

**FOR LEASE**

# MOVE-IN READY OPPORTUNITIES

5555 Northwest Pkwy, San Antonio, TX 78249



**partners**

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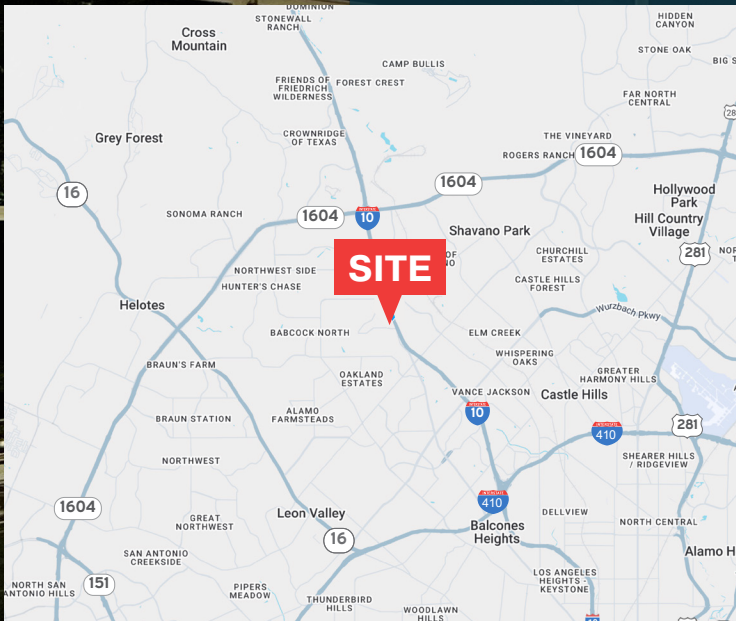
# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

Ready for move-in, the suites can be leased for short term, providing ultimate flexibility.

Located just West of IH-10 between DeZavala and Huebner, 5555 N Parkway is a 63,192 SF single-story office building situated on 4 acres within the established University Business Park.

The location, in the desirable NW San Antonio submarket, provides excellent ingress and egress to IH-10 and convenient to both Loop 1604 and Loop 410.



