



CENTRE PLAZA

45 NE LOOP 410, SAN ANTONIO, TX 78216



LARGE CONFERENCE CENTER



SPEC SUITES AVAILABLE



BUILDING CAPITAL IMPROVEMENTS

EXCLUSIVE PROPERTY LEASING BY



Luis Garza, CCIM | 210 253 2947

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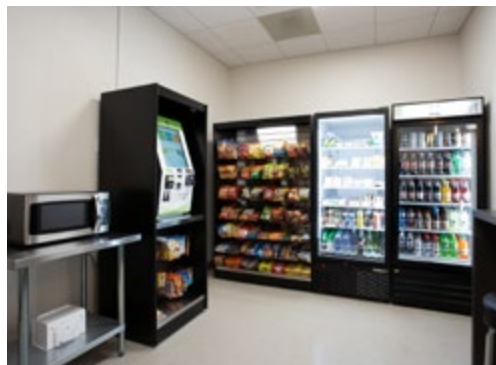
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PROPERTY OVERVIEW, AMENITIES & FEATURES

- Renovated exterior landscaping and building entries
- Structured parking with a 3.5:1,000 parking ratio
- Fully built-out spec suites
- Large building conference center
- Common area renovations
- Covered and reserved parking available
- On-site banking
- On-site automated deli



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 TRANSWESTERN

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SPIRE

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LOCATION OVERVIEW

- Centrally located on the Loop 410 Corridor, minutes from the San Antonio International Airport
- Close proximity to North Star Mall and abundant nearby retail amenities



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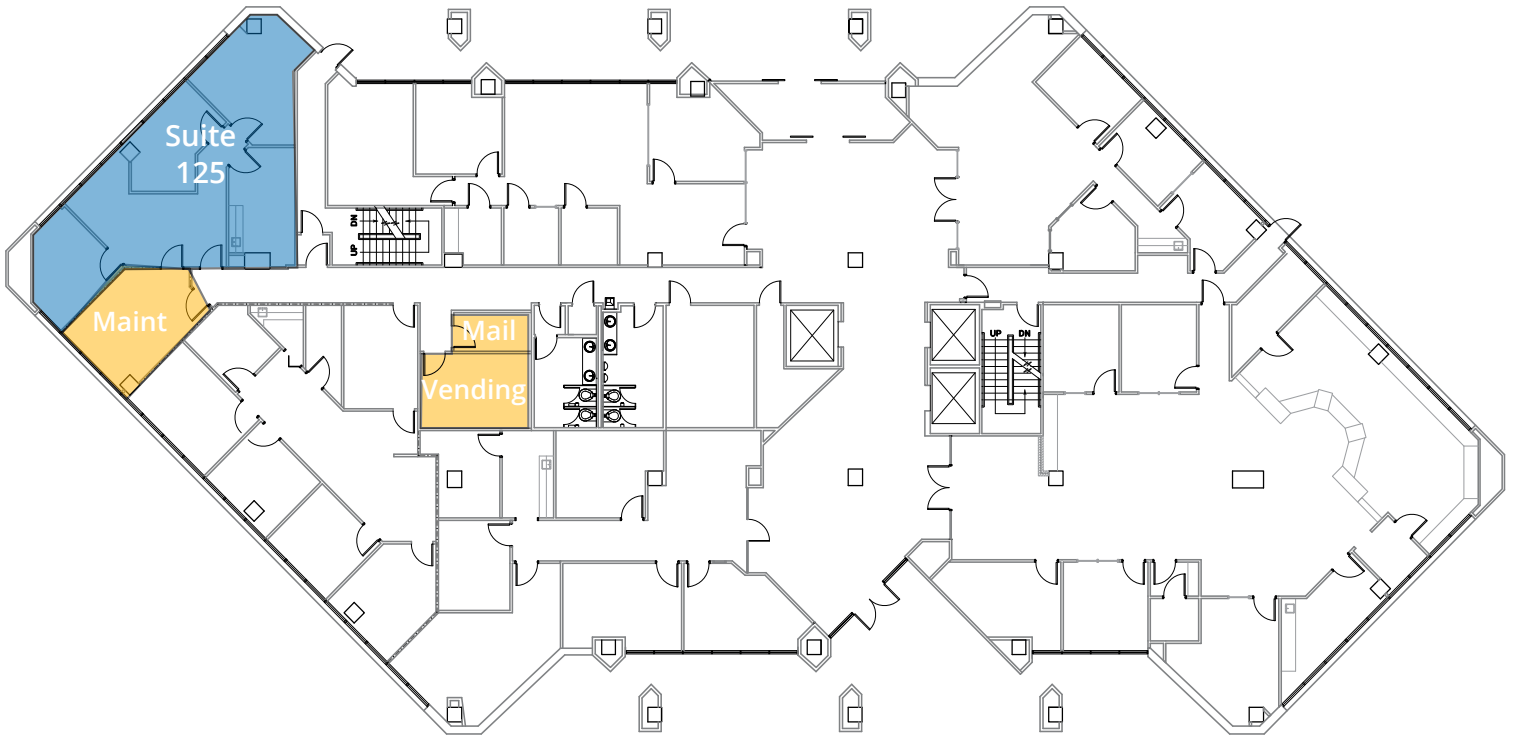


