

FOR LEASE

NORTHWEST CENTER

7550 W IH-10 | SAN ANTONIO, TEXAS 78230



9311 San Pedro, Ste. 850
San Antonio, TX 78216
210.366.2222 | endurasa.com

PAUL BARKER
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NORTHWEST CENTER | 7550 W IH-10 FOR LEASE

CLASS A OFFICE



BUILDING SIZE: 241,405 RSF
STORIES: 14 STORIES
RENTAL RATE: \$18.00 SF / NNN

- Lobby and common areas recently updated
- On-site tenant fitness center with locker rooms and showers
- On-site cafe
- Building conference room with coffee bar
- Pylon signage available
- Parking ratio of 3.5/1000
- Free structured parking
- 24-hour card key access
- On-site management and maintenance
- On-site courtesy patrol

AVAILABLE SPACE

<u>SUITE</u>	<u>RSF</u>	
310	800 RSF	
400	18,699 RSF	
750	2,061 RSF	} Contiguous 3,650 RSF
760	1,589 RSF	
780	2,678 RSF	
908	1,707 RSF	
1008	2,339 RSF	
1201	8,006 RSF	} Ste. 1201 - Available 12/1/26 Contiguous - 14,975 RSF
1203	6,969 RSF	



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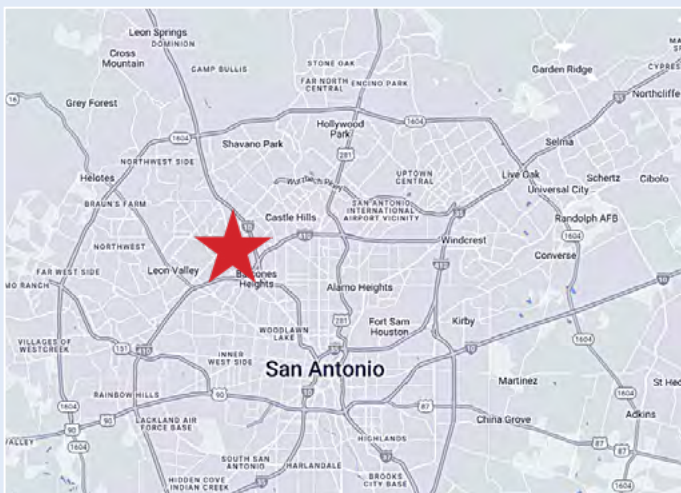
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CLASS A OFFICE



Northwest Center is a fourteen-story office building totaling 241,405 square feet in San Antonio, Texas. The property is located in a highly visible location at the northwest corner of IH-10 and Loop 410 and is easily accessible to San Antonio International Airport and downtown. Prominently situated at the northwest corner of the IH-10/Loop 410 interchange in San Antonio's high-growth Northwest submarket, the highly visible Northwest Center stands out as a prominent landmark in one of the most heavily traveled areas of the city.

3.10.26



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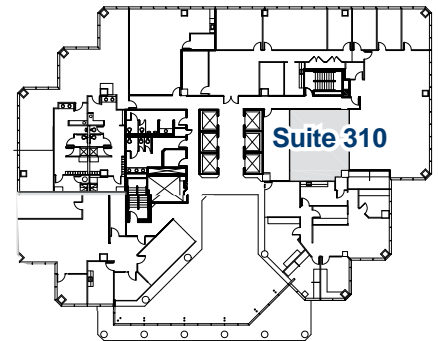
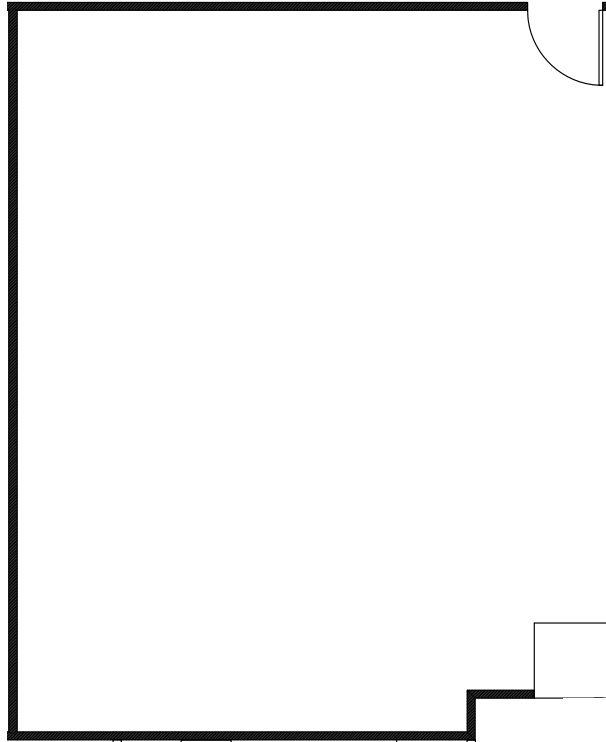
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THIRD FLOOR

