

New Renovations

BUILT FOR BUSINESS

SYNERMARK
PROPERTIES, INC.



www.synermarkprop.com

NORTHWEST ATRIUM
11550 IH-10 West | San Antonio, Texas 78230



AT A GLANCE

PROPERTY HIGHLIGHTS

- Immediate access to IH-10
- Texas Medical Center (STMC)
- Beautiful three-story atrium entry with fountains and skylight
- In close proximity to numerous retail, restaurants, hotels, financial and business support services
- 280 Surface spaces are available

ABOUT THE PROPERTY

Northwest Atrium is a three-story office building consisting of approximately 93,540 square feet. The property is located immediately off IH-10 West at Vantage Way in Northwest San Antonio.

Typical Floor Size: 37,000 SF

Elevators: Two passenger cabs; One freight

Ceiling Height: 9' Floor to ceiling

Zoning: O-1 & C-3R



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AVAILABLE OFFICE SPACE

FIRST FLOOR

Suite 150: 1,833 RSF

Suite 195: 1,186 RSF

SECOND FLOOR

Suite 225: 1,858 RSF

Suite 250: 1,174 RSF

Suite 232: 1,604 RSF

Suite 293: 1,205 RSF

FOR LEASING INFORMATION CONTACT:

SUZANNE HAVEKOST

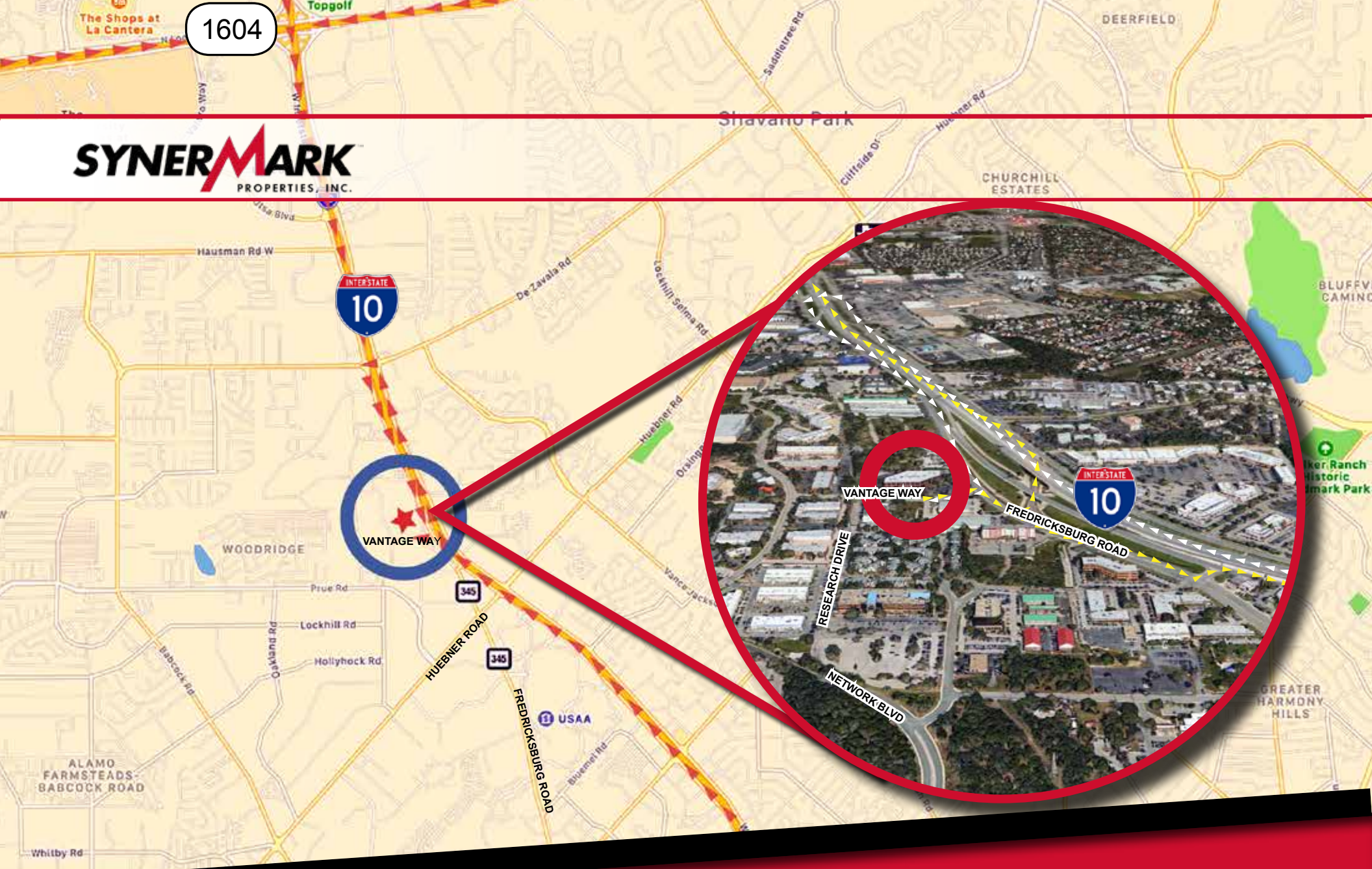
Regional Director - Commercial Brokerage