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FLOOR PLAN FIRST FLOOR

- Suite 125: 1,174 SF

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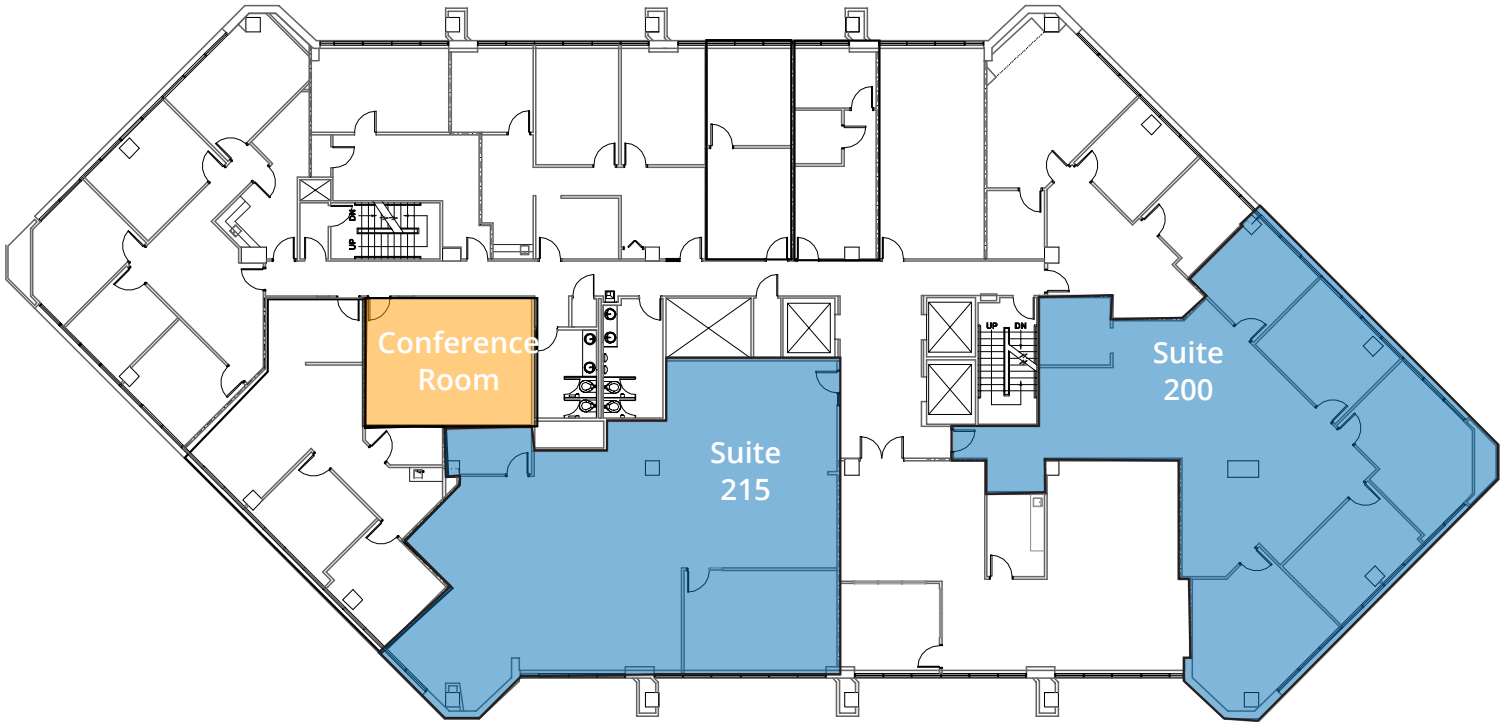