# DETAILS



BASE LEASE RATE  
**\$17.00 NNN**



AVAILABLE SQUARE FEET  
**854 SF - 25,504 SF**



TENANCY  
**Multi-**



LOT SIZE  
**4 AC**



BUILDING SIZE  
**63,192 SF**



YEAR BUILT  
**2007**



PARKING RATIO  
**5.00/1000**

# PHOTOS

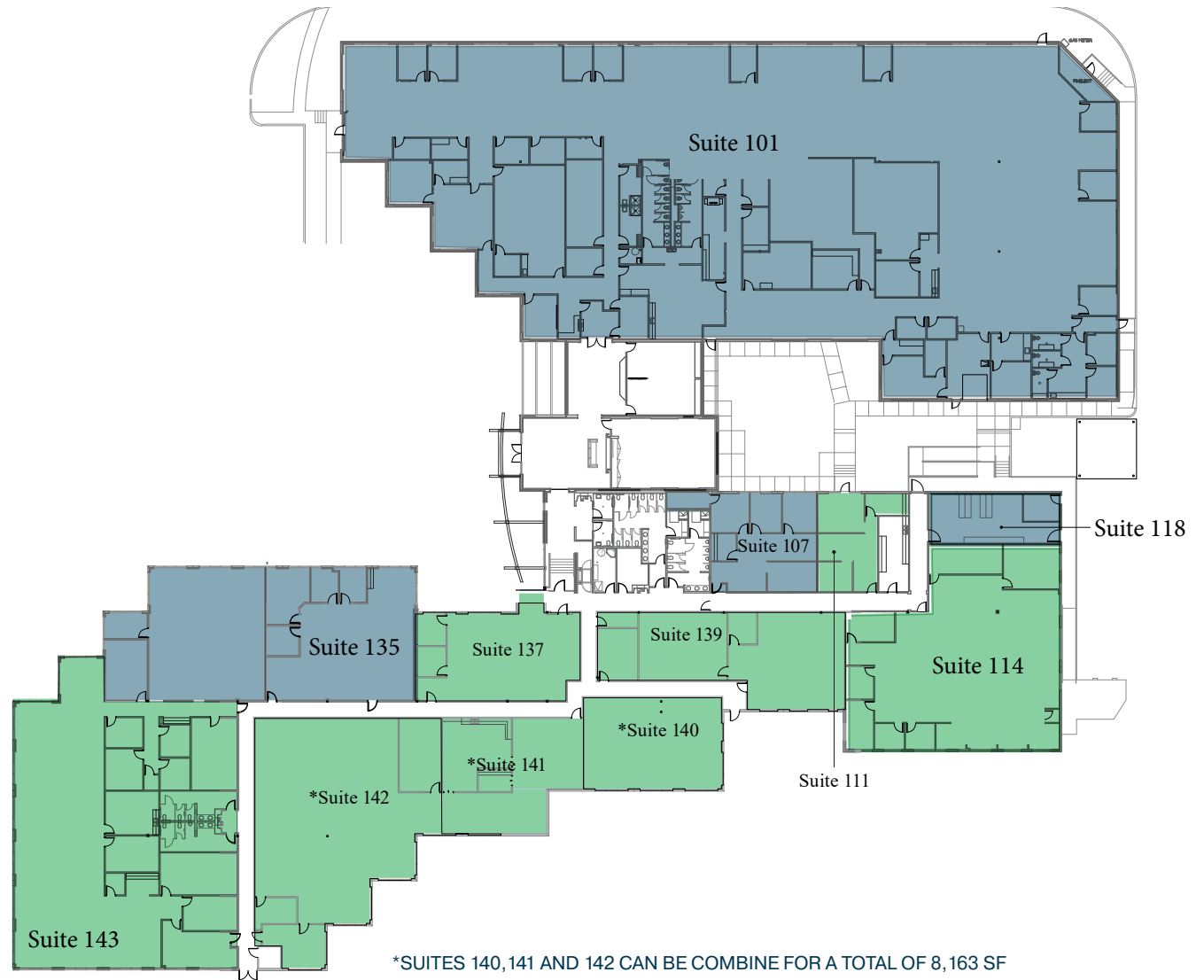


# FLOORPLAN

Leased

Available

- Suite 111 - 854 RSF
- Suite 114 - 4,916 RSF
- Suite 137 - 1,865 RSF
- Suite 139 - 2,506 RSF
- Suite 140 - 1,630 RSF\*
- Suite 141 - 1,866 RSF\*
- Suite 142 - 4,667 RSF\*
- Suite 143 - 7,200 RSF



# SITE OVERVIEW



INTERSTATE  
10

Northwest Parkway

1604

Dutch Bros  
SMOOTHIE KING  
aloft HOTELS  
COSTCO WHOLESALE

CALIBER COLLISION  
T  
SUBWAY  
AT&T

metro by T-Mobile  
JJ  
The Original MTS  
AutoZone  
McALISTER'S DELI

cricket  
Popeyes  
Walmart Supercenter  
DISCOUNT TIRE

Schlotzsky's  
sam's club  
WHATABURGER  
Bank of America

ANYTIME FITNESS  
SUBWAY  
Frost  
WELLS FARGO

BEST BUY  
PNC  
McDonald's  
FIVE GUYS BURGERS and FRIES

WINGSTOWN  
Frost  
IHOP  
Red Lobster

BASKIN BR ROBBINS  
Chick-fil-ah  
Kentucky Fried Chicken

BURGER KING  
SONIC  
H-E-B  
THE HOME DEPOT  
T

CHASE  
petco  
PETSMART

Dutch Bros  
Domino's  
O'Reilly AUTO PARTS

Pepper's 6  
Days Inn

OUTBACK STEAKHOUSE  
TACO CABANA  
COLD C C

INTERSTATE 10

**SITE**

Marcos Pizza  
CVS pharmacy  
FAMILY DOLLAR

H Holiday Inn Express  
Hampton  
Jack in the box  
AT&T  
SUBWAY

NEW BALANCE  
Snooze  
Hallmark

LifeStorage  
POTBELLY  
ULTA BEAUTY

JJ  
Bath & Body Works  
CHIPOTLE  
Starbucks

Panera BREAD  
PANDA EXPRESS  
WELLS FARGO  
Walgreens

Domino's  
SUBWAY  
REGAL

SUBWAY  
WHATABURGER  
McDonald's  
Walgreens

DOLLAR GENERAL  
PAPA JOHN'S  
Pizza Hut

IHOP  
metro by T-Mobile  
McDonald's  
CUBESMART self storage  
Jack in the box  
Starbucks

