



INVESTMENT REALTY CO. L.C.

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:

- Suite 301: 200 - 1,252 RSF General Office
- Suite 305: 1,470 RSF General Office
- Suite 307: 1,752 - 3,222 RSF General Office
- Suite 310: 2,453 RSF General Office
- Suite 316: 2,290 RSF General Office

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)

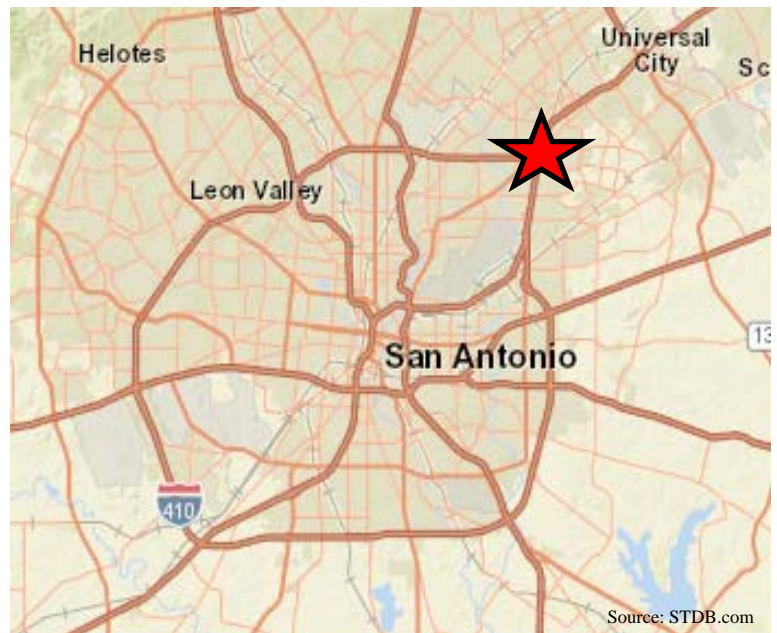
Nearby:

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.)

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



Source: STDB.com

Sunny Fischer
Broker Associate
sunny@InvestmentRealty.com



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**Office Building For Lease
9504 IH-35 N
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Front



Dining Area Under Skylight



Lobby



Covered Parking Under Bldg.



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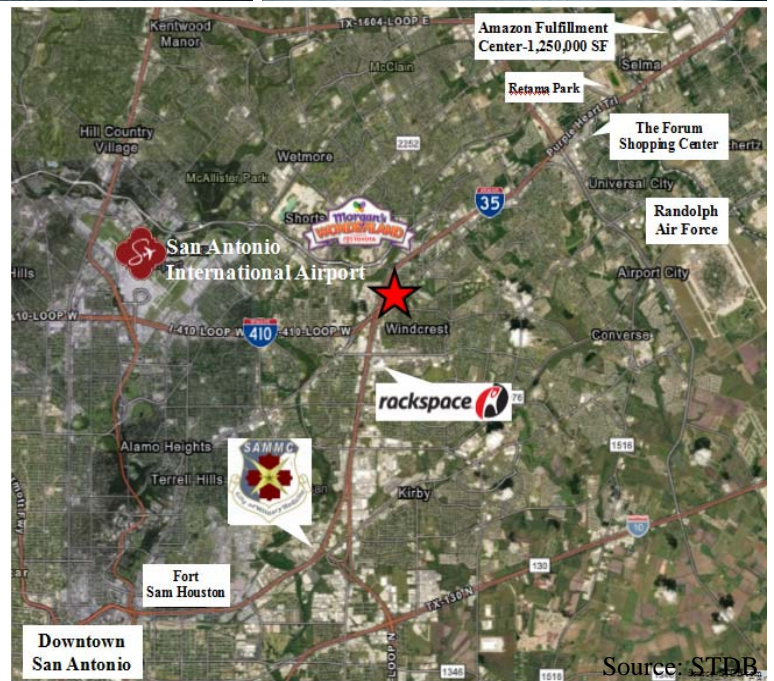
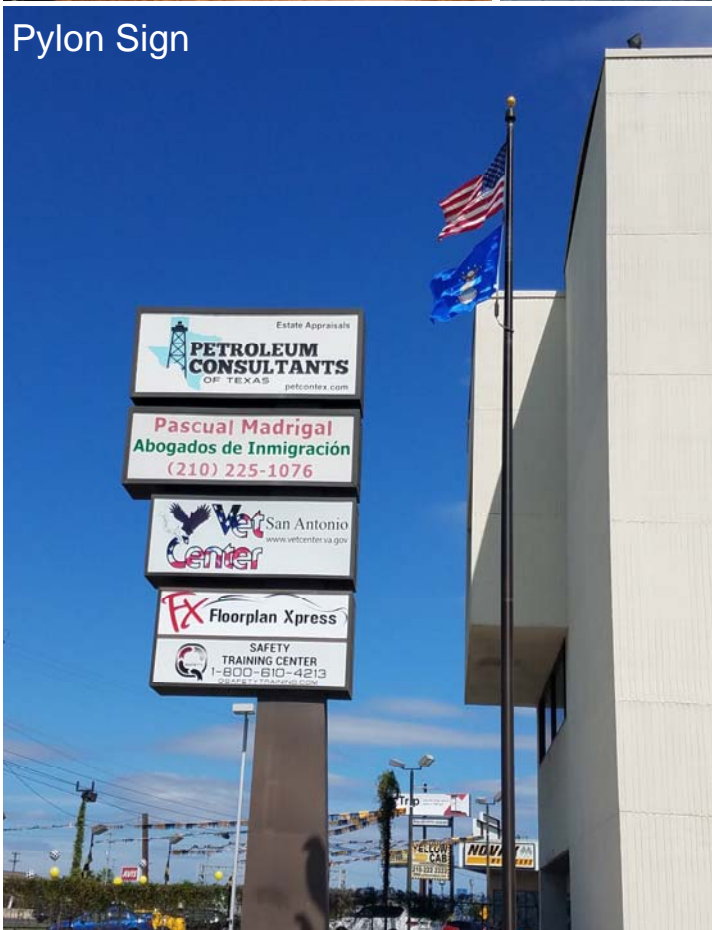
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Suite 310