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CENTRE PLAZA

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FLOOR PLAN SECOND FLOOR

- Suite 200: 2,753 SF
- Suite 215: 2,591 SF

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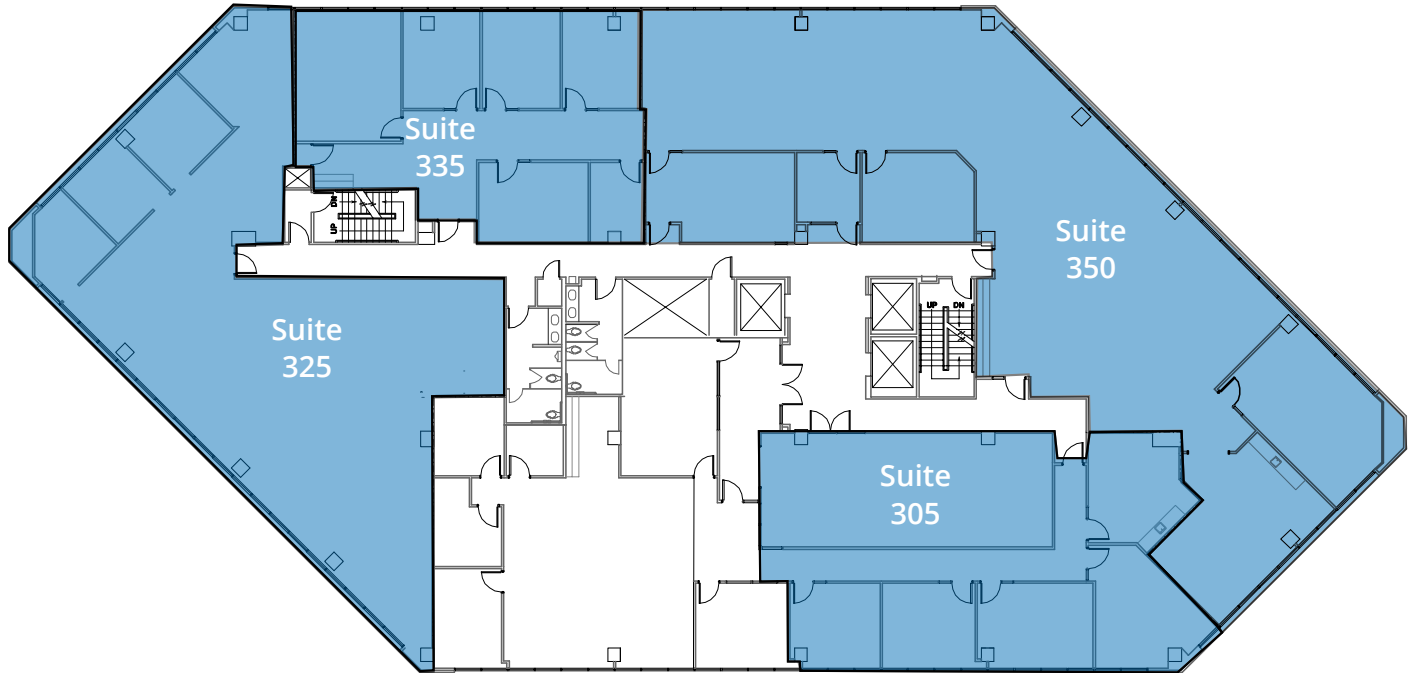
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FLOOR PLAN THIRD FLOOR

