

Office Space For Lease



Colonial Center

10000 W IH-10, San Antonio, TX 78230

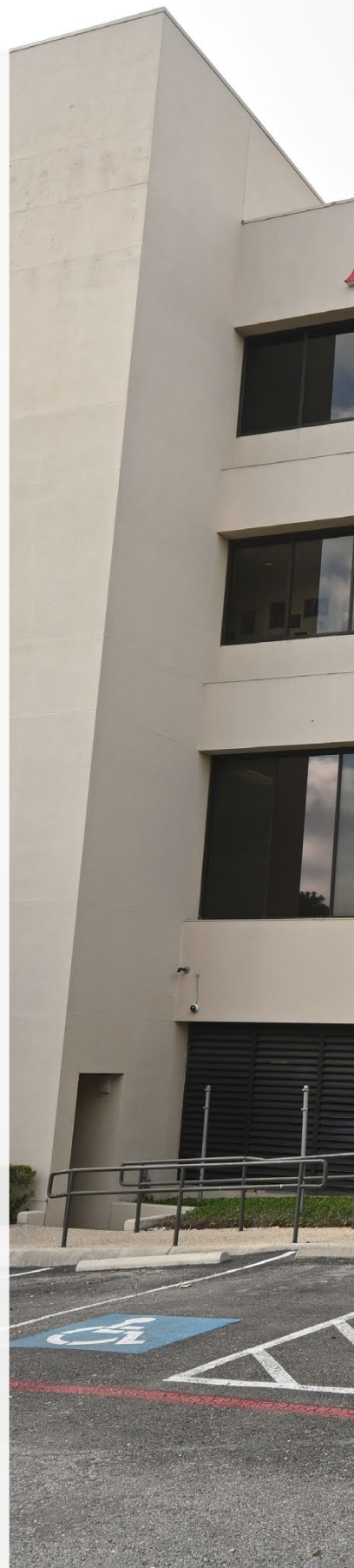
Offered by:

Blake M. Bonner
C. Michael Morse

Table of Contents

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

©December 2024 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.



Ai The Art Institute
of San Antonio



**THE INTERNATIONAL
CULINARY SCHOOL**
at The Art Institutes





Benefits

Property Highlights

Address	10000 W IH-10, San Antonio 78230
Location	IH-10 W and Wurzbach Rd
Property Details	60,011 RSF Office Building 5.926 Acres
Legal Description	NCB 14939 BLK LOT NW IRR 359.32 FT OF 4
Zoning	C-2
Year Built	1981
Floors	4
Bldg. Status	Occupied Multi-Tenant

Comments

- Excellent visibility on IH-10 W Frontage Rd
- Easy access off Frontage Rd and Colonial Pkwy
- Multiple entries and exits to and from property
- Monument/pylon/building signage opportunities on busy intersection
- Colonial Center has multiple restaurants, hotels, retail shopping and high-end residential areas
- The property is at the footsteps of the Medical Center and several shopping areas
- Entire 4th floor available
- Above market large parking ratio: 5.21 stalls /1,000 RSF and covered parking also available on a reserved basis
- Building signage available for full floor Tenant on 4th floor

