

GREENSPPOINT OFFICE BUILDING

1933 & 1935 NE LOOP 410, SAN ANTONIO, TX 78217

FOR SALE



CBRE

PROPERTY SUMMARY

The Greenspoint Office Building gives your organization a ready-to-occupy home in one of San Antonio's most accessible northeast locations.

Two connected buildings comprised of 35,816 SF, sit directly on the Salado Creek Greenbelt with immediate access to the 100-mile Howard Peak Greenway Trail System. The space was purpose-built for a healthcare occupant and is move-in ready for medical or professional office users seeking a fully built-out, well-maintained facility with excellent visibility on NE Loop 410.



35,816

TOTAL BUILDING SIZE (SF)



VACANT

OCCUPANCY



1985

YEAR BUILT



1.37 AC

LAND AREA



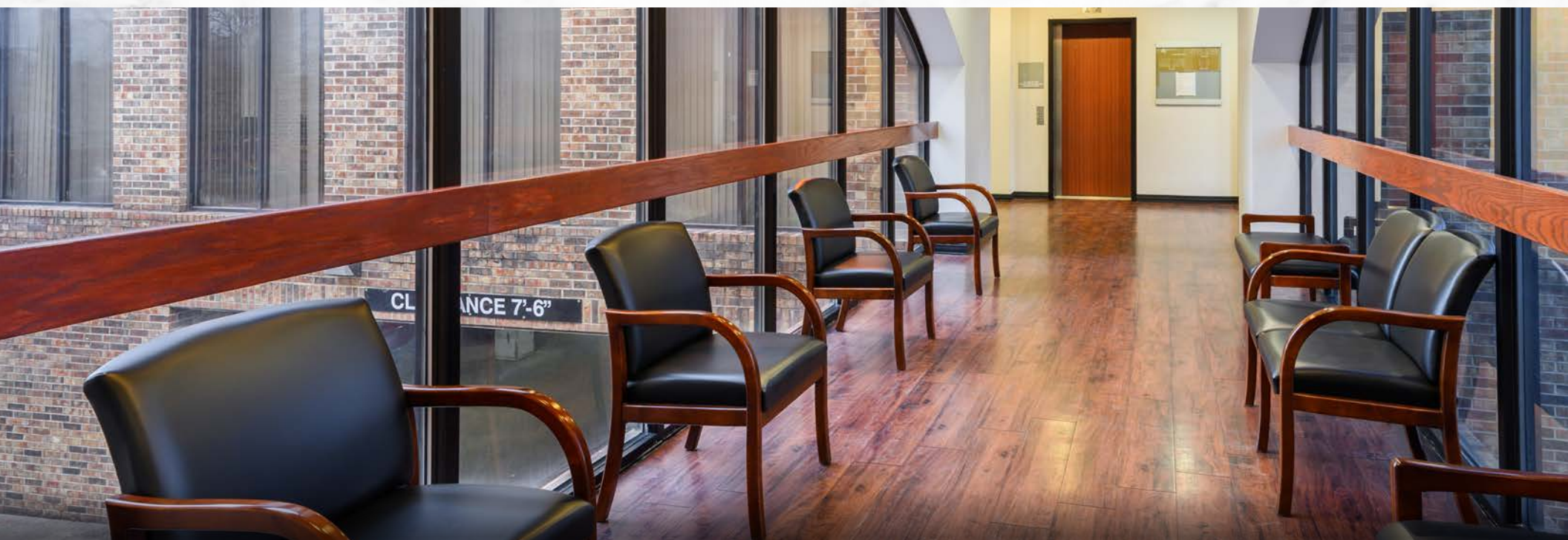
137

PARKING SPACES
(3.83 PER 1,000)



NORTHEAST

SUBMARKET



PROPERTY HIGHLIGHTS



EXCEPTIONAL DESIGN

The full-masonry exterior and green standing-seam metal roof are built to last with minimal upkeep. Inside, large arched windows and striking circular glass features flood your workspace with natural light.



