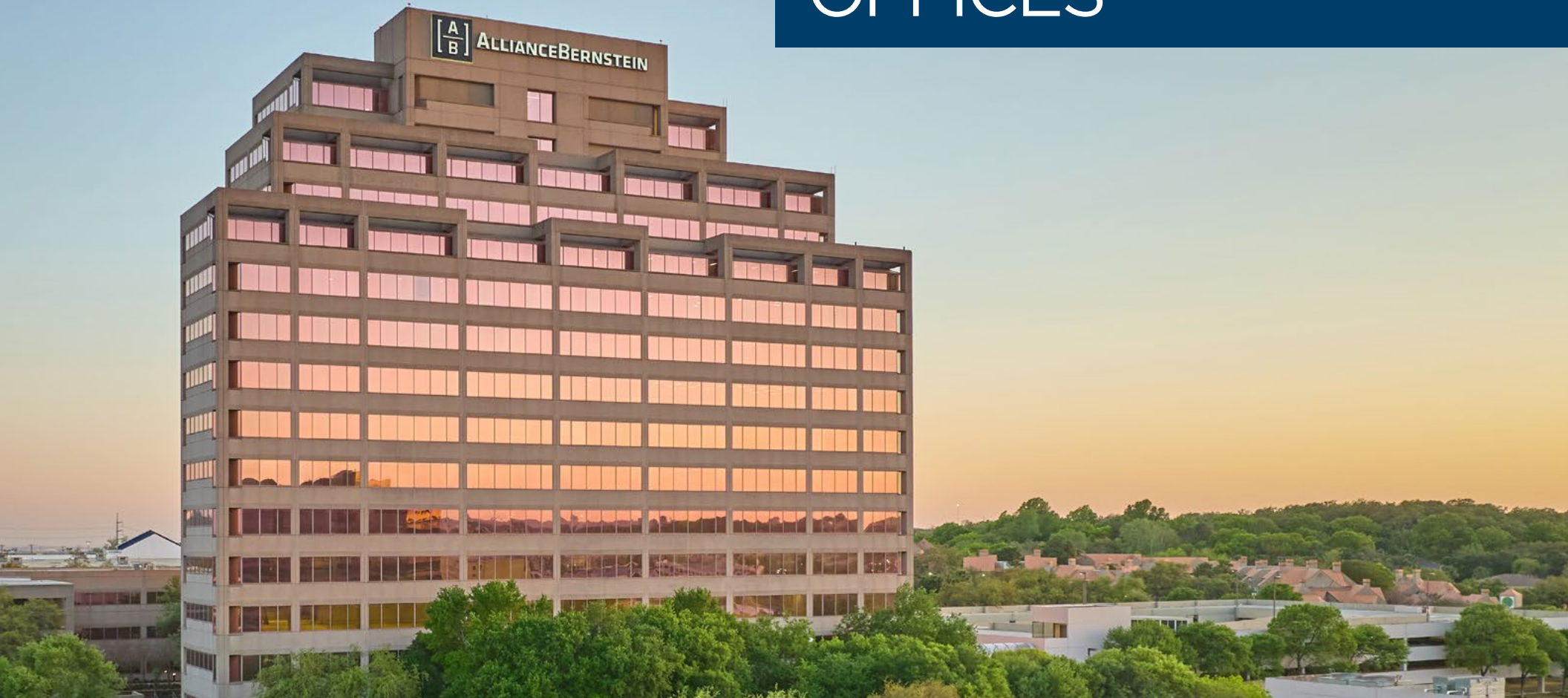


FORUM OFFICES



Office Space for Lease

8000 IH-10 W | San Antonio, Texas 78230

For Leasing Information:

Lisa Mittel +1 210 293 6834

lisa.mittel@jll.com



Office Space For Lease

7990 IH-10 W | 8000 IH-10 W | 8010 IH-10 W

San Antonio, Texas 78230

FORUM OFFICES



PROJECT HIGHLIGHTS

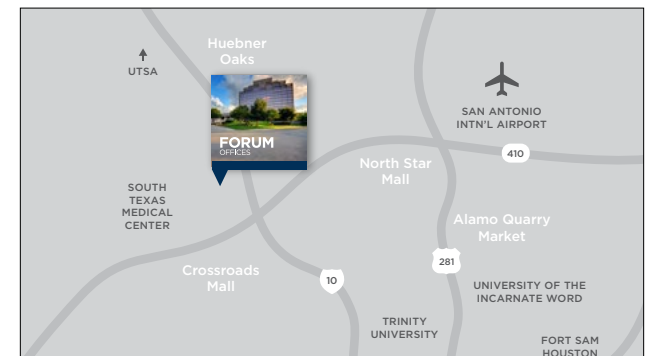
- 3-building campus totaling 380,000 RSF situated on a 16-acre site
- Timeless, efficient architecture consisting of earth-toned aggregate facade with polished metal and granite features throughout
- Excellent highway visibility
- Full-service deli
- On-site management, maintenance and 24/7 security
- On-site FedEx shipping center
- Abundant parking with attached garage and covered walkway
- Workout facility with showers and towel service
- Community room for tenants' use with seating for approximately 30

The Forum Offices are located in San Antonio's vibrant Northwest submarket, at the intersection of IH-10 and Callaghan Road, just north of Loop 410. The South Texas Medical Center and the San Antonio International Airport and many dining and shopping options are only minutes away.

For more information or to schedule a tour, please contact:

Lisa Mittel +1 210 293 6834

lisa.mittel@jll.com



Office Space For Lease

7990 IH-10 W | 8000 IH-10 W | 8010 IH-10 W

San Antonio, Texas 78230

FORUM OFFICES

CURRENT AVAILABILITIES

Suite 250	2,589 RSF	Furnished Plug N'Play
Suite 305	13,175 RSF	Divisible
Suite 401	12,503 RSF	
Suite 970	1,231 RSF	Available 12/1/24
Suite 1014	1,440 RSF	Spec Suite



For more information or to schedule a tour, please contact:

Lisa Mittel +1 210 293 6834

lisa.mittel@jll.com



Disclaimer: Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Office Space For Lease

7990 IH-10 W | 8000 IH-10 W | 8010 IH-10 W

San Antonio, Texas 78230

FORUM OFFICES

INGRESS AND EGRESS MAP

- Loop 410 Westbound ➤ IH-10 Westbound
- Loop 410 Eastbound ➤ IH-10 Eastbound



Forum Offices offer easy ingress and egress to IH-10 and Loop 410 and are approximately 10 minutes from the SA Airport and CBD

SITE PLAN



For more information or to schedule a tour, please contact:

Lisa Mittel +1 210 293 6834

lisa.mittel@jll.com



Office Space For Lease

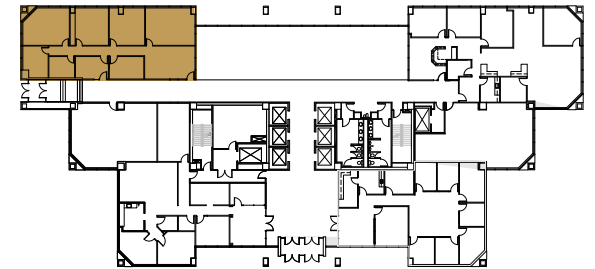
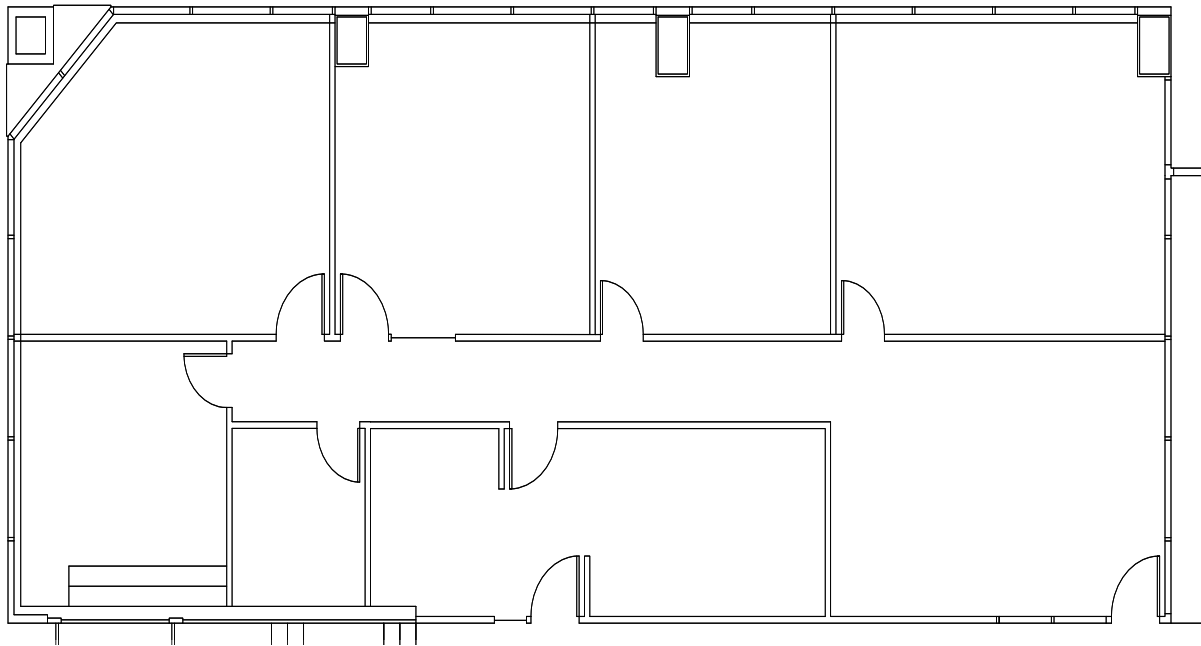
7990 IH-10 W | 8000 IH-10 W | 8010 IH-10 W