- Suite 305: 2,482 SF *13,262 SF
 - Suite 325: 3,543 SF *13,262 SF
 - Suite 335: 2,006 SF *13,262 SF
 - Suite 350: 5,231 SF *13,262 SF
- *available 10/1/2024*

*Contiguous

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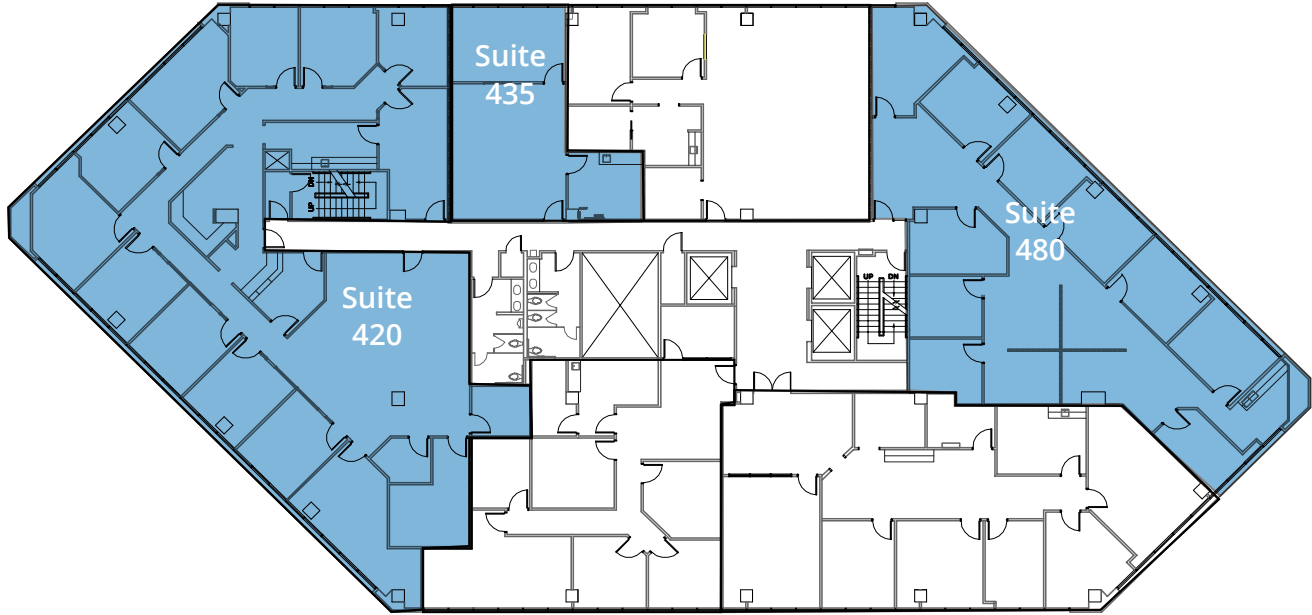
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FLOOR PLAN FOURTH FLOOR

- Suite 420: 5,009 SF *5,979 SF
- Suite 435: 970 SF *5,979 SF
- Suite 480: 3,103 SF