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

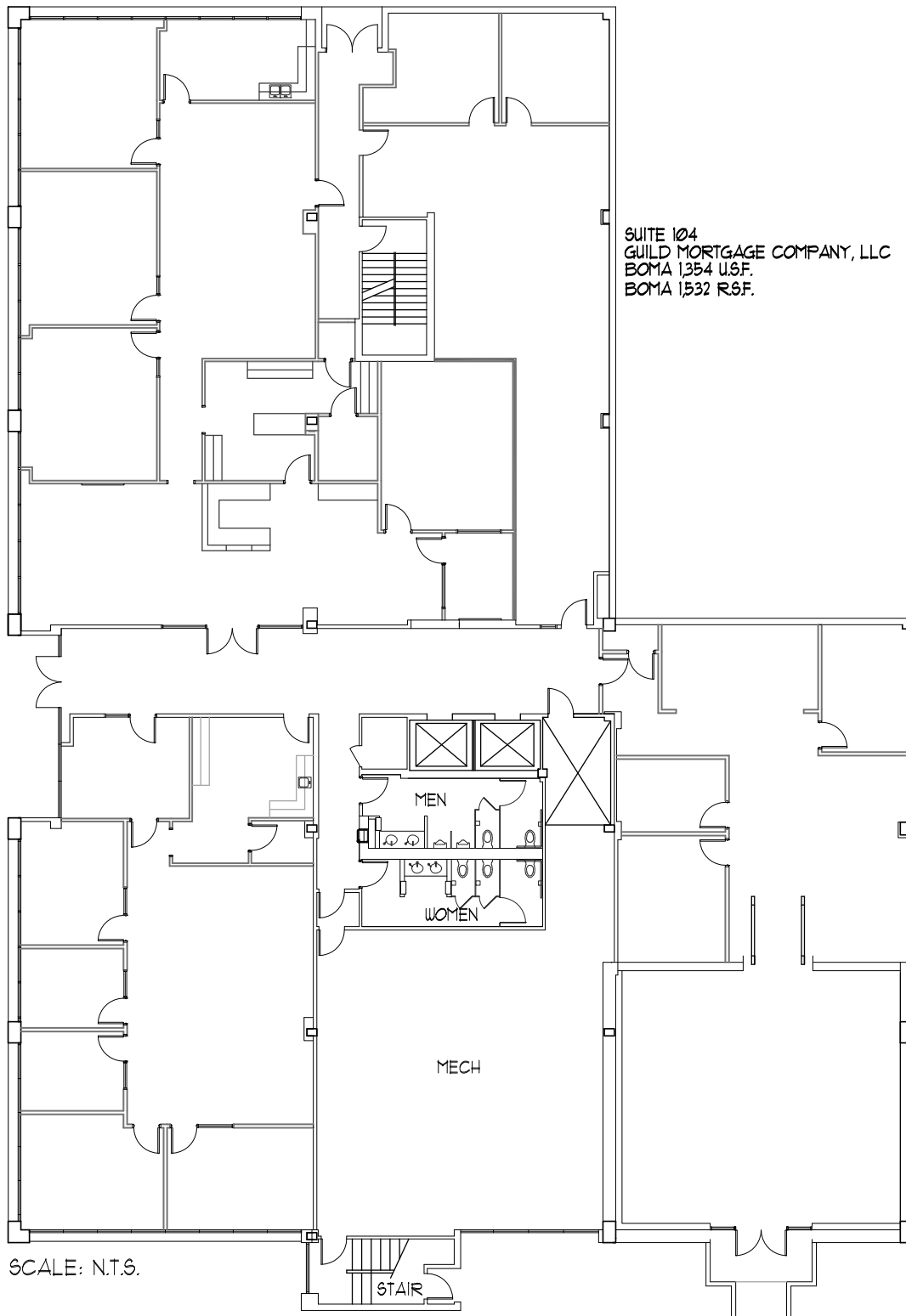
Floor Plans - Level 1

SUITE 102
VACANT
BOMA 3,250 U.S.F.
BOMA 3,618 R.S.F.

SUITE 104
GUILD MORTGAGE COMPANY, LLC
BOMA 1,354 U.S.F.
BOMA 1,532 R.S.F.

SUITE 101
VACANCY
BOMA 2,029 U.S.F.
BOMA 2,296 R.S.F.

