

Move-In Ready Suites



For Lease / Class A Office

SWBC TOWER

9311 San Pedro Ave, San Antonio, TX 78216



9311 San Pedro Ave., Ste 850
San Antonio, TX 78216
210 366-2222
www.endurasa.com

DAVID HELD
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210.846.6666 mobile
dheld@endurasa.com

ALBERT MCNEEL, SIOR
210.918.6397 office
210.410.4590 mobile
amcneel@endurasa.com

SWBC TOWER

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For Lease

Available Space:	±1,647 sf to ±7,765sf
Rental Rate:	\$33.00 - \$34.00 sf
Building Size:	±236,415 sf
Floors:	14
Typical Floor:	18,634 sf
Parking:	3.8:1000

- Class A office building
- Prime North Central location
- Convenient to North Star Mall and area dining
- Locally owned and occupied
- On-site deli
- Five-story parking garage
- Five minutes from San Antonio International Airport

Availability:

Suite 200 - 3,351 RSF	} Contiguous 7,765 rsf	Suite 775 - 2,582 RSF
Suite 201 - 4,414 RSF		Suite 810 - 1,647 RSF
Suite 700 - 3,460 RSF	} Contiguous 5,165 rsf	Suite 900 - 6,629 RSF
Suite 705 - 1,705 RSF		

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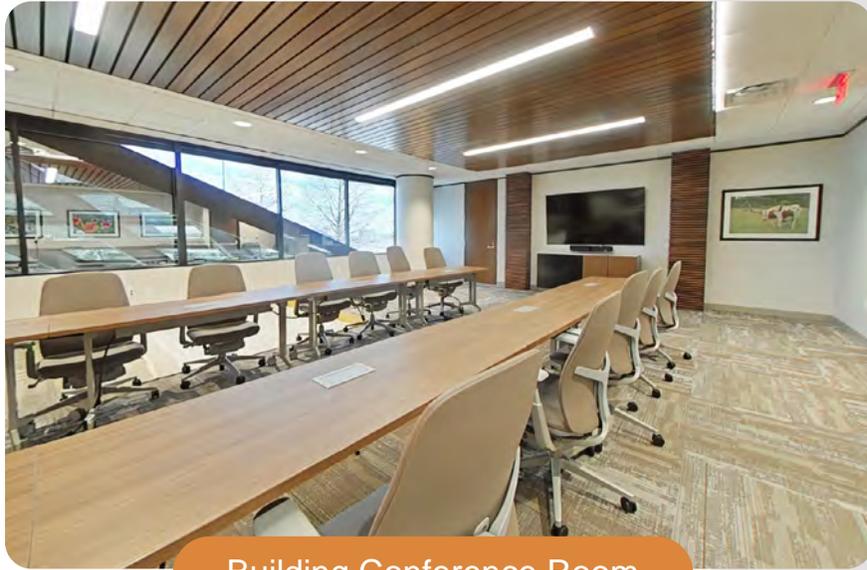
SWBC Tower has been a North San Antonio landmark since its opening. It has played host to some of the area's most prestigious corporations. The SWBC Tower is known for quality, location, amenities and service.

SWBC TOWER

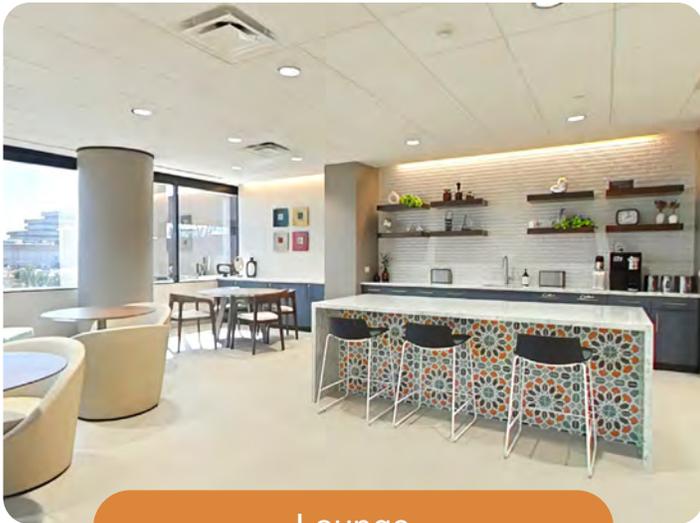
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360° Tour



