



[Video](#)

[360° Virtual Tour](#)

[Website](#)

For Lease | 11711 IH 35 N.
San Antonio, TX 78233

Summary

Lease Rate: Negotiable
Available SF: 38,836 SF

Property Description

Approximately 186,000 square feet redeveloped space for high density office use. With new High Efficiency HVAC Units, this space also features a new electrical distribution system, new roof, lighting system, as well as a new plumbing system. Many private offices built out as well as options for conference rooms. Secured and gated entry property.



Highlights

- High Density Usage
- Private and Secured Large Parking Lot
- Built Out Private Offices & Conference Rooms
- Right Off of I-35
- Employee Amenities Nearby



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Property Details

Lease Rate

Negotiable

[Video](#)

Location Information

Building Name	R/E Business Center
Street Address	11711 IH 35 N.
City, State, Zip	San Antonio, TX 78233
County	Bexar

Building Information

Building Size	186,000 SF
Building Class	B
Number of Floors	1
Year Built	1994
Year Last Renovated	2010
Gross Leasable Area	25,000 SF
Construction Status	Existing

Property Information

Property Type	Office/Retail
Property Subtype	Office Building
Zoning	C-3
Lot Size	22.33 Acres
APN #	15724-000-0181

Parking & Transportation

Parking Type	Surface
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Amenities

Network	Fiber Ready with Server Rooms
Vehicles Per Day	228,000 VPD (TXDOT)
Nearby	Ikea, Live Oak Town Center, Lowe's, Home Depot, Olive Garden, Pluckers, Chic-Fil-A



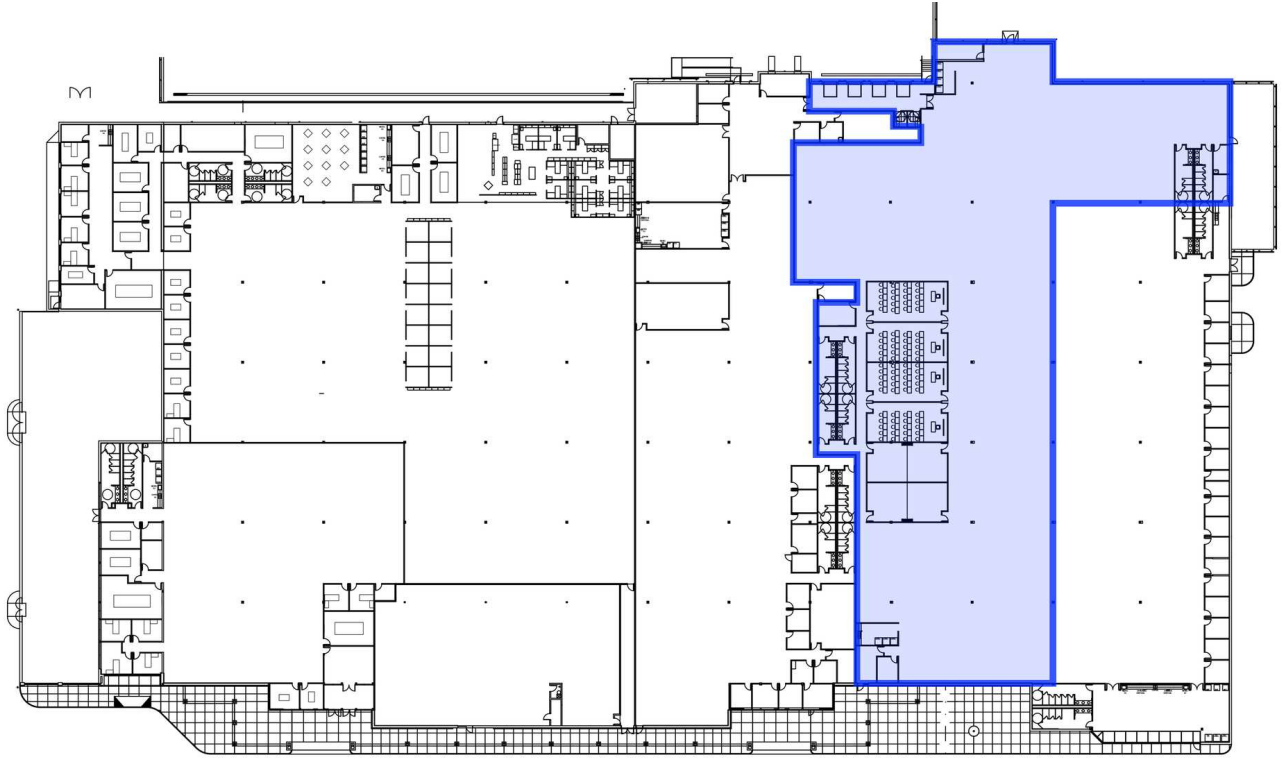
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Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	38,836 SF	Lease Rate:	Negotiable