Suite 310
800 RSF



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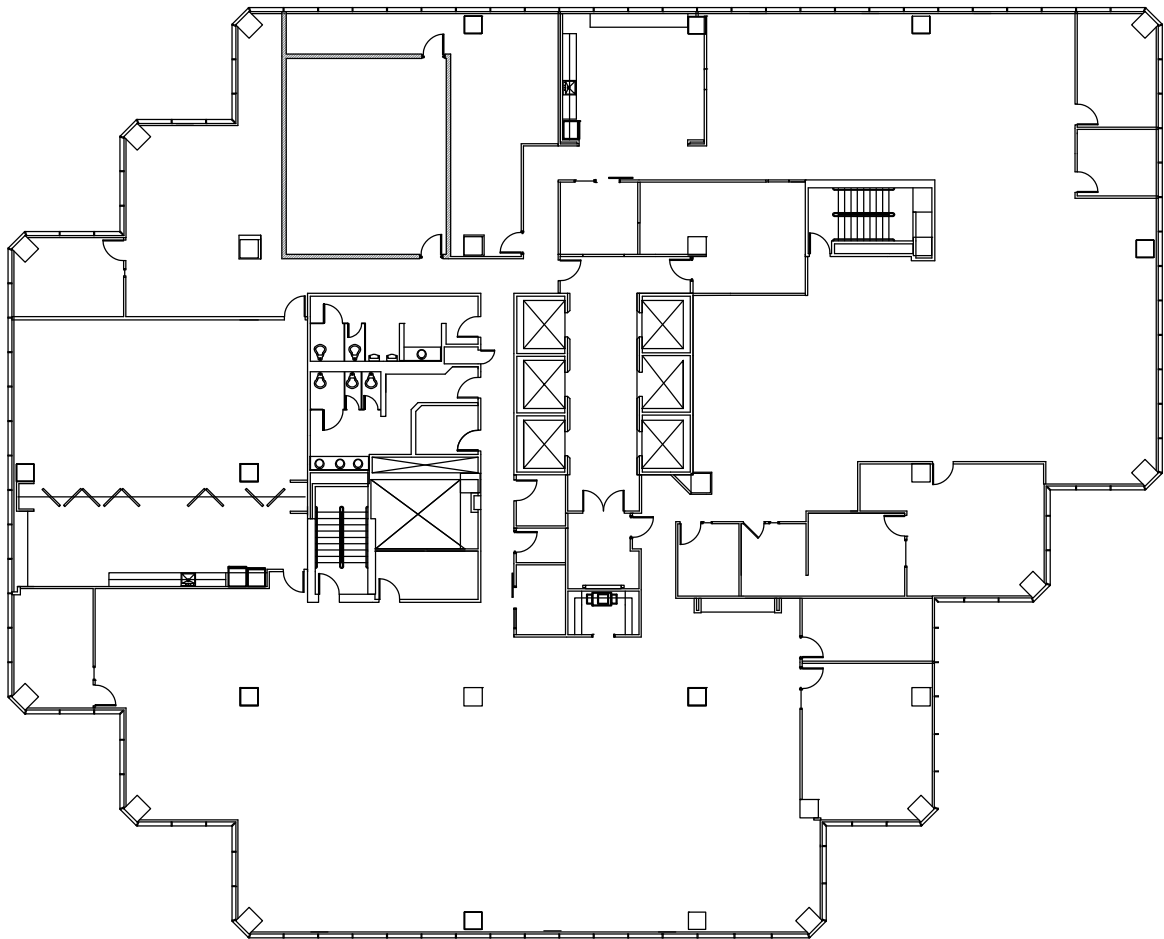
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FOURTH FLOOR