SUITE 110
NEXT GENERATION
CHIROPRACTIC LLC
BOMA 2,427 U.S.F.
BOMA 2,741 R.S.F.



Floor Plans - Level 2

VACANCY
SUITE 255
BOMA 1,637 U.S.F.
BOMA 1,870 R.S.F.

SUITE 250
BOMA 531 U.S.F.
BOMA 606 R.S.F.

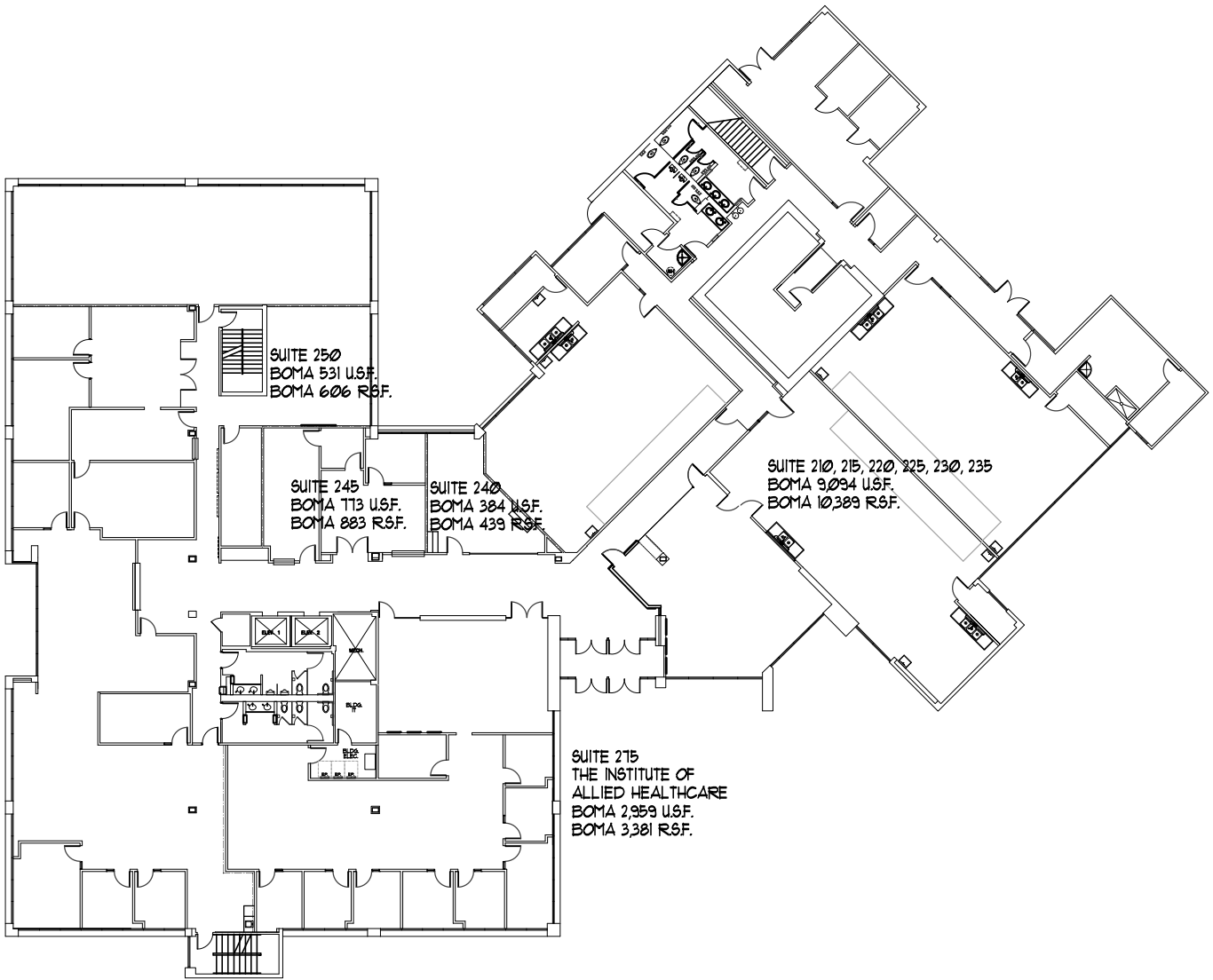
SUITE 245
BOMA 773 U.S.F.
BOMA 883 R.S.F.

