

Office Space For Lease



 ONE PARK TEN
6800 PARK TEN BLVD.
← NORTH BUILDING → EAST BUILDING
← WEST BUILDING → SOUTH BUILDING



One Park Ten

6800 Park Ten Blvd, San Antonio, TX 78213

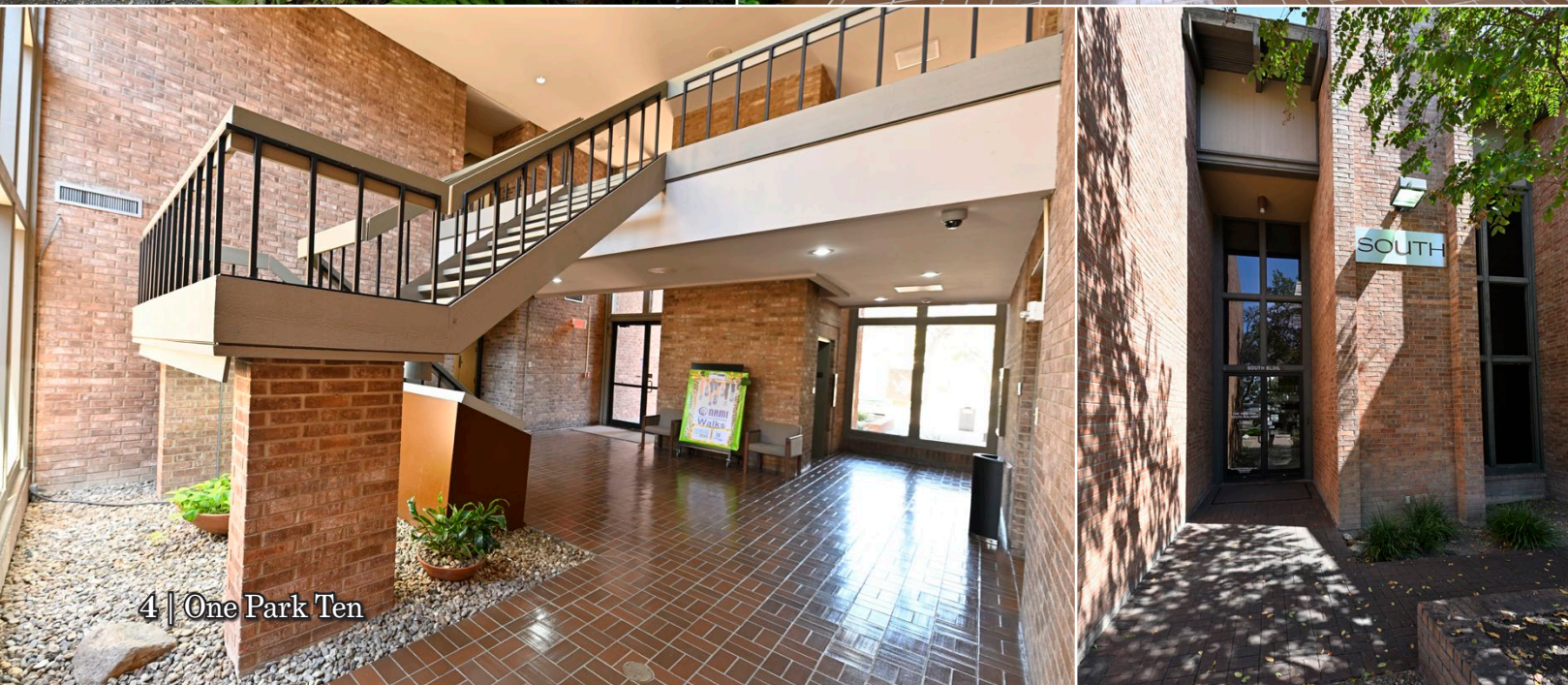
Offered by:
Andrew J. Lyles



Table of Contents

| | |
|-----------------------------|----|
| Benefits | 5 |
| Floor Plans | 6 |
| Aerials | 10 |
| Photos | 13 |
| Availability & Rates | 15 |
| Market Overview..... | 16 |
| TREC Agency Disclosure..... | 18 |

