

REINDEER BUSINESS PARK

7400 -7648 Reindeer Trail | San Antonio, TX 78238

FOR LEASE



AVAILABILITY

MOVE-IN READY CONDITION

- SUITE 7402 5,000 SF
- SUITE 7406 9,989 SF
- SUITE 7422/7424 9,989 SF
- SUITE 7434 3,587 SF
- SUITE 7502 3,248 SF
- SUITE 7514 3,005 SF
- SUITE 7560 3,000 SF
- SUITE 7624 10,353 S

TERMS

- » Lease Rate: \$10.50-\$11.75 NNN
- » Annual OPEX: \$3.85 PSF

HVAC

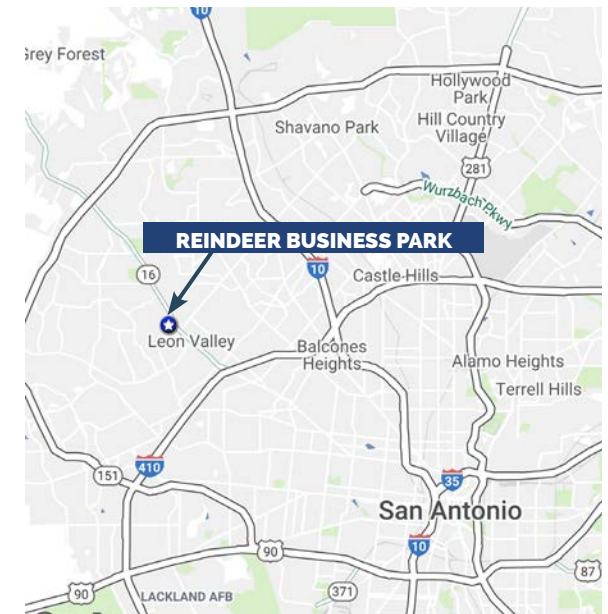
Landlord assumes all HVAC responsibility: \$0.25 PSF

BUILDING FEATURES

- » Project Size: ±252,476 SF
- » 20' Clear height
- » Grade level and dock high loading



READY FOR OCCUPANCY



FOR MORE
INFORMATION
PLEASE
CONTACT

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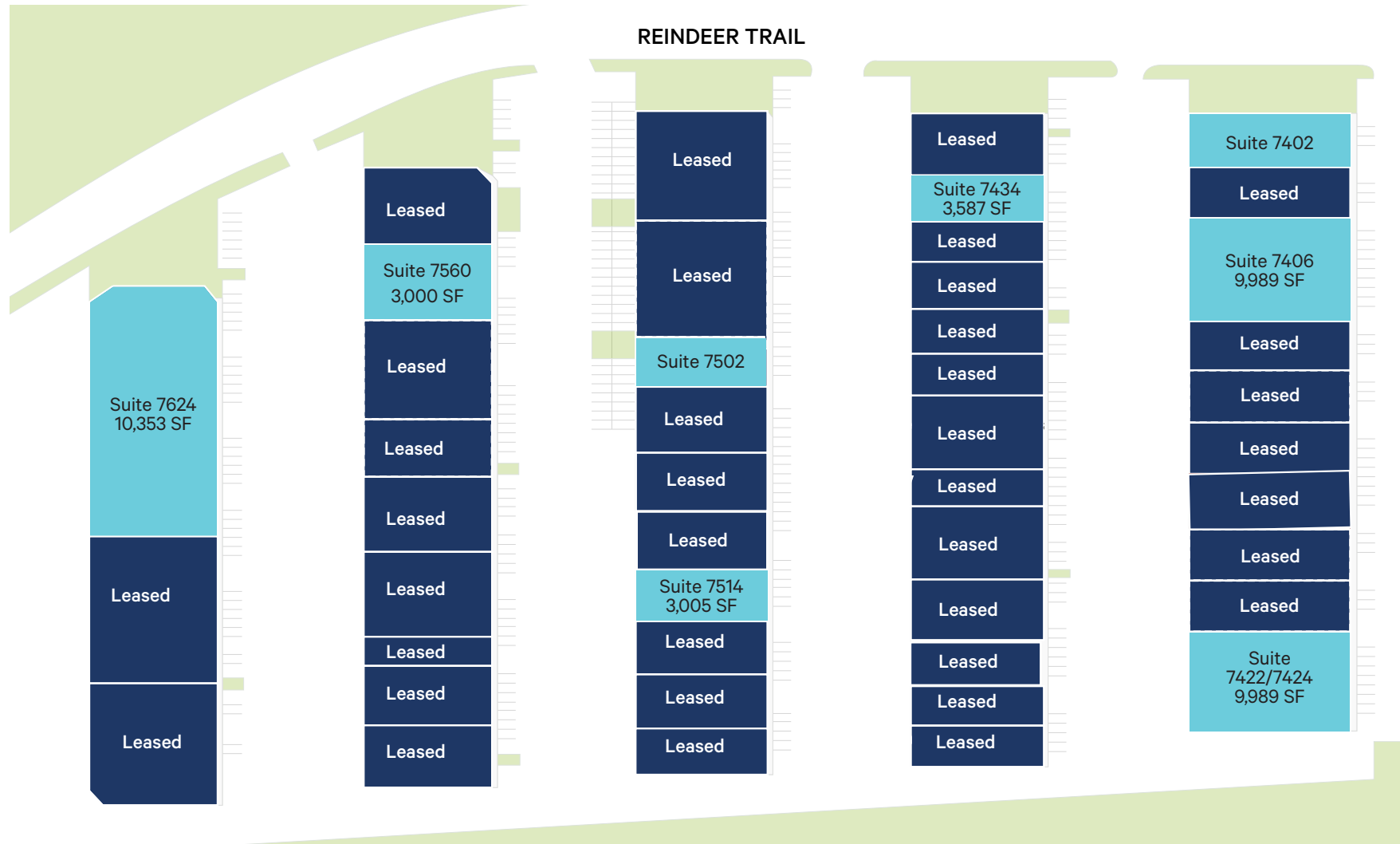
Legend