Pylon Sign



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**Office Building For Lease
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San Antonio, TX 78233**

Location:	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.
Office Bldg:	Approx. 36,500 SF (Source: BCAD) 3 Story Bldg.
Total Space Available Now:	<ul style="list-style-type: none">• Suite 301: 200 - 1,252 RSF General Office• Suite 305: 1,470 RSF General Office• Suite 307: 1,752 - 3,222 RSF General Office• Suite 310: 2,453 RSF General Office• Suite 316: 2,290 RSF General Office
Rental Rate:	\$18.00 RSF/YR \$1.50 RSF/MO (Rental rate includes electricity, does not include janitorial within suite)
Tenant Finish Out	Based on lease term and financial strength
Tenants:	<ul style="list-style-type: none">• San Antonio Veterans Center• Petroleum Consultants• JM Insurance Agency• Q Safety Consultants
Amenities:	<ul style="list-style-type: none">• Breakroom with refrigerator, microwave & sink• Covered Parking under building – street level• Pylon Sign• 2 Elevators• Large dining area with sunlight from skylight
Parking Ratio	4:1000 Open Parking 128 parking spaces (31 covered and 97 uncovered)



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**Randolph Park &
Ride VIA Metro
Transit**



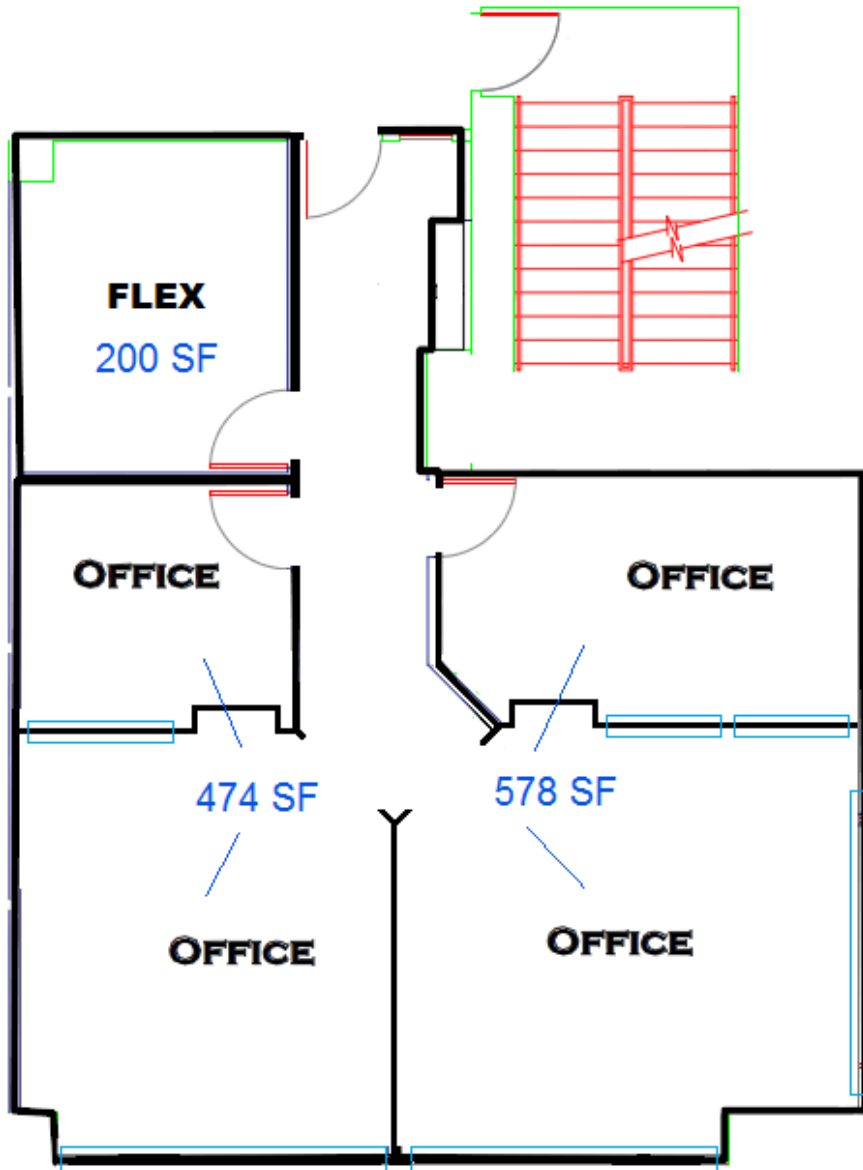
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Suite 301



Suite 301-1 \$950 /mth
Suite 301-2 \$725/mth
Suite 301-3 \$350/mth

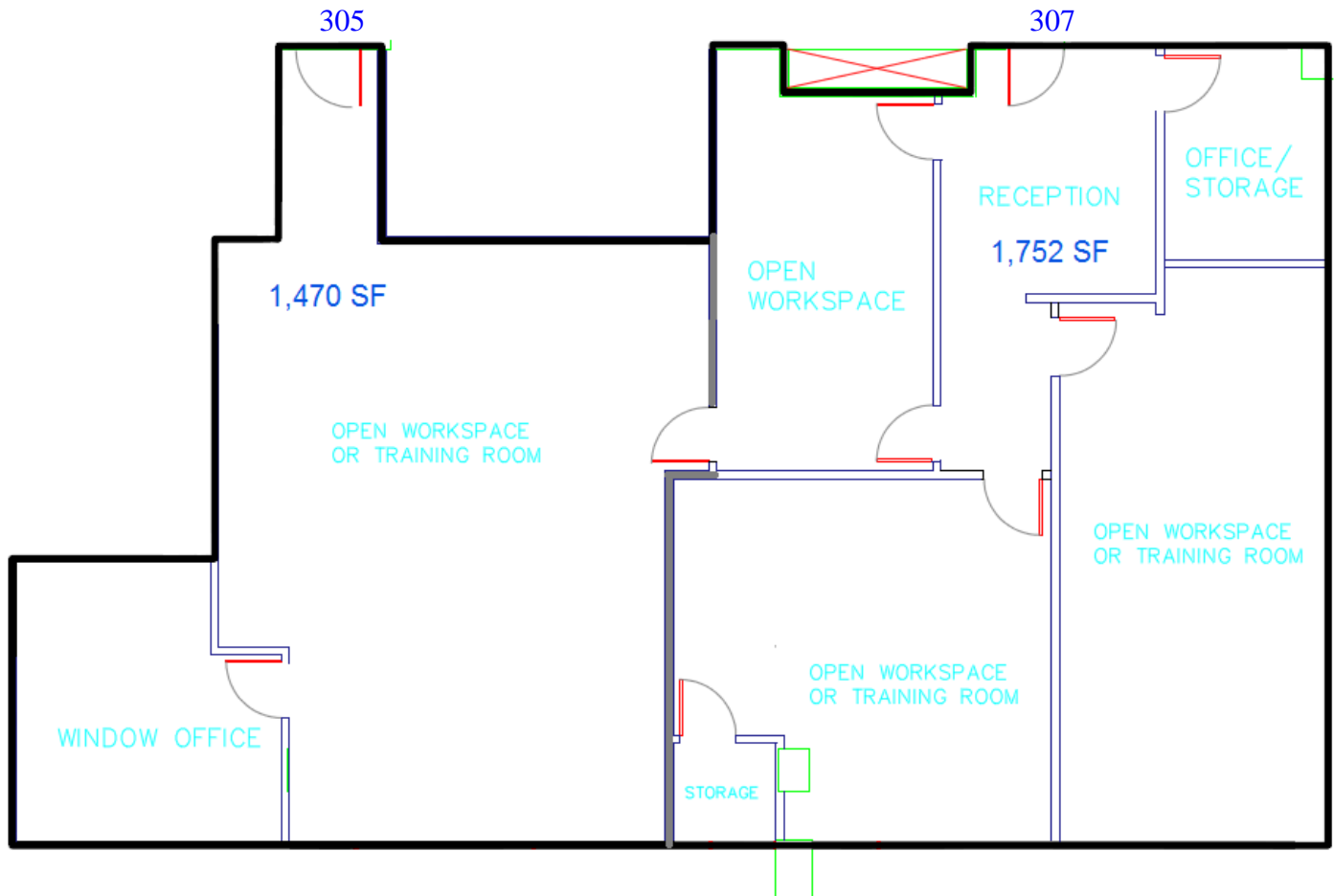
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Suite 305 and 307
1,470 - 3,222 SF