San Antonio, Texas 78230

FORUM OFFICES

SUITE 250

2,589 RSF



For more information or to schedule a tour, please contact:

Lisa Mittel +1 210 293 6834

lisa.mittel@jll.com



Office Space For Lease

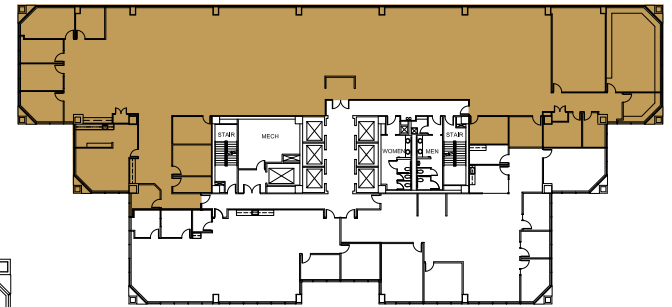
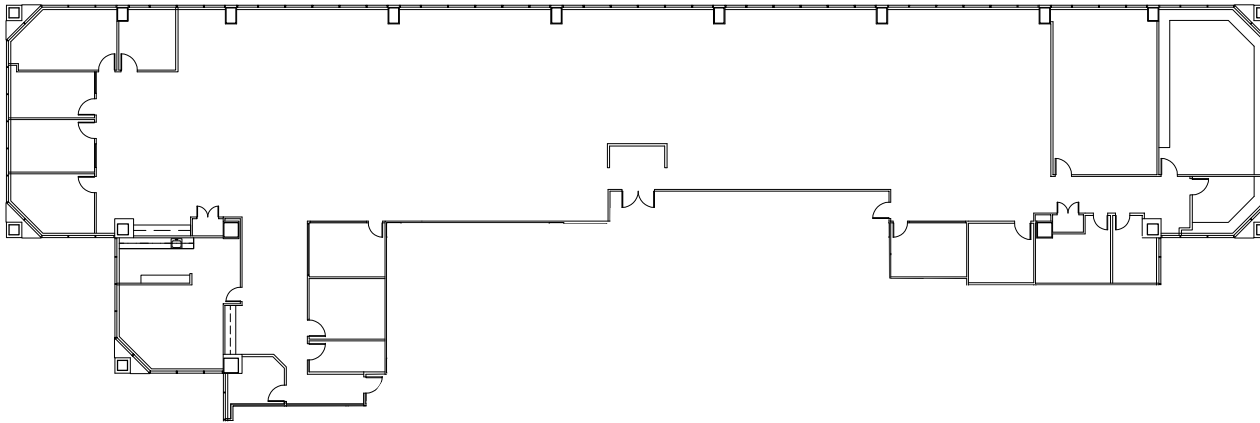
7990 IH-10 W | 8000 IH-10 W | 8010 IH-10 W