© Mar 2026 REOC San Antonio. REOC San Antonio is a licensed Real Estate broker in the State of Texas operating under REOC General Partner, LLC. The information contained herein is deemed accurate as it has been reported to us by sources which we understand, upon no investigation, to be reliable. As such, we can make no warranty, guarantee or representation as to the accuracy or completeness thereof nor can we accept any liability or responsibility for the accuracy or completeness of the information contained herein. Any reliance on this information is solely at the readers own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Further, the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



Benefits

Property Highlights

| | |
|-------------------------------------|--|
| Address | 6800 Park Ten Blvd, San Antonio 78213 |
| Property Details | 155,837 SF Office Building 9.119 Acres |
| Class | B |
| Year Built | 1980 |
| Floors | 2 |
| Parking | 1:270 per rentable square foot parking ratio |
| Access & Courtesy Patrol | 24/7 Access for Tenants with security patrol during business hours |

Comments

- New Ownership completed multiple capital improvements to property
- Full service cafe
- Conveniently located at 410 and I-10 intersection
- Conference rooms available
- Move-in Ready space available
- On-Site property management and maintenance staff

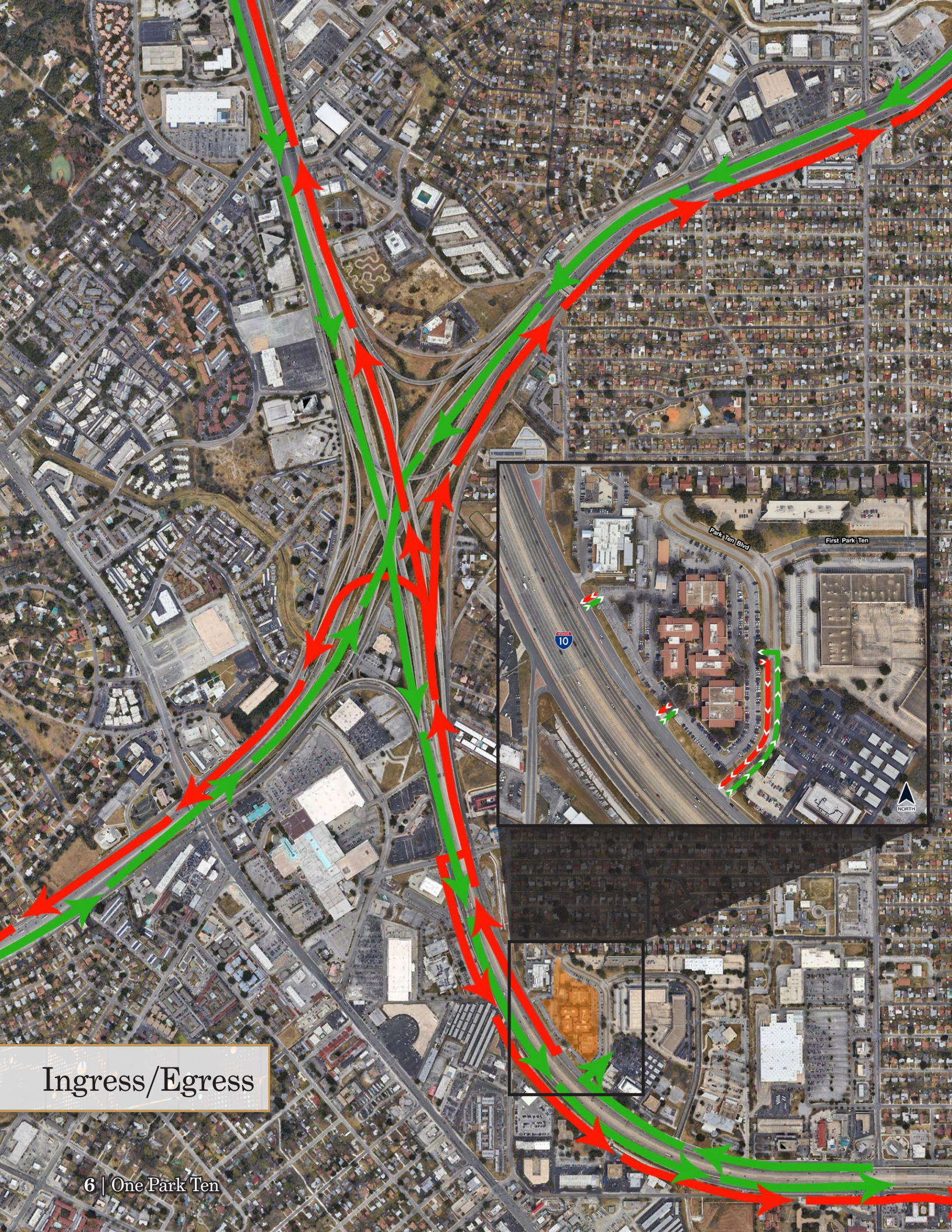
Drive Time Highlights

- South Texas Medical Center - 1.7 miles (5 minute drive)
- Downtown San Antonio - 7.7 miles (10 minute drive)
- The Shops at La Cantera - 8 miles (14 minute drive)
- The Quarry Market - 6.5 miles (12 minute drive)
- Westover Hills - 16 miles (22 minute drive)