SUITE 240
BOMA 384 U.S.F.
BOMA 439 R.S.F.

SUITE 210, 215, 220, 225, 230, 235
BOMA 9,094 U.S.F.
BOMA 10,389 R.S.F.

HART HALSEY
SUITE 265
BOMA 4,493 U.S.F.
BOMA 5,133 R.S.F.

SUITE 275
THE INSTITUTE OF
ALLIED HEALTHCARE
BOMA 2,959 U.S.F.
BOMA 3,381 R.S.F.



Floor Plans - Level 3

SUITE 345
THE INSTITUTE OF
ALLIED HEALTHCARE
BOMA 913 U.S.F.
BOMA 1209 R.S.F.

SUITE 350
THE INSTITUTE OF
ALLIED HEALTHCARE
BOMA 188 U.S.F.
BOMA 390 R.S.F.

SUITE 355
BOMA 807 U.S.F.
BOMA 1002 R.S.F.

SUITE 360
BOMA 805 U.S.F.
BOMA 1000 R.S.F.

SUITE 360
BOMA 620 U.S.F.
BOMA 710 R.S.F.

SUITE 370
BOMA 535 U.S.F.
BOMA 665 R.S.F.

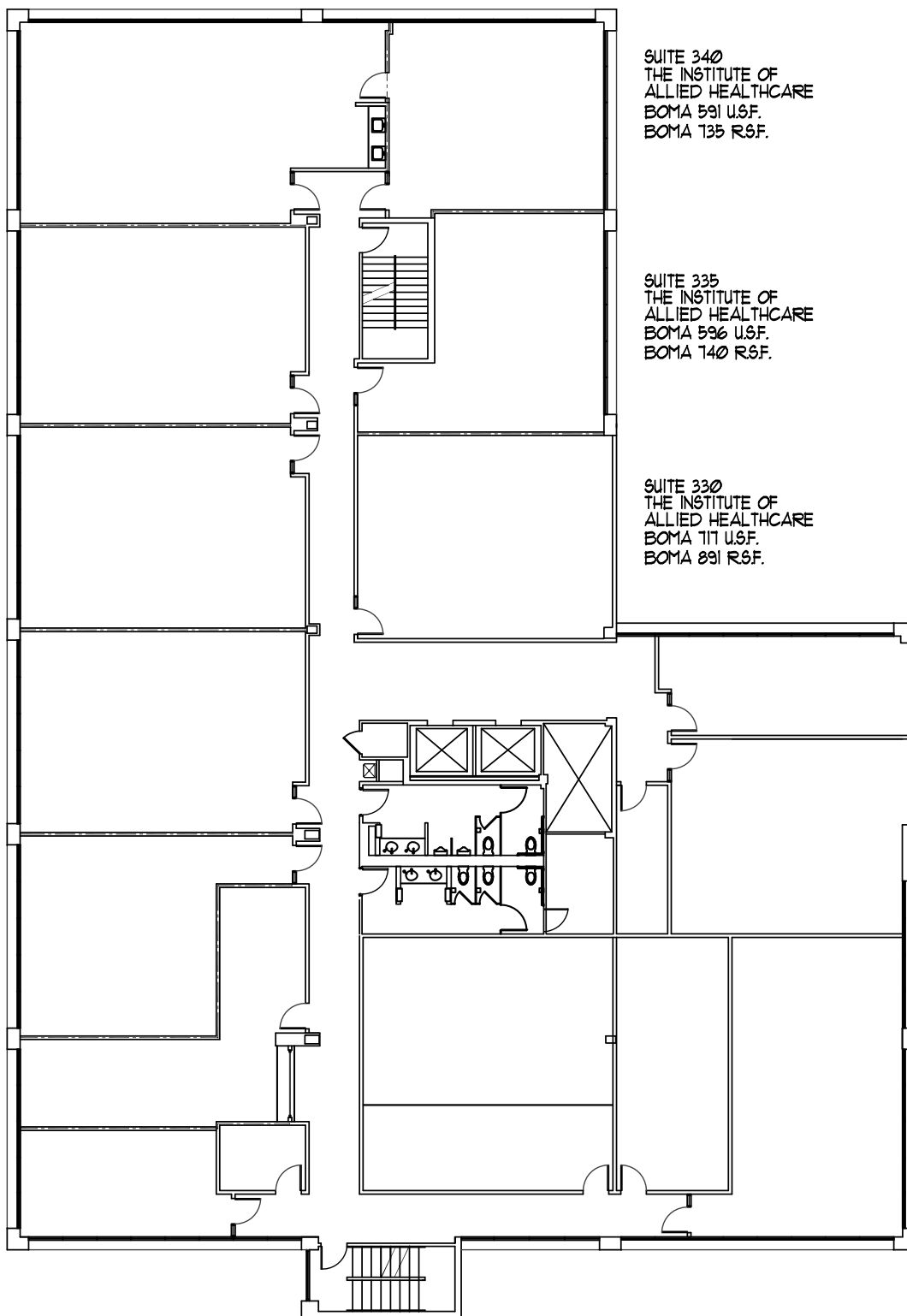
SUITE 375
BOMA 439 U.S.F.
BOMA 546 R.S.F.