Building Conference Room



Lounge



Coffee Station



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DIRECTORY & LOBBY



FRONT ENTRANCE



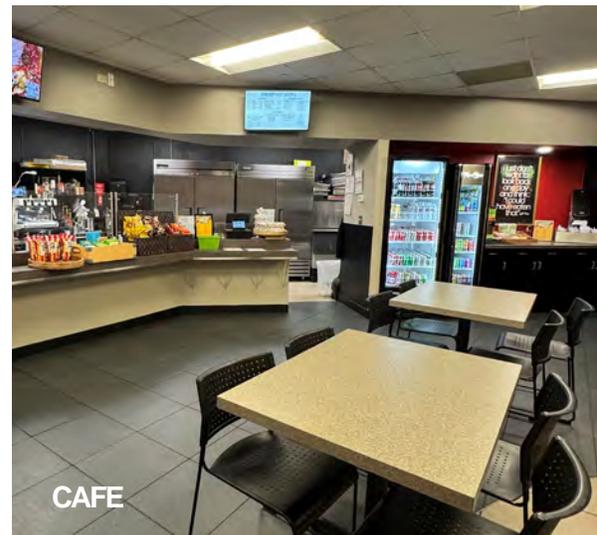
CAFE



CAFE



CAFE



CAFE



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9311 San Pedro Ave

San Pedro Crossing



North Star Mall



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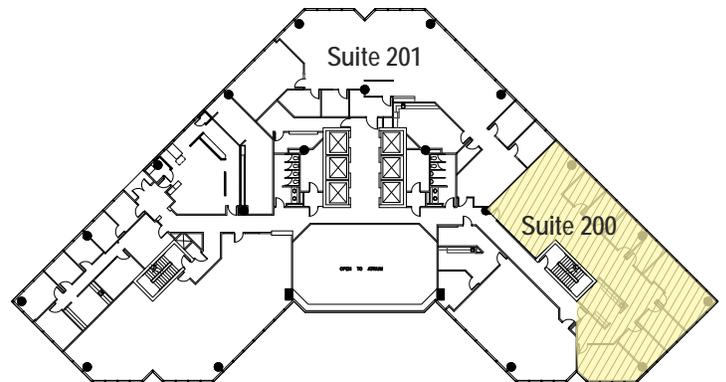
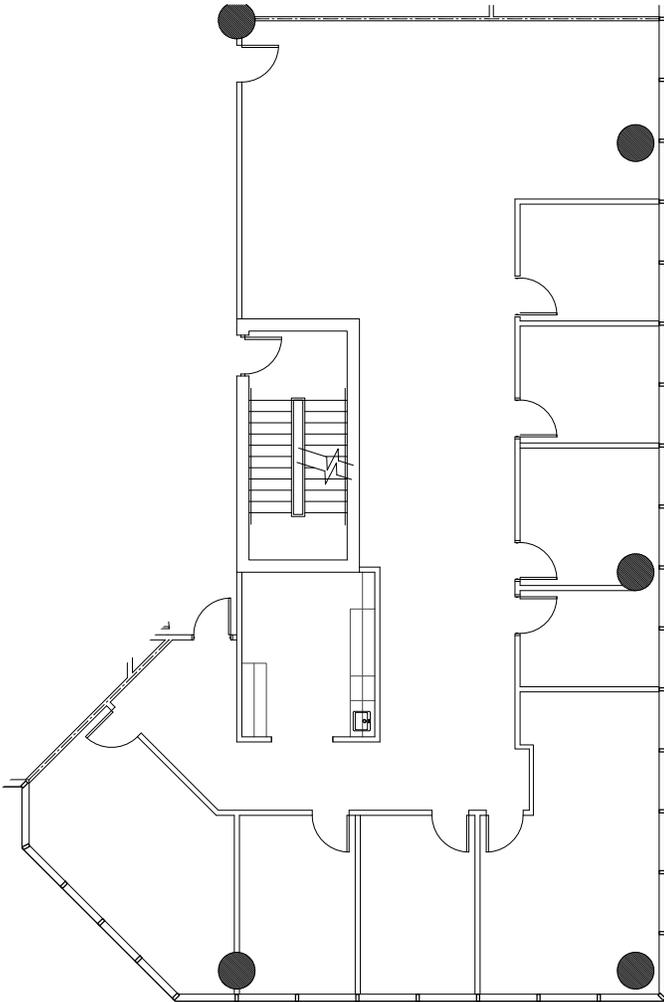
2ND FLOOR SUITE 200

