



## **SPACE FOR LEASE**

**PRICE REDUCTION FROM \$13.00/SF TO \$10.00/SF**

**6400-6440 IH-10 WEST**

**SAN ANTONIO, TEXAS 78201**

### **PROPERTY DISCLAIMER**

As to the subject property, Campbell Commercial, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitations, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, lead paint, contaminated soil or hazardous substances), or the property's compliance with any applicable laws, rules or regulations regarding such issues; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided, or to be provided, with respect to the property by Broker was obtained from sources deemed reliable, but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy of completeness thereof and same is submitted subject to change of price or terms, prior sales or other disposition or withdrawal without notice.

**Campbell Commercial, Inc.**

PHONE: 210-737-8100 FAX: 210-737-0082

[www.campbell-commercial.com](http://www.campbell-commercial.com)

## PROPERTY INFORMATION

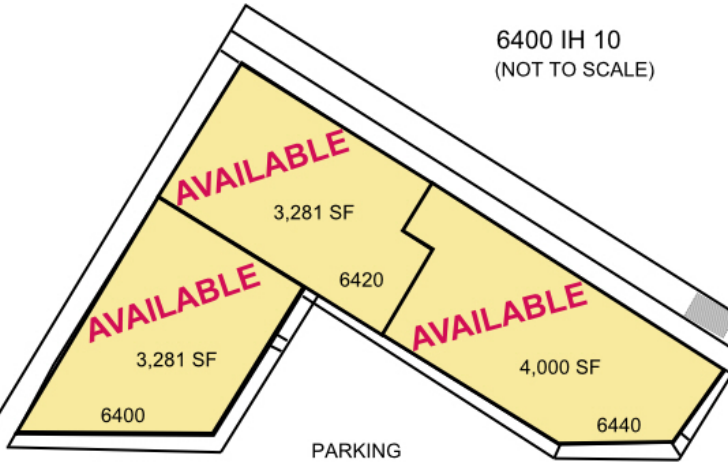
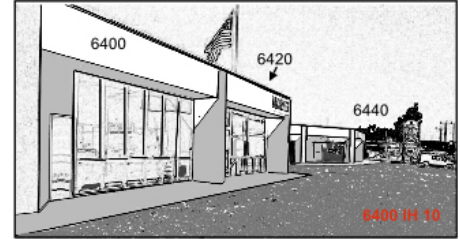
<b>LOCATION:</b>	Office/Showroom Center located at the Northwest corner of I-10 and Balcones North approximately 1 mile inside Loop 410.
<b>SIZE OF THE CENTER:</b>	10,562 square feet
<b>SPACE AVAILABLE:</b>	Suite 6400 – 3,281 square feet (Total Price: \$4,473.10 per month) Suite 6420 – 3,281 square feet (Total Price: \$4,473.10 per month) Suite 6440 – 4,000 square feet (Total Price: \$5,453.33 per month) <b><i>ENTIRE BUILDING IS AVAILABLE FOR A TOTAL OF 10,562 SQUARE FEET FOR THE TOTAL PRICE OF \$14,399.53 PER MONTH</i></b>
<b>OWNER:</b>	Warfield 6400 LLC
<b>LEASE RATE:</b>	\$10.00 per square foot per year on a triple net basis
<b>TRIPLE NET:</b>	Triple Net charges for Tenant's pro rata share of taxes, insurance and common area maintenance estimated at \$6.36/sf
<b>UTILITIES:</b>	Electric and gas: To be paid by Tenant.
<b>TERM:</b>	3 to 5 years
<b>CEILING HEIGHT:</b>	11 feet
<b># PARKING SPACES:</b>	27
<b>GRADE LEVEL DOORS:</b>	Suite 6400: Two (2) 12' x 10' grade level doors Suite 6420: One (1) 12' x 10' grade level door Suite 6440: Two (2) 12' x 10' grade level doors
<b>SPRINKLERED:</b>	Yes
<b>HVAC:</b>	Suite 6400: One (1) 5-ton unit Suite 6420: One (1) 4-ton unit Suite 6440: One (1) 4-ton unit; One (1) 5-ton unit
<b>GAS:</b>	Yes
<b>ELECTRIC:</b>	Suite 6400: 200 amps, 208 volts, 3-phase Suite 6420: 100 amps, 208 volts, 3-phase Suite 6440: 200 amps, 208 volts, 3-phase
<b>MAINTENANCE:</b>	Landlord is responsible for maintenance of landscaping, roof, foundation, exterior walls and parking lot. Tenant is responsible for maintenance of the interior of the leasehold.
<b>ZONING:</b>	MXD
<b>TRAFFIC COUNT:</b>	206,752 daily (2018)

