

Office | For Lease

CBRE

2700 NE Loop 410

San Antonio, TX 78217

www.cbre.com/sanantonio



Titan Building

2700 NE Loop 410 | San Antonio, TX 78217

For Lease

Property Overview

2700 NE Loop 410 is a six-story office building conveniently located on Loop 410 and Perrin Beitel with easy access to IH-35 and Austin Highway which provides proximity to Oakwell Farms, Alamo Heights, Terrell Hills and Fort Sam Houston. This highly visible building is owner occupied with on-site management, building conference room and event center with ample neighborhood conveniences such as Jim's, Academy Sports & Outdoors, Arby's, Schlotzsky's and Taco Bell. Flexible floor plans combined with committed, on-site ownership make 2700 NE Loop 410 an excellent opportunity to consider for your next move.



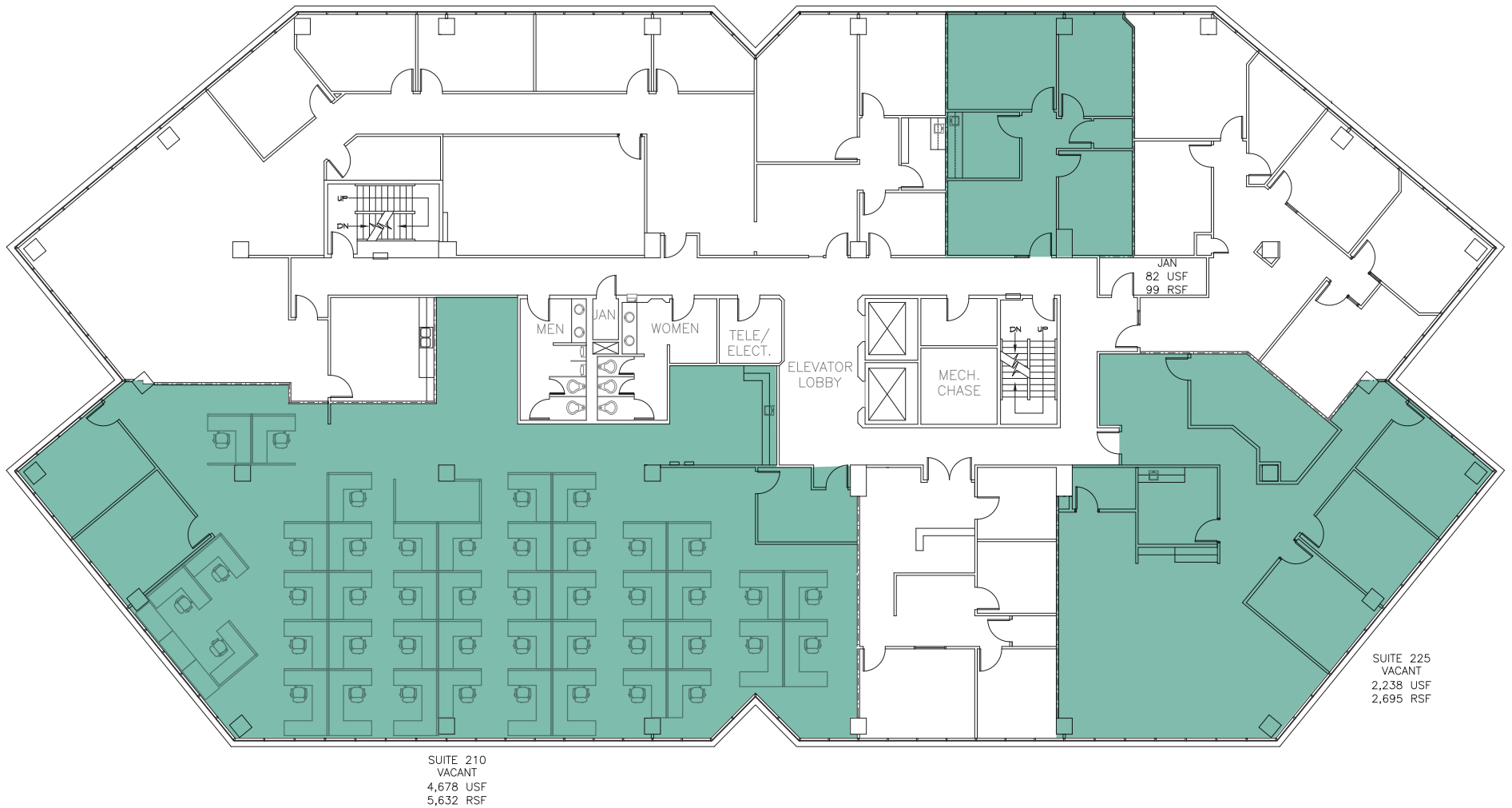
FOR LEASE | Titan Building

2700 NE LOOP 410
SAN ANTONIO, TX 78217