*Contiguous

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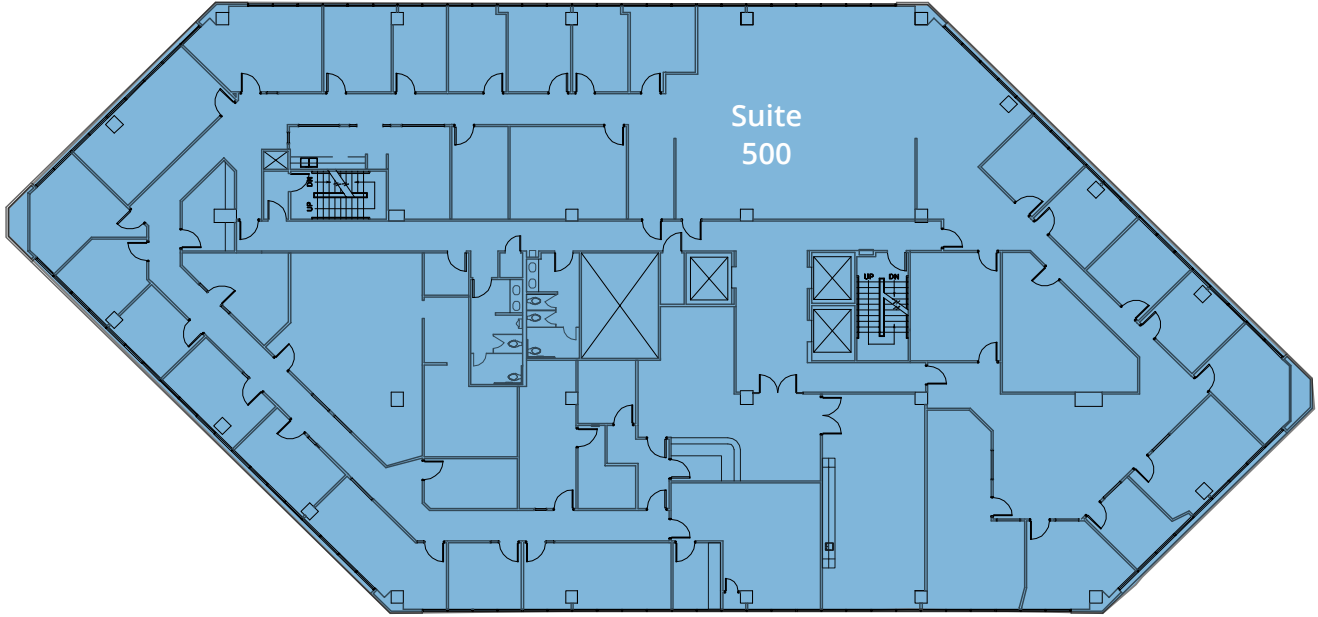


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CENTRE PLAZA

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FLOOR PLAN FIFTH FLOOR

- Suite 500: 15,745 SF
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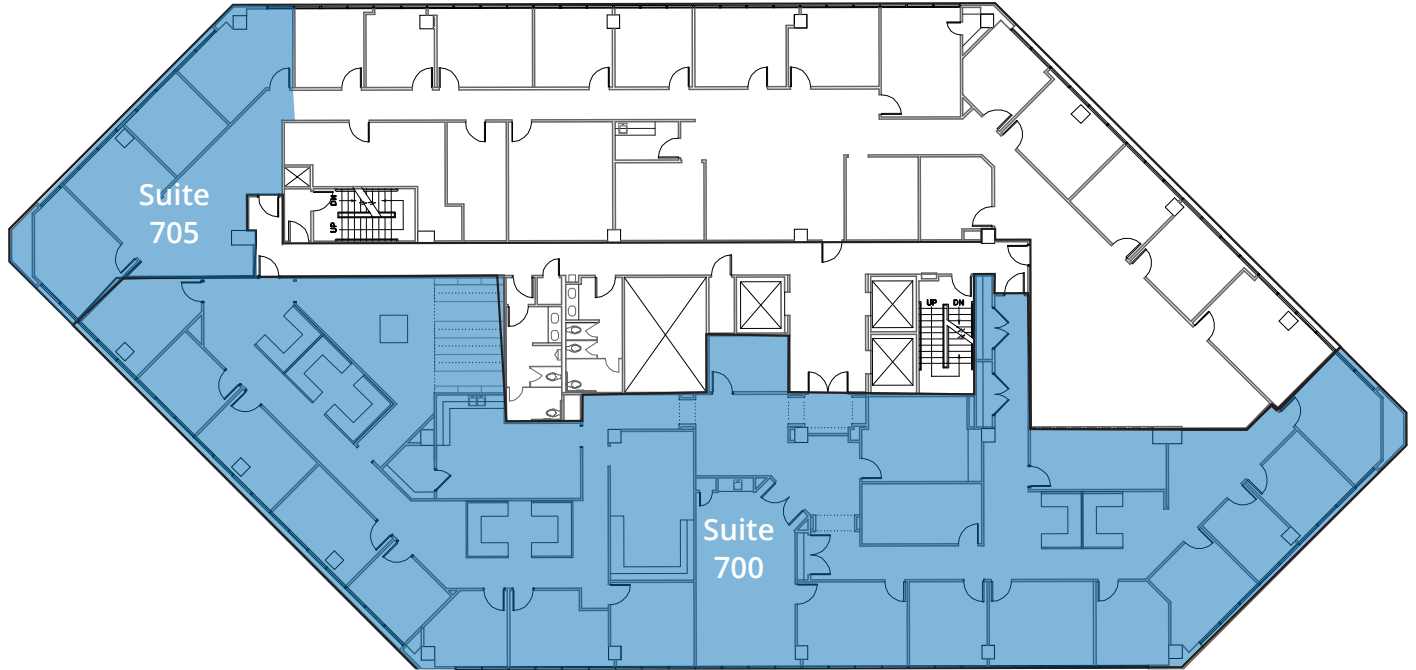