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6400 IH 10  
(NOT TO SCALE)



PARKING

PYLON SIGN

NCB 5300 BLOCK 28, LOT 5  
SAN ANTONIO, BEXAR COUNTY, TEXAS

CONCRETE  
APPROACH

BALCONES NORTH DRIVE

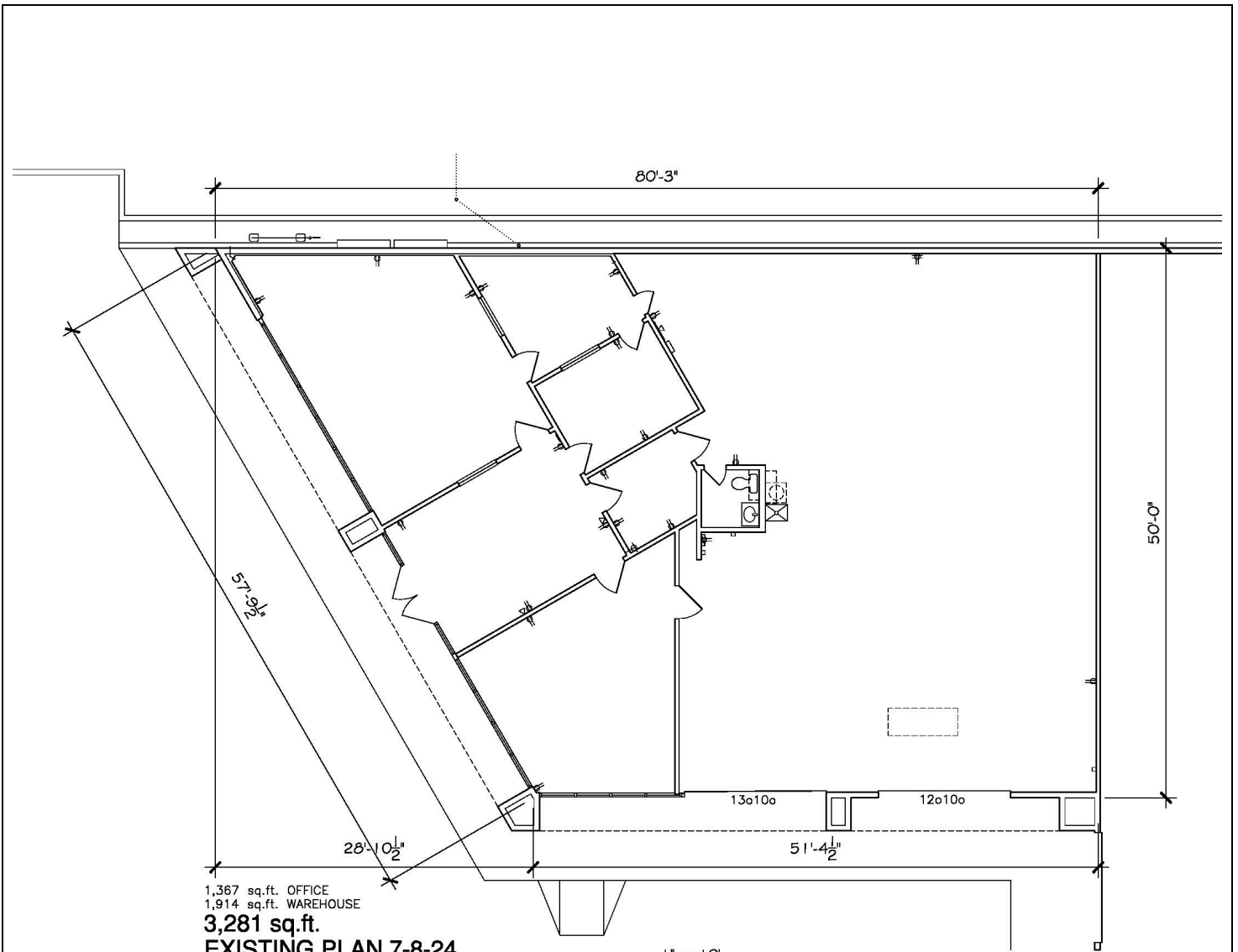


IH 10 FRONTAGE ROAD

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1,367 sq.ft. OFFICE  
 1,914 sq.ft. WAREHOUSE

