



INVESTMENT REALTY CO. L.C.

Office Building For Lease  
9504 IH-35 N  
Northeast Atrium Building  
San Antonio, TX 78233

## NORTHEAST ATRIUM OFFICE BUILDING FOR LEASE IH 35 N at LOOP 410

### Location:

9504 IH 35 N, at Crestway Dr.  
Just north of Loop 410

Windcrest/Randolph Blvd Exit  
Exit #27B going north; Exit #167A going South

### General Office Space Available:

- 650 RSF: Suite 301-1
- 1,752 RSF: Suite 305
- 1,470 RSF: Suite 307
- 2,290 RSF: Suite 316
- 2,453 RSF: Suite 310
- 3,222 RSF: Suite 305 & 307
- 5,675 RSF: Suite 305, 307 & 310

### Amenities:

- Breakroom with refrigerator, microwave & sink
- Covered Parking under building – street level
- Pylon Sign
- 2 Elevators
- Large dining area with sunlight from skylight

### Parking: 4:1000

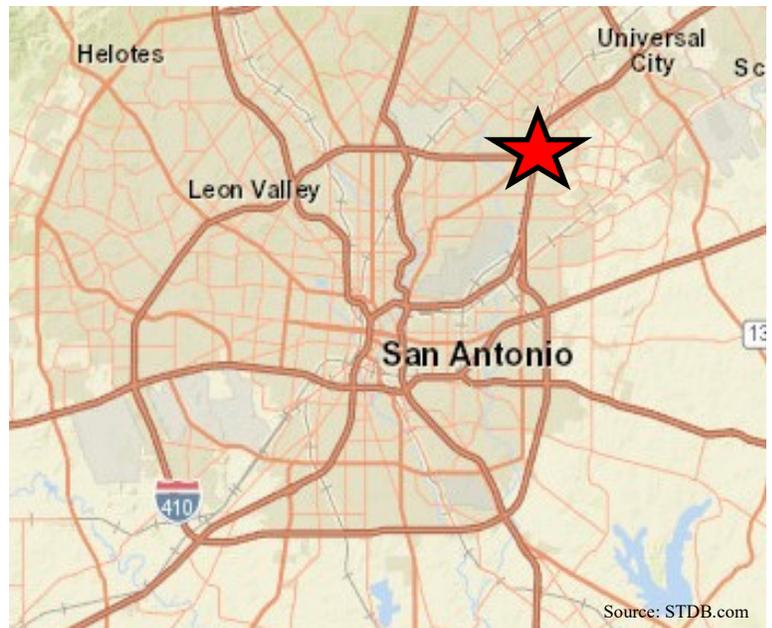
128 open parking spaces  
(31 covered 97 uncovered)

### Nearby:

Park & Ride directly across street  
5.7 Miles to San Antonio Military Medical Command  
7.2 Miles to San Antonio International Airport  
9.8 Miles to Randolph Air Force Base  
13 Miles to Bexar County Courthouse and City Hall

### Rental Rate:

- \$18.00/RSF/YR
- \$1.50/RSF/MO
- Electrical expense is included in rental rate
- Tenant expenses include janitorial, cable/internet, suite security (if desired.)



Joanne Mirellez CCIM , MHA  
Broker Associate  
joanne@investmentrealty.com  
210.314.7843



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Front



Dining Area Under Skylight



Lobby



Covered Parking Under Bldg.



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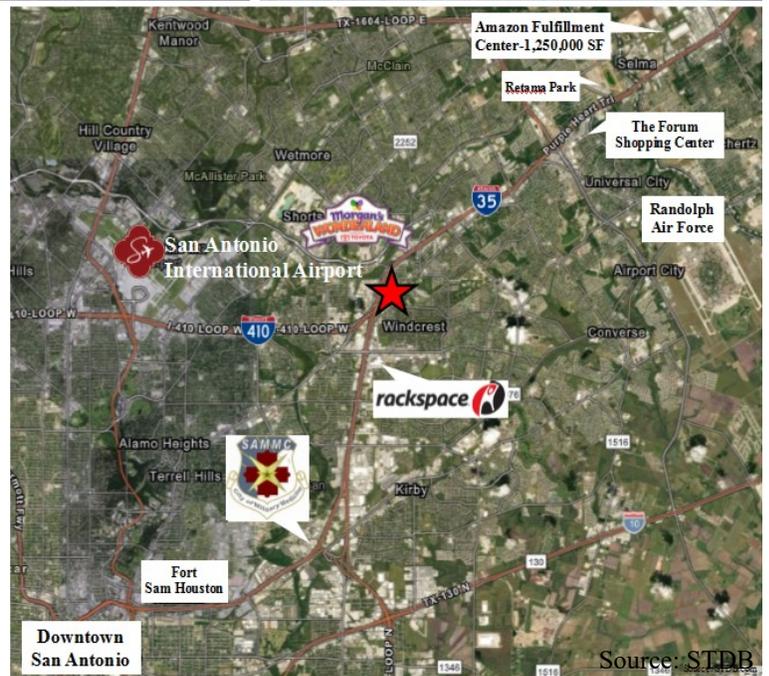
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Suite 310



