

# 10000

## ROGERS RUN



**±21,775 - 198,000 s.f.**  
AVAILABLE FOR LEASE

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website



Jones Lang LaSalle Brokerage, Inc.





SAGEVIEW  
— PARTNERS —



±198,000 SF plug and play office space



\$21 PSF NNN



Parking: Structured & surface; 7.0/1,000 SF parking ratio



Reliable utilities: Dual-feed power (2 separate substations) & backup generator



On-site cafeteria including grab & go food service for tenants



Building Design provides seamless transition to multi-tenant configuration

## BUILDING FACTS

Property Size	14.52 Acres
Ingress/Egress	Directly on Rogers Run to Rogers Rd; access to TX-151 access road via Rogers Rd and Westover Hills Blvd
Floors	3
Construction Type	Reinforced Concrete
Elevators	East Building - 3, Schindler West Building - 2, Schindler Garage - 1, Schindler
HVAC	13 Rooftop Packaged DX Units; 25-38 tons each
Energy Management System	Niagara energy Management System, zoned with VAVs
Emergency Generator	1500 KW Diesel 750 KW Diesel
Year Built	2008/2011
Amenities	<ul style="list-style-type: none"> <li>• Cafeteria</li> <li>• Grab and go food service for tenants</li> </ul>

# 10000 ROGERS RUN

strategically located within the master-planned community of Westover Hills – home to corporate campuses like Capital Group, Wells Fargo Home Mortgage, the Hartford and Frost Bank, to name just a few. The building is also in close proximity to the Texas Cryptology Center and data center operators such as Microsoft, Valero and AWS (coming soon). Surrounded by abundant restaurants, hotels, housing and retail amenities, 10000 Rogers Run is a great opportunity for an employee-focused business to relocate.