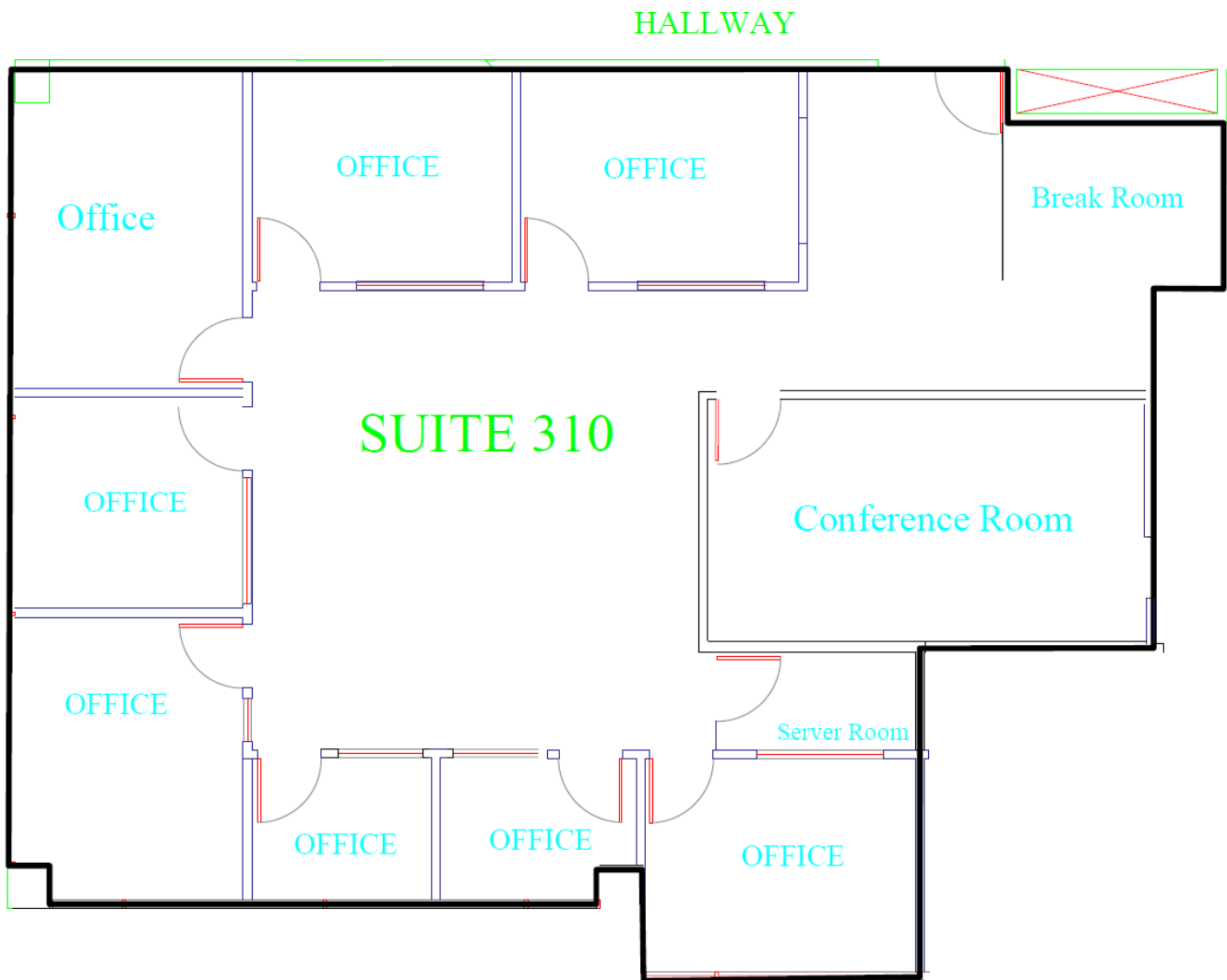
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Suite 310
2,453 Sq.Ft.