Pylon Sign



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<b>Location:</b>	9504 IH-35 North, San Antonio, TX 78233 Northeast San Antonio at crossroads of IH-35 and Loop 410 Convenient to Windcrest and Randolph A.F.B and S.A.M.M.C.
<b>Office Bldg:</b>	Approx. 36,500 SF (Source: BCAD) 3 Story Bldg.
<b>Total Space Available Now:</b>	General Office Spaces Available: <ul style="list-style-type: none"><li>• 650 RSF: Suite 301-1</li><li>• 1,752 RSF: Suite 305</li><li>• 1,470 RSF: Suite 307</li><li>• 2,290 RSF: Suite 316</li><li>• 2,453 RSF: Suite 310</li><li>• 3,222 RSF: Suite 305 &amp; 307</li><li>• 5,675 RSF: Suite 305, 307 &amp; 310</li></ul>
<b>Rental Rate:</b>	\$18.00 RSF/YR \$1.50 RSF/MO  (Rental rate includes electricity, does not include janitorial within suite)
<b>Tenant Finish Out</b>	Based on lease term and financial strength
<b>Tenants:</b>	<ul style="list-style-type: none"><li>• San Antonio Veterans Center</li><li>• Petroleum Consultants</li><li>• JM Insurance Agency</li><li>• Q Safety Consultants</li></ul>
<b>Amenities:</b>	<ul style="list-style-type: none"><li>• Breakroom with refrigerator, microwave &amp; sink</li><li>• Covered Parking under building – street level</li><li>• Pylon Sign</li><li>• 2 Elevators</li><li>• Large dining area with sunlight from skylight</li><li>• Signage on building for 4,000 SF + lease</li></ul>
<b>Parking Ratio</b>	4:1000 Open Parking 128 parking spaces (31 covered and 97 uncovered)



