

TETCO

CENTER



PRIME LOCATION OFFICE BUILDING

1100 NE LOOP 410, SAN ANTONIO, TX 78209

partners

ABOUT TETCO

TETCO Center is a premier 98,383 square foot, nine-story office building located in San Antonio's thriving North Central submarket.

Built in 1978, the property boasts a strategic location just off Loop 410 and less than one mile from San Antonio International Airport. With exceptional connectivity to US-281, Downtown San Antonio, and the vibrant Alamo Heights area, TETCO offers unmatched accessibility and visibility.

Its prime location and adaptable space make it an ideal choice for businesses of all sizes seeking a prominent and well-connected office address.



BUILDING DETAILS

Building Size

98,383 RSF

Year Built

1978

Parking

Surface and Reserved Covered

Signage Available

Pylon/Lobby

On-site

Ownership, Property Management,
and Engineer

AVAILABILITIES

LEVEL 1

Suite 110 3,070 SF

LEVEL 2

Suite 220 1,570 SF

LEVEL 3

Suite 300 4,183 SF

LEVEL 4

Suite 401 984 SF

Suite 405 2,683 SF

LEVEL 5

Suite 508 1,592 SF

Suite 530 816 SF

Suite 540 1,349 SF

LEVEL 7

Suite 701 4,632 SF

LEVEL 8