vacant
3,351 RSF

Click to View
360° Tour



Suites 200 & 201 - up to 7,765 rsf contiguous



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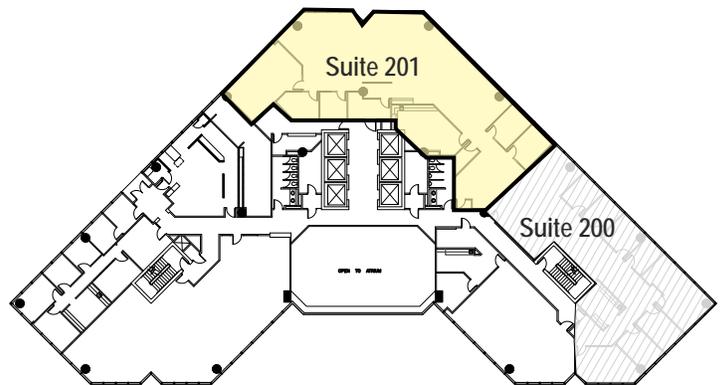
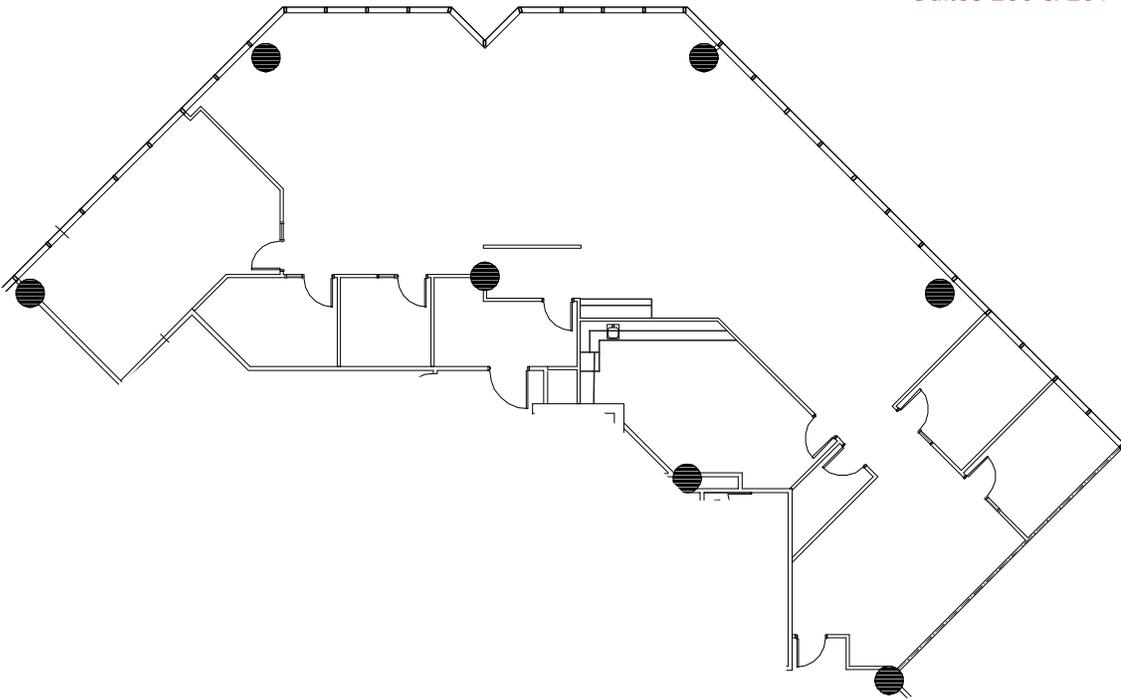
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For Lease