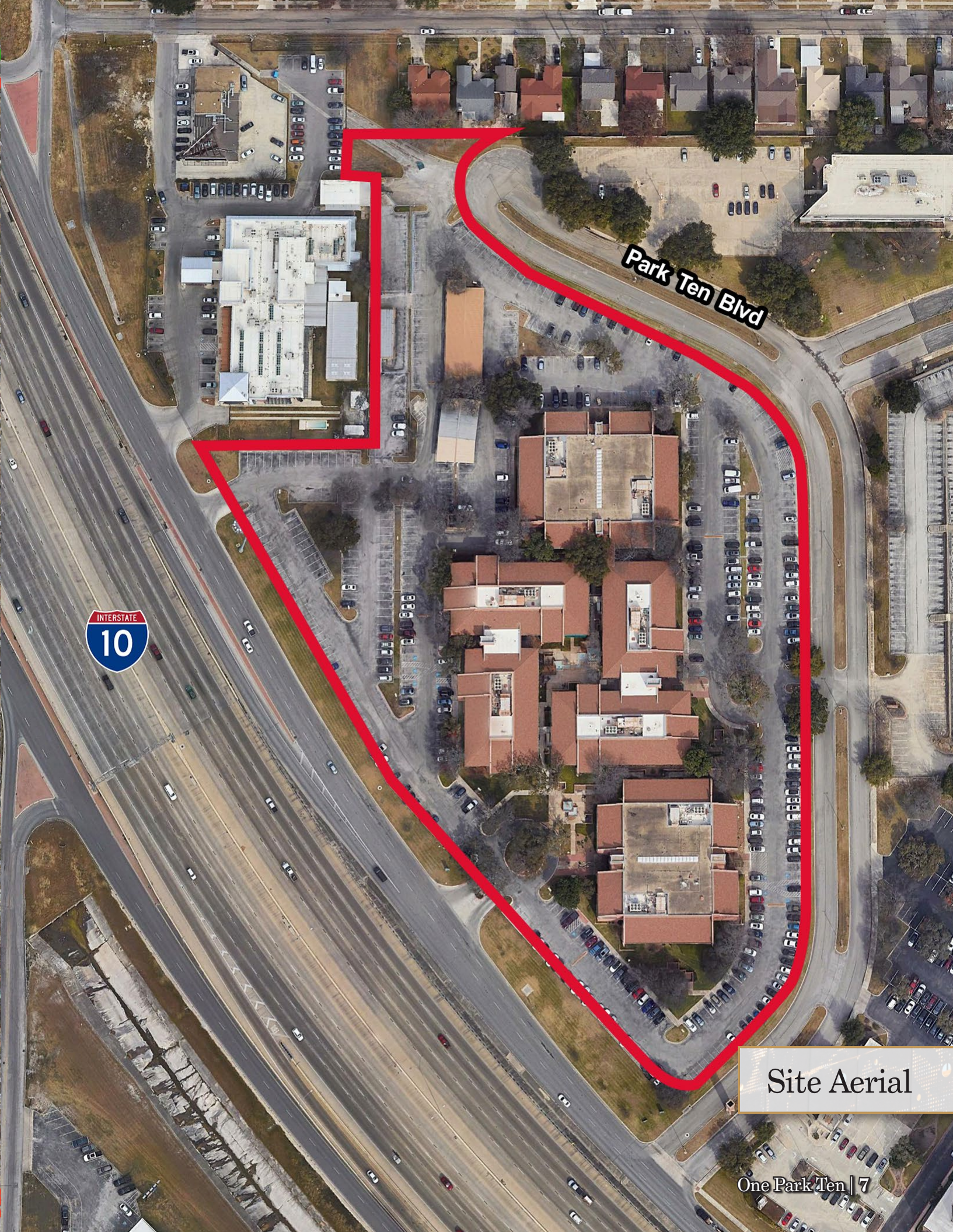
Corporate Users Nearby

- USAA Corporation
- Valero
- NuStar
- KB Homes
- South Texas Medical Center
- NSA Facility