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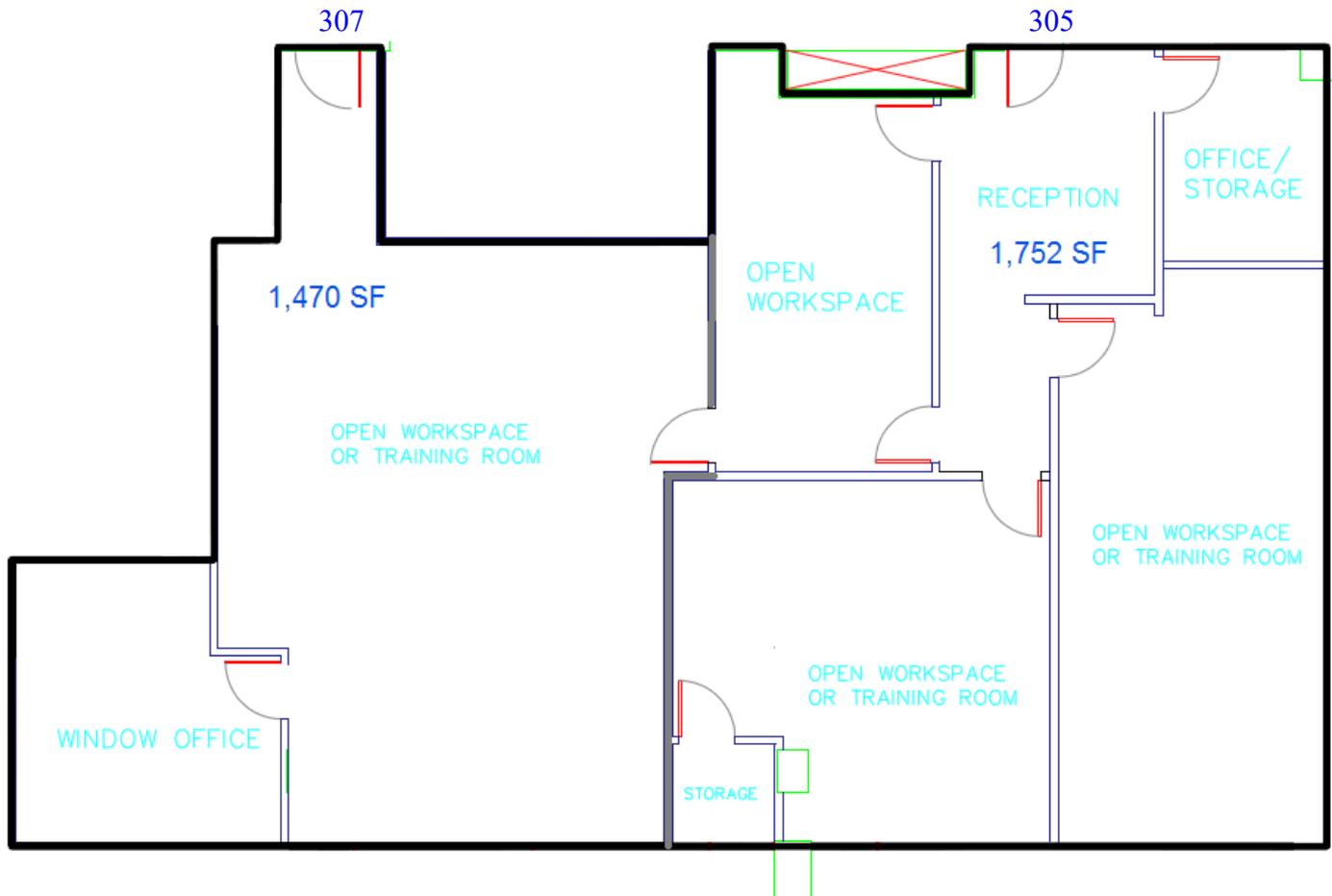




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Suite 305 and 307  
1,470 - 3,222 SF



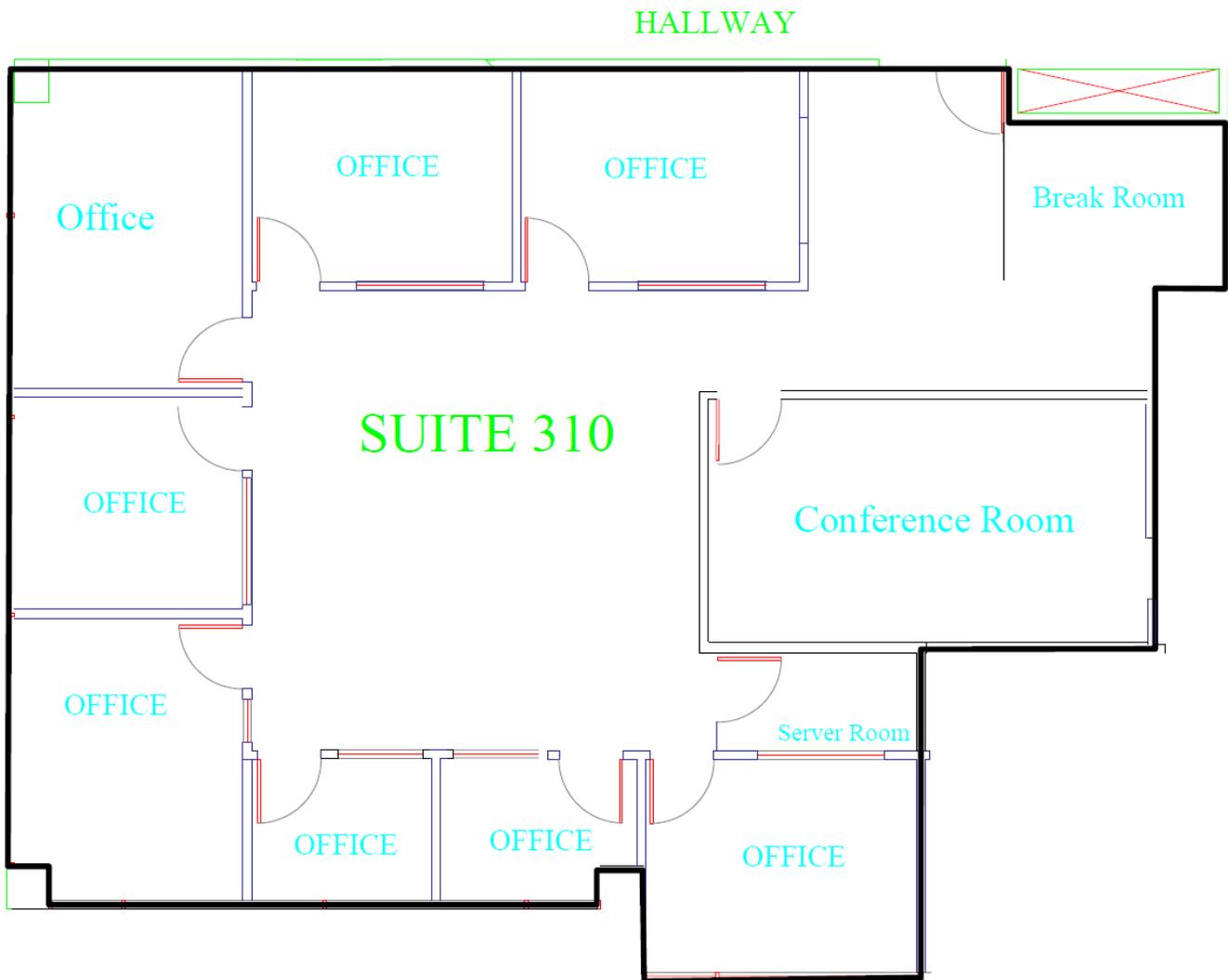
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Suite 310  
2,453 Sq.Ft.