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CENTRE PLAZA

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FLOOR PLAN SEVENTH FLOOR

- Suite 700: 8,505 SF *9,777 SF
- Suite 705: 1,272 SF *9,777 SF

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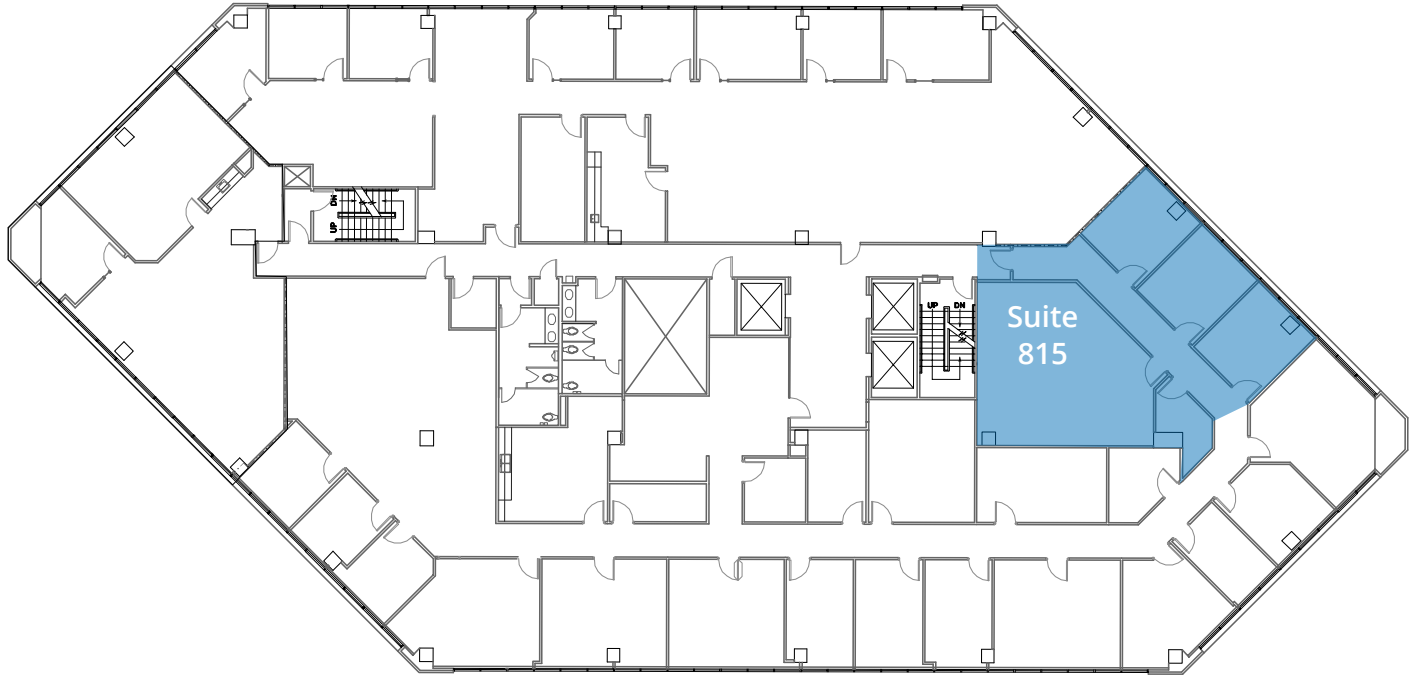