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



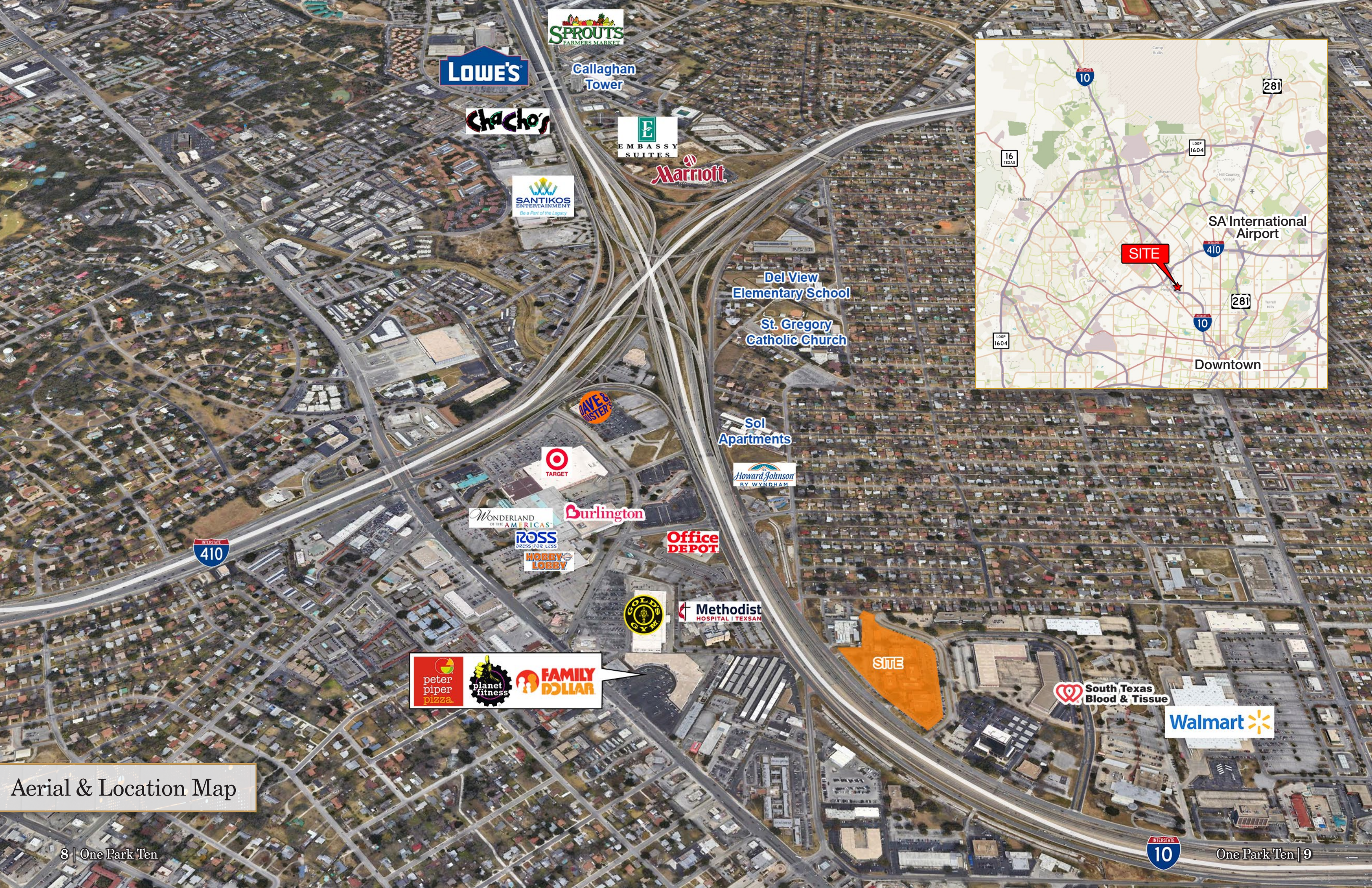
Ingress/Egress



Park Ten Blvd

INTERSTATE 10

Site Aerial



LOWE'S

SPROUTS
FARMERS MARKET

Callaghan Tower

Chachos

EMBASSY SUITES

Marriott

SANTIKOS ENTERTAINMENT
Be a Part of the Legacy

Del View Elementary School

St. Gregory Catholic Church

Sol Apartments

WAVE & MASTERS

TARGET

Howard Johnson
BY WYNDHAM

Wonderland of the Americas

Burlington

ROSS
DRESS FOR LESS

HOBBY LOBBY

Office DEPOT

GOLD'S GYM

Methodist HOSPITAL | TEXSAN

peter piper pizza

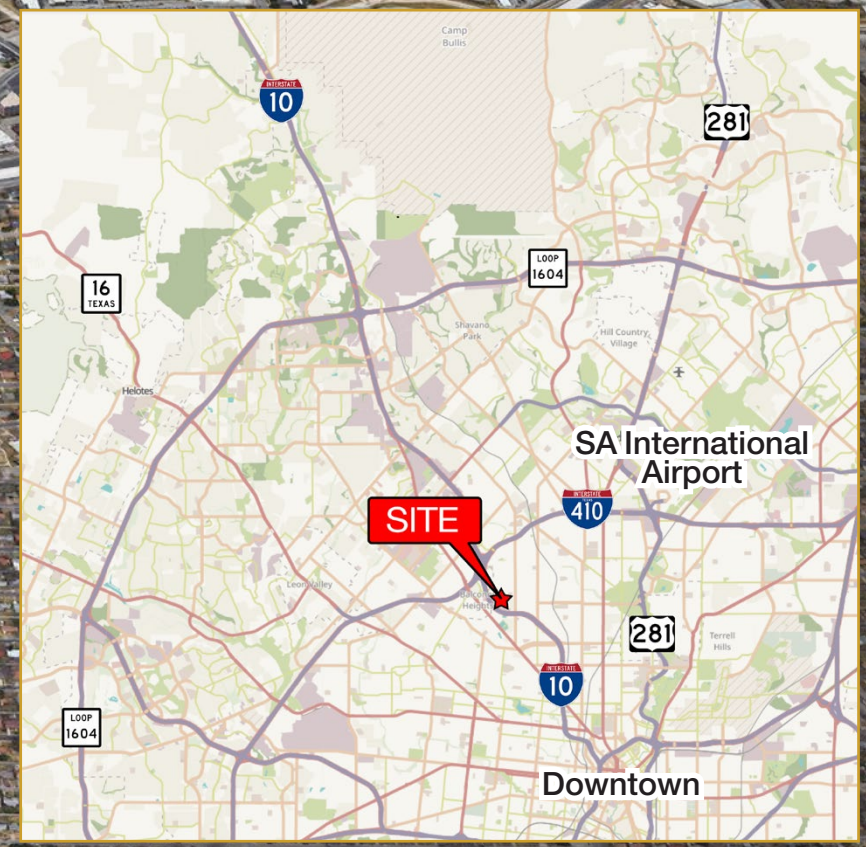
planet fitness

FAMILY DOLLAR

SITE

South Texas Blood & Tissue

Walmart



Aerial & Location Map



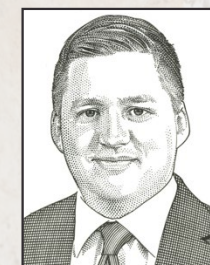
Availability & Rates

| Building | SF Available |
|----------|--------------|
| West | 101 - 2,740 |
| North | 452 - 2,403 |
| East | 225 - 2,962 |

| | |
|------------------------------|---|
| Lease Rate | \$23.00 PSF Full Service |
| First Month's Rental | Due upon execution of lease document by Tenant |
| Term | One (1) to ten (10) years |
| Improvements | Negotiable |
| Deposit | Equal to one (1) month's Base Rental (typical) |
| Financial Information | Required prior to submission of lease document by Landlord |
| Disclosure | A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative. |