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210.692.9200 | 210.854.9945

1604

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H-E-B



NORTH TO
LOOP 1604
UTSA

SYNERMARK
PROPERTIES, INC.



HUEBNER OAKS CENTER
MODENA KITCHENS
OLD NAVY
ROSS
Pier 1 Imports
A&E
VICI'S MARKET
CHICO'S
GAP

NORTHWEST ATRIUM



Aaron's



la Madras



REGAL CINEMAS

HUEBNER ROAD

SOUTH TO
INTERSTATE 410

North Texas
MEDICAL CENTER



NORTHWEST ATRIUM

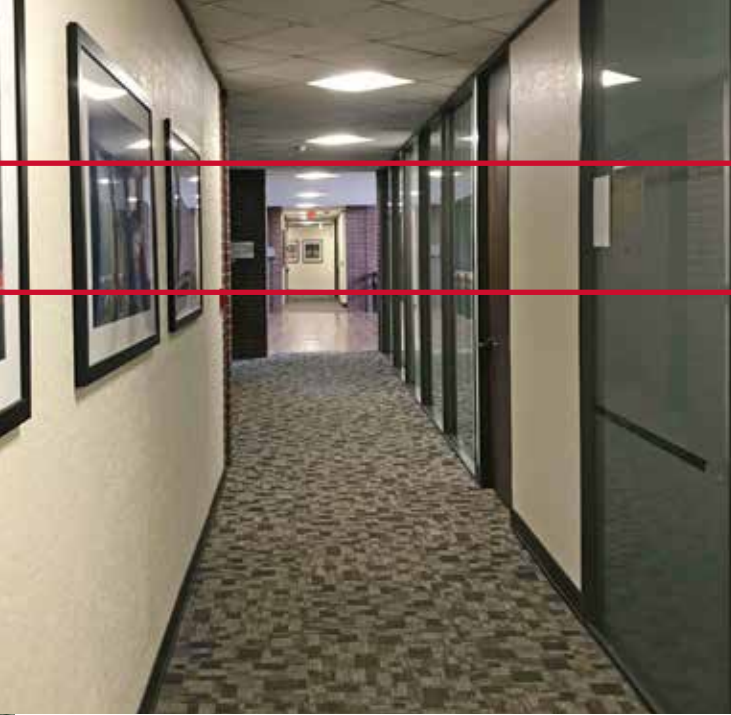
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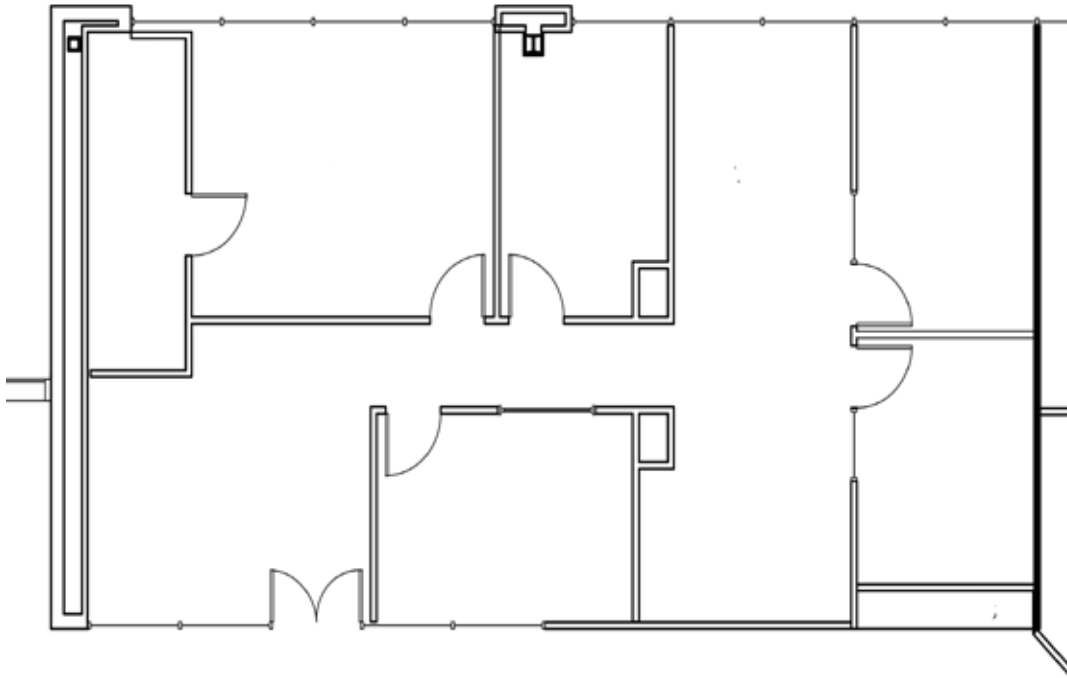
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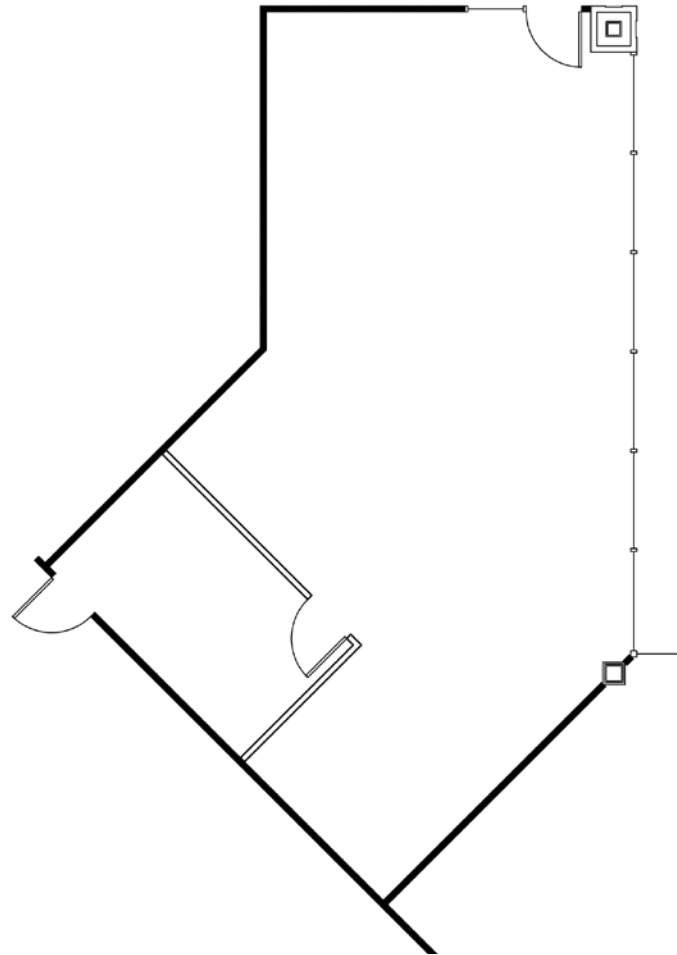
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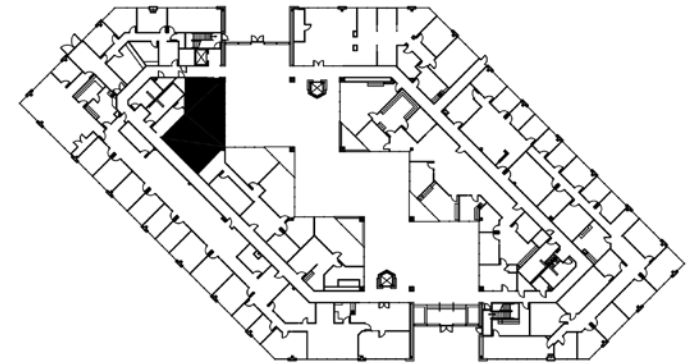