Suite 400
18,699 RSF



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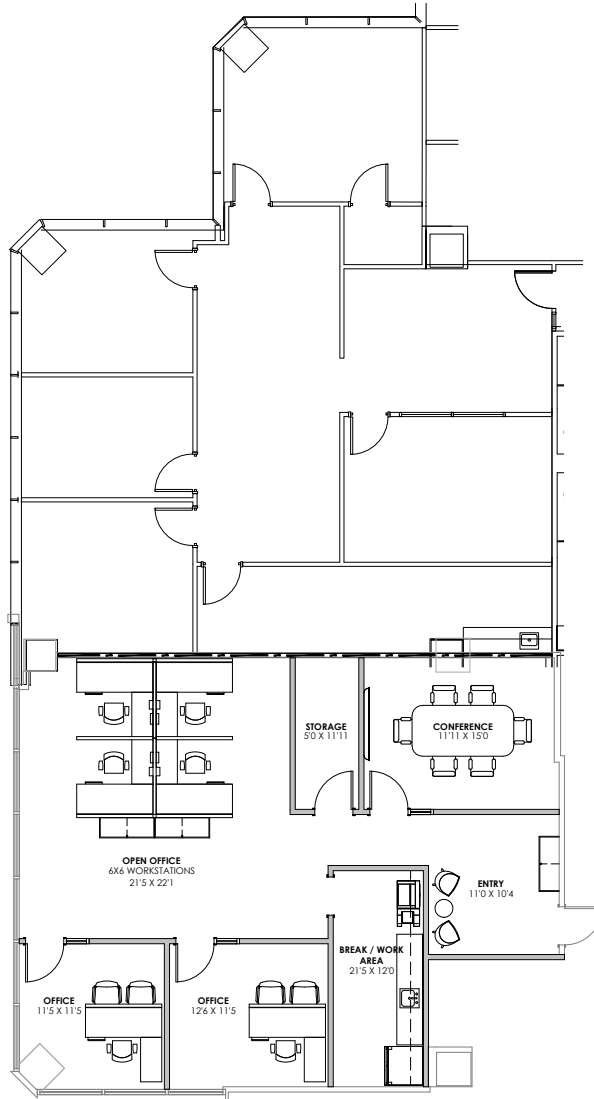
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SEVENTH FLOOR