**3,281 sq.ft.**

**EXISTING PLAN 7-8-24**

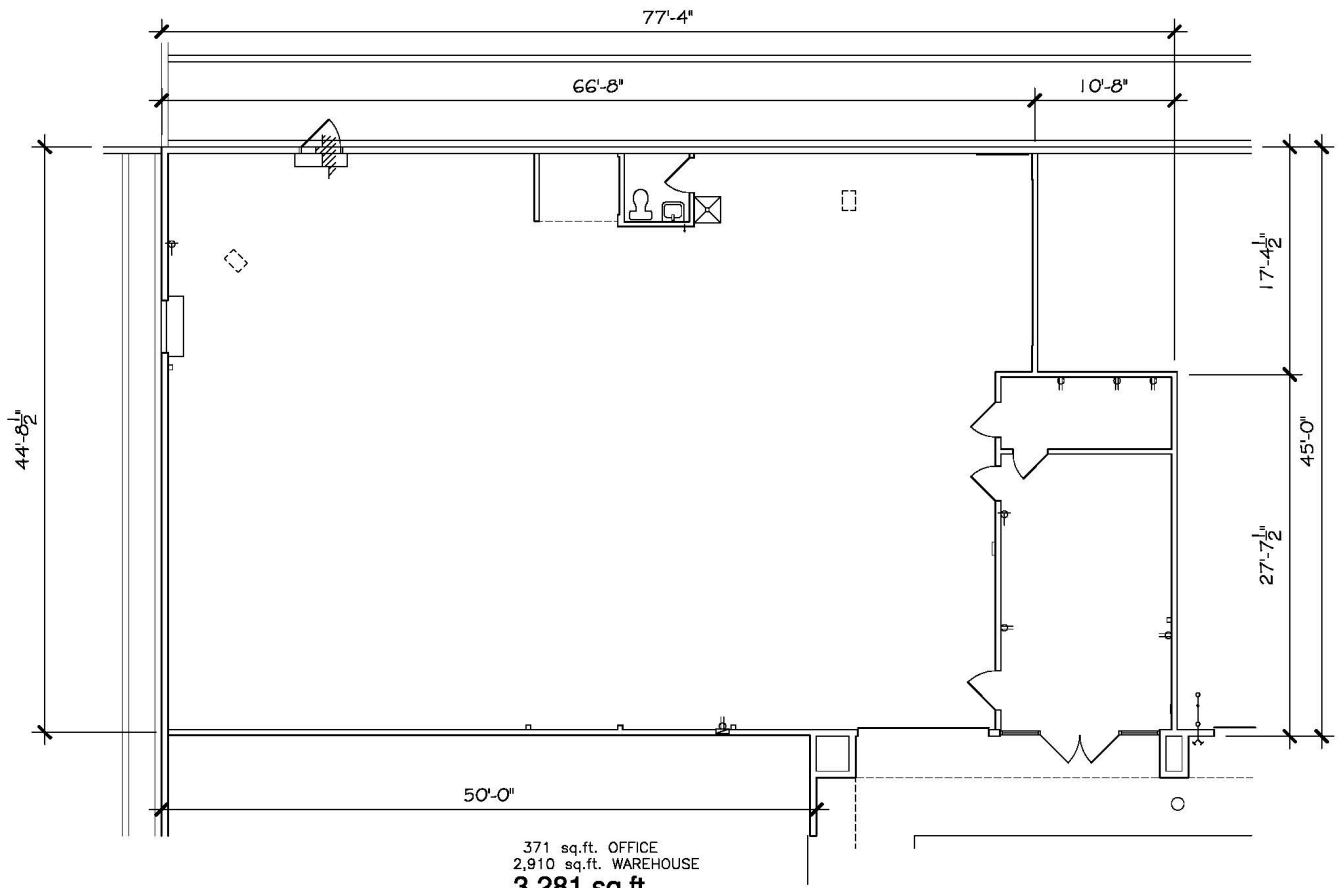
1" = 10'

**6400 IH 10 West**  
 San Antonio, Texas 78201

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371 sq.ft. OFFICE  
 2,910 sq.ft. WAREHOUSE  
**3,281 sq.ft.**