SEA WORLD

LOOP 1604

NORTHWEST VISTA COLLEGE

GM FINANCIAL

CHRISTUS SANTA ROSA HOSPITAL

151

HILTON

HYATT REGENCY HILL COUNTRY RESORT & SPA

NATIONWIDE

CYRUS ONE DATA CENTER

ONE FROST

ROGERS RD

AETNA

COURTYARD BY MARRIOTT

LOWE'S DATA CENTER

CHASE

WESTOVER HILLS BLVD

CAPITAL GROUP

THE HARTFORD

WISEMAN BLVD



10000  
ROGERS RUN

WESTOVER  
HILLS

INGRESS / EGRESS

← INGRESS

→ EGRESS



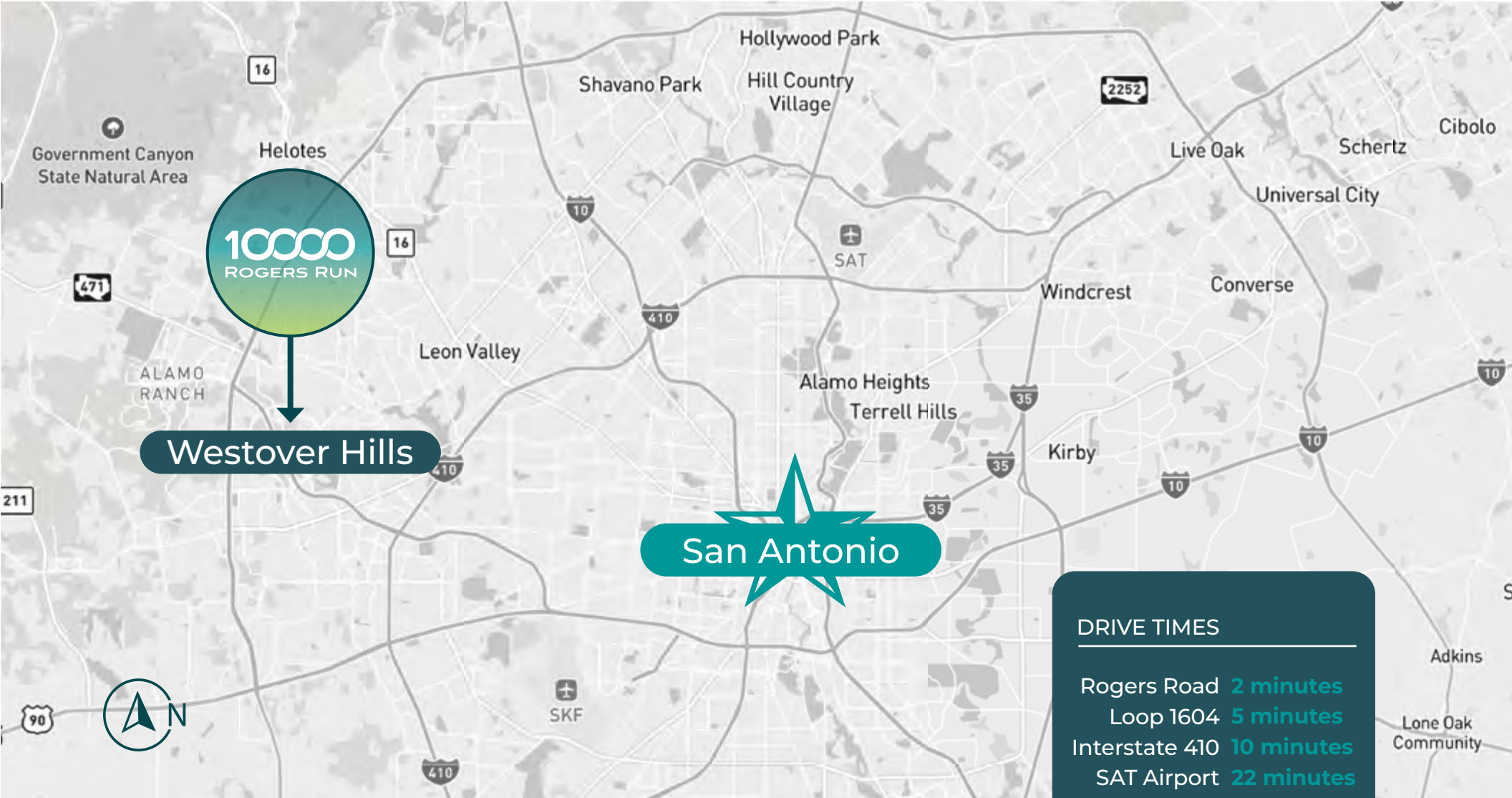


# Site Plan





# Location Map



**DRIVE TIMES**

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Rogers Road **2 minutes**  
Loop 1604 **5 minutes**  
Interstate 410 **10 minutes**  
SAT Airport **22 minutes**  
Downtown **25 minutes**



# Nearby Amenities

## FAR WEST SIDE 5 MINUTES DRIVE



### RESTAURANT

Whataburger  
Summer Moon Coffee  
Popeyes Louisiana Kitchen  
Arby's  
Schlotzsky's  
Raising Cane's Chicken Fingers  
In-N-Out Burger  
Sonic Drive-In  
Texas Roadhouse  
Chick-fil-A  
Jason's Deli

Jamba  
Crumbl - Alamo Ranch  
BJ's Restaurant & Brewhouse  
Olive Garden Italian Restaurant  
LongHorn Steakhouse  
54th Street Scratch Grill & Bar  
Taco Cabana  
Whataburger  
Chili's Grill & Bar  
Pasha Express Mediterranean  
IHOP

### DAYCARE

Alphabetz Montessori  
Pinnacle Montessori  
Primrose School  
Ivy Kids of Alamo Ranch  
The Learning Experience

### HEALTHCARE

Tandi Medical Center  
Methodist ER Westover Hills  
The Emergency Center



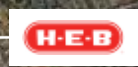
### RETAIL

Lowe's  
Best Buy  
The Home Depot



SANTIKOS ENTERTAINMENT  
CASA BLANCA

1604



## WESTOVER HILLS MEDICAL CENTER 3 MINUTES DRIVE

### HEALTHCARE

1919 Rogers Rd  
Elite Plastic and Reconstructive Surgery/Elite Medical Spa  
Caring for Kids Pediatrics, PA  
American Health Imaging Westover Hills  
PAM Health Warm Springs Rehabilitation Hospital of Westover Hills  
Spine & Joint Pain Specialists

### HOSPITALITY

Hyatt Vacation Club At Wild Oak Ranch  
Holiday Inn San Antonio Seaworld, an IHG Hotel

### DAYCARE

Tiny Treasures Daycare & Learning Center  
La Petite Academy on Emerald Glade



SEAWORLD SAN ANTONIO

## SAN ANTONIO CREEKSIDE 1 MINUTE DRIVE



### HEALTHCARE

San Antonio Women's Health  
South Texas Spinal Clinic  
CHRISTUS Santa Rosa Hospital  
GENERAL SURGICAL ASSOCIATES  
San Antonio Podiatry Associates  
Pedi Place at Westover Hills  
PediDocs  
Alamo Neurology Consultants, PA

### HOSPITALITY

Courtyard by Marriott  
TownePlace Suites by Marriott  
Hilton San Antonio Hill Country  
Staybridge Suites

## 1604 + POTRANCO ROAD 8 MINUTES DRIVE



### RETAIL

Academy Sports + Outdoors  
T.J. Maxx & HomeGoods  
H-E-B plus!