U-HAUL  
6  
cricket  
Red Lobster

FIREHOUSE SUBS  
Denny's  
Jason's deli  
CHURCH'S  
TACO BELL

INTERSTATE 10

U-HAUL  
Frost

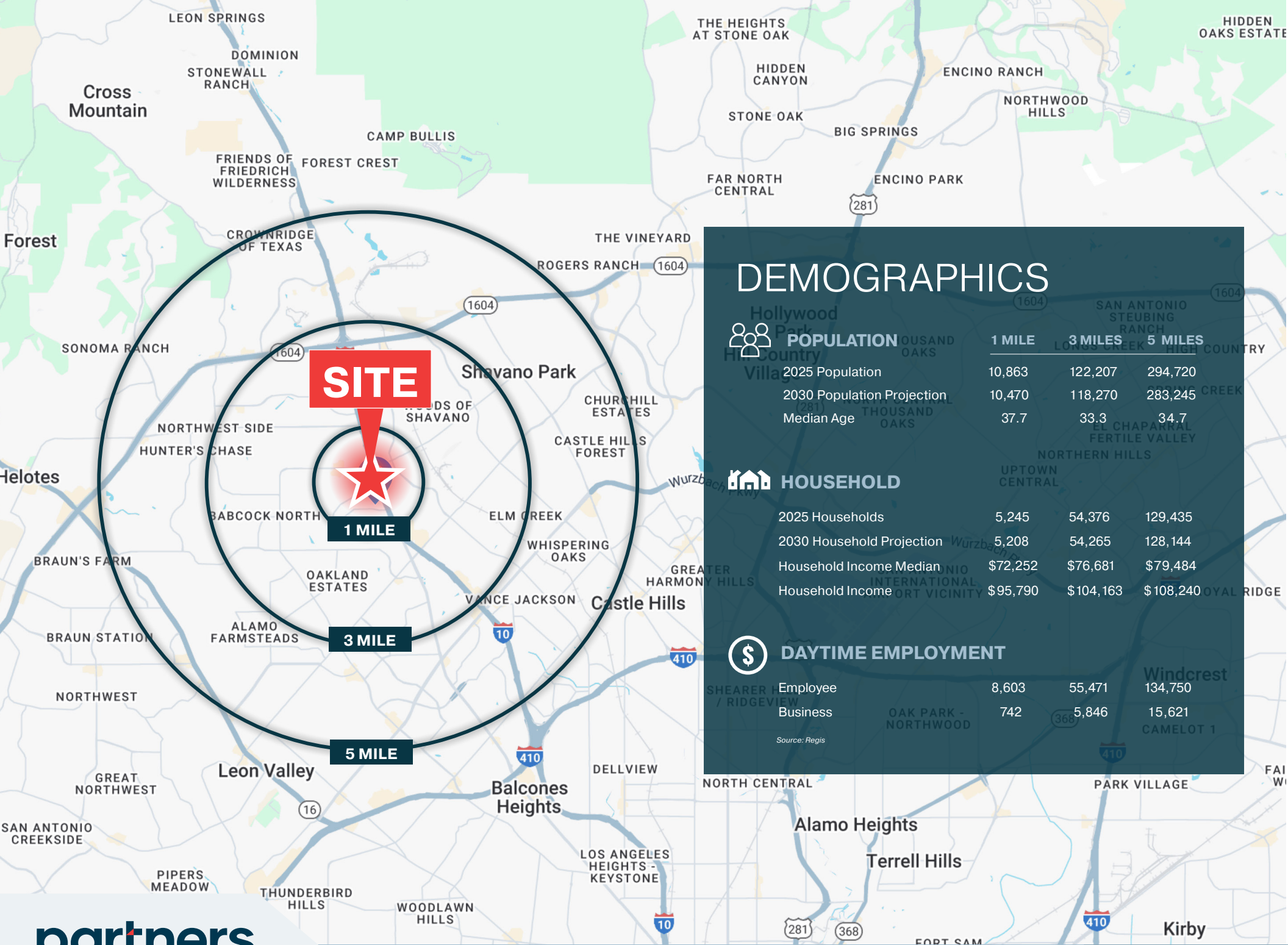
Walgreens  
H-E-B

CVS pharmacy  
6

AutoZone  
POPEYES

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# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population	10,863	122,207	294,720
2030 Population Projection	10,470	118,270	283,245
Median Age	37.7	33.3	34.7



## HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2025 Households	5,245	54,376	129,435
2030 Household Projection	5,208	54,265	128,144
Household Income Median	\$72,252	\$76,681	\$79,484
Household Income	\$95,790	\$104,163	\$108,240



## DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	8,603	55,471	134,750
Business	742	5,846	15,621

Source: Regis

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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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713 629 0500
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Parker LaBarge	628793	parker.labarge@partnersrealestate.com	210 876 2235
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date