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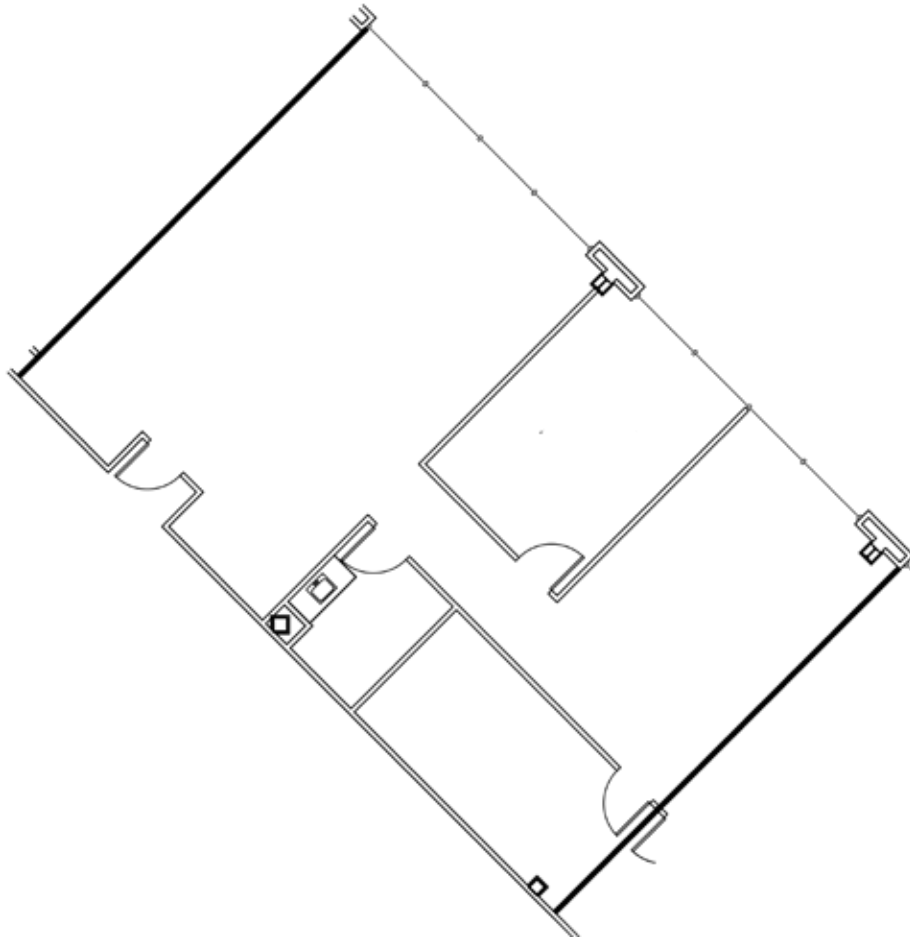