2ND FLOOR SUITE 201

vacant
4,414 RSF

Suites 200 & 201 - up to 7,765 rsf contiguous



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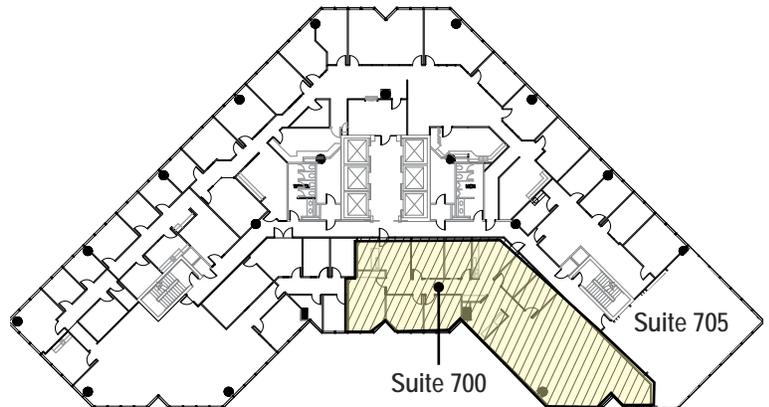
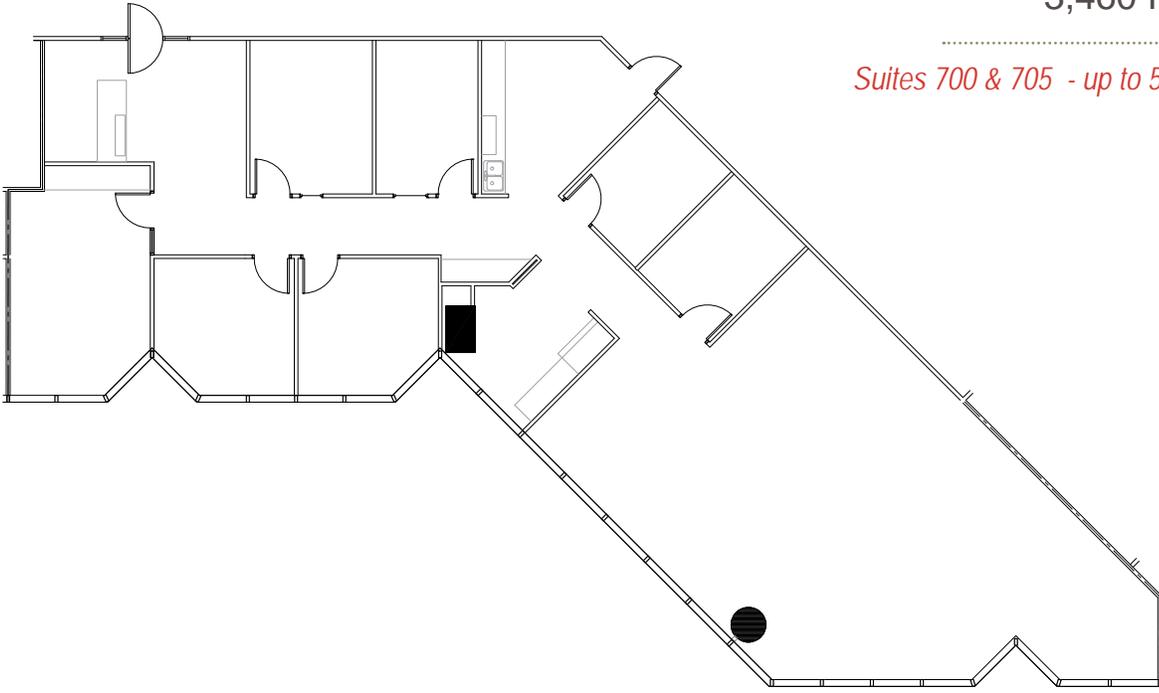
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7TH FLOOR SUITE 700