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FLOOR PLAN EIGHTH FLOOR

- Suite 815: 1,509 SF

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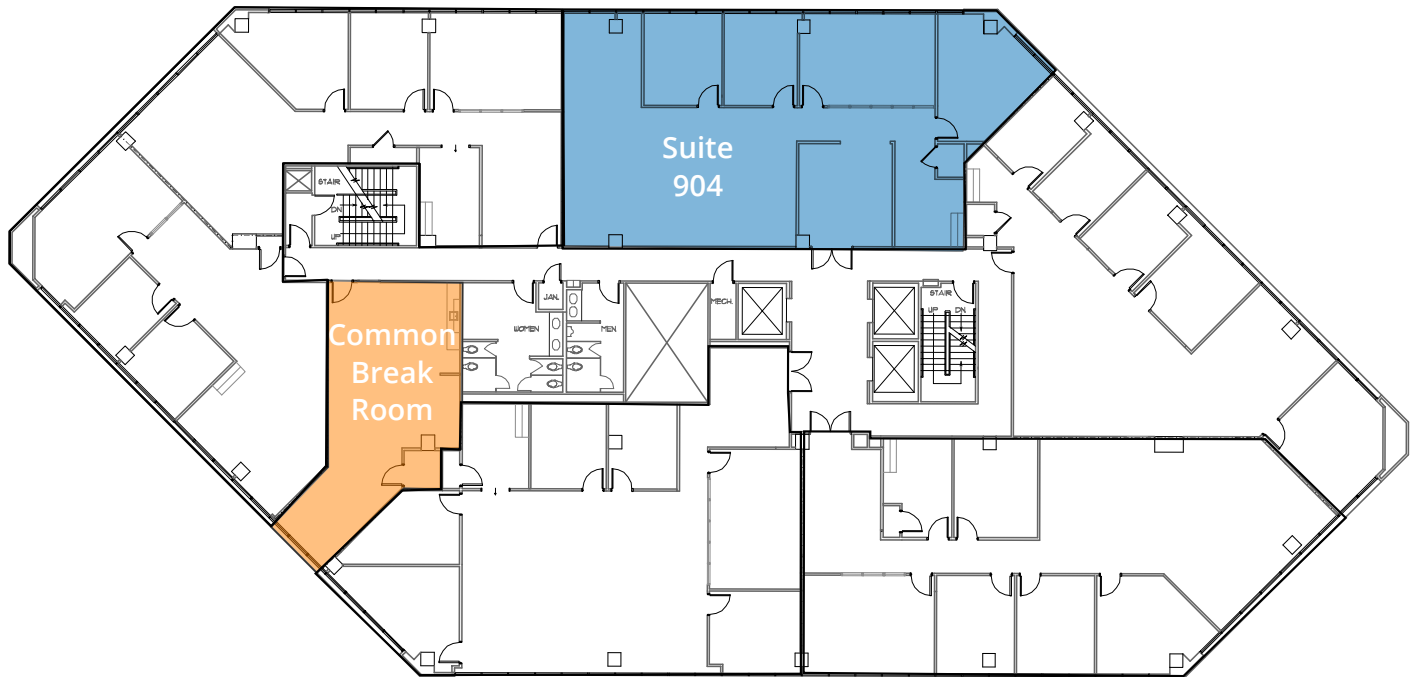


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CENTRE PLAZA

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FLOOR PLAN NINTH FLOOR

- Suite 904: 2,988 SF

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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.

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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Luis Garza	604856	luis.garza@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date