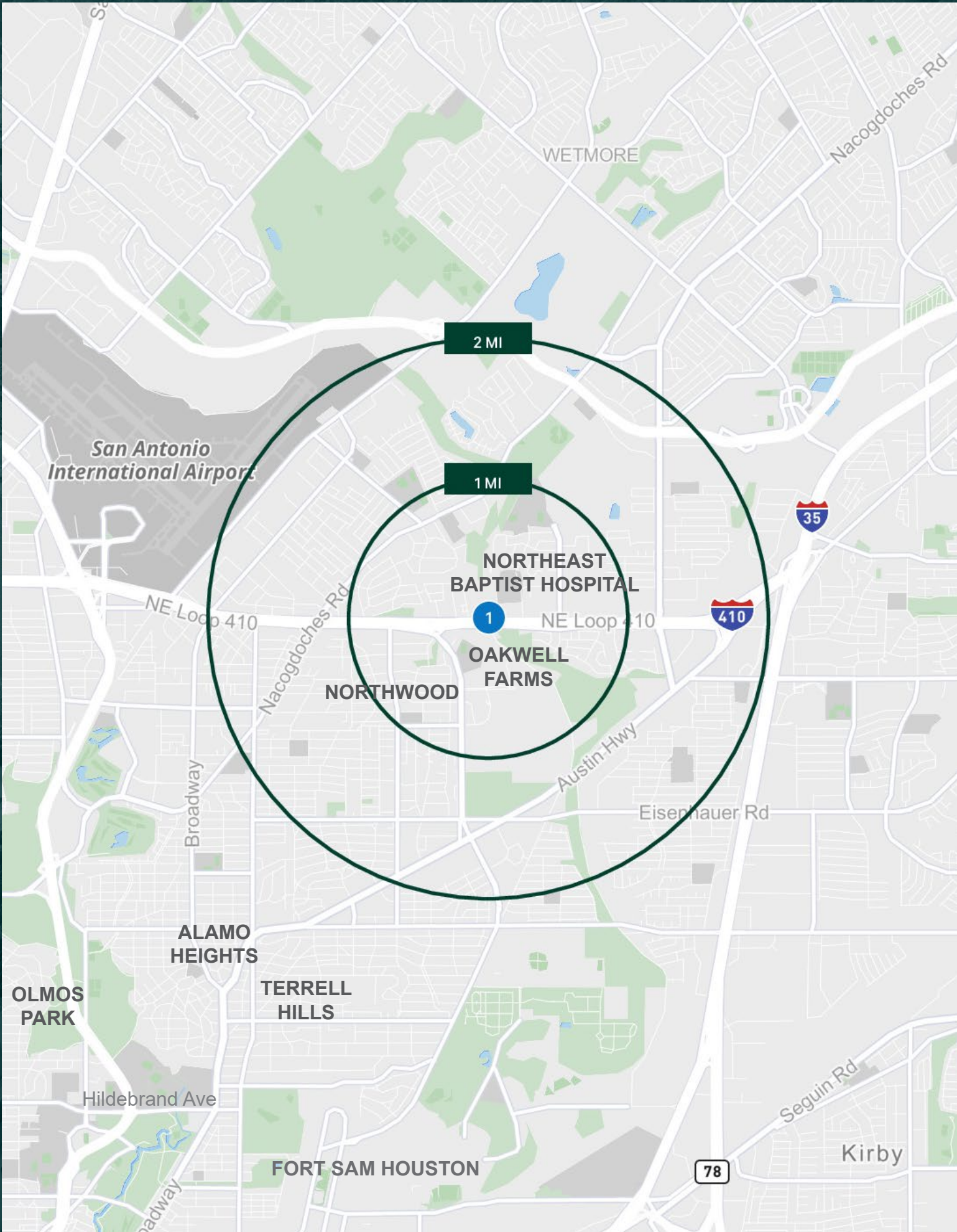


Operating Expenses

	2023 Estimate	psf
Property Taxes	\$118,443	\$3.31
Insurance	Self-Insured	
Janitorial	\$65,374	\$1.83
Maintenance & Repairs	\$40,267	\$1.12
Grounds/Landscaping	\$7,643	\$0.21
Utilities	\$127,047	\$3.55
Trash	\$7,934	\$0.22
Total	\$366,708	\$10.24