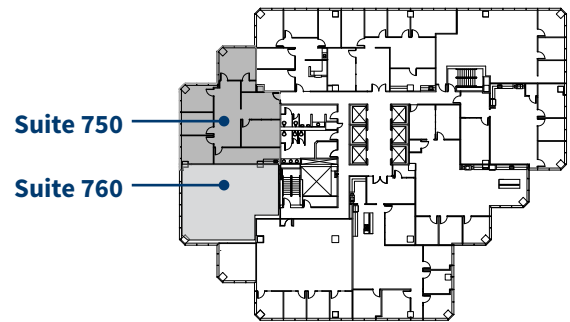
Suite 750
2,061 RSF

Suite 760
1,589 RSF

*Spec suite
coming soon*



Suites 750 & 760
Contiguous to 3,650 RSF



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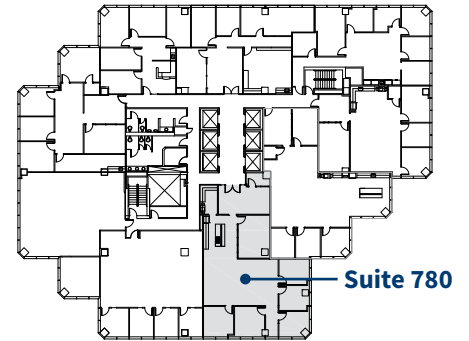
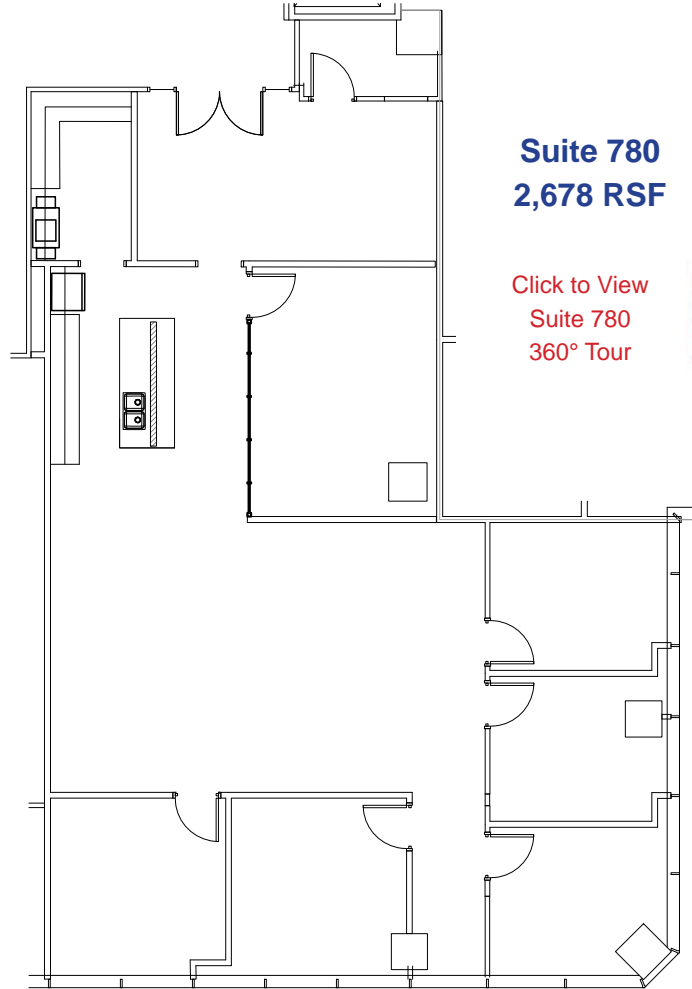
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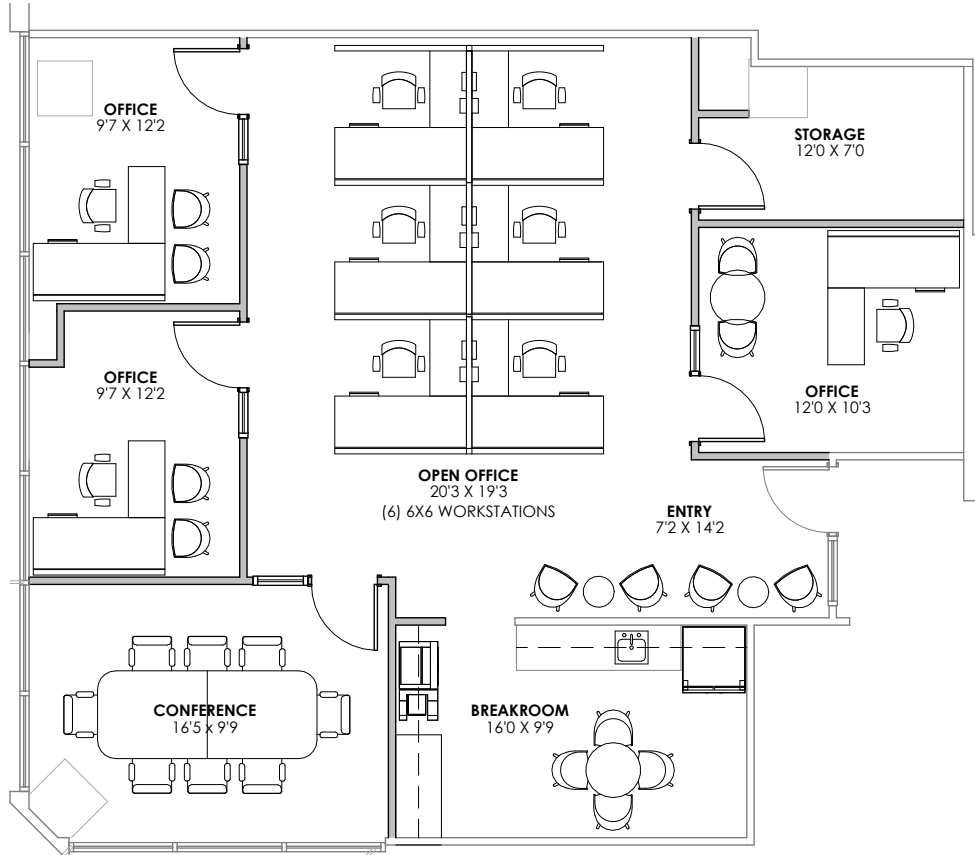
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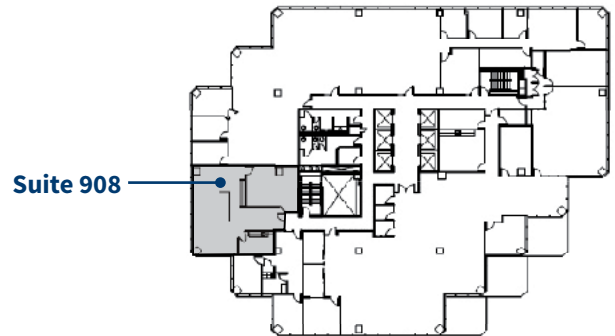