San Antonio, Texas 78230

FORUM OFFICES

SUITE 305

13,175 RSF (Divisible)



For more information or to schedule a tour, please contact:

Lisa Mittel +1 210 293 6834

lisa.mittel@jll.com



Office Space For Lease

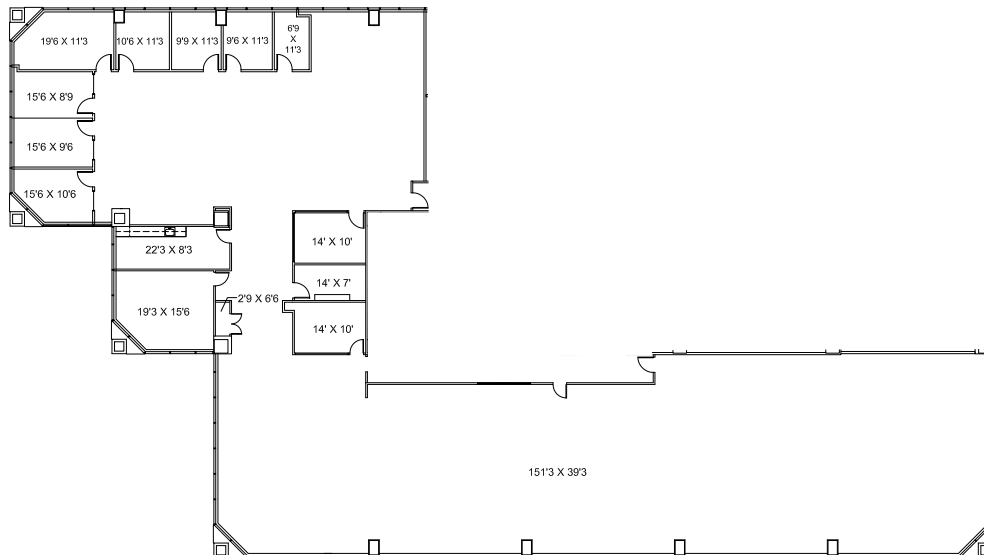
7990 IH-10 W | 8000 IH-10 W | 8010 IH-10 W

San Antonio, Texas 78230

FORUM OFFICES

SUITE 401

12,503 RSF (Divisible)



For more information or to schedule a tour, please contact:

Lisa Mittel +1 210 293 6834

lisa.mittel@jll.com



Disclaimer: Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.

Office Space For Lease

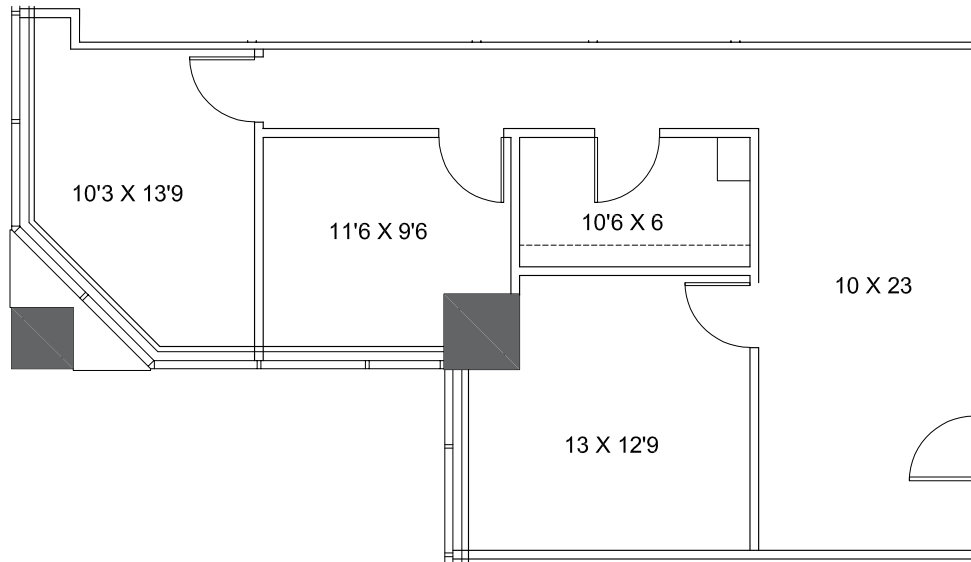
7990 IH-10 W | 8000 IH-10 W | 8010 IH-10 W