Suite 801 3,613 SF

*SUITES 401 AND 405 CAN BE
COMBINED FOR A TOTAL OF 3,667 RSF





ON-SITE AMENITIES



On-site banking with PNC and a drive-thru ATM



On-site Security



Key Card Access



Conference Room for Tenant use

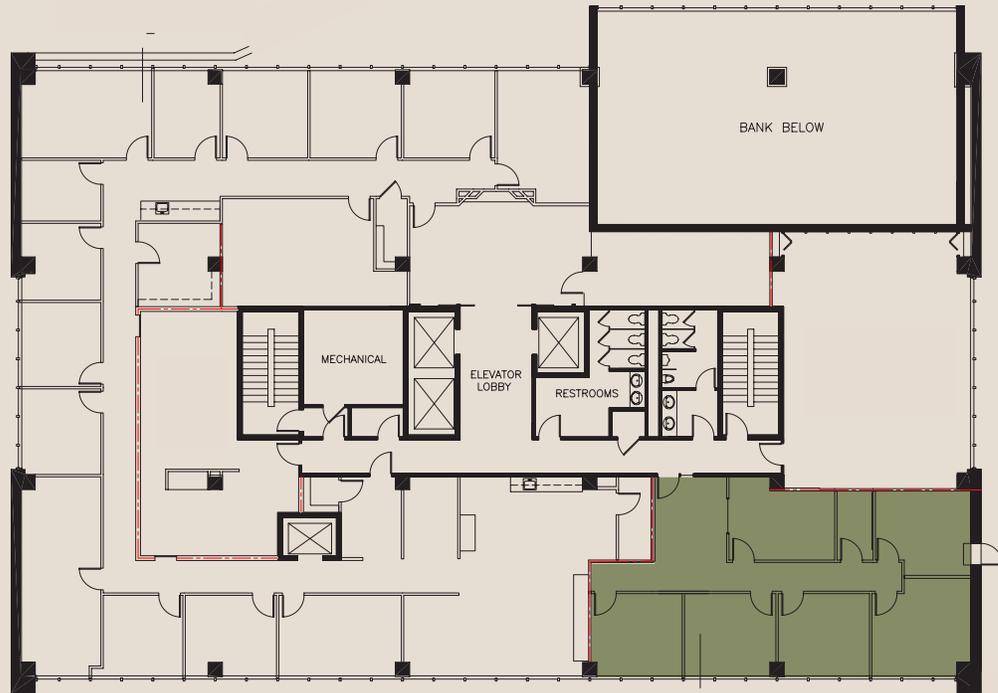
FLOORPLANS

SUITE 110
3,070 SF



LEVEL 1

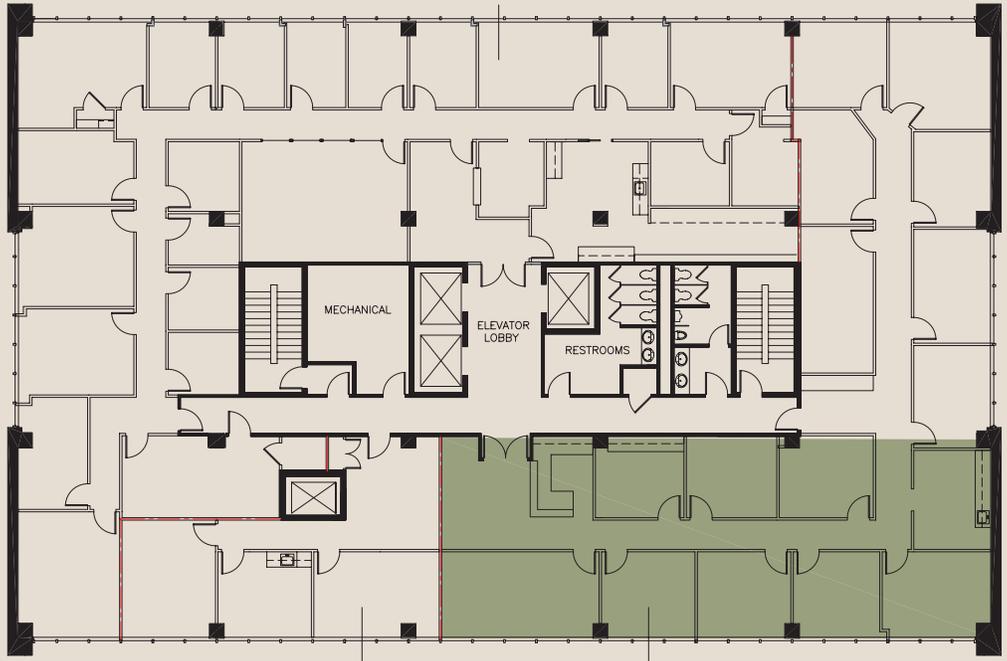
SUITE 220
1,570 SF



LEVEL 2

FLOORPLANS

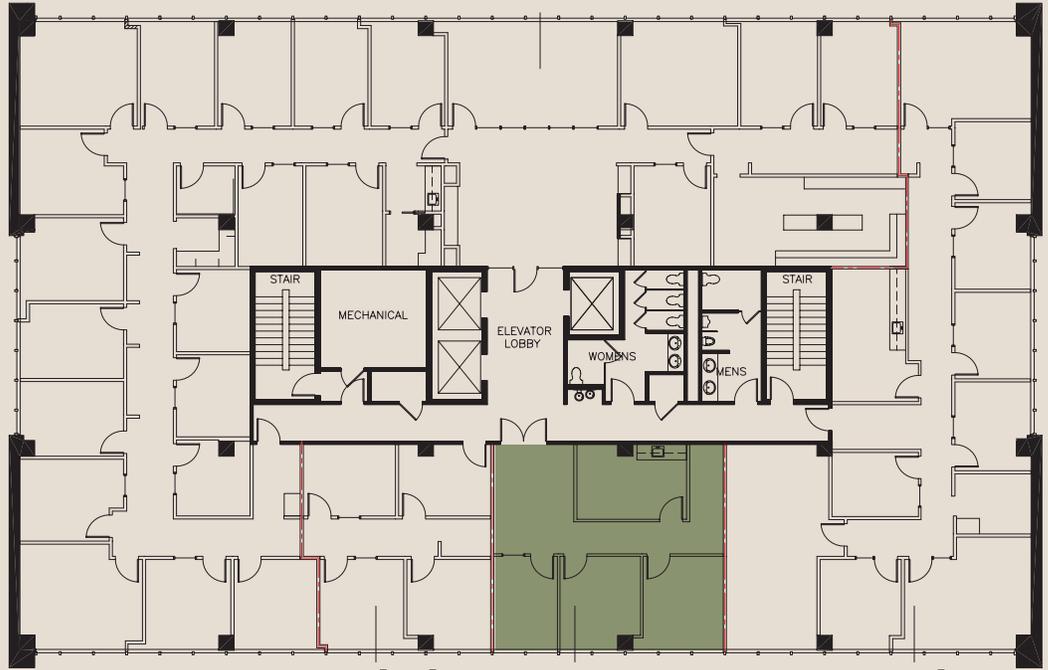
SUITE 300
4,183 SF



LEVEL 3

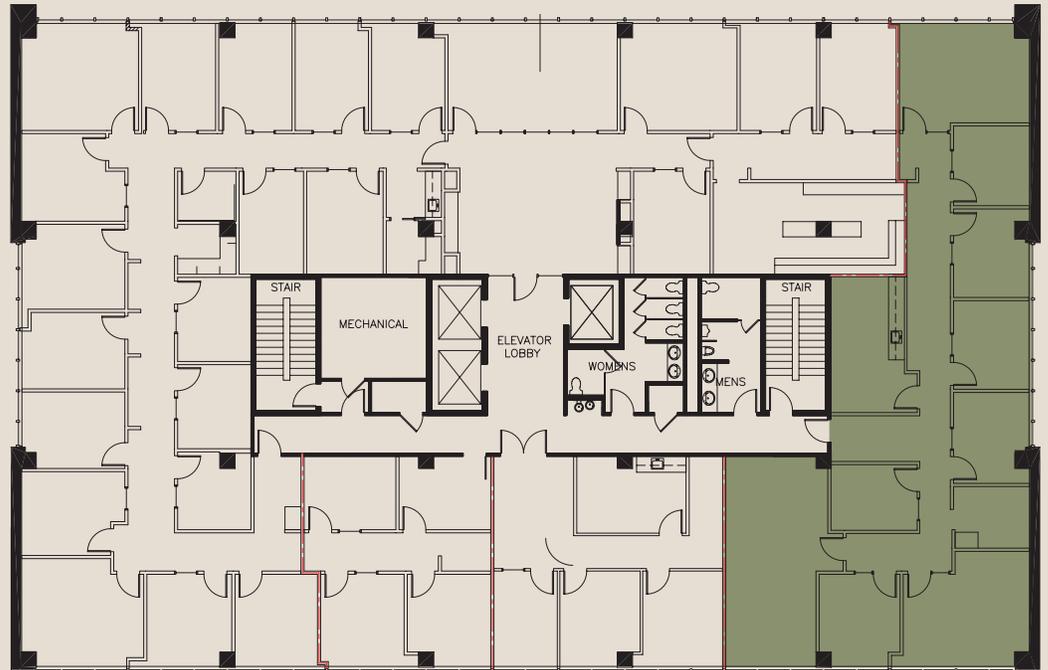
FLOORPLANS

SUITE 401
984 SF



LEVEL 4

SUITE 405