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NINTH FLOOR



Suite 908
1,707 RSF
Spec suite



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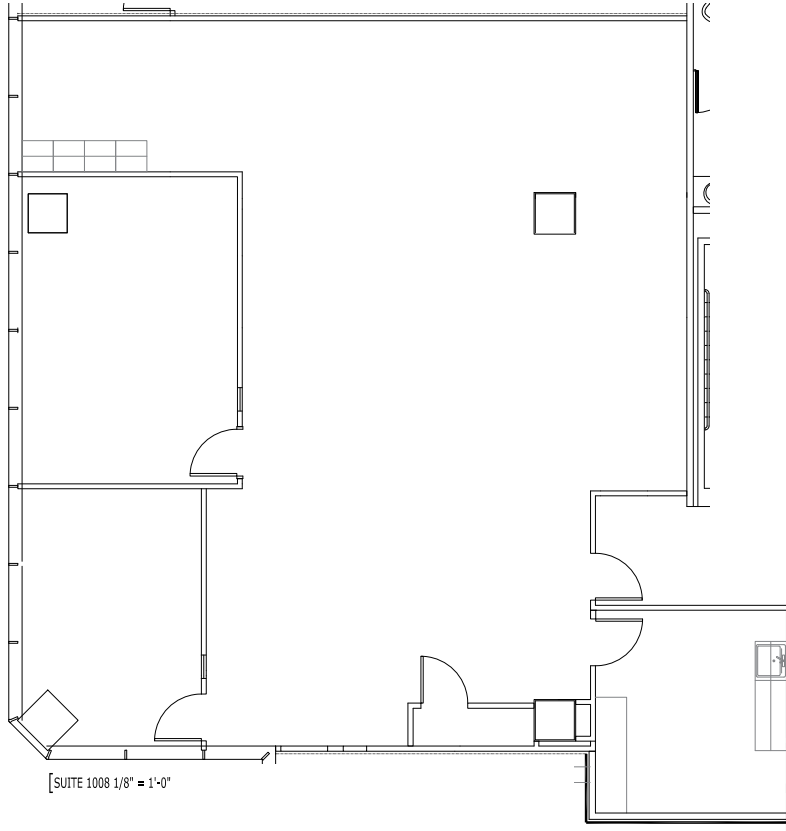
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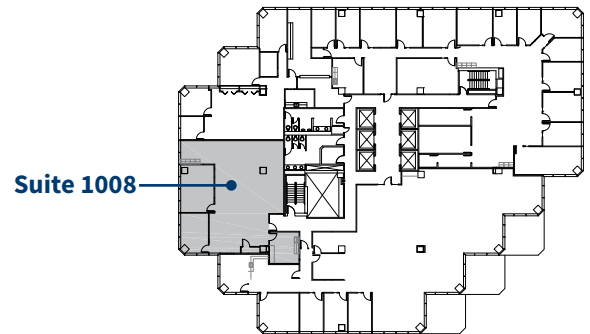
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Suite 1008
2,339 RSF