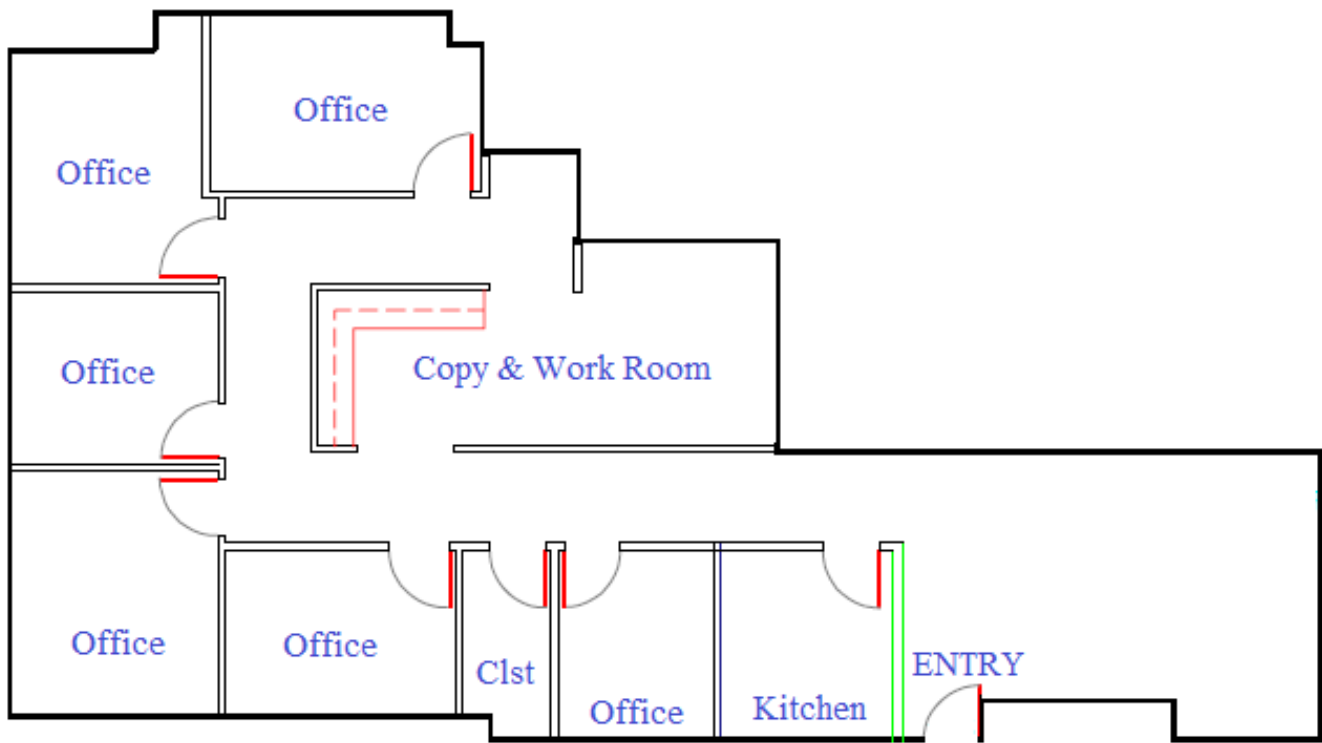
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Suite 316
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Lobby