UPDATED CONFIGURATION

Two floors, each divided into two functional pods, connect through a fully conditioned two-story walkway providing easy access. The build-out previously served an imaging suite, secured pharmacy, multiple exam and clinic areas, a training room, private offices, a billing and call center, a shower, and multiple restrooms. For a healthcare or professional services organization, much of what you need is already in place.

PROPERTY HIGHLIGHTS



CONVENIENT PARKING

Your staff and clients arrive without circling the block. 64 covered grade-level spaces sit directly under the building with elevator access to every floor, backed by a 73-space surface lot 137 spaces in total at 3.83/1000. Covered parking is a daily convenience that tenants notice.



EASY ACCESS

The building sits on the NE Loop 410 frontage road with quick in-and-out access for staff commuting from across the metro. Northeast Baptist Hospital is immediately adjacent, and St. Mary's Hall is less than a mile away -- a location that carries real redibility for medical and professional users.



FEW SPECIALIZED HOSPITAL RESTRICTIONS

Seller will deed restrict for certain specialized uses such as a surgery center and a cardiovascular clinic.



WELL-BELOW
REPLACEMENT
COST



WELL MAINTAINED
BY INSTITUTIONAL
OWNER

PROPERTY DESCRIPTION

The two buildings function as one. A wide, fully finished, and conditioned walkway links them on both floors, so your team moves freely across the entire 35,816 sq. ft. without stepping outside. Covered parking below connects directly to both floors via two elevators and two stairwells, keeping arrivals and departures efficient. Out back, the buildings face the Salado Creek Greenbelt -- a quiet, green backdrop that sets this campus apart from standard suburban office parks.



1ST FLOOR PLAN

±9,000 SF UP TO 36,000 SF CONTIGUOUS

SUITE 101



SUITE 102



2ND FLOOR PLAN

±9,000 SF UP TO 36,000 SF CONTIGUOUS

SUITE 201



SUITE 202





SURROUNDING AREA

SALADO CREEK GREENWAY



- + 1.5 miles from the property
- + Founded in 1879
- + 689 students enrolled (*Pre-K - High School*)
- + Approx. tuition \$23,000 - \$34,000/yr

LOSPATIOS

- + 0.4 miles from the property
- + Retail shops include:
 - Renaissance Fine Jewelry
- + Restaurants include:
 - Saladworks
 - Frutta Bowls