San Antonio, Texas 78230

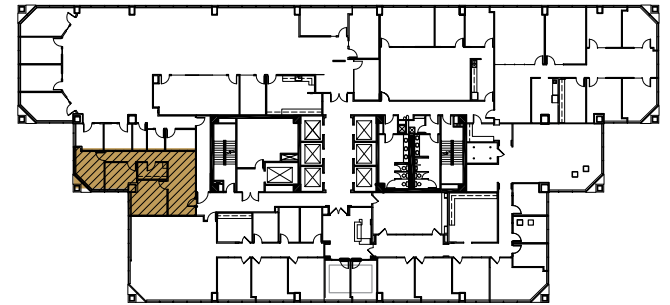
FORUM OFFICES

SUITE 970

1,231 RSF *Available 12/1/24



DIMENSIONS SHOWN ARE APPROXIMATE ONLY.



For more information or to schedule a tour, please contact:

Lisa Mittel +1 210 293 6834

lisa.mittel@jll.com



Office Space For Lease

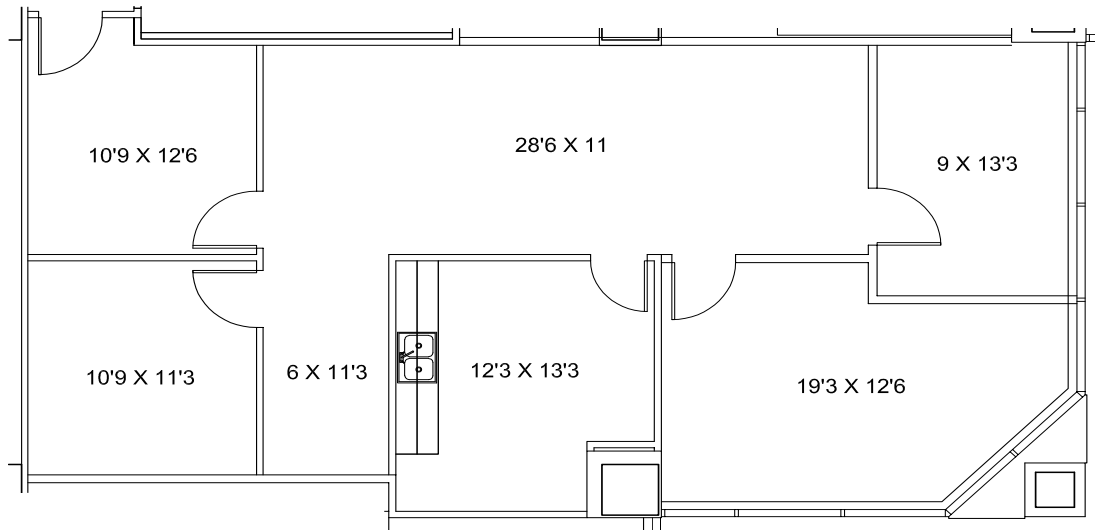
7990 IH-10 W | 8000 IH-10 W | 8010 IH-10 W

San Antonio, Texas 78230

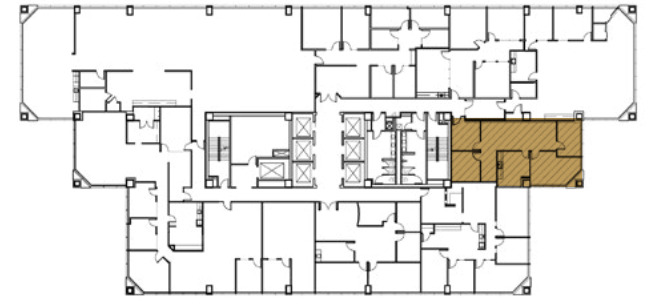
FORUM OFFICES

SUITE 1014

1,440 RSF



DIMENSIONS SHOWN ARE APPROXIMATE ONLY.



For more information or to schedule a tour, please contact:

Lisa Mittel +1 210 293 6834

lisa.mittel@jll.com



FORUM OFFICES



For Leasing Information:

Lisa Mittel +1 210 293 6834

lisa.mittel@jll.com

