

10000

ROGERS RUN



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

Scan or click to view
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"> • Cafeteria • Grab and go food service for tenants

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

CHRISTUS SANTA ROSA
HOSPITAL

GM FINANCIAL

NATIONWIDE

HYATT REGENCY HILL
COUNTRY RESORT & SPA

HILTON

151

CYRUS ONE DATA
CENTER

ONE FROST

ROGERS RD

AETNA

COURTYARD BY
MARRIOTT

LOWE'S DATA CENTER

CHASE

CAPITAL GROUP

THE HARTFORD

WISEMAN BLVD

MILITARY DR W

N ELLISON DR

WESTOVER HILLS BLVD

10000
ROGERS RUN

WESTOVER
HILLS

INGRESS / EGRESS

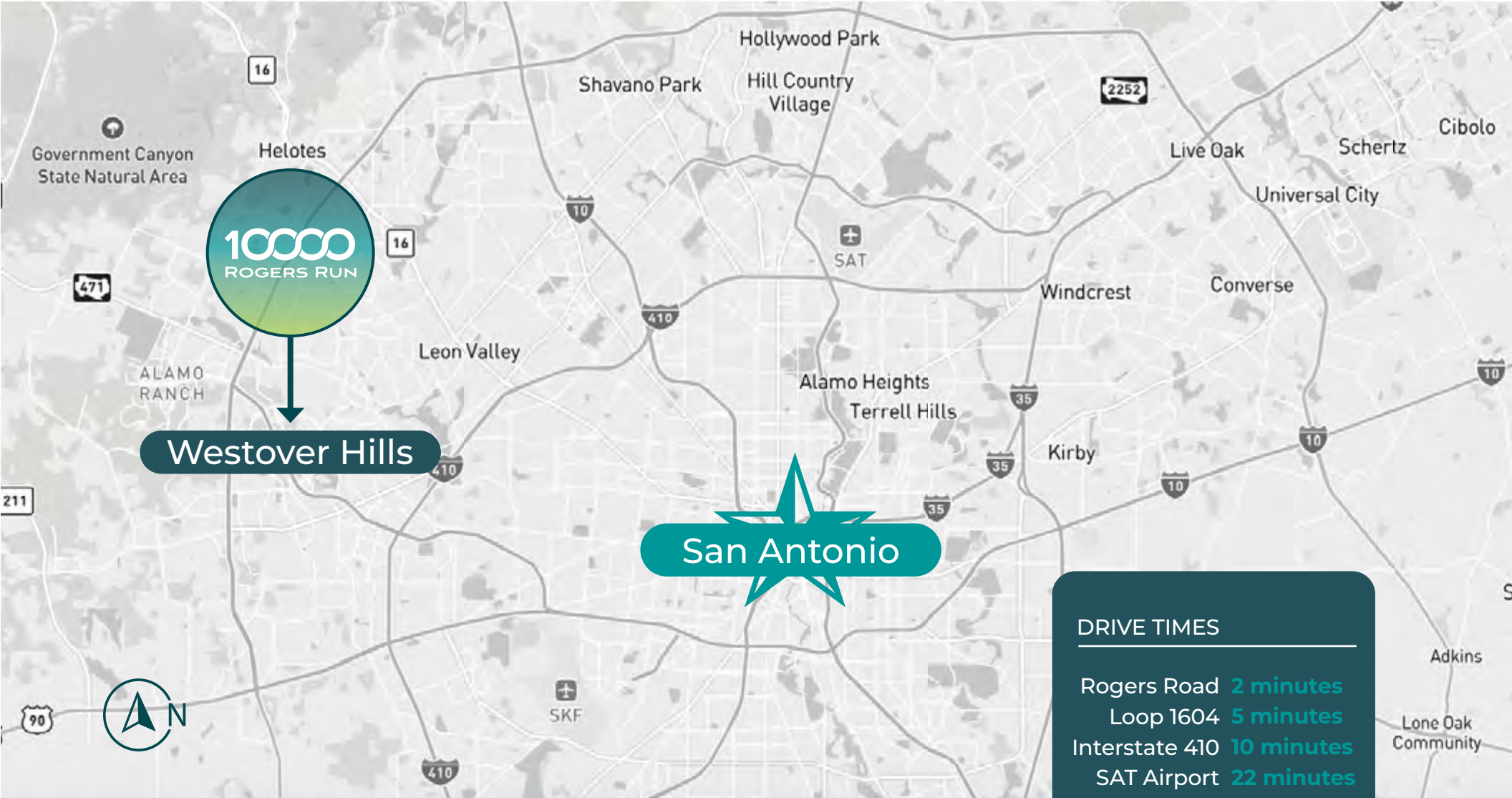
- ← INGRESS
- EGRESS



Site Plan



Location Map



DRIVE TIMES	
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
Chilli'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