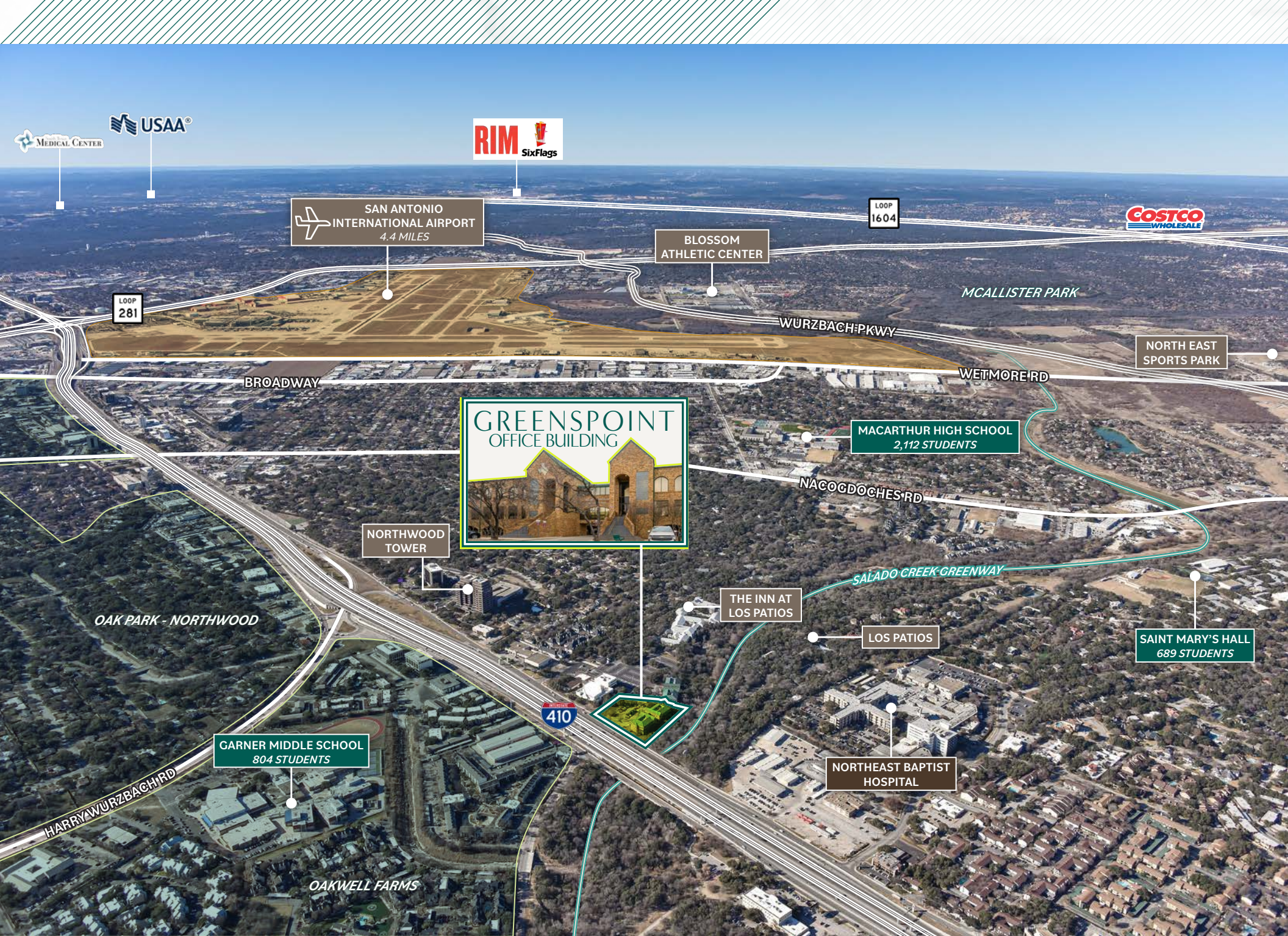
- + 0.6 miles from the property
- + Founded in 1970

GREENSPPOINT OFFICE BUILDING



171,102 VPD





DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE

1 MILE

2 MILES

3 MILES

POPULATION

2024 Population	12,204	84,357	253,119
2029 Population - Projection	12,750	83,897	251,848
2024-2029 Annual Population	0.88%	-0.11%	-0.10%

GENERATIONS

Generation Alpha	9.7%	10.1%	10.2%
Generation Z	20.5%	22.8%	24.0%
Millennials	25.9%	25.5%	24.9%
Generation X	16.7%	18.2%	18.2%
Baby Boomers	20.1%	18.4%	18.3%
Greatest Generations	7.2%	4.9%	4.5%

HOUSEHOLD INCOME

Average Household Income	\$101,592	\$100,893	\$103,803
Median Household Income	\$111,785	\$109,556	\$111,801

HOUSING VALUE

Median Home Price	\$405,097	\$311,162	\$292,620
Average Home Price	\$395,517	\$394,998	\$366,627

HOUSING UNITS

Owner-Occupied Housing	33.7%	42.5%	51.4%
Renter-Occupied Housing	54.8%	48.3%	40.3%

GREENSPPOINT OFFICE BUILDING

CONTACT US

Morgan Diaz, CCIM

Senior Associate
+1 210 253 6053
morgan.diaz@cbre.com

Kyle Gunter

Vice President
+1 210 389 1338
kyle.gunter@cbre.com

Scott Herbold

Senior Vice President
+1 210 842 1602
scott.herbold@cbre.com

©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE



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. **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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

Morgan Diaz

Sales Agent/Associate's Name

299995

License No.

620535

License No.

540146

License No.

669476

License No.

texaslicensing@cbre.com

Email

jeremy.mcgown@cbre.com

Email

john.moake@cbre.com

Email

morgan.diaz@cbre.com

Email

+1 210 225 1000

Phone

+1 214 979 6100

Phone

+1 210 225 1000

Phone

+1 210 225 1000

Phone

Buyer/Tenant/Seller/Landlord Initials

Date