vacant
3,460 RSF

Suites 700 & 705 - up to 5,165 rsf contiguous



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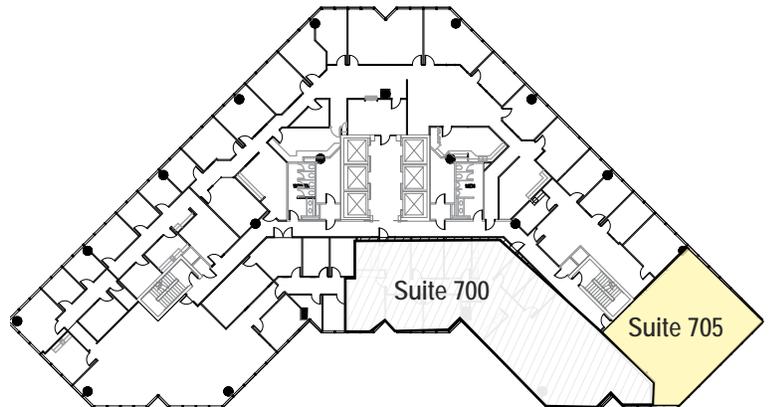
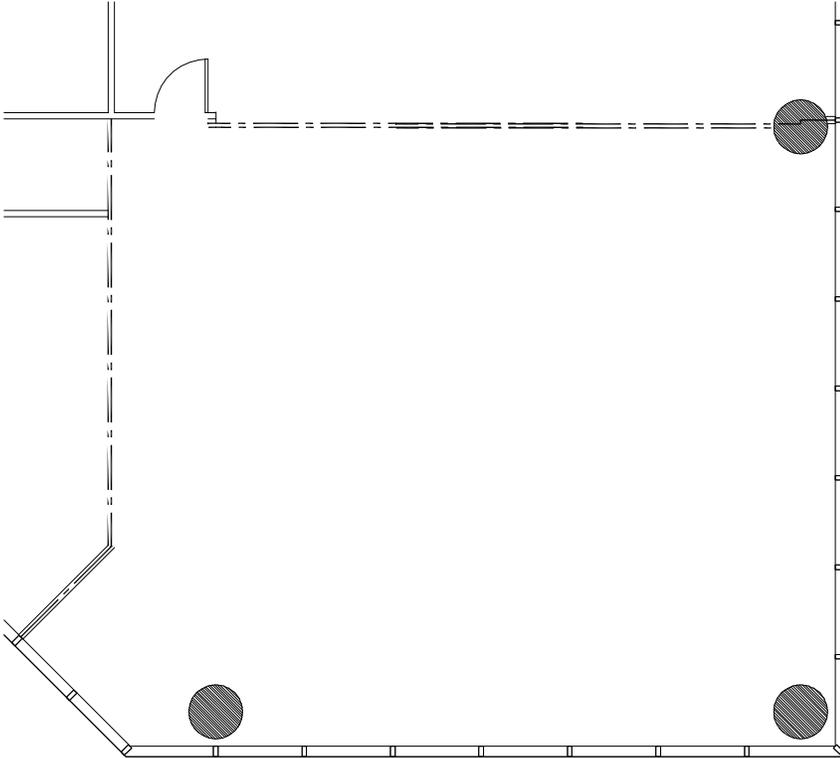
7TH FLOOR

SUITE 705

vacant

1,705 RSF

Suites 700 & 705 - up to 5,165 rsf contiguous



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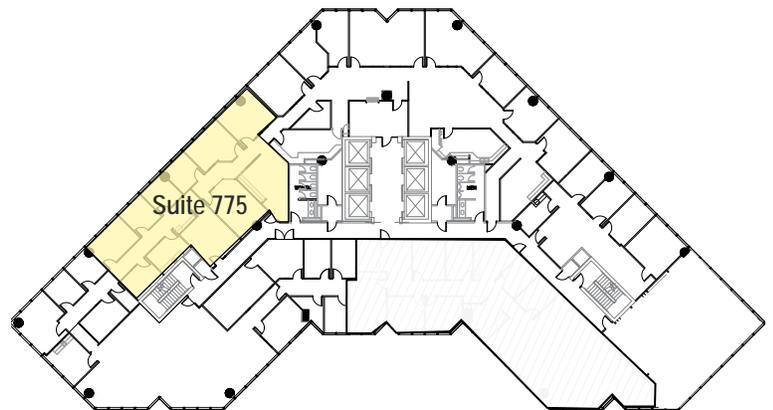
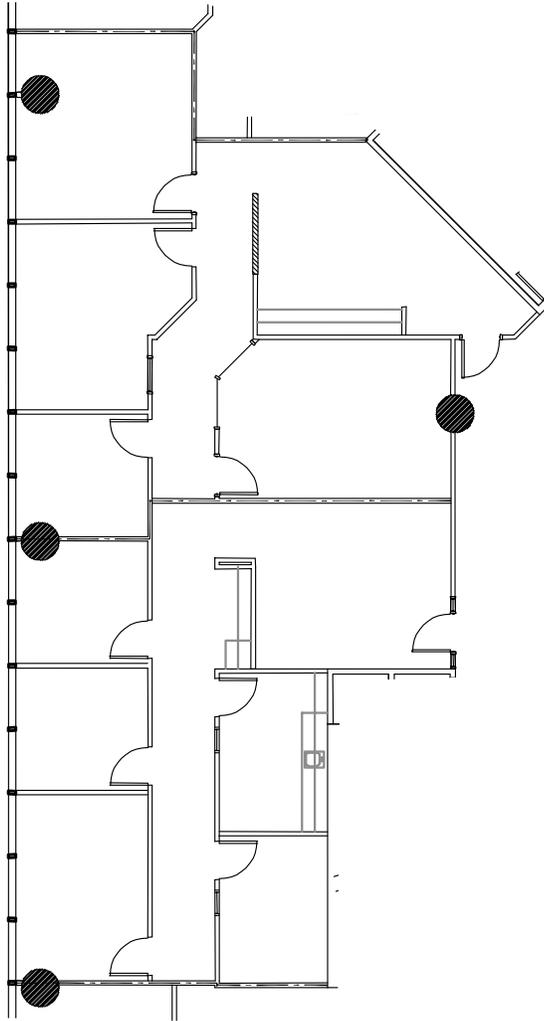
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7TH FLOOR SUITE 775