### RESTAURANT

Chick-fil-A  
Dutch Bros Coffee  
Olive Garden Italian Restaurant

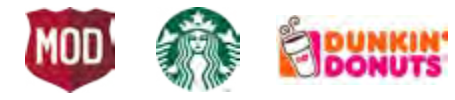
1604

SANTIKOS ENTERTAINMENT  
WESTLAKES

151



## 151 + 410 8 MINUTES DRIVE



### RESTAURANT

Dave's Hot Chicken  
Burger Boy  
First Watch  
Chuy's

Buffalo Wild Wings  
Johnny Carino's  
Chili's Grill & Bar  
Scratch Grill & Bar

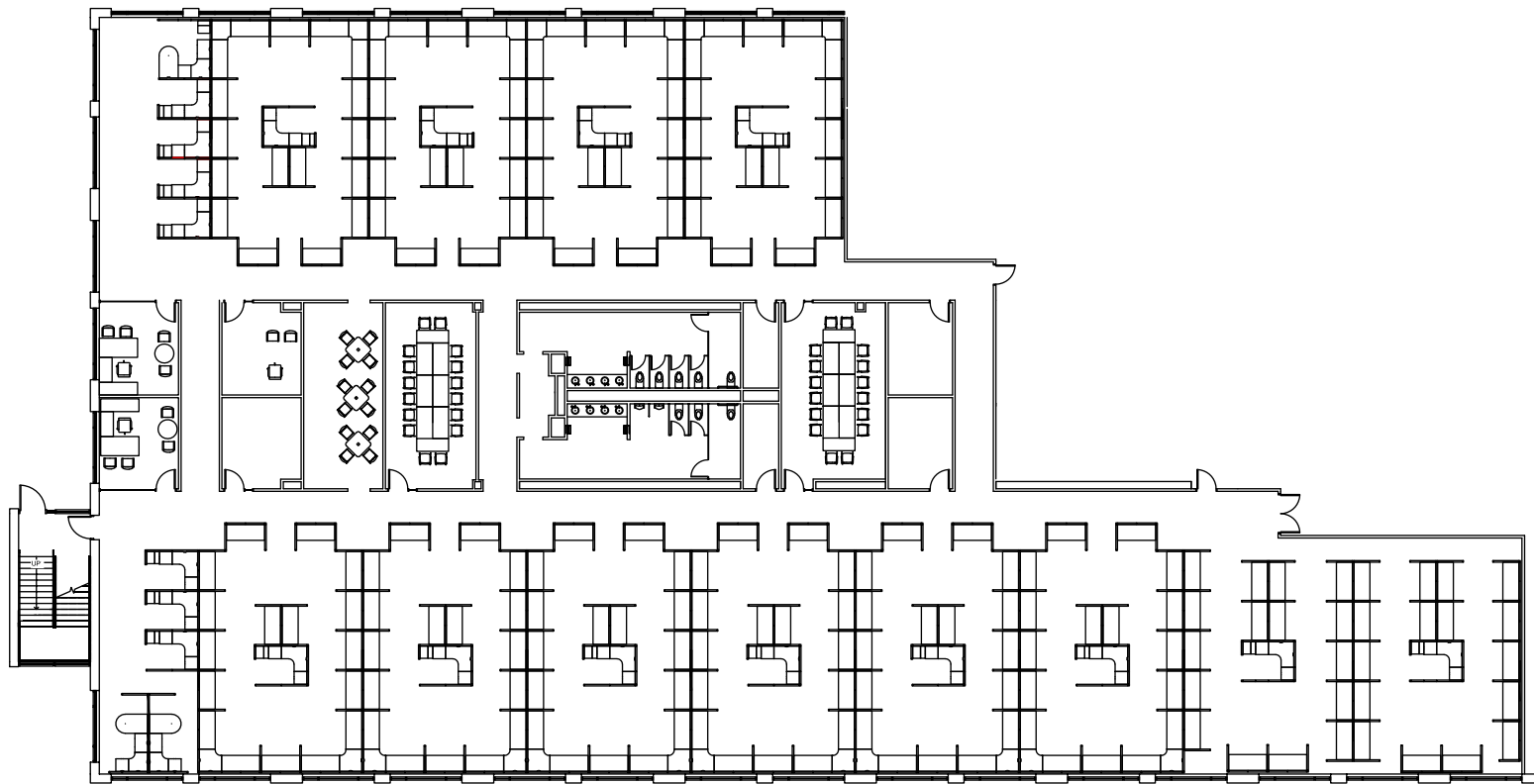
### RETAIL

The Home Depot  
Target  
Lowe's  
Walmart Supercenter