SECOND FLOOR

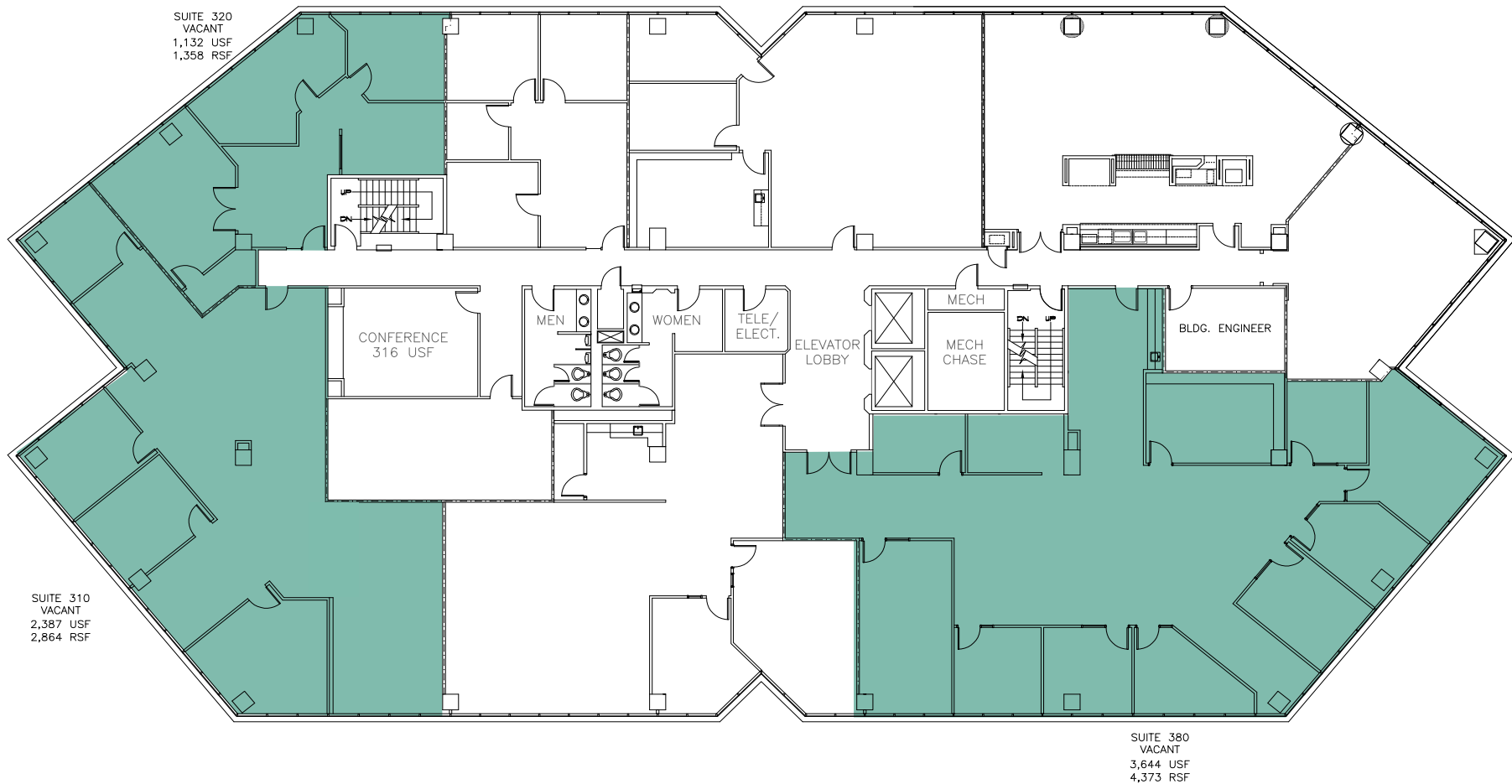
SUITE 250
VACANT
828 USF
997 RSF

AVAILABLE SPACE 



THIRD FLOOR

AVAILABLE SPACE 

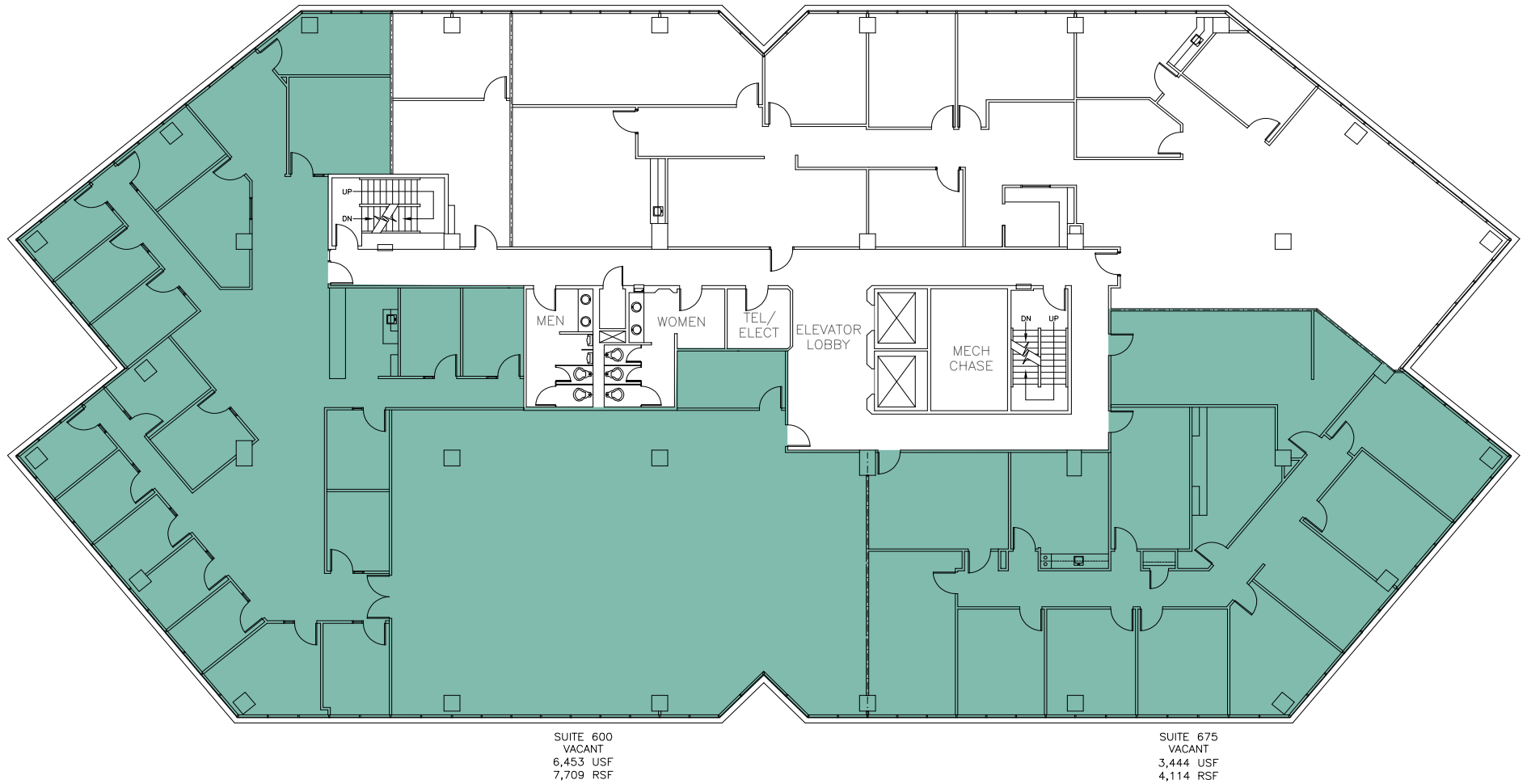


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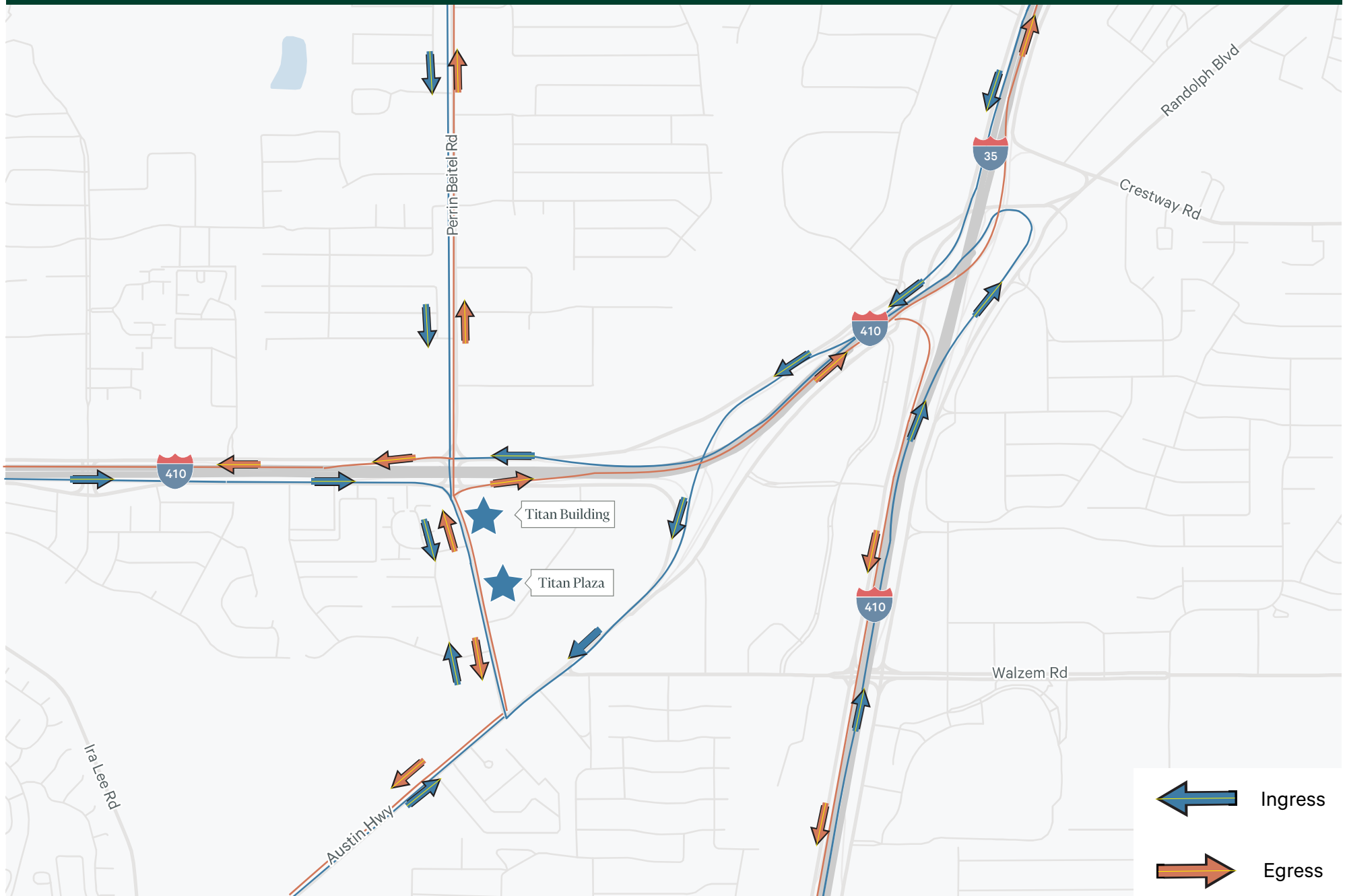
SIXTH FLOOR