vacant
2,582 RSF

Click to View
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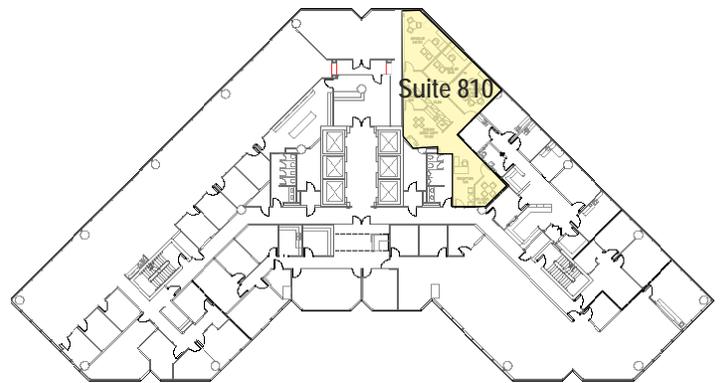
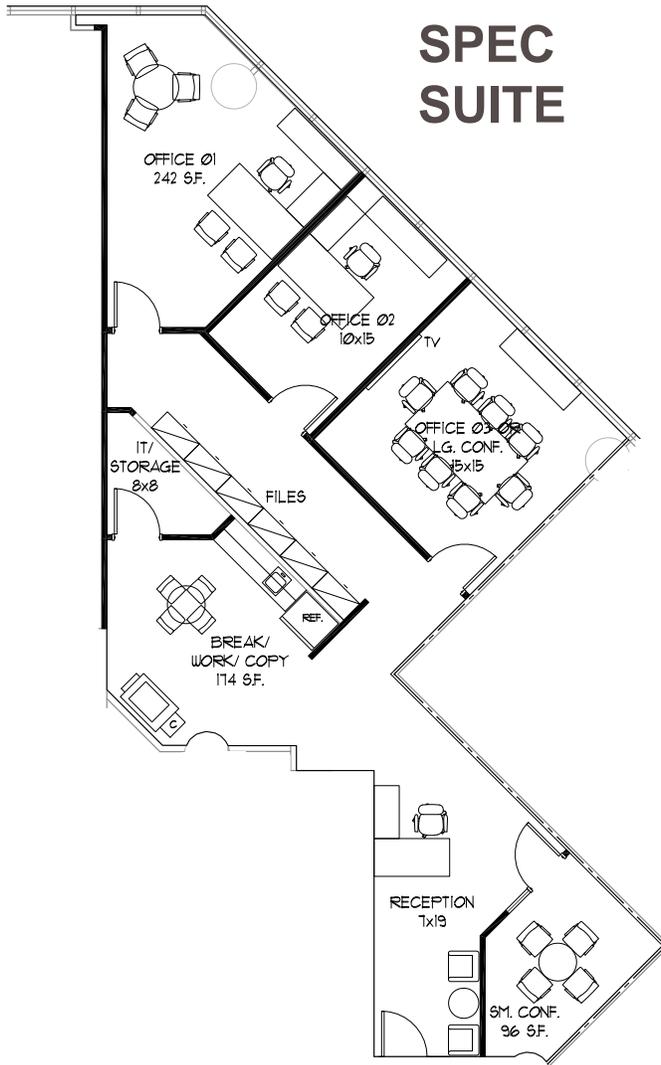
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8TH FLOOR
SUITE 810