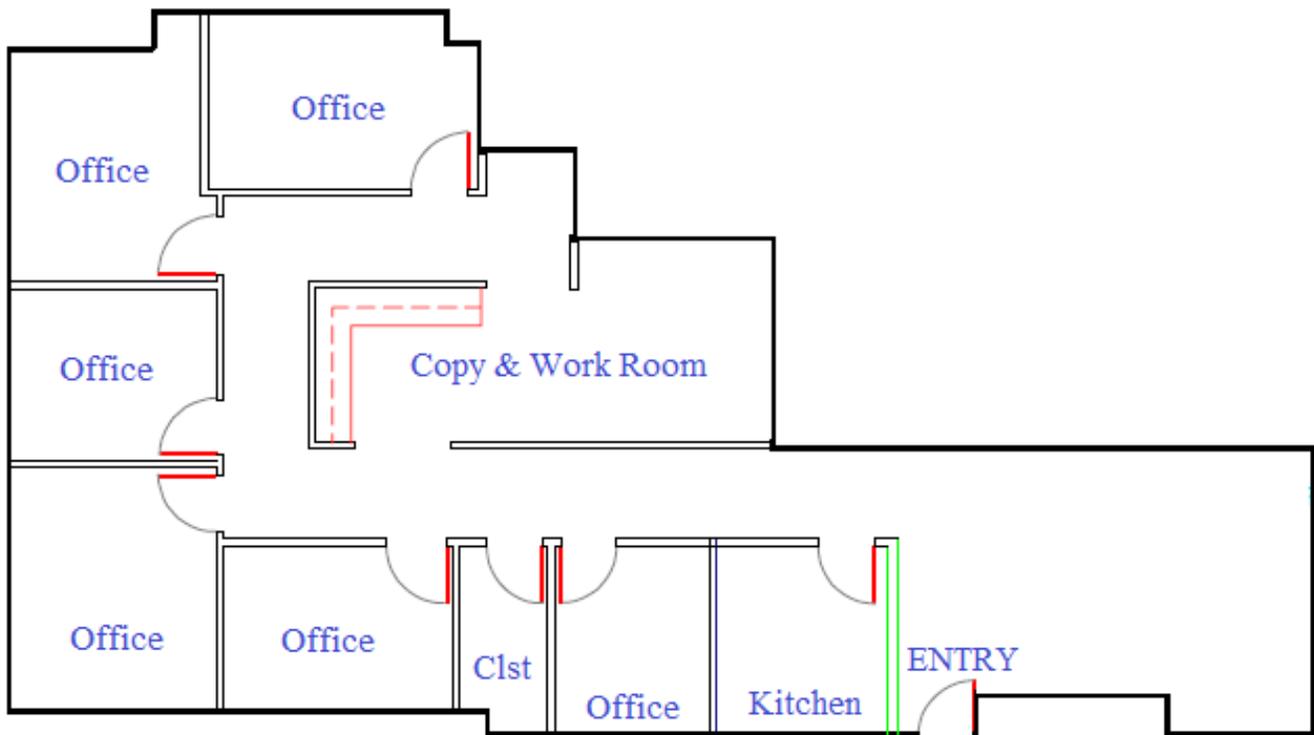
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Suite 316  
2,290 Sq.Ft.