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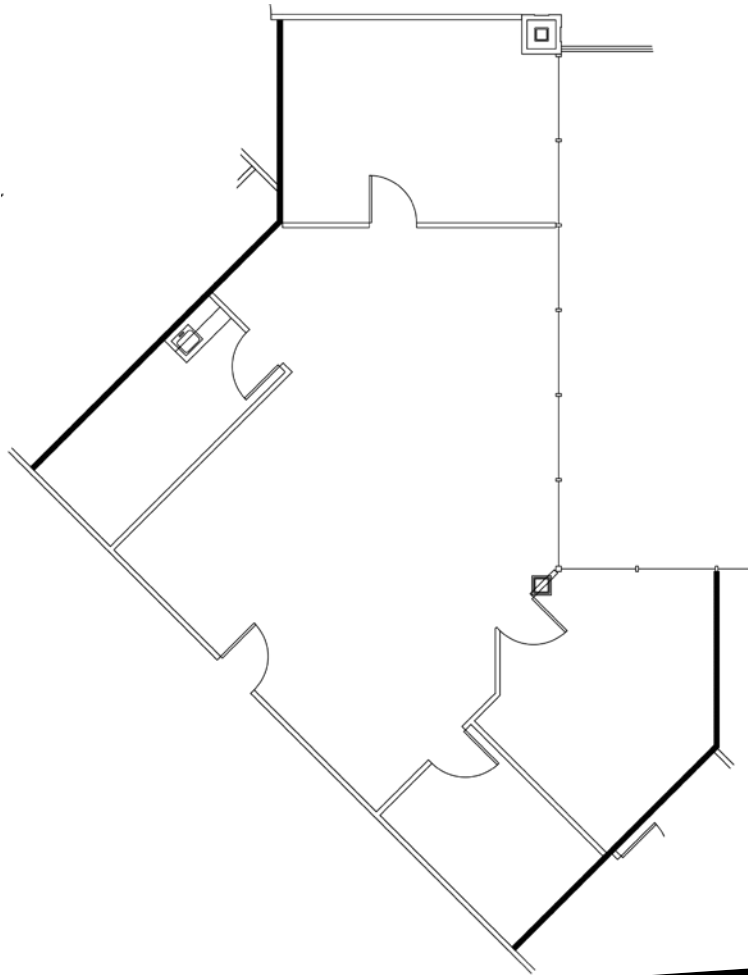
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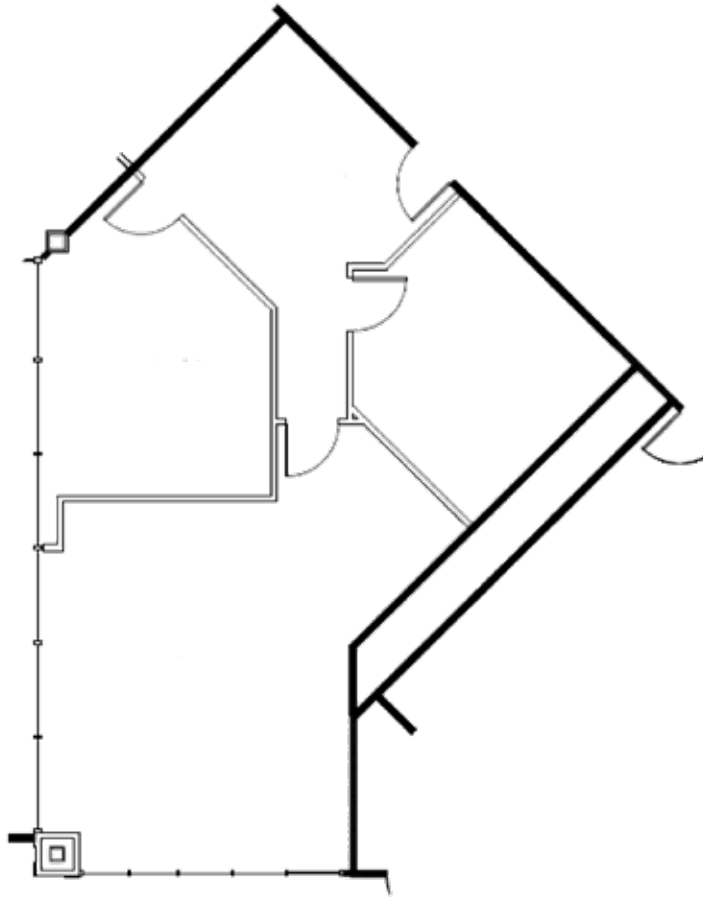
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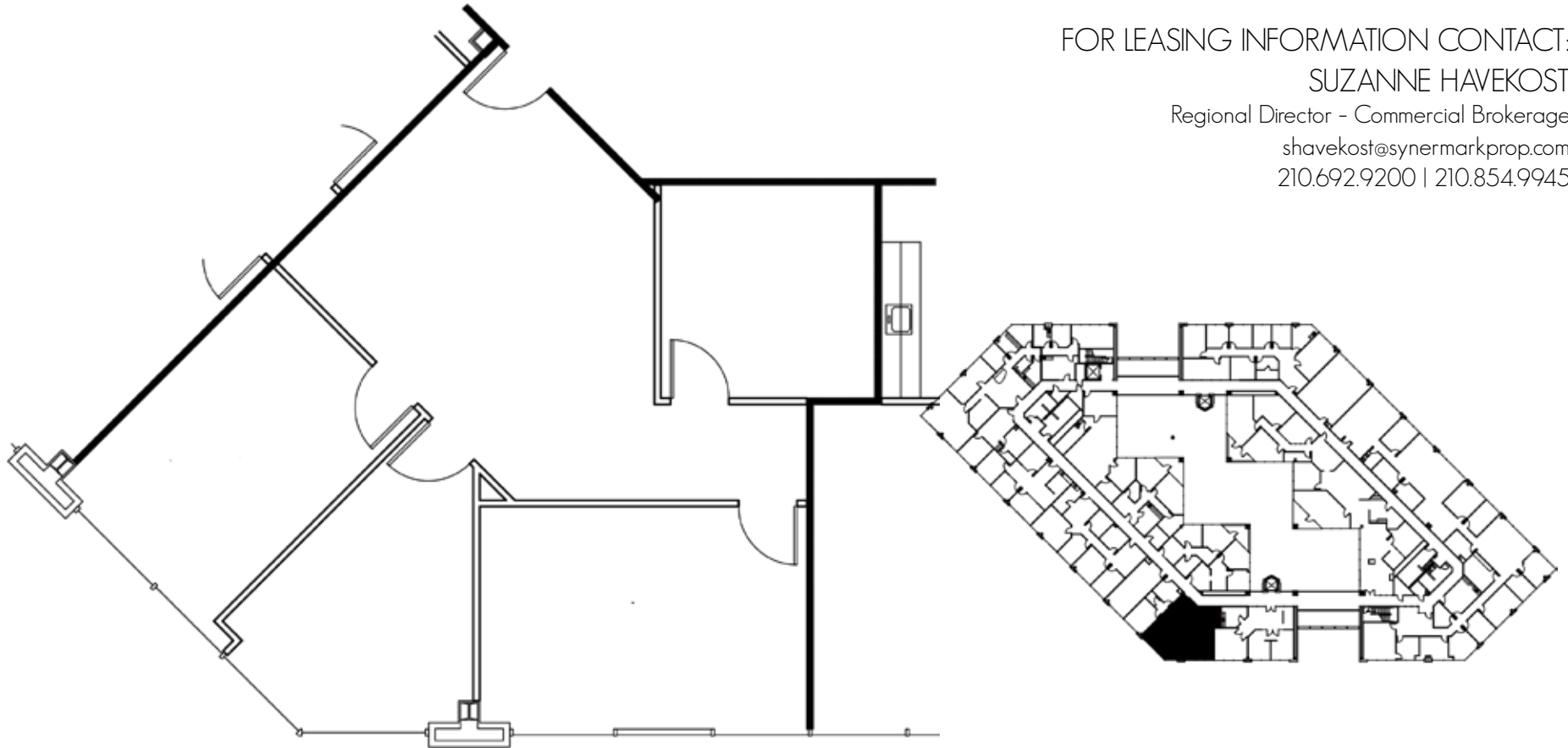
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INFORMATION ABOUT BROKERAGE SERVICES



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:
 - 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.

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.

SynerMark Properties, Inc.	482749	lcoplin@synermarkprop.com	512-451-5555
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lennard Coplin	267712	lcoplin@synermarkprop.com	512-483-9491
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Suzanne Havekost	334674	shavekost@synermarkprop.com	210-692-9200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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