**EXISTING PLAN 7-22-24**

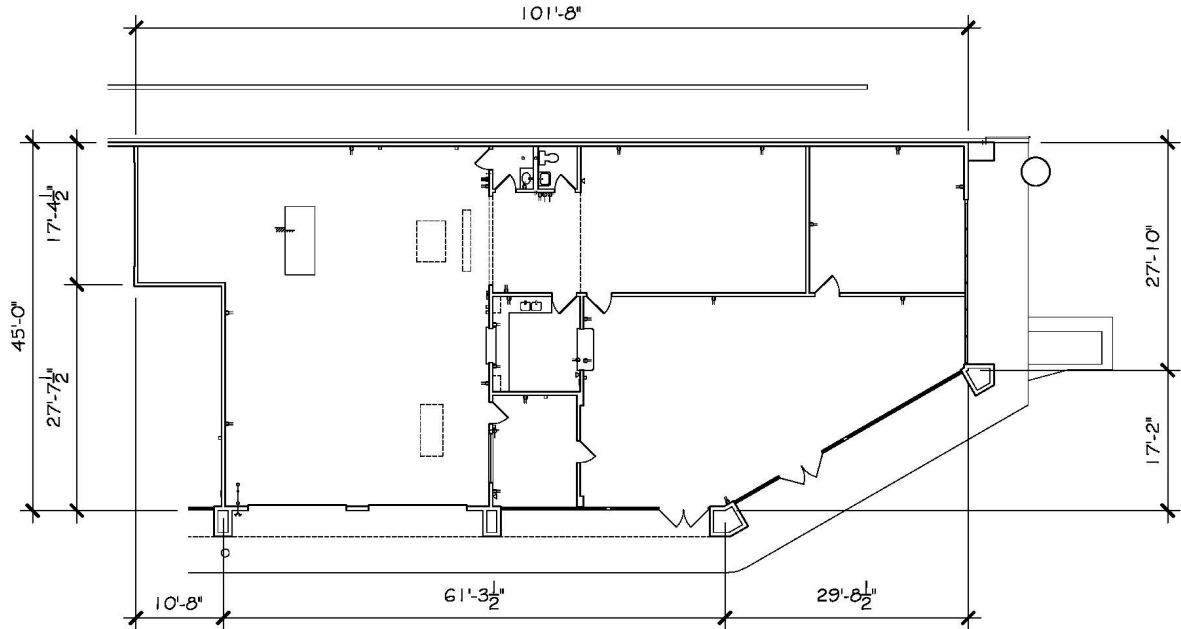
1" = 10'

**6420 IH 10 West**  
 San Antonio, Texas 78201

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1,638 sq.ft. OFFICE  
 2,362 sq.ft. WAREHOUSE