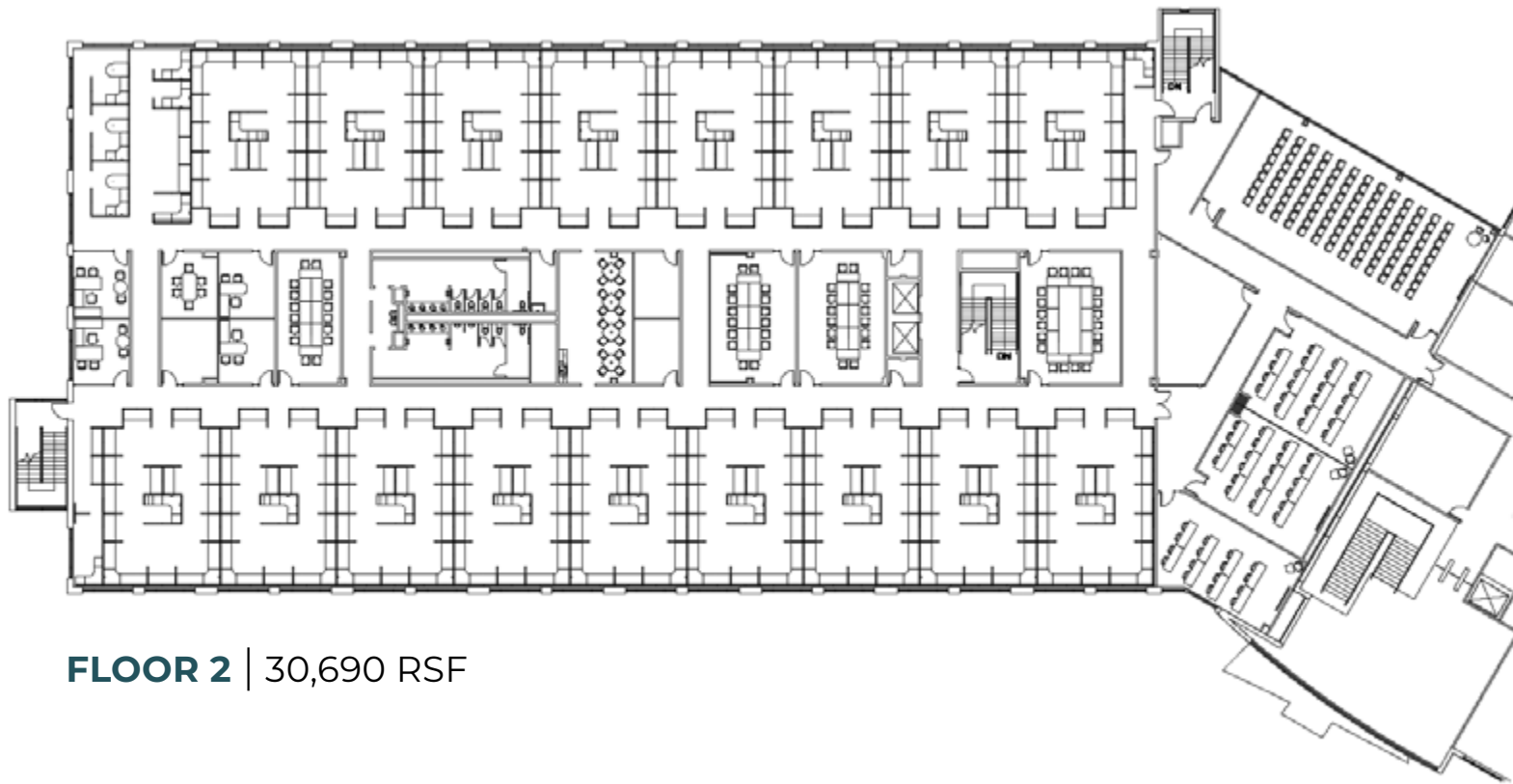
# West Building



**FLOOR 1** | 21,775 RSF



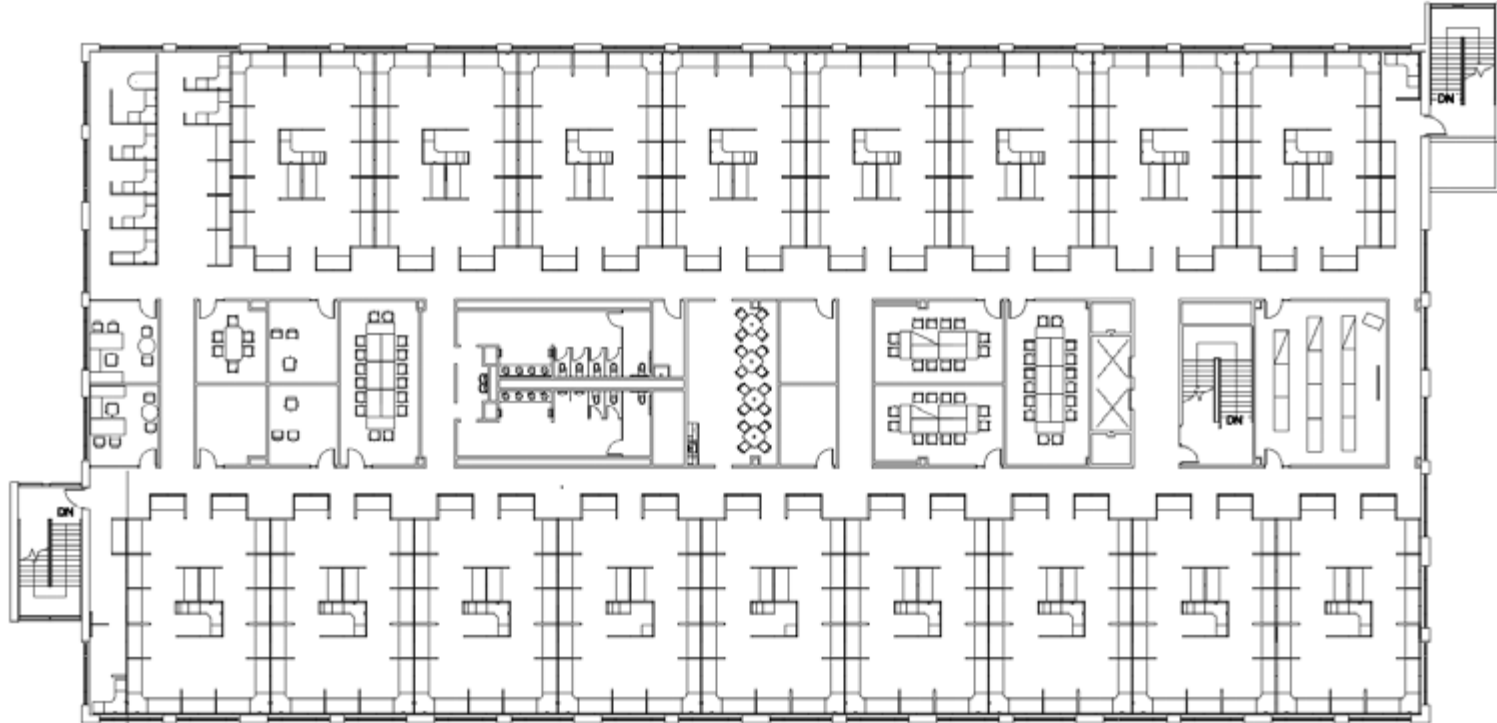
# West Building



**FLOOR 2** | 30,690 RSF



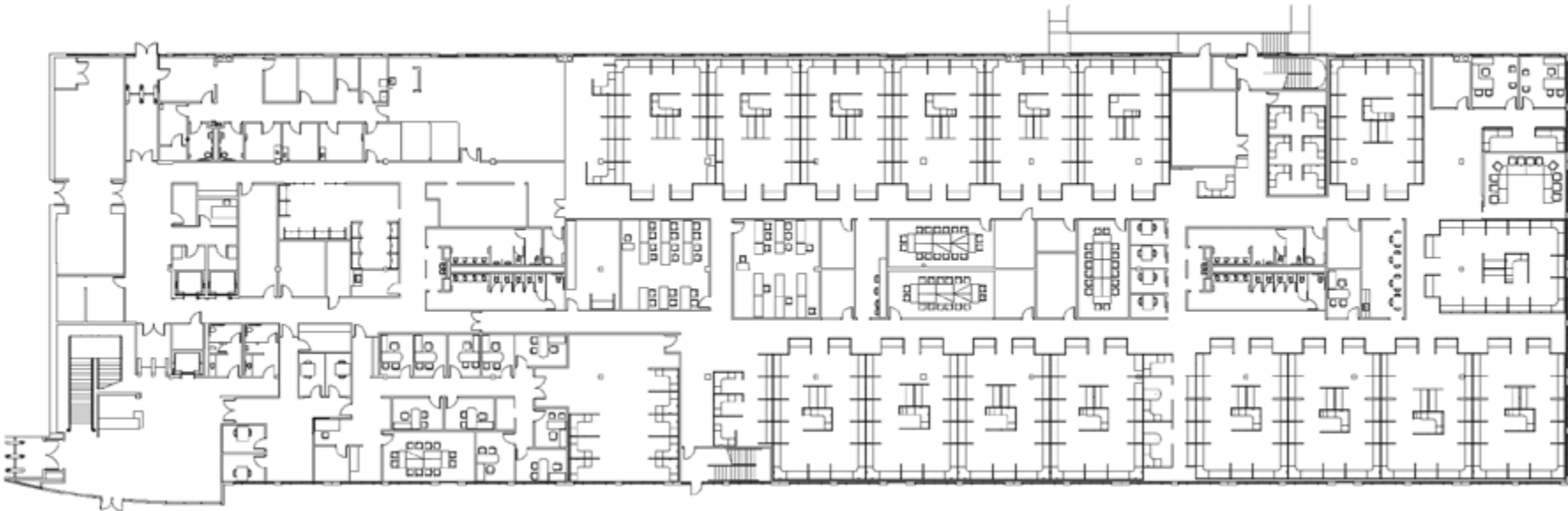