Breakroom available for all tenants



Lobby



Park & Ride— Directly Across Street



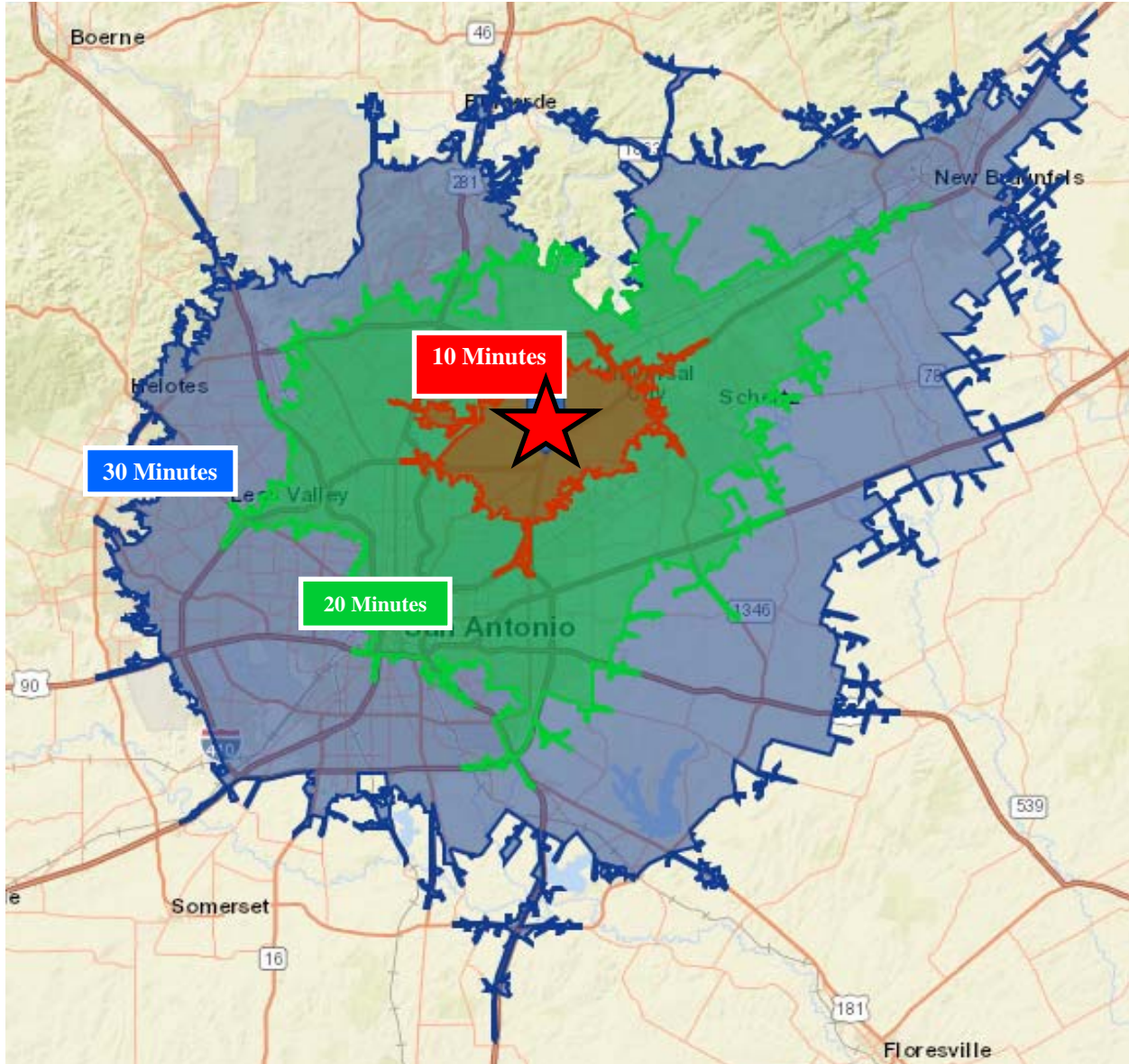
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Drive Time



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