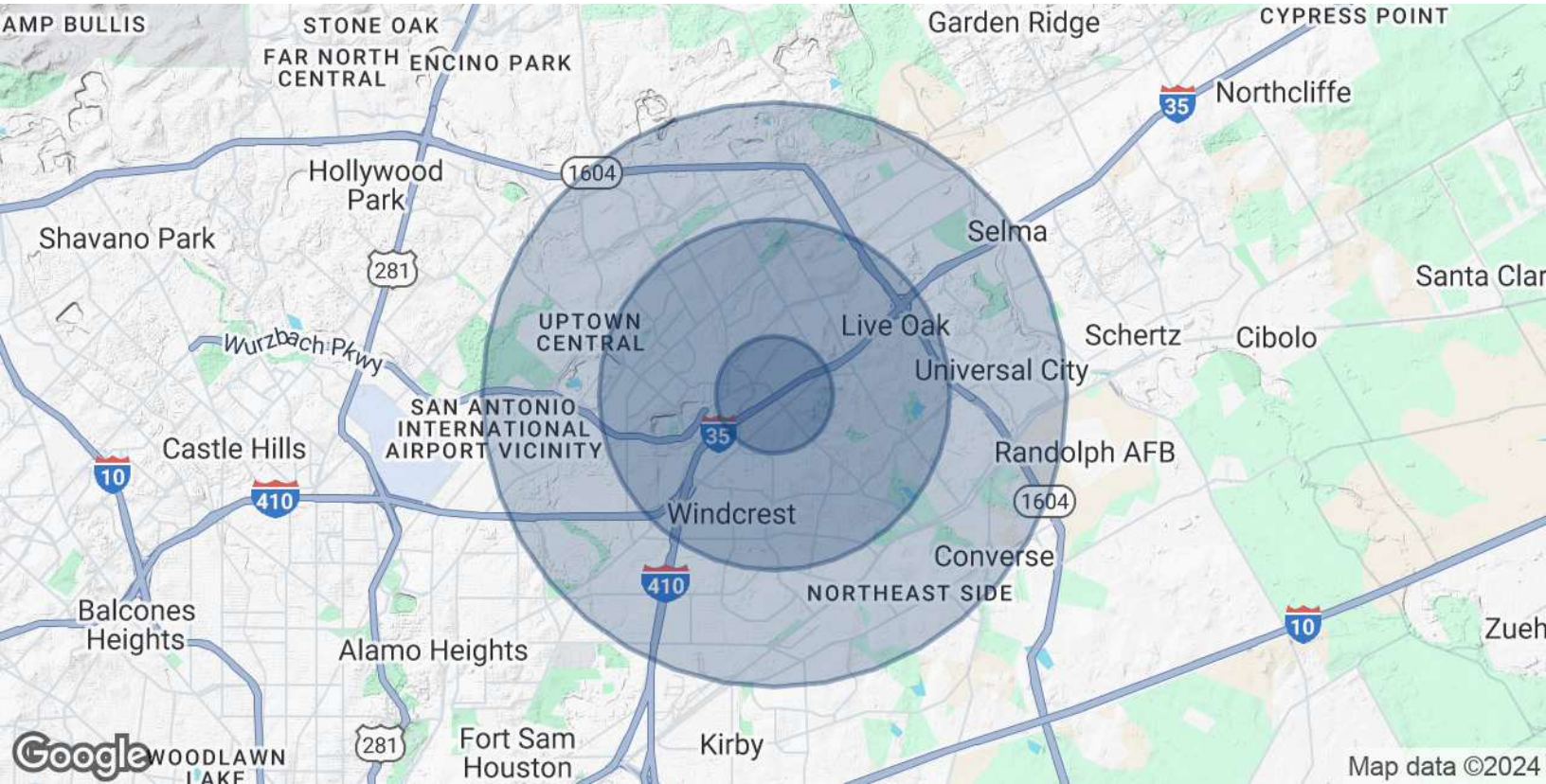
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
160	Available	38,836 SF	NNN	Negotiable	-

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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,482	97,609	235,731
Average Age	34.8	35.0	33.9
Average Age (Male)	32.5	33.1	32.1
Average Age (Female)	38.5	37.1	35.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,381	35,742	86,293
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$58,390	\$62,374	\$63,062
Average House Value	\$96,595	\$120,331	\$129,497

2020 American Community Survey (ACS)



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.

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Buyer/Tenant/Seller/Landlord Initials

Date