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

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



SEAWORLD SAN ANTONIO

1604 + POTRANCO ROAD 8 MINUTES DRIVE



RETAIL

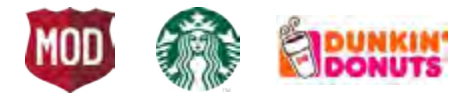
Academy Sports + Outdoors
T.J. Maxx & HomeGoods
H-E-B plus!

RESTAURANT

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

SANTIKOS ENTERTAINMENT
WESTLAKES

151 + 410 8 MINUTES DRIVE



RESTAURANT

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

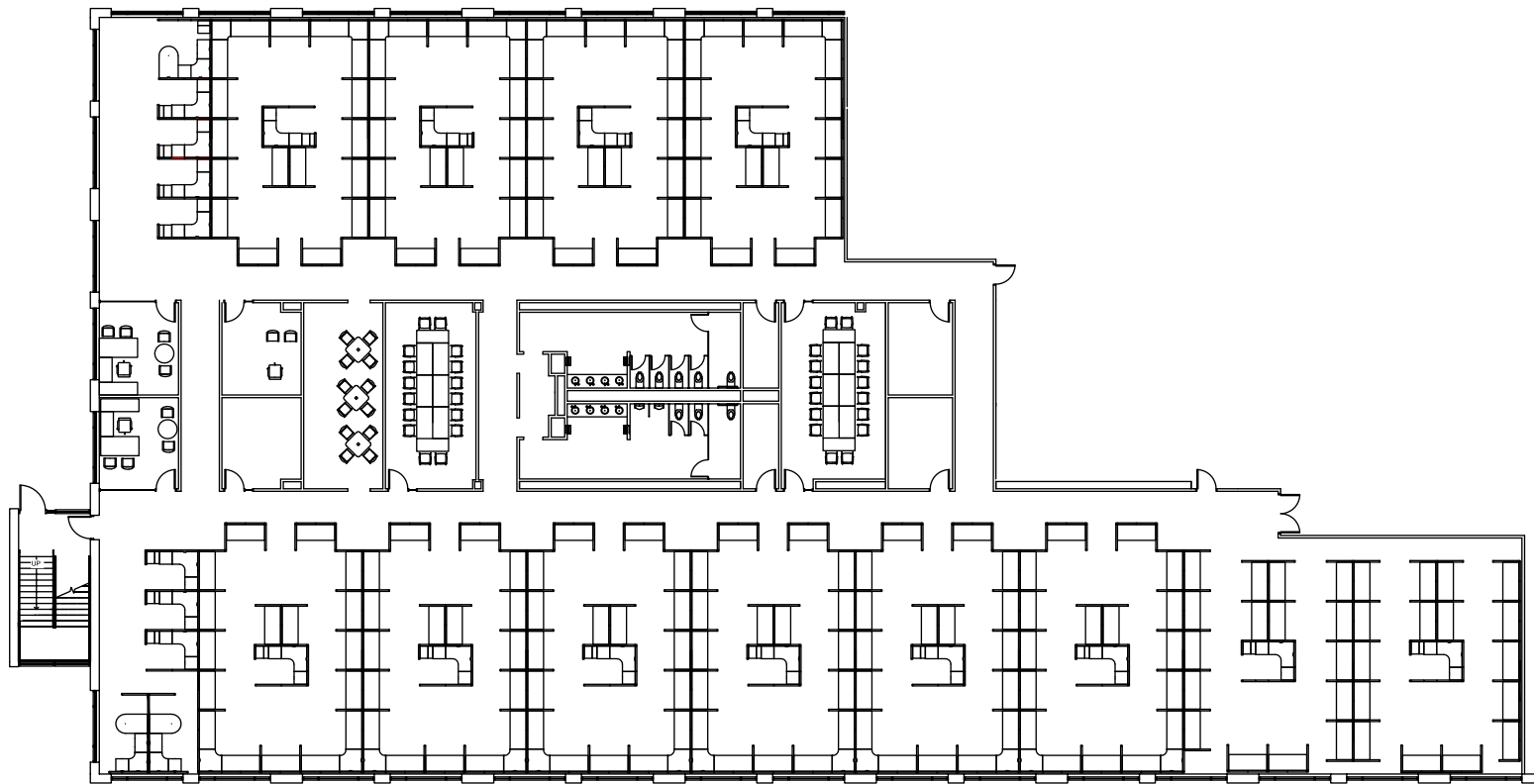
Buffalo Wild Wings
Johnny Carino's
Chilli's Grill & Bar
Scratch Grill & Bar