SUITE 340
THE INSTITUTE OF
ALLIED HEALTHCARE
BOMA 591 U.S.F.
BOMA 135 R.S.F.

SUITE 335
THE INSTITUTE OF
ALLIED HEALTHCARE
BOMA 596 U.S.F.
BOMA 140 R.S.F.

SUITE 330
THE INSTITUTE OF
ALLIED HEALTHCARE
BOMA 717 U.S.F.
BOMA 891 R.S.F.

SUITE 320
BOMA 3,448 U.S.F.
BOMA 4,284 R.S.F.



Floor Plans - Level 4

SUITE 440
BOMA 1119 U.S.F.
BOMA 952 R.S.F.

SUITE 430
MIGUEL BAYLON
INSURANCE AGENCY, INC.
BOMA 528 U.S.F.
BOMA 645 R.S.F.

SUITE 420
BOMA 690 U.S.F.
BOMA 843 R.S.F.

SUITE 410
BOMA 1301 U.S.F.
BOMA 1598 R.S.F.

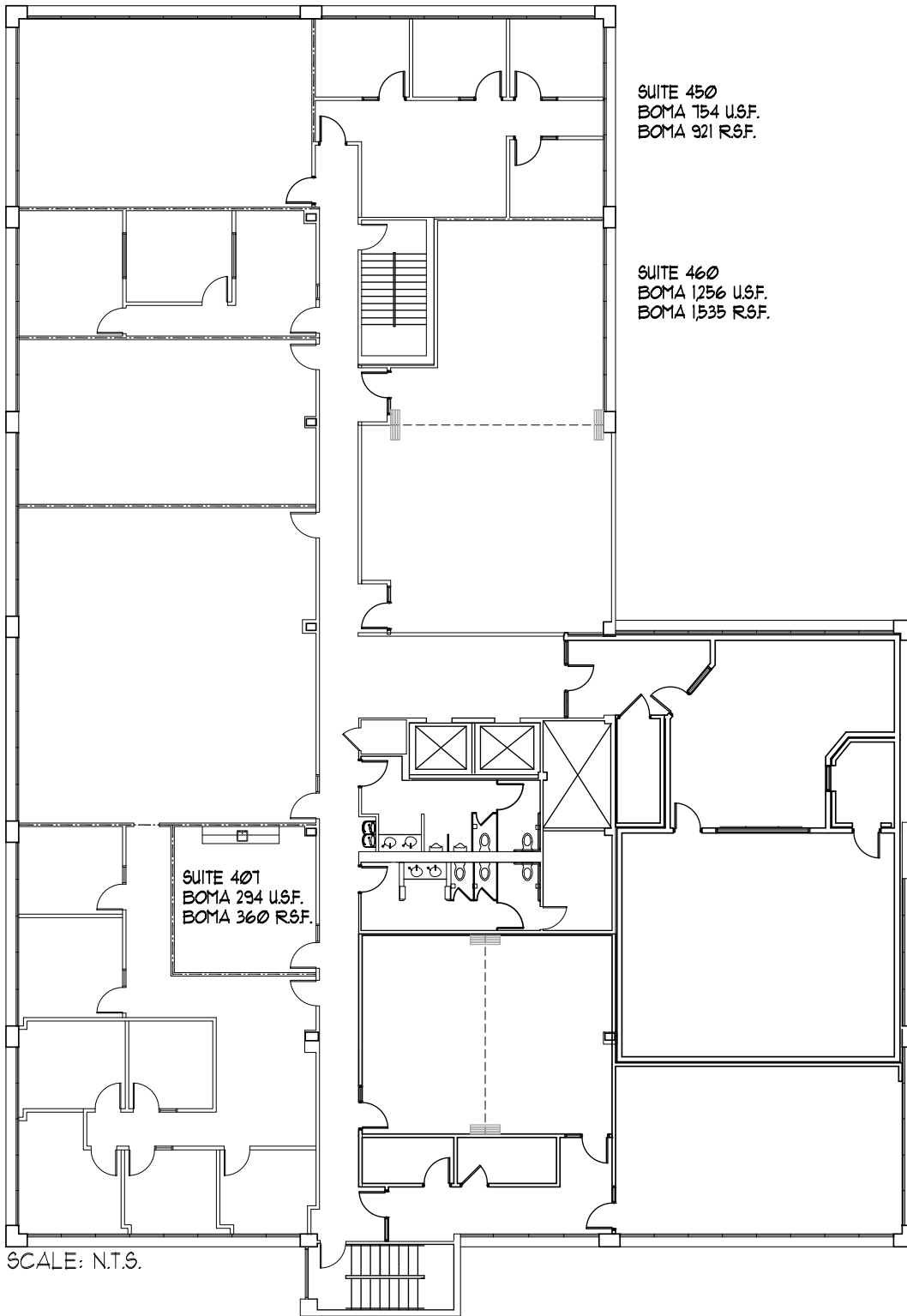
SUITE 401
BOMA 294 U.S.F.
BOMA 360 R.S.F.