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Lobby



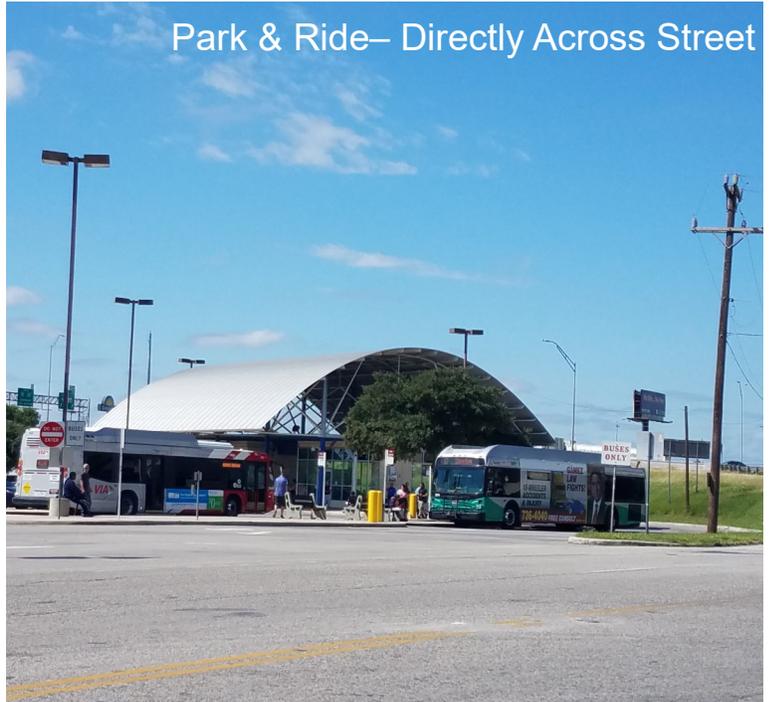
Breakroom available for all tenants



Lobby



Park & Ride— Directly Across Street



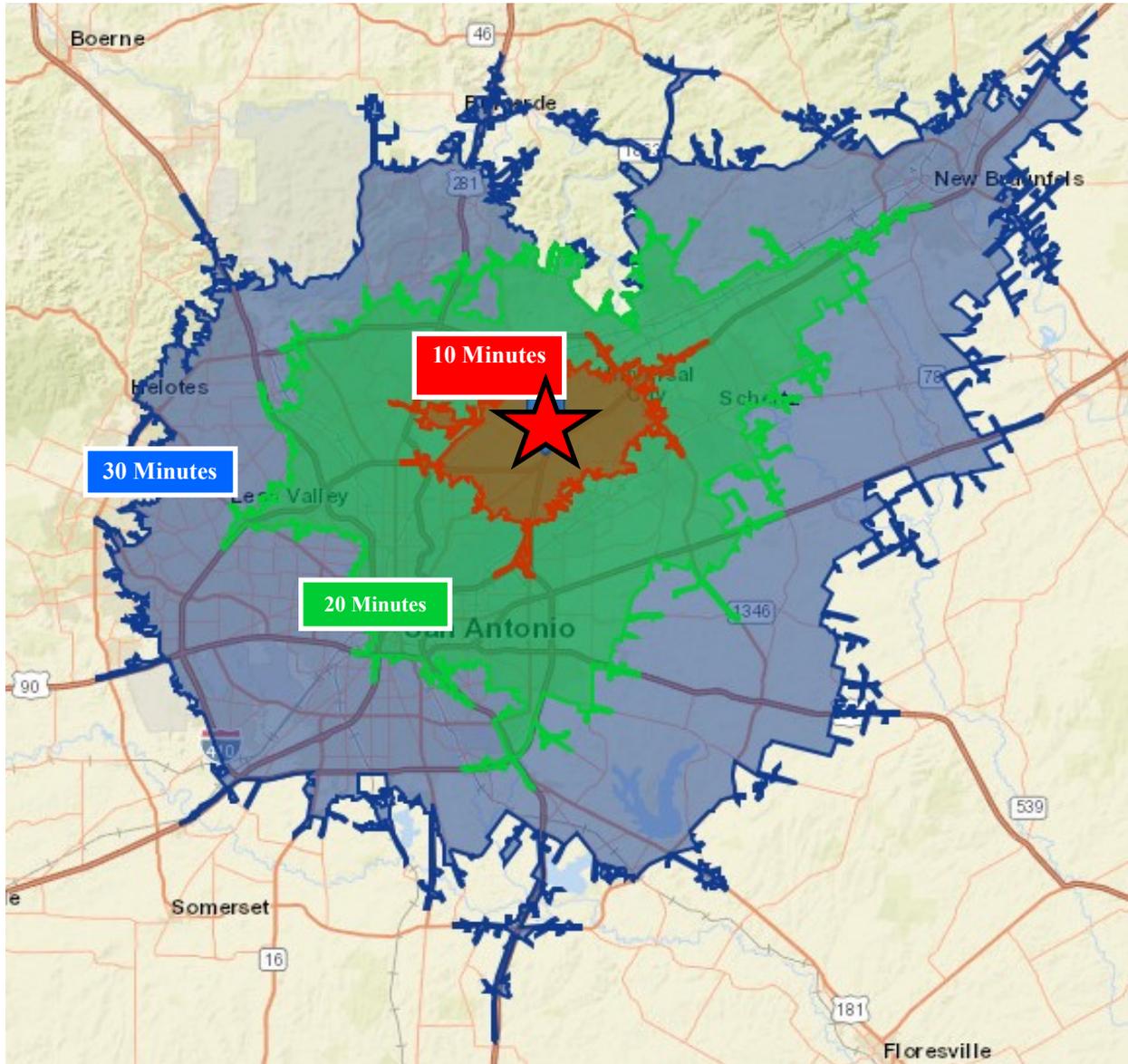
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## Drive Time



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16350 Blanco Road, Suite 114 · San Antonio, TX 78232  
Phone: 210.828.9261 · Fax: 210.828.8797  
www.InvestmentRealty.com

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Although Broker will disclose any knowledge it actually possesses with respect to the existence of hazardous wastes or substances, or underground storage tanks on the property, Broker has not made investigations or obtained reports regarding the subject matter of this Notice, except as may be described in a separate written document signed by Broker, and makes no representations regarding the existence or nonexistence of hazardous wastes or substances, or underground storage tanks on the property. You should contact a professional, such as a civil engineer, geologist, industrial hygienist or other persons with experience in these matters to advise you concerning the property.

**TITLE ADVICE.** If this transaction is a Sale, Buyer hereby acknowledges that Broker advised Buyer by this writing that Buyer should have an abstract covering the real estate upon which the building and the Demised Premises are located examined by an attorney of Buyer's own selection or, at Buyer's option, that Buyer should obtain an Owner's policy of title insurance.

**REPRESENTATIONS MUST BE IN WRITING.** Any Purchase and Sale and/or Lease Agreement shall contain all representations of the Broker. Any representation, whether expressed or implied, not contained in a Purchase and Sale and/or Lease Agreement is hereby null and void. Please check all Purchase and Sale and/or Lease Agreements prior to execution for accuracy and completeness.

**ATTORNEY RECOMMENDATION.** Any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement have been prepared for submission to your attorney, who will review the document and assist you to determine whether your legal rights are adequately protected. Broker is not authorized to give legal or tax advice; no representation or recommendation is made by Broker or its agents or employees as to the legal sufficiency, legal effect or tax consequences of this document or any transaction relating thereto. These are questions for your attorney with whom you should consult before signing any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement.

Unless otherwise stated in a written document, Broker is acting as a Broker and Representative of the Seller/Lessor of this Subject Property. Broker is not representing the Buyer/Tenant in this Purchase and/or Lease Agreement and should the Buyer/Tenant need additional legal or real estate advice, he should consult with an attorney as set forth above.

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Investment Realty Company, L.C. represents  
SELLER/LESSOR

BUYER/TENANT

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_