RETAIL

The Home Depot
Target
Lowe's
Walmart Supercenter

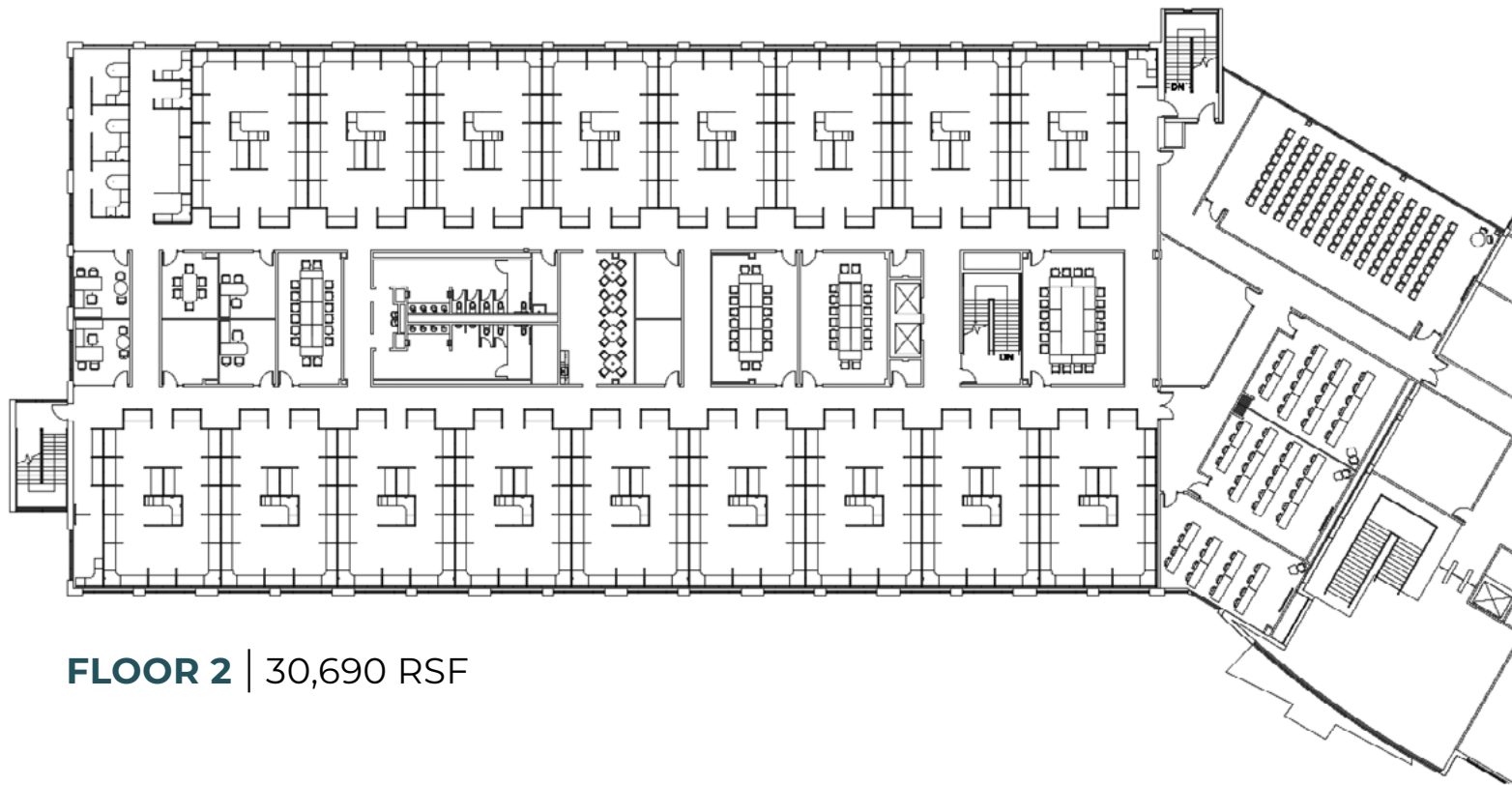


West Building



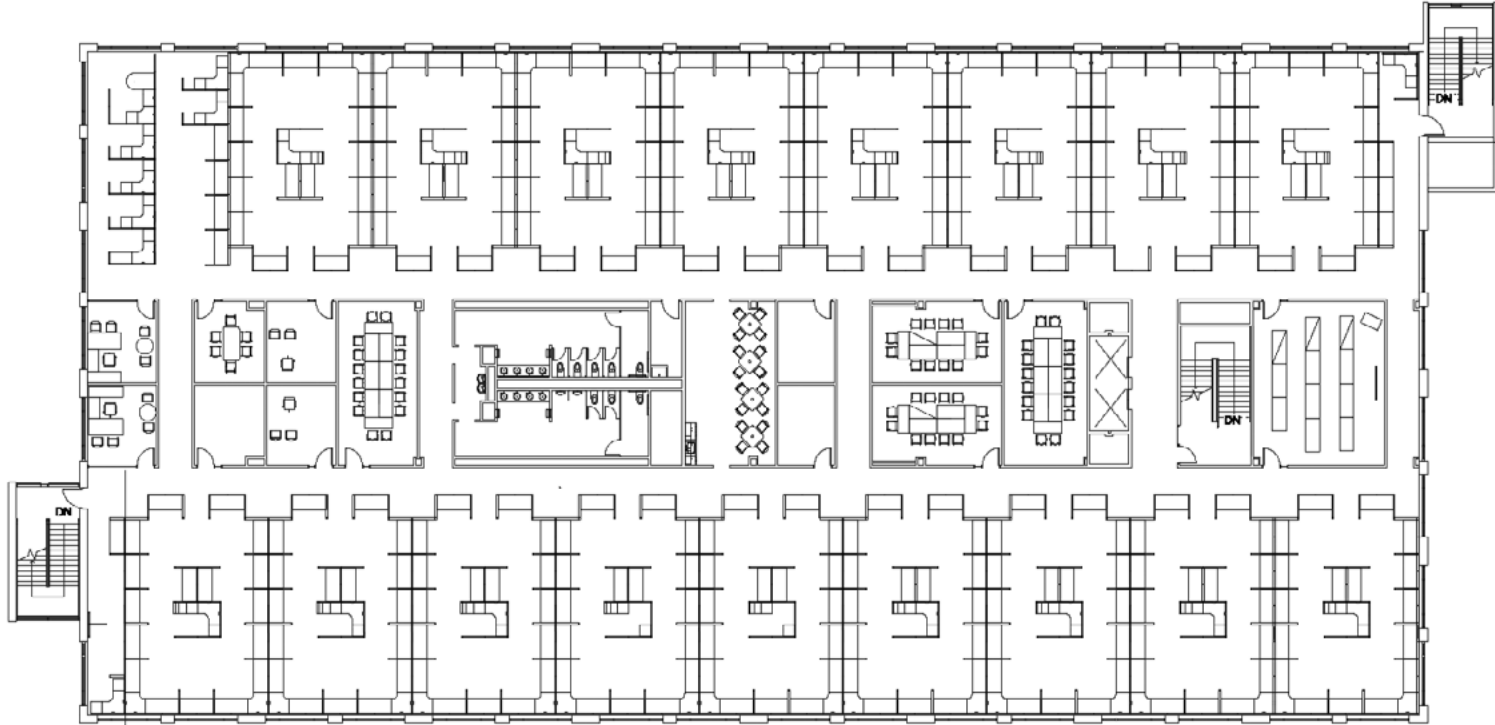
FLOOR 1 | 21,775 RSF

West Building



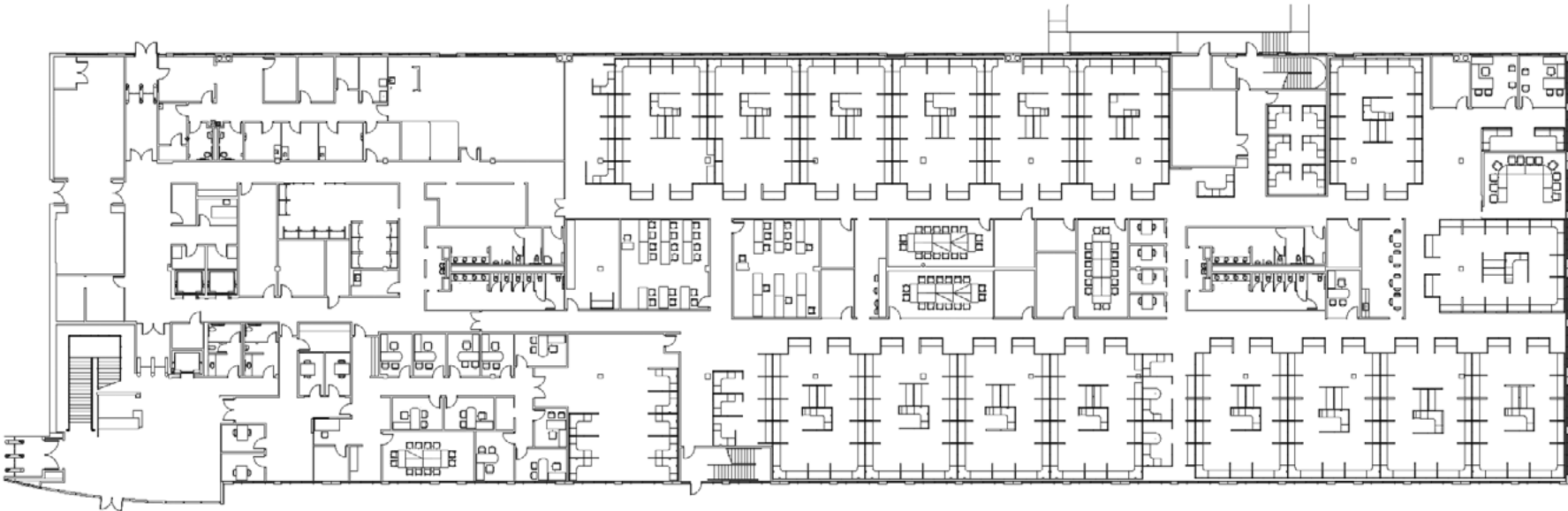
FLOOR 2 | 30,690 RSF