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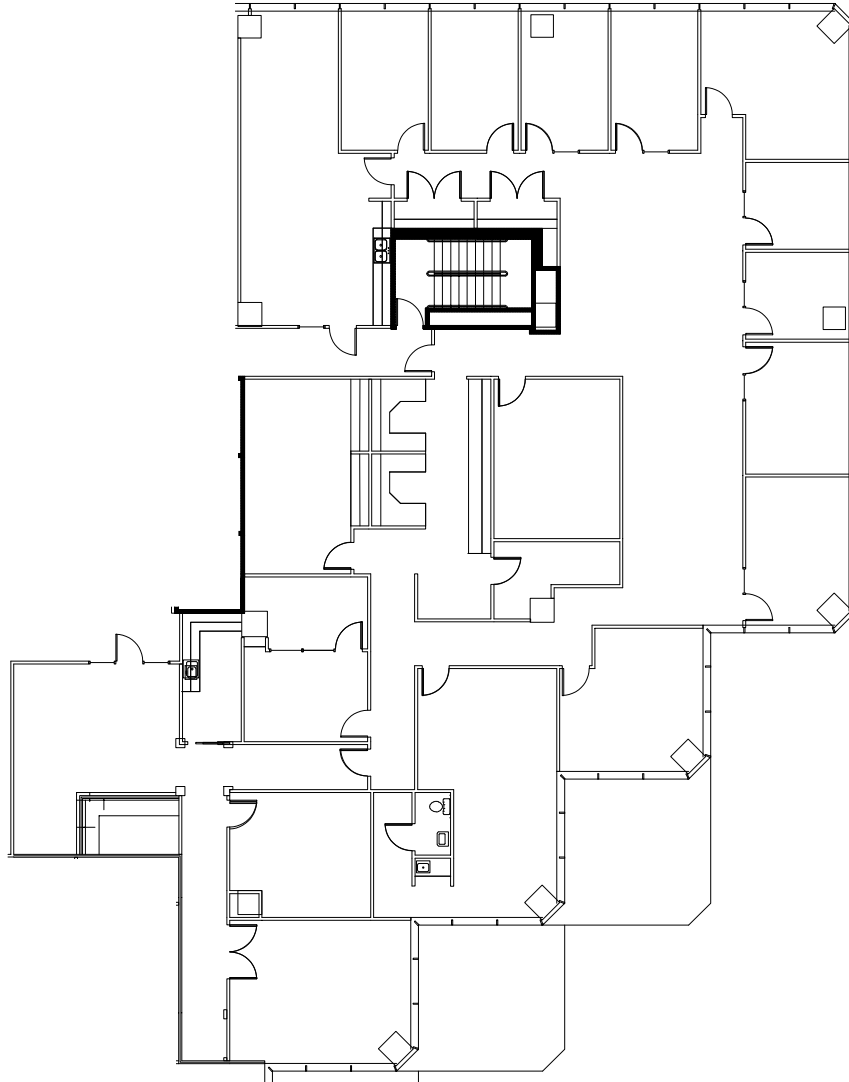
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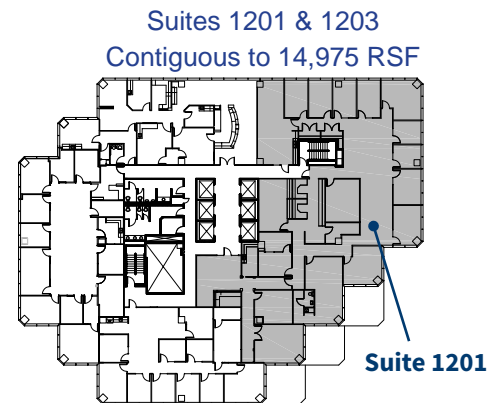