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Leasing Contact



Andrew J. Lyles
 Executive Vice President
 210 524 1306

Andrew.Lyles@reocsanantonio.com
 reocsanantonio.com/andrew-lyles

San Antonio Market Overview

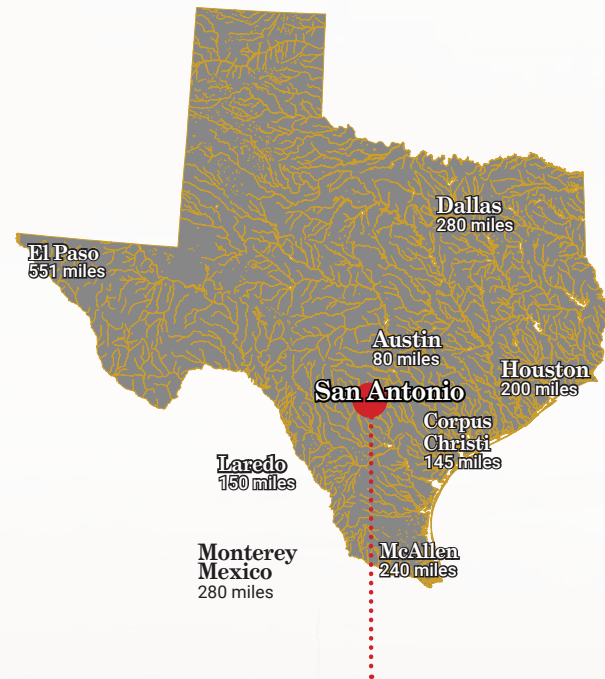


Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



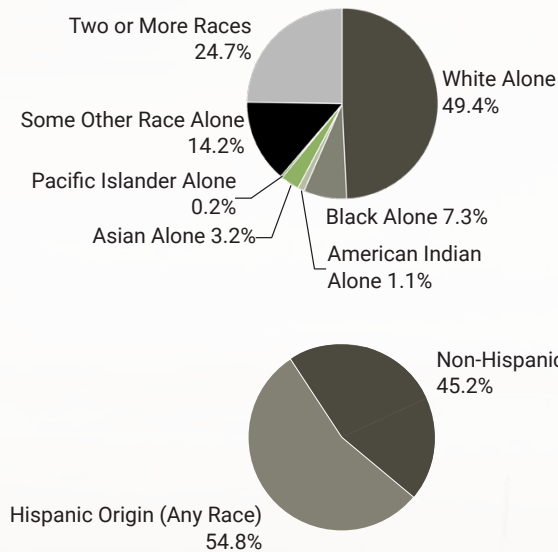
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

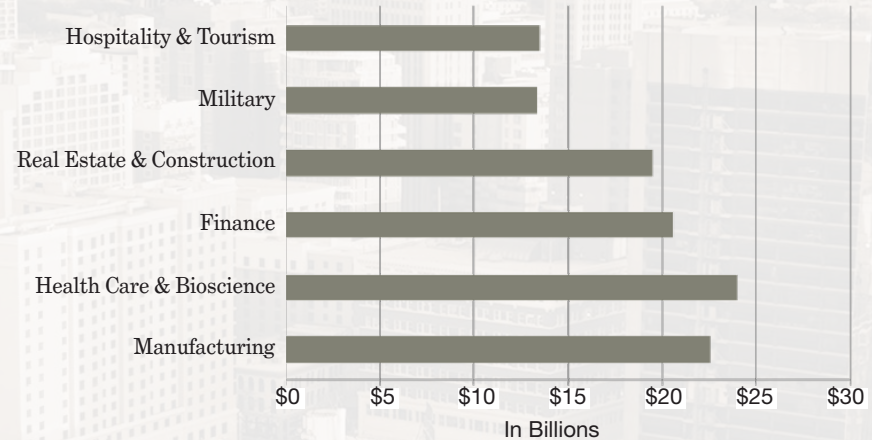


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



Major Industries



Fortune 500 Companies

| SAT | Rankings | US |
|-----|---------------|-----|
| 1 | Valero Energy | 24 |
| 2 | USAA | 101 |
| 3 | iHeartMedia | 466 |
| 4 | NuStar Energy | 998 |

San Antonio-New Braunfels Metro Area

| | Population | Median Age | Total Households | Avg. Household Income | Median Household Income | Per Capita Income |
|-----------------|------------|------------|------------------|-----------------------|-------------------------|-------------------|
| 2010 Census | 2,142,508 | 34.1 | 763,022 | - | - | - |
| 2020 Census | 2,558,143 | 36.0 | 925,609 | - | - | - |
| 2023 Estimate | 2,698,487 | 36.5 | 984,040 | \$98,647 | \$68,549 | \$36,100 |
| 2028 Projection | 2,872,957 | 37.3 | 1,059,737 | \$111,302 | \$77,763 | \$41,175 |

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

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.

| | | | |
|--|---------------|--|-----------------------|
| REOC General Partner, LLC | 493853 | alyes@reocsanantonio.com | (210) 524-4000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |

| | | | |
|---------------------------|---------------|--|-----------------------|
| Andrew J. Lyles | 720555 | alyes@reocsanantonio.com | (210) 524-1306 |
| Designated Broker of Firm | License No. | Email | Phone |

| | | | |
|---|-------------|------------|------------|
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |

| | | | |
|------------------------------|---------------|--|-----------------------|
| Andrew J. Lyles | 720555 | alyes@reocsanantonio.com | (210) 524-1306 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Phone 210 524 4000 Fax 210 5244029