SUITE 405
BOMA 1386 U.S.F.
BOMA 1694 R.S.F.

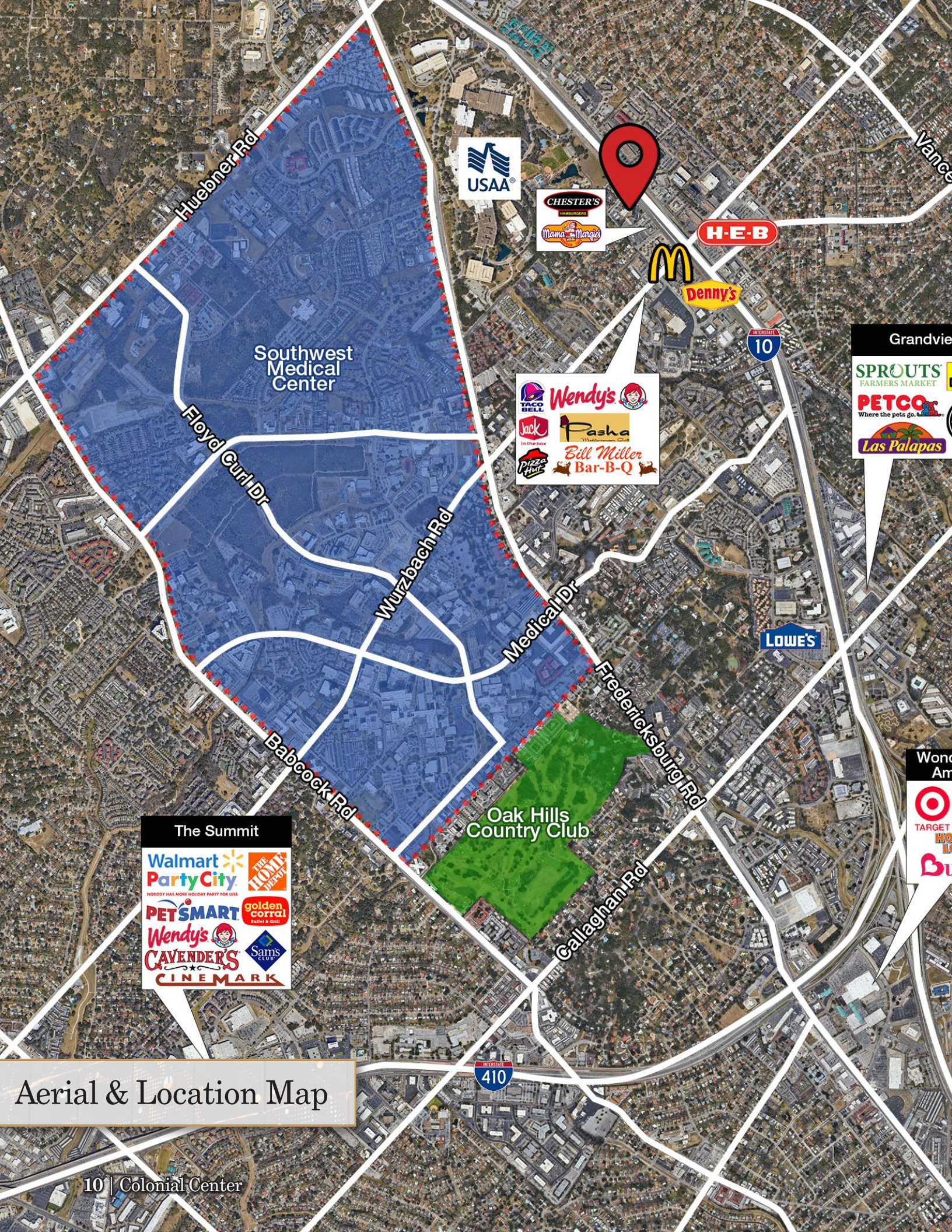
SUITE 450
BOMA 154 U.S.F.
BOMA 921 R.S.F.