San Antonio International Airport

WETMORE

Nacogdoches Rd

2 MI

1 MI

NORTHEAST BAPTIST HOSPITAL

1

OAKWELL FARMS

NORTHWOOD

NE Loop 410

NE Loop 410

35

410

Broadway

Austin Hwy

Eisenhauer Rd

ALAMO HEIGHTS

OLMOS PARK

TERRELL HILLS

Hildebrand Ave

FORT SAM HOUSTON

78

Seguin Rd

Kirby

Surrounding Area

+ High-Traffic Location

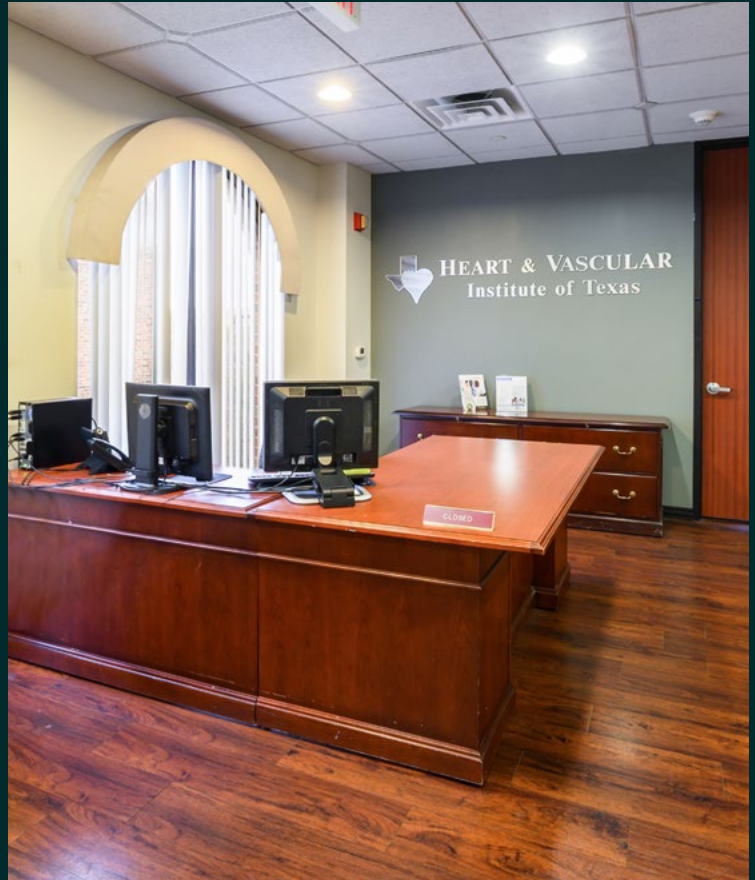
- 157,182 VPD

+ Los Patios: Shopping, Dining, Events

- .04 miles from the Property
- Retail includes Renaissance Fine Jewelry and Terra Design Group
- Restaurants include Naco 210, Comfort Cafe, Olla Express Cafe

+ St. Mary's Hall Private School

- 1.5 miles from the Property
- Founded in 1879
- 790 students enrolled between Pre-K and High School
- Approximate annual tuition \$16,000 - \$31,000





Contact Us

Scott Herbold

Senior Vice President

+1 210 507 1120

scott.herbold@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



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.

11-2-2015



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.

CBRE, Inc. <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	299995 <small>License No.</small>	texaslicensing@cbre.com <small>Email</small>	+1 210 225 1000 <small>Phone</small>
Jeremy McGown <small>Designated Broker of Firm</small>	620535 <small>License No.</small>	jeremy.mcgown@cbre.com <small>Email</small>	+1 214-979-6100 <small>Phone</small>
John Moake <small>Licensed Supervisor of Sales Agent/ Associate</small>	540146 <small>License No.</small>	john.moake@cbre.com <small>Email</small>	+1 210.225.1000 <small>Phone</small>
Scott Herbold <small>Sales Agent/Associate's Name</small>	525829 <small>License No.</small>	scott.herbold@cbre.com <small>Email</small>	+1 210.507.1120 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