■ Leased

Available

Current Availability:

REINDEER TRAIL



REINDEER BUSINESS PARK

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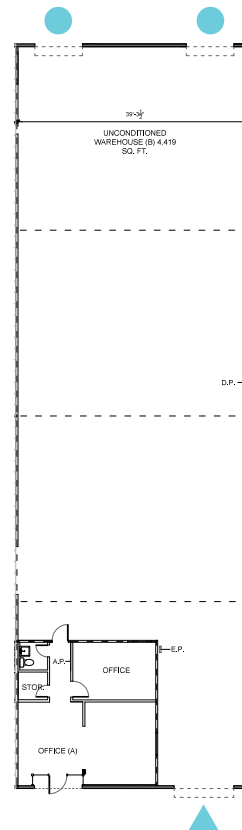
REINDEER BUSINESS PARK

7400 -7648 Reindeer Trail | San Antonio, TX 78238

FOR LEASE

SUITE 7402

Suite 7402
±5,000 SF



LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7402	±5,000 SF	\$11.75 NNN	±562 SF Office ±4,438 SF Warehouse	Available Now

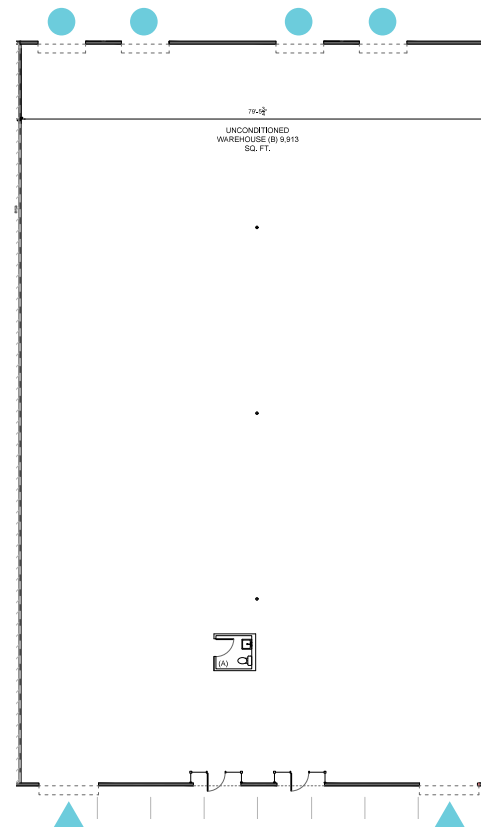
REINDEER BUSINESS PARK

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FOR LEASE

SUITE 7406

Suite 7406
±9,989 SF



LEGEND

- Dock High Doors
- ▲ Drive-in Door

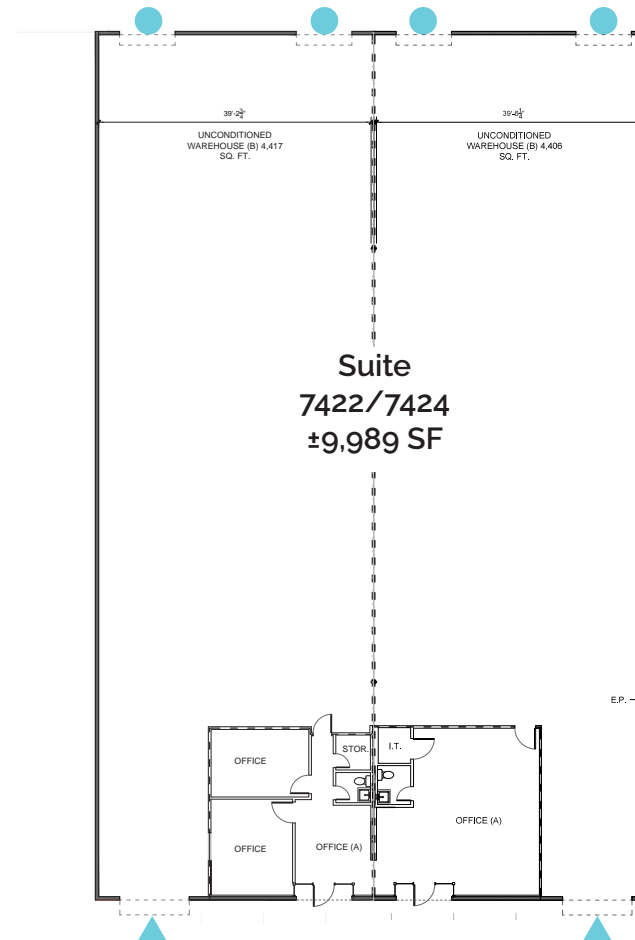
SUITES	SF	RATE	BUILD OUT	COMMENTS
7406	±9,989 SF	\$10.50 NNN	No Office Finishout ±9,989 SF Warehouse	Available Now

REINDEER BUSINESS PARK