vacant
1,647 RSF



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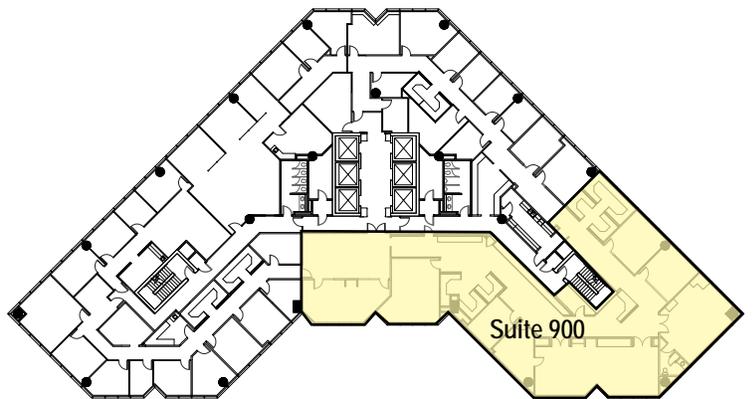
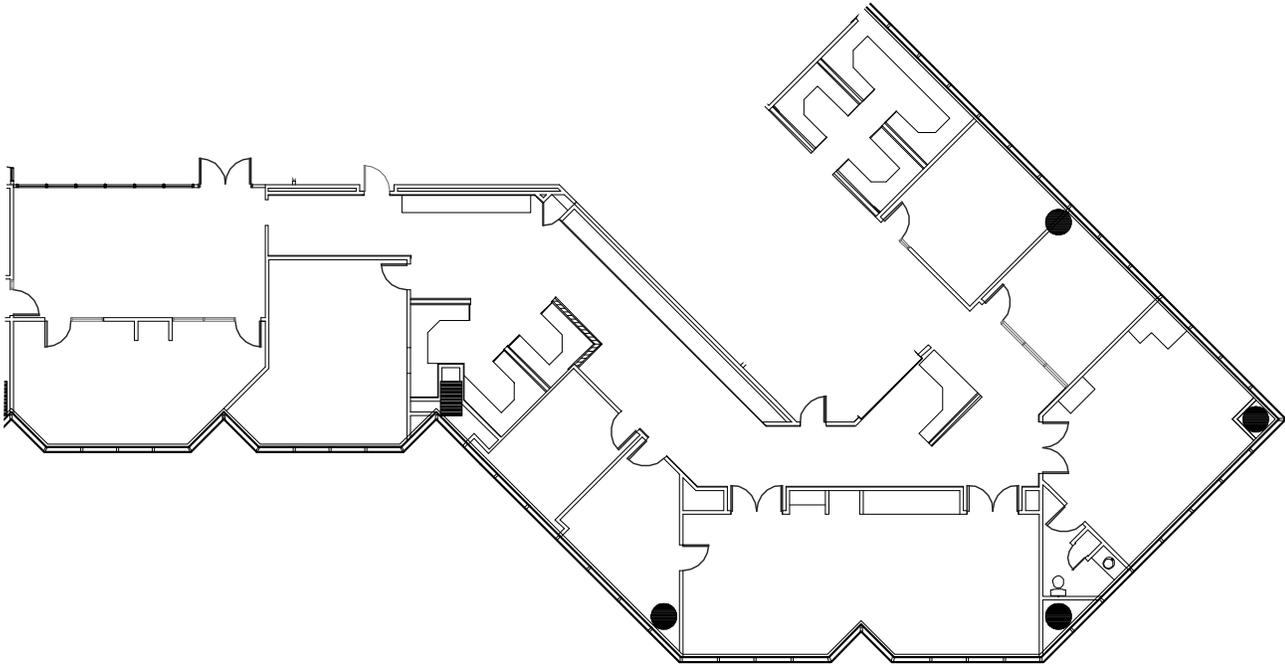
For Lease

9TH FLOOR

SUITE 900

vacant

6,629 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:
 - 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.

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
David Held	319600	dheld@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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