NORTHWEST CENTER | 7550 W IH-10 FOR LEASE



Suite 1201
8,006 RSF

Available
12/1/26



Suites 1201 & 1203
Contiguous to 14,975 RSF

Suite 1201

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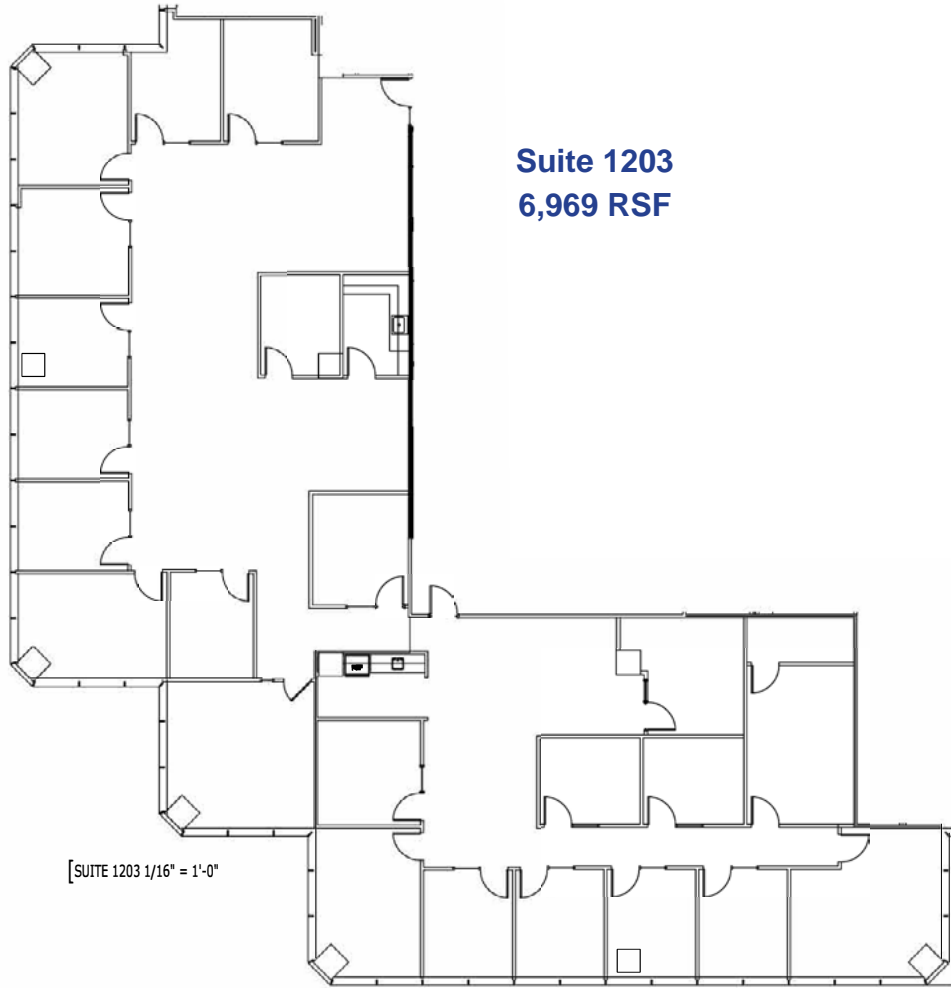
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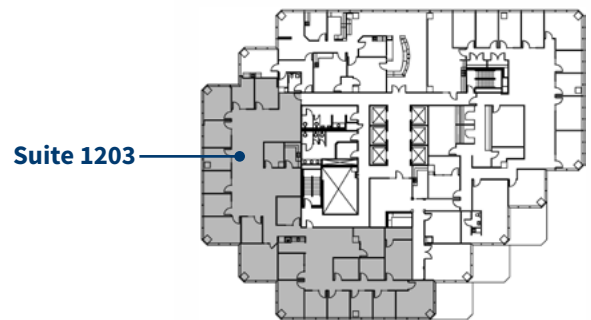
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Suites 1201 & 1203
Contiguous to 14,975 RSF



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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.

2-10-2025



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:
 - 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paul Barker	467930	pbarker@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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