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FOR LEASE

SUITE 7422-7424



LEGEND

- Dock High Doors
- ▲ Drive-in Door

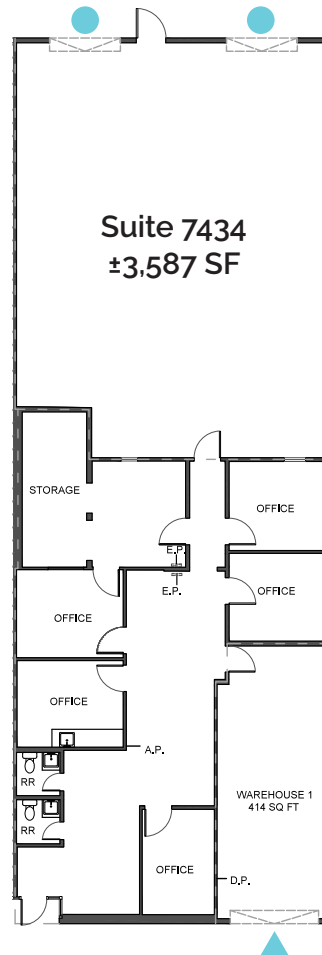
SUITES	SF	RATE	BUILD OUT	COMMENTS
7422 / 7424	±9,989 SF	\$10.50 NNN	±1,127 SF Office (Total) ±8,862 SF Warehouse (Total)	Available Now

REINDEER BUSINESS PARK

7400 -7648 Reindeer Trail | San Antonio, TX 78238

FOR LEASE

SUITE 7434



LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7434	±3,587 SF	\$11.50 NNN	±1,511 SF Office ±2,076 SF Warehouse	Available Now

REINDEER BUSINESS PARK

7400 -7648 Reindeer Trail | San Antonio, TX 78238

FOR LEASE

SUITE 7502



LEGEND

-  Dock High Doors
-  Drive-in Door

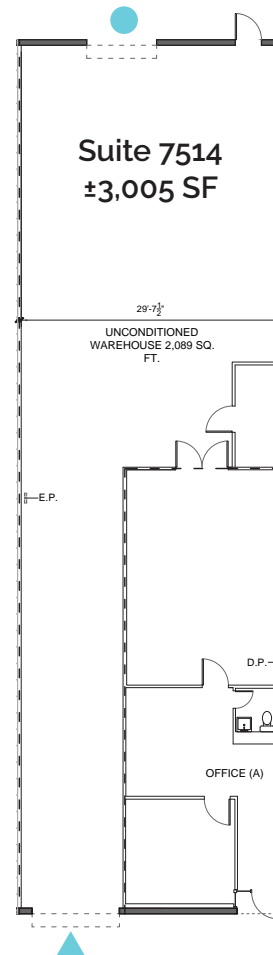
SUITES	SF	RATE	BUILD OUT	COMMENTS
7502	±3,248 SF	Contact Broker	No Office Finishout ±3,248 SF Warehouse	Available 2/1/2026