AVAILABLE SPACE 



Titan Building & Plaza

2700 NE Loop 410 & 8200 Perrin Beitel | San Antonio, TX 78217



← Ingress

→ Egress

Titan Building

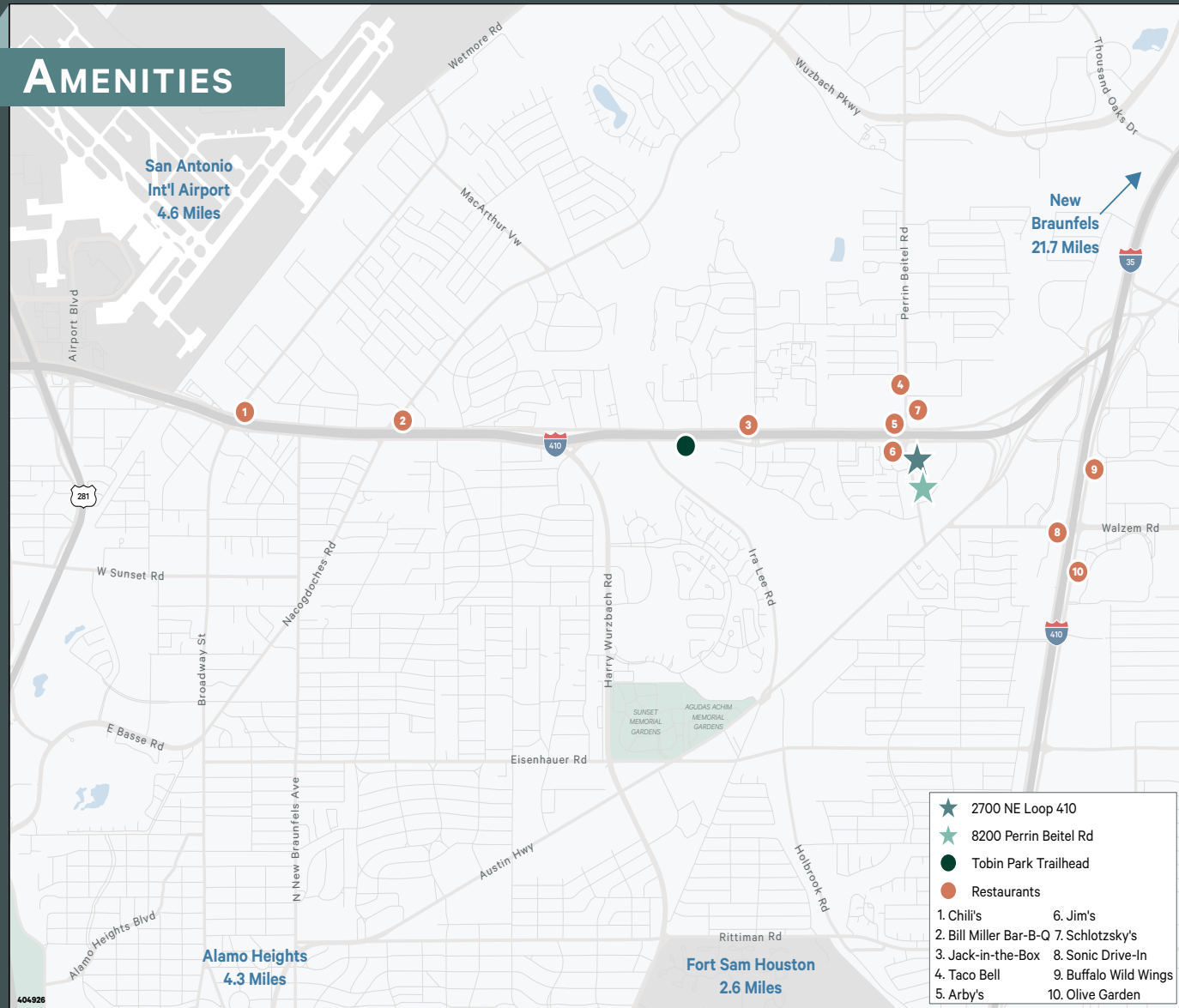
2700 NE Loop 410
San Antonio, TX 78217

Contact Us

Amber Austin
First Vice President
+1 210 253 6030
amber.austin@cbre.com

Jenny Park Gallegos
Associate
+1 210 702 2408
jenny.gallegos@cbre.com

AMENITIES



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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:
 - 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.

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.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date