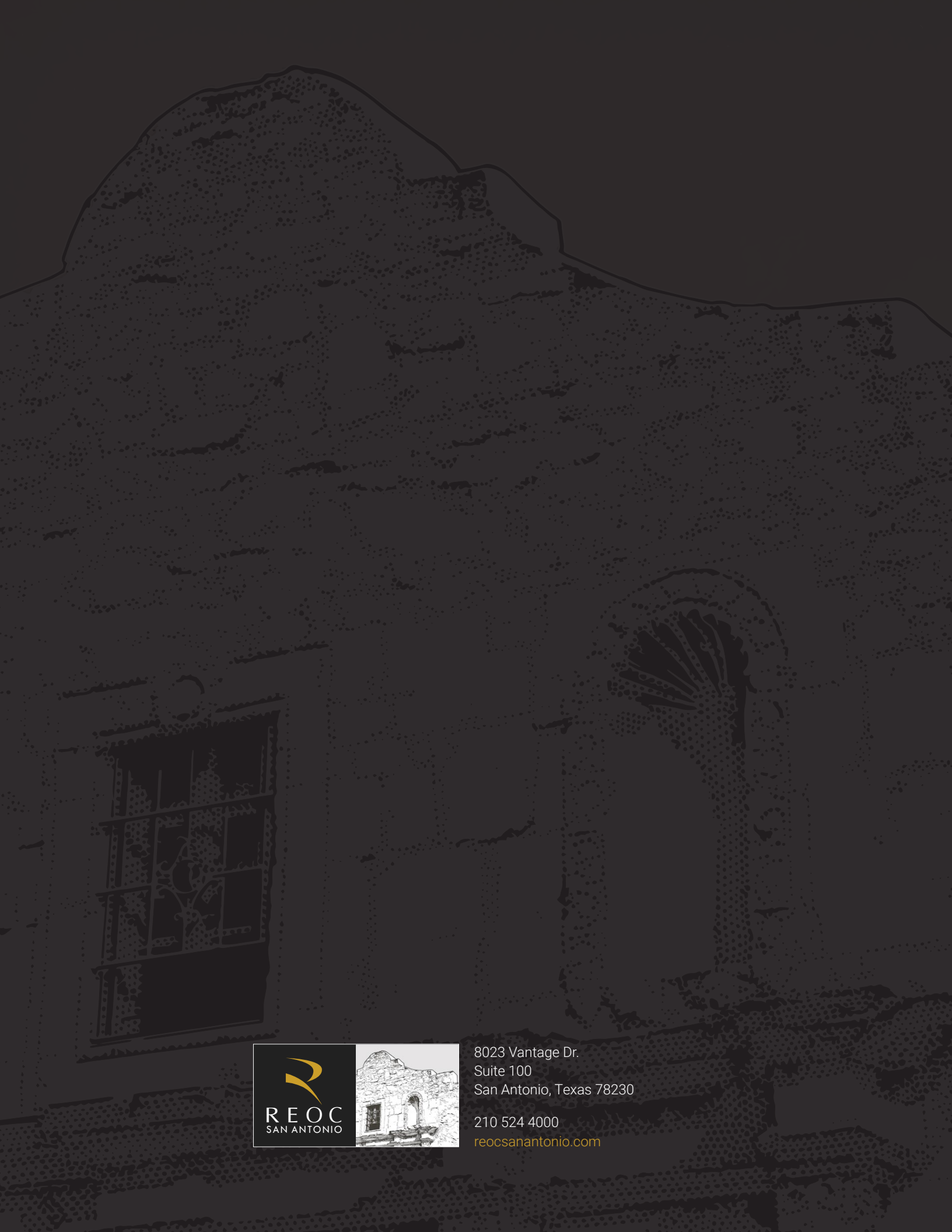
Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



EAST

ONE PARK TEN
PARKING LEVEL
← SOUTH BUILDING → EAST BUILDING
← WEST BUILDING → NORTH BUILDING



8023 Vantage Dr.
Suite 100
San Antonio, Texas 78230

210 524 4000
reocsanantonio.com