# West Building



**FLOOR 3** | 30,866 RSF



# East Building

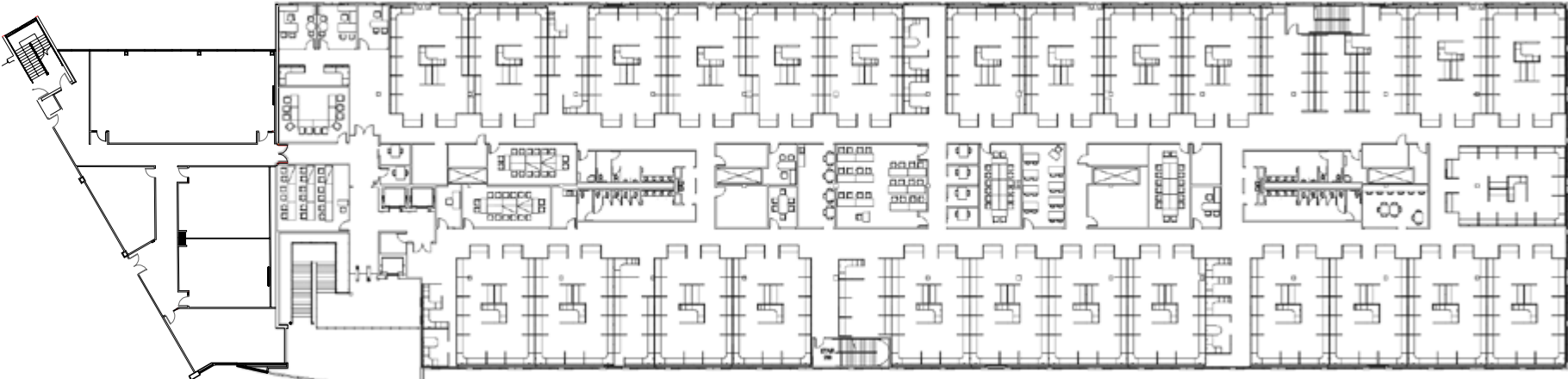


**FLOOR 1** | 55,220 RSF\*

\*Subject to release of existing encumbrance  
[WWW.10000ROGERSRUN.COM](http://WWW.10000ROGERSRUN.COM)