**4,000 sq.ft.**

EXISTING PLAN 7-22-24

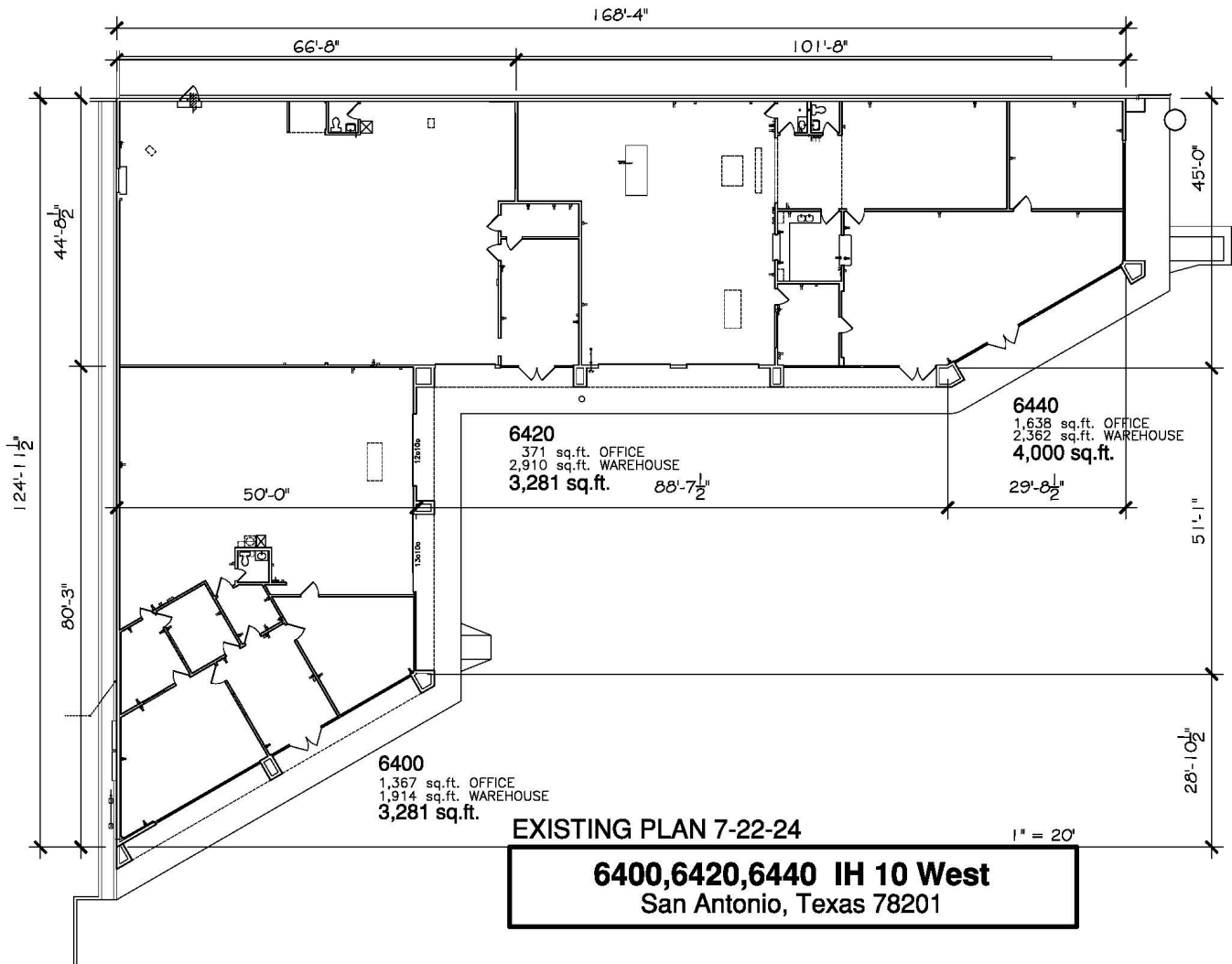
1/16" = 1'-0"