SUITE 460
BOMA 1256 U.S.F.
BOMA 1535 R.S.F.

SUITE 480
BOMA 3506 U.S.F.
BOMA 4285 R.S.F.



SCALE: N.T.S.



The Summit

Walmart
Party City
THE HOME DEPOT
NORODY HAS MORE HOLIDAY PARTY FOR LESS

PETSMART
golden corral
Wendy's
CAVENDERS
CINEMARK
Sams CLUB

TACO BELL
Wendy's
Jack in the box
Pasha
Bill Miller Bar-B-Q

CHESTER'S
Mama & Margies

H-E-B

McDonald's
Denny's

Grandvie

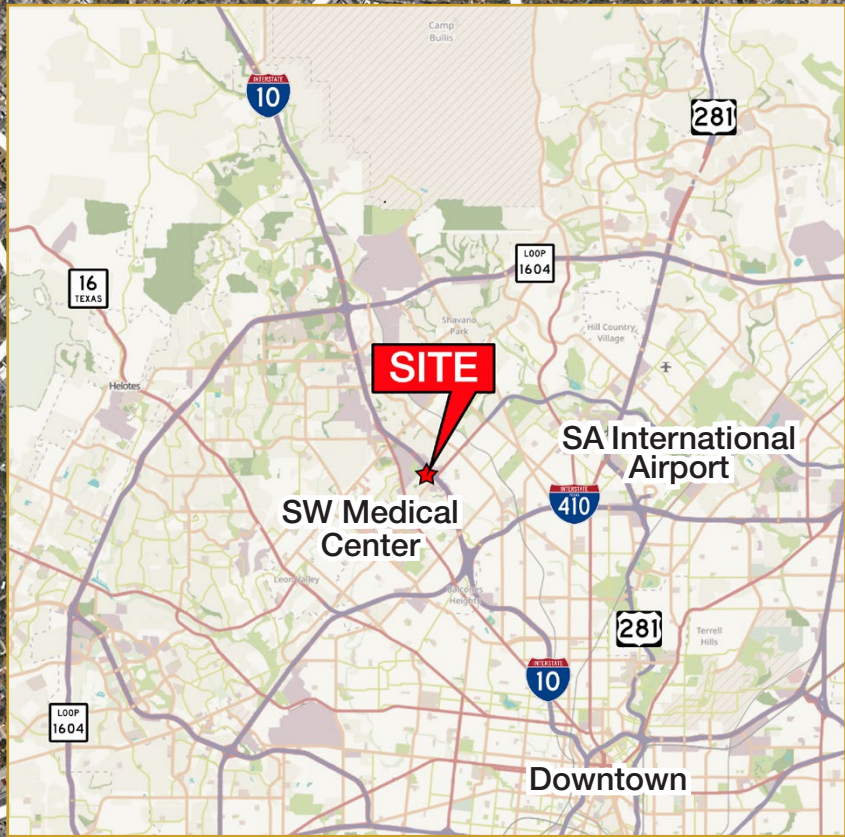
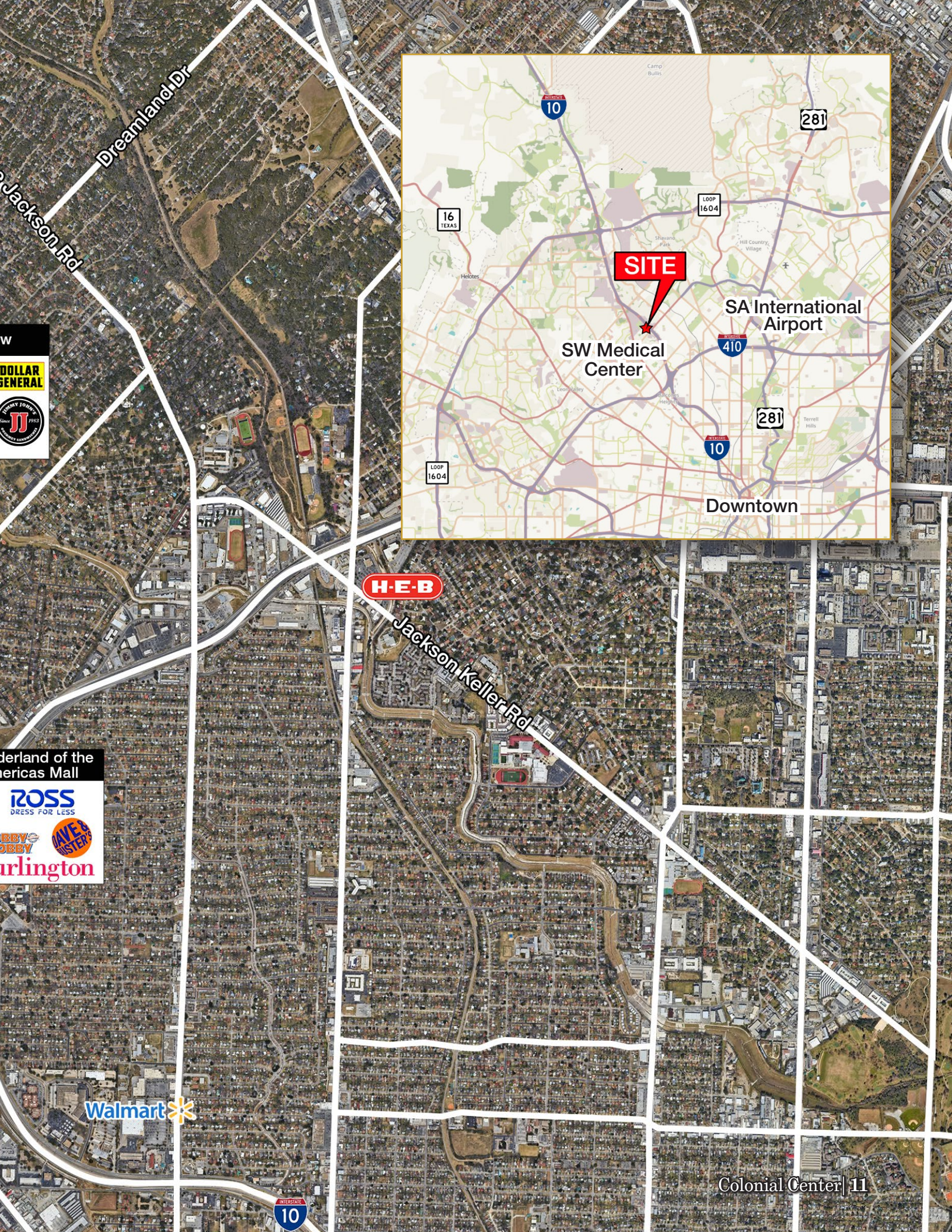
SPROUTS FARMERS MARKET
PETCO
Where the pets go.
Las Palapas