# East Building



**FLOOR 2** | 59,568 RSF\*



# Full Floor 1

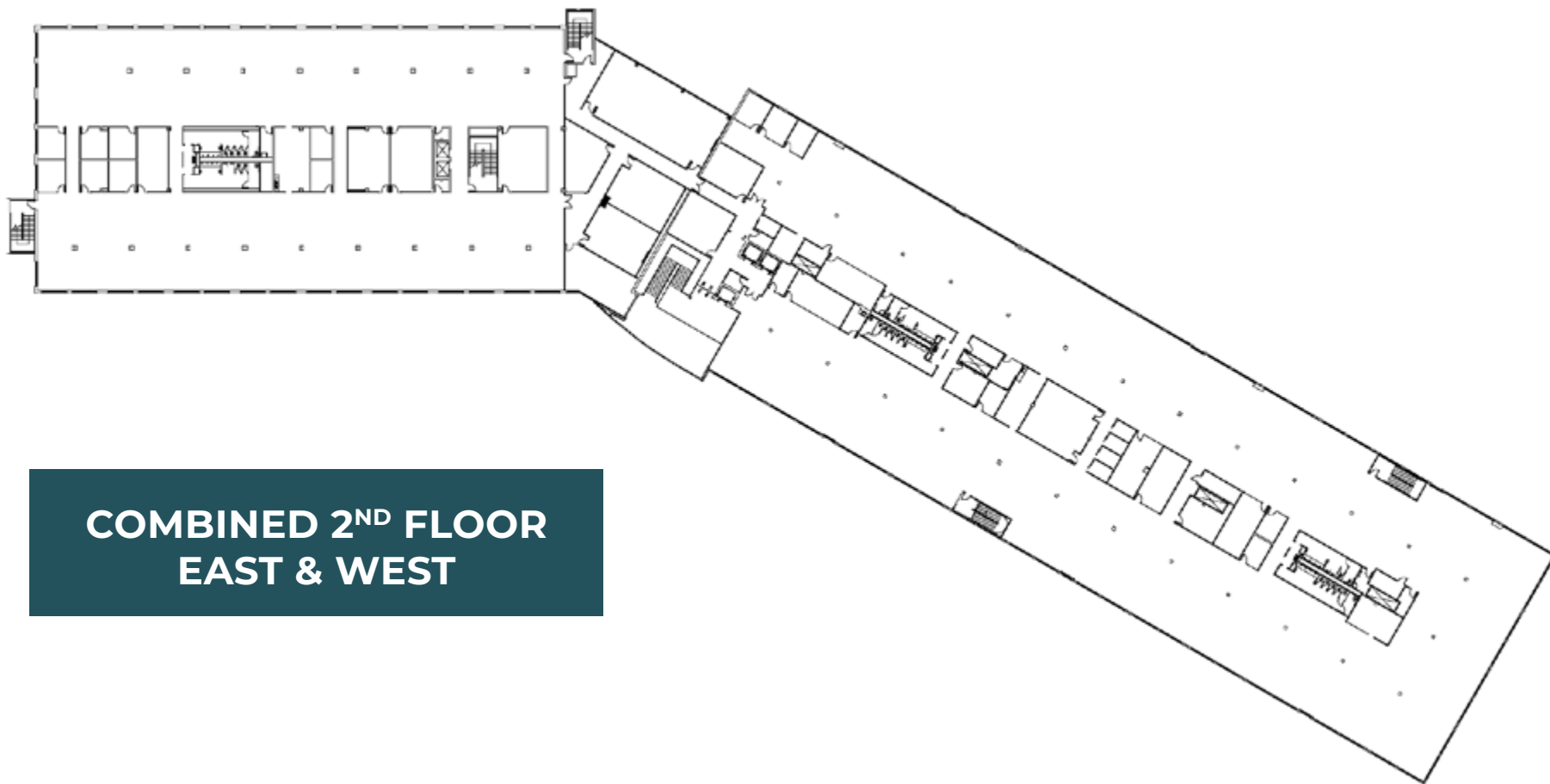
76,995 RSF



**COMBINED 1<sup>ST</sup> FLOOR  
EAST & WEST**

# Full Floor 2

90,258 RSF



**COMBINED 2<sup>ND</sup> FLOOR  
EAST & WEST**













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# 10000 ROGERS RUN

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**SAGEVIEW**  
— PARTNERS —

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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:
  - 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.

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Sales Agent/Associate's Name

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date