West Building



FLOOR 3 | 30,866 RSF

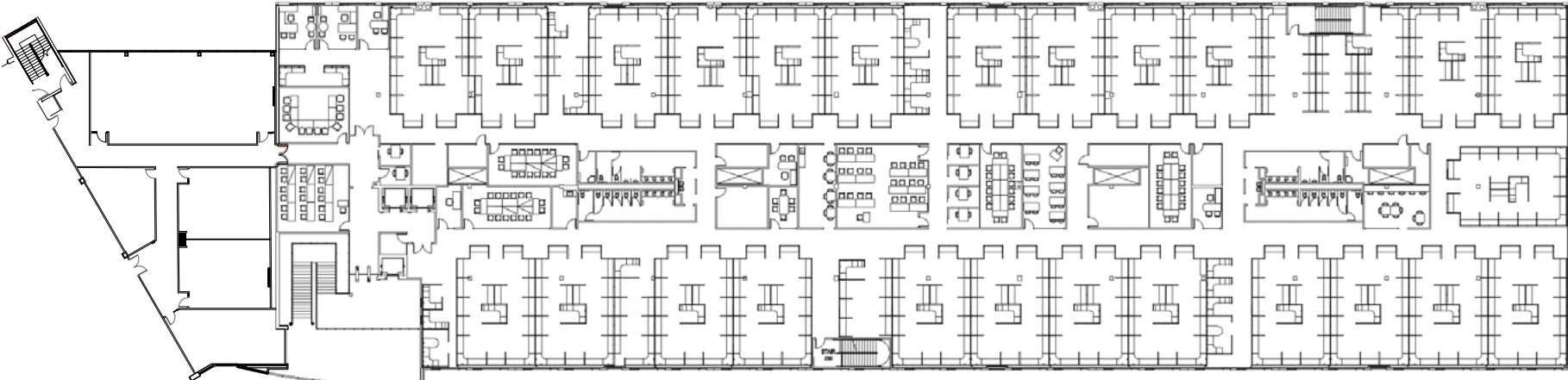
East Building



FLOOR 1 | 55,220 RSF*

*Subject to release of existing encumbrance
WWW.10000ROGERSRUN.COM

East Building



FLOOR 2 | 59,568 RSF*

Full Floor 1

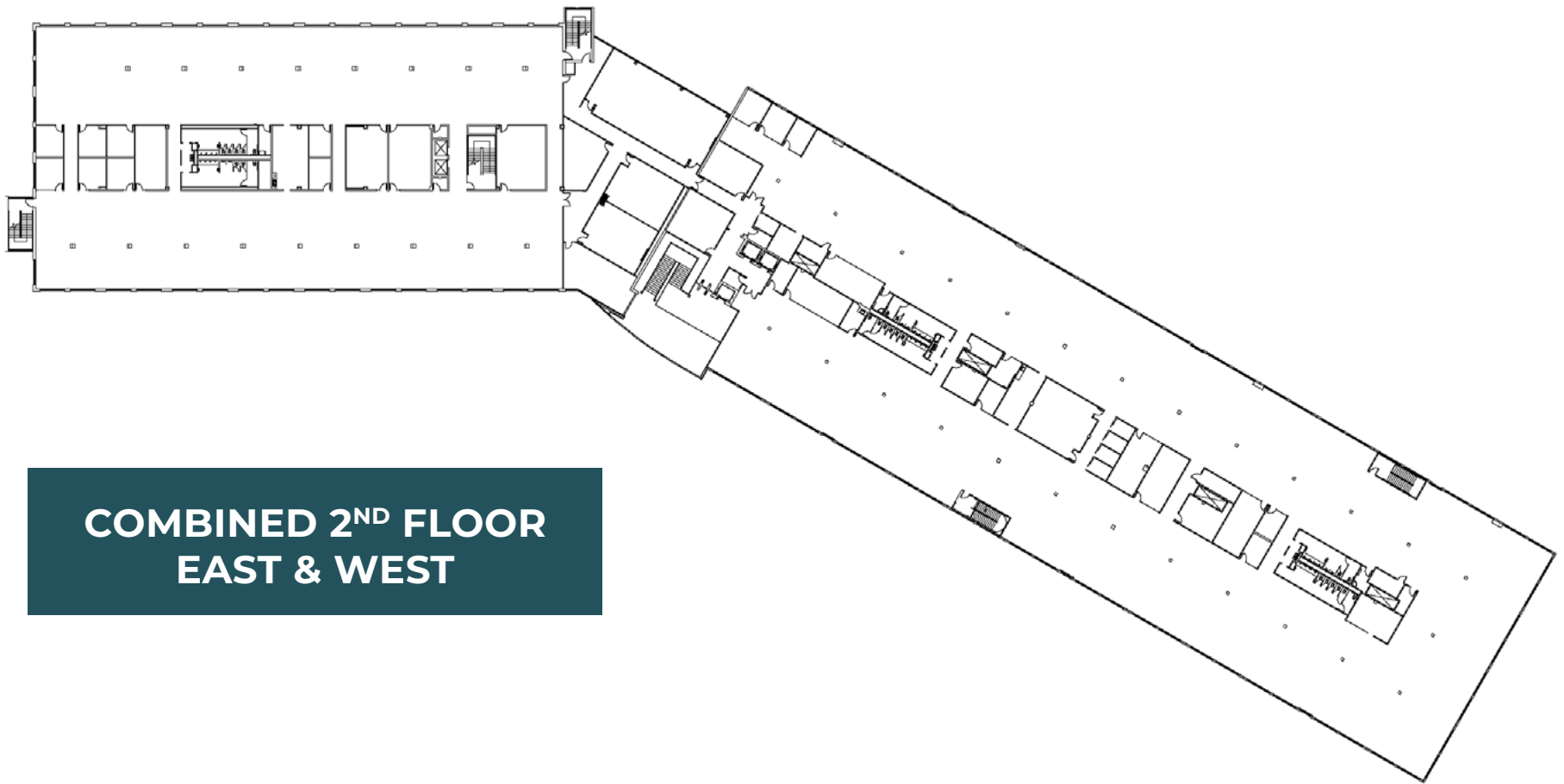
76,995 RSF



**COMBINED 1ST FLOOR
EAST & WEST**

Full Floor 2

90,258 RSF



**COMBINED 2ND FLOOR
EAST & WEST**







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website

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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.

Elizabeth Mittel

447249

lisa.mittel@jll.com

210-293-6834

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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 Buyer/Tenant/Seller/Landlord Initials _____ Date