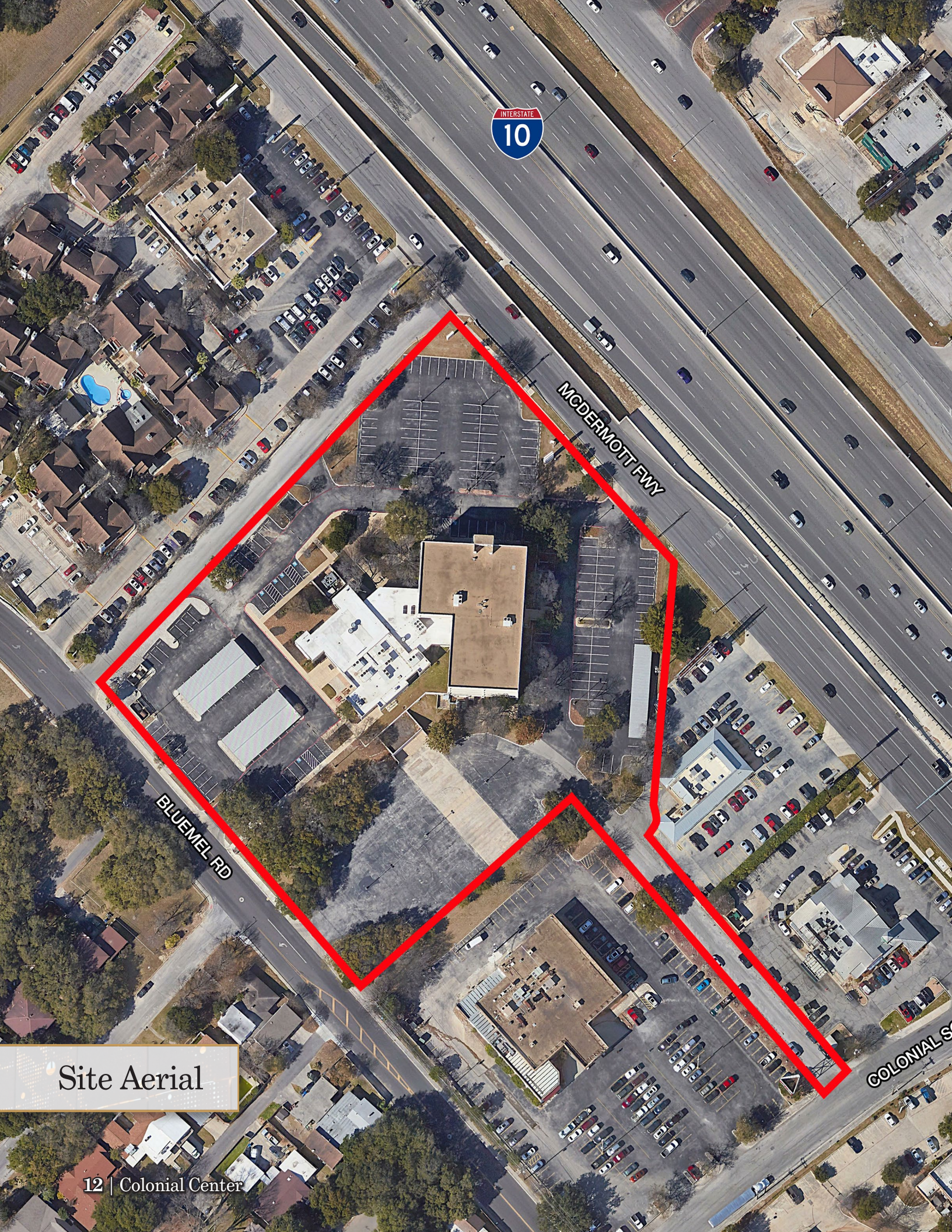
LOWE'S

Wond
Am

TARGET
HOL
LA
BU

Aerial & Location Map





INTERSTATE
10

McDERMOTT FWY

BLUEMEL RD

COLONIAL S

Site Aerial





Availability & Rates

Floor	Suite	RSF
4	480	4,285
4	460	1,535
4	450	921
4	440	952
4	420	843
4	430	645
4	410	1,598
4	405	1,694
3	375	546
3	370	665
3	360	770
3	360	1,000

Floor	Suite	RSF
3	355	1,002
3	320	4,284
2	255	1,870
2	250	606
2	245	883
2	240	439
2	210-235	10,389
1	104	1,532 (available within 30 days)
1	102	3,678
1	101	2,296
LL	L1	1,762

Total Available	44,195 RSF
Lease Rate	\$24.00 FSG
First Month's Rental	Due upon execution of lease document by Tenant
Term	Five (5) to ten (10) years
Improvements	Negotiable
Escalation Quote	Base Year
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 Contacts



Blake M. Bonner
Senior Vice President
210 524 1305

email: bbonner@reocsanantonio.com
profile: reocsanantonio.com/blake-bonner



C. Michael Morse
Vice President, Brokerage Services
210 524 1312

email: mmorse@reocsanantonio.com
profile: reocsanantonio.com/michael-morse

San Antonio Market Overview

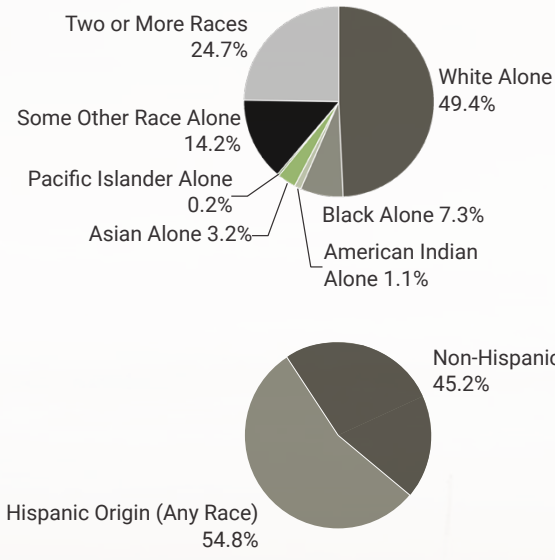
Largest U.S. Cities

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

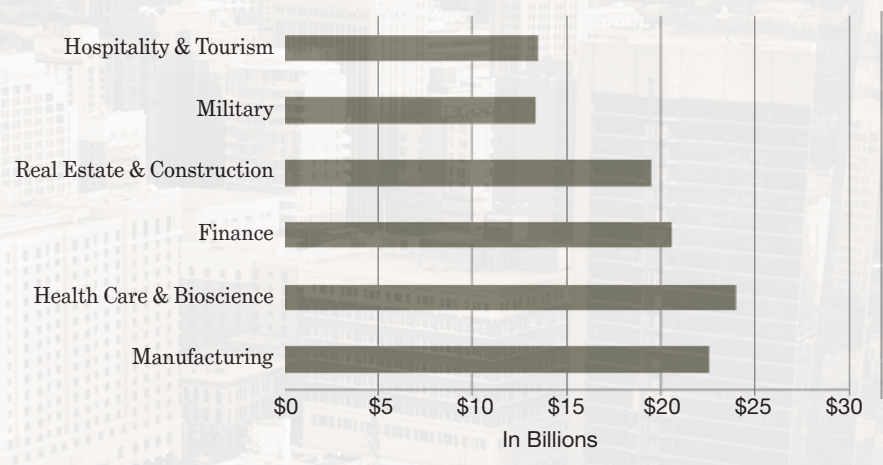


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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



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.

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

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Blake McFarlane Bonner</u>	<u>334780</u>	<u>bbonner@reocsanantonio.com</u>	<u>(210) 524-4000</u>
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

TAR 2501

IABS 1-0

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

Phone 210 524 4000

Fax 210 5244029



8023 Vantage Dr.
Suite 100
San Antonio, Texas 78230

210 524 4000
reocsanantonio.com