**6440 IH 10 West**  
 San Antonio, Texas 78201

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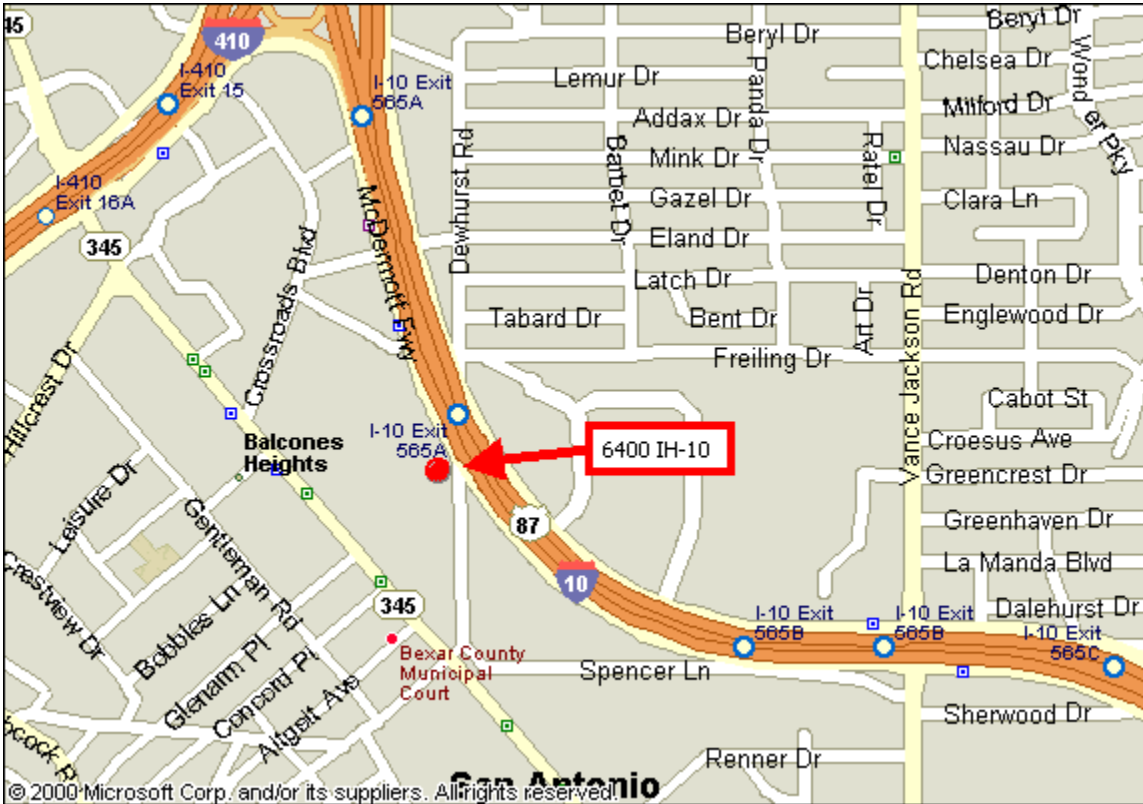
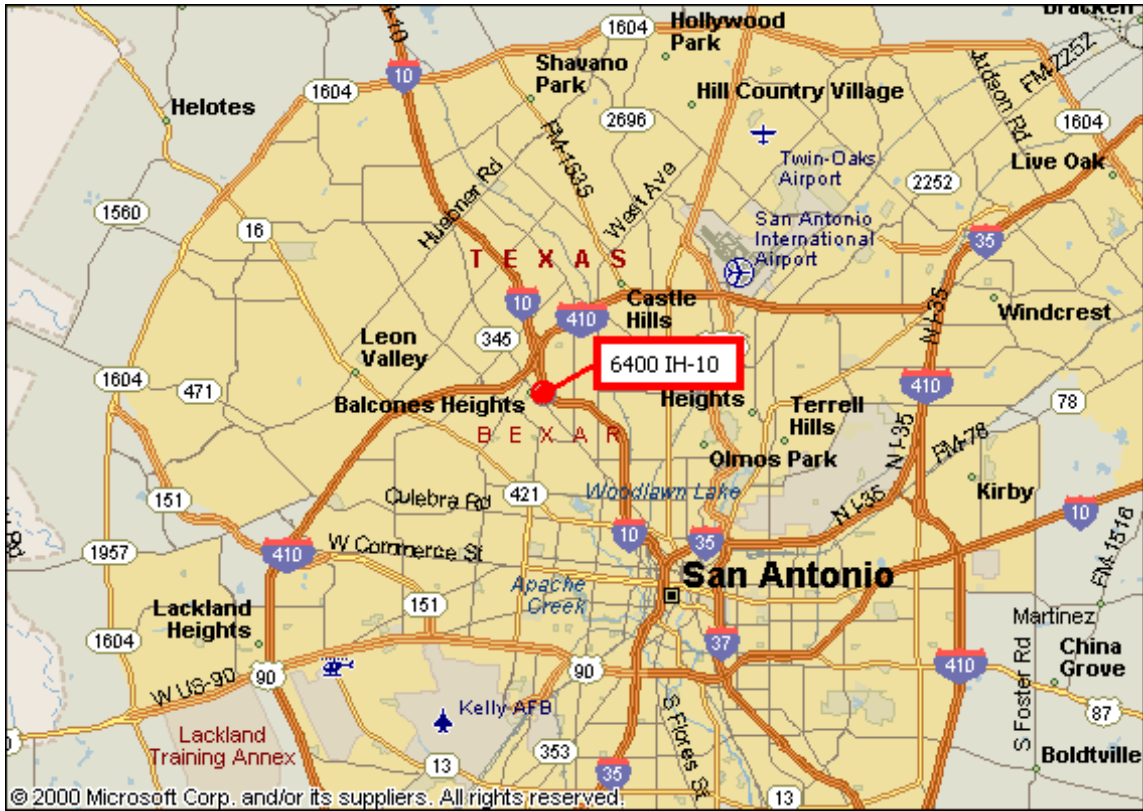
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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



**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:
  - 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.

Campbell Commercial, Inc.	293434	n/a	(210) 737-8100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nicholas Paul Campbell	290261	nick@campbell-commercial.com	(210) 737-8100
Designated Broker of Firm	License No.	Email	Phone
Nicholas Paul Campbell	290261	nick@campbell-commercial.com	(210) 737-8100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke S. Campbell	630386	luke@campbell-commercial.com	(210) 737-8100
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

IABS 1-1