REINDEER BUSINESS PARK

7400 -7648 Reindeer Trail | San Antonio, TX 78238

FOR LEASE

SUITE 7514



LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7514	±3,005 SF	\$11.50 NNN	±902 SF Office ±2,103 SF Warehouse	Available Now

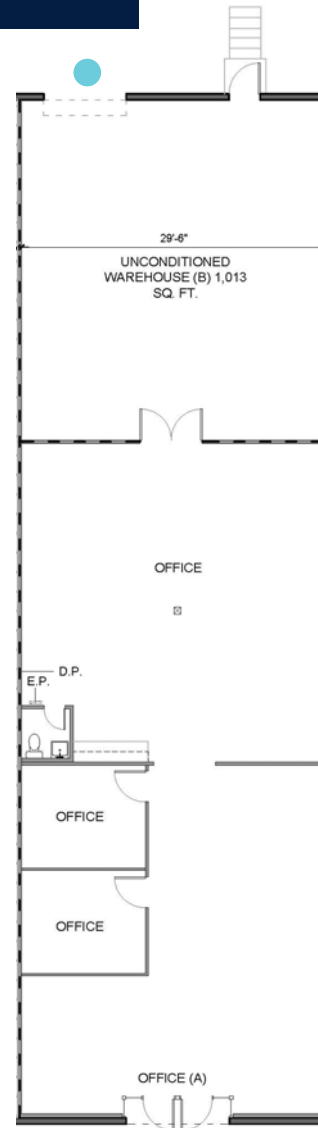
REINDEER BUSINESS PARK

7400 -7648 Reindeer Trail | San Antonio, TX 78238

FOR LEASE

SUITE 7560

Suite 7560
±3,000 SF



LEGEND

- Dock High Doors
- ▲ Drive-in Door

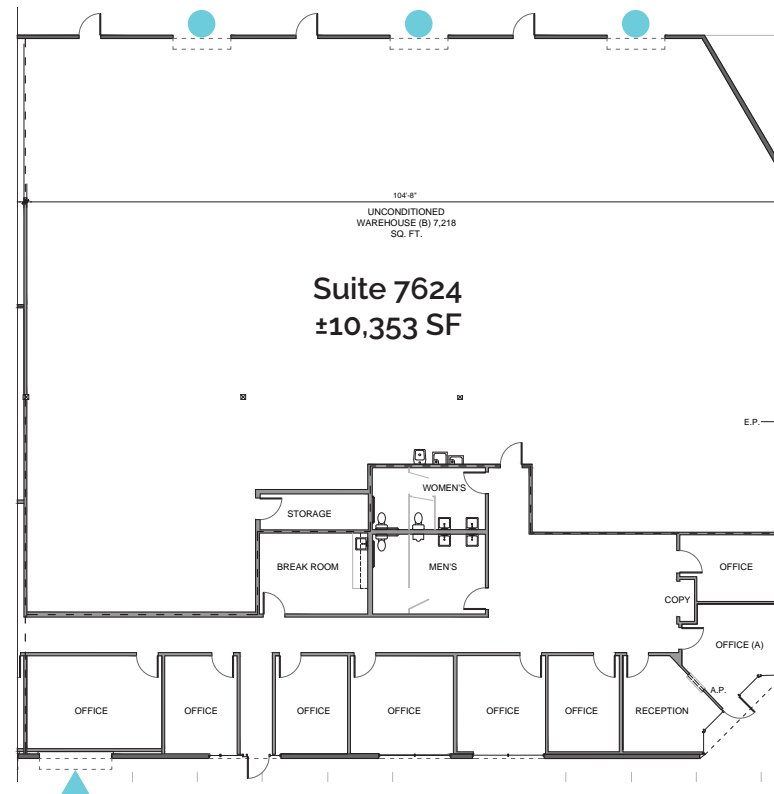
SUITES	SF	RATE	BUILD OUT	COMMENTS
7560	±3,000 SF	\$11.50 NNN	±1,961 SF Office ±1,039 SF Warehouse	Available Now

REINDEER BUSINESS PARK

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SUITE 7624



LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	COMMENTS
7624	±10,353 SF	\$10.50 NNN	±3,017 SF Office ±7,336 SF Warehouse	Available Now

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.

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

Justin Roberts

Sales Agent/Associate's Name

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Date

CBRE