2,683 SF

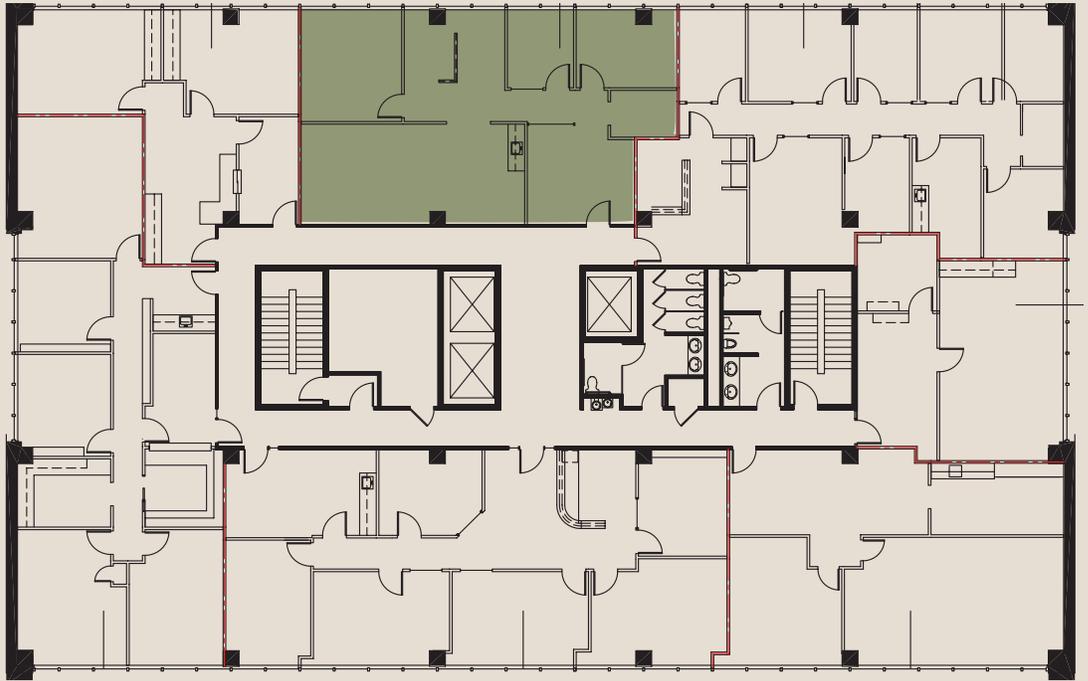


LEVEL 4

*SUITES 401 AND 405 CAN BE COMBINED FOR A TOTAL OF 3,667 RSF

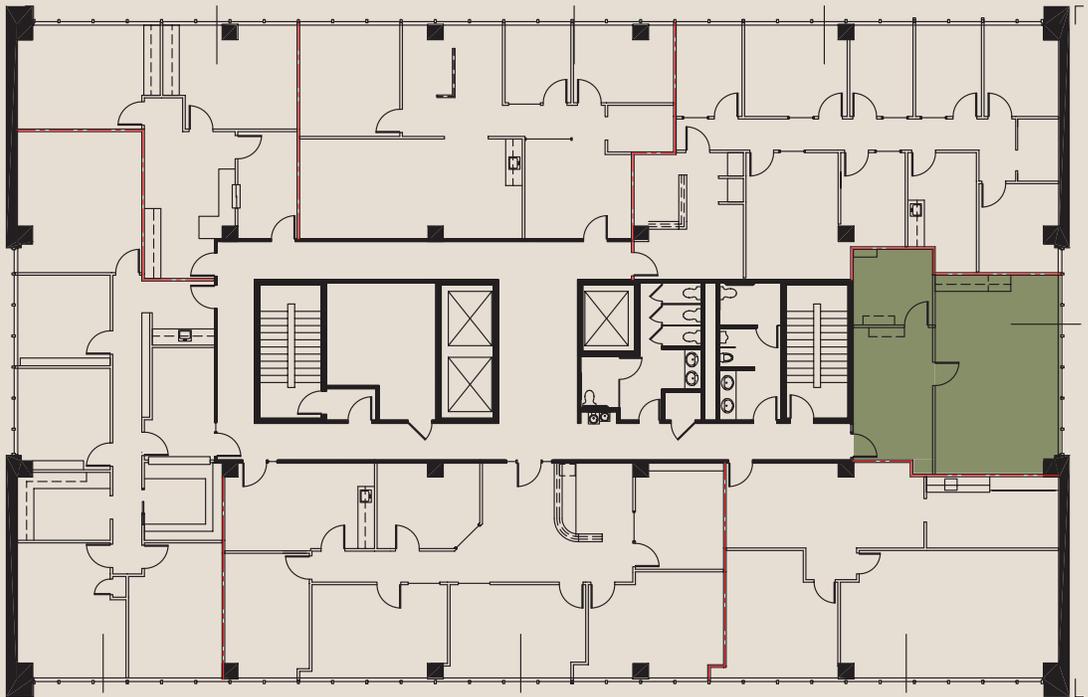
FLOORPLANS

SUITE 508
1,592 SF



LEVEL 5

SUITE 530
816 SF



LEVEL 5

FLOORPLANS

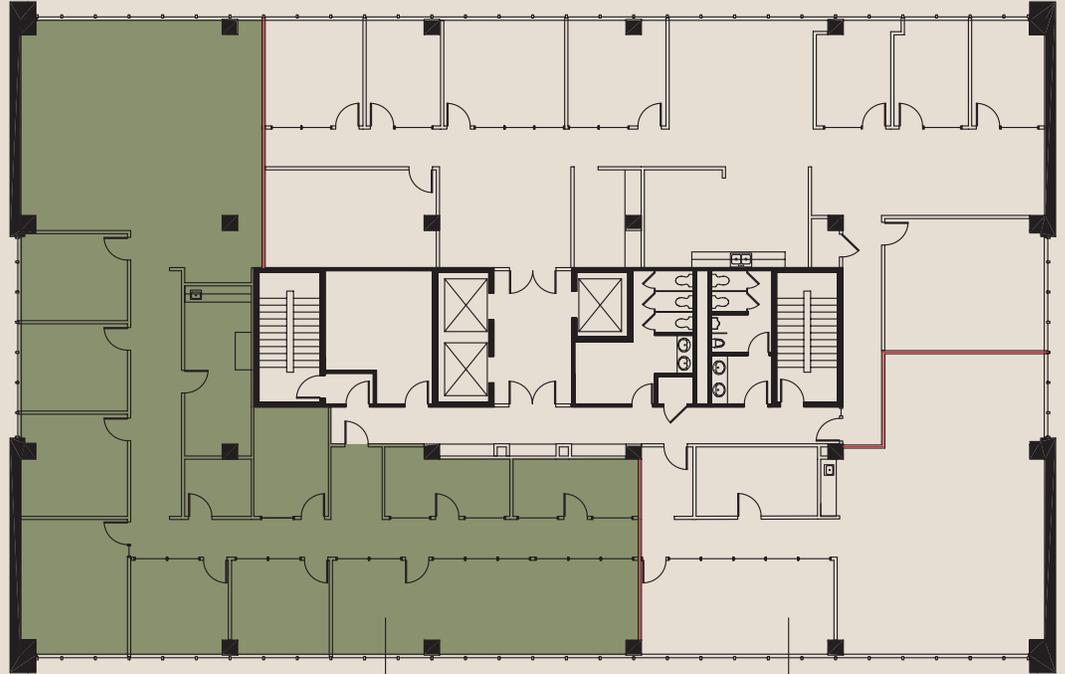
SUITE 540
1,349 SF



LEVEL 5

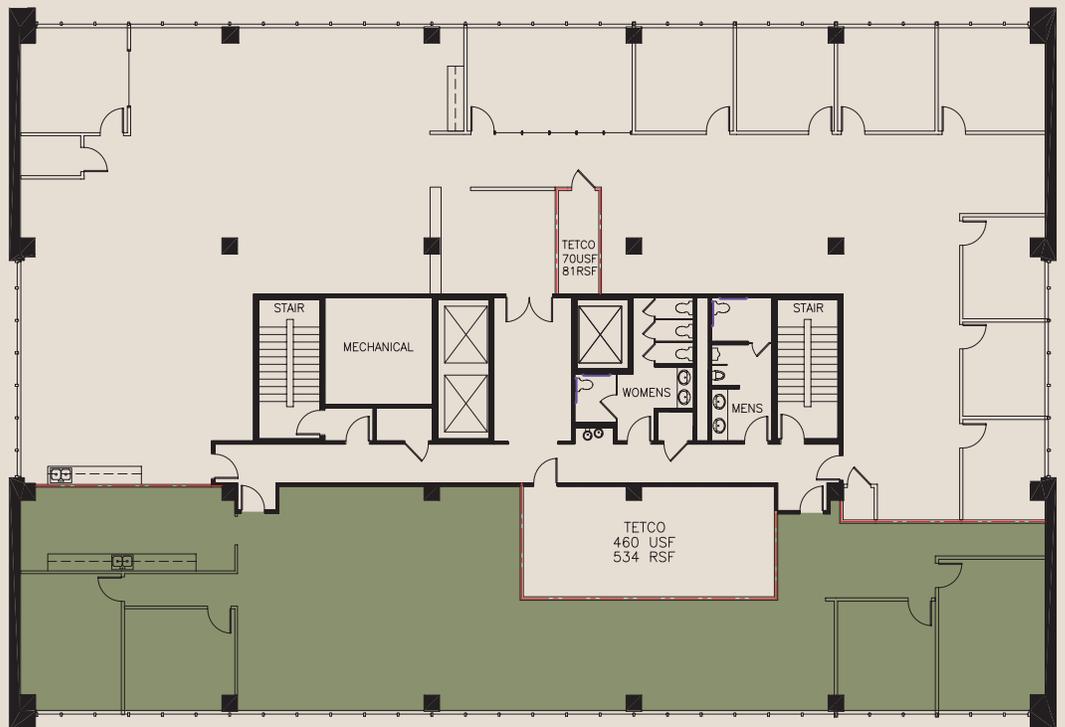
FLOORPLANS

SUITE 701
4,632 SF



LEVEL 7

SUITE 801
3,613 SF



LEVEL 8

NEARBY AMENITIES



53

RESTAURANTS
AND BARS



7

HOTELS



7

FINANCIAL
INSTITUTIONS



6

RETAIL
STORES



TETCO

CENTER

For more information, please contact:

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partners



Information About Brokerage Services

2-10-2025



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. **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:
 - 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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713 629 0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kenneth David Ballard	485071	david.ballard@partnersrealestate.com	210 892 1413
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date