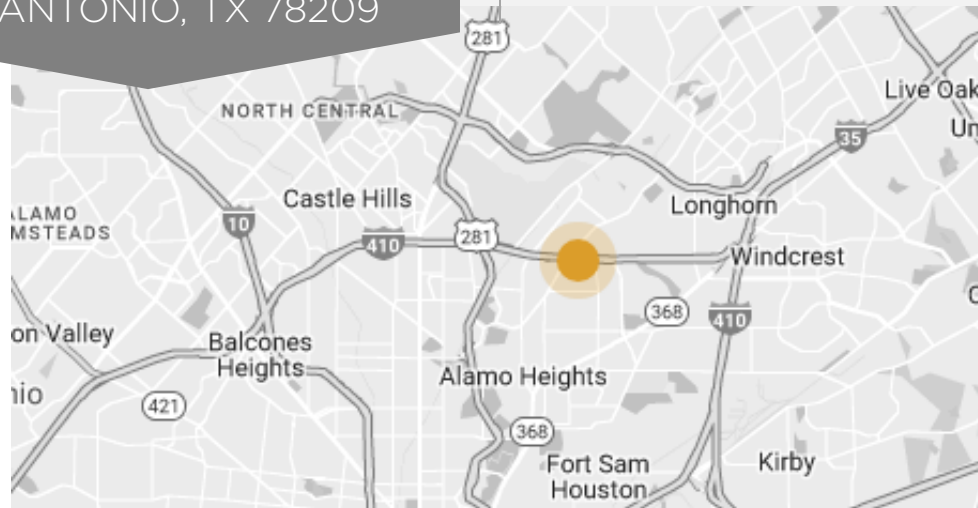




# 1250 NE LOOP 410

SAN ANTONIO, TX 78209

**140 SF - 37,000± SF  
AVAILABLE**



**NEW TO MARKET . CALL TO SCHEDULE A TOUR**

# 1250 NE LOOP 410

SAN ANTONIO, TX 78209

## BUILDING RSF

170,612 RSF

## FLOORS

11

## SITE

4.63 ACRES

## PARKING

UP TO 6:1,000

COVERED PARKING GARAGE

## BUILDING FEATURES

- PRIME LOOP 410 LOCATION
- MOVE-IN READY SPACES AVAILABLE
- FLEXIBLE FLOOR PLANS
- EXCELLENT SIGNAGE POTENTIAL
- SUITES WITH PANORAMIC VIEWS
- DRIVE-THRU BANKING / SPACE OPTION AVAILABLE
- EXECUTIVE SUITES
- ABUNDANT PARKING
- ON-SITE COURTESY PATROL
- ON-SITE CAFÉ
- QUICK ACCESS TO HWY 281 & IH-35
- MINUTES FROM THE QUARRY, DOWNTOWN / THE PEARL & SAN ANTONIO INTERNATIONAL AIRPORT



## LOOP 410 & NACOGDOCHES OFFICE MULTIPLE MOVE-IN READY SPACES AVAILABLE

### AVAILABILITY

GROUND FLR: 9,515 RSF

Executive Suites from 140 RSF

STE 101: 11,478 RSF

STE 110: 1,604 RSF

STE 200: 140 RSF (Executive suite)

STE 205: 2,256 RSF

STE 220: 1,662 RSF

STE 330: 2,723 RSF

STE 420: 2,350 RSF

STE 630: 3,766 RSF

STE 700: 9,222 RSF

STE 830: 3,761 RSF

STE 905: 11,644 RSF

STE 1015: 6,556 RSF

STE 1100: 14,594 RSF

# Ground Level

## 9,515 RSF

GR 101  
742 USF  
853 RSF

GR 105  
526 USF  
605 RSF

GR 107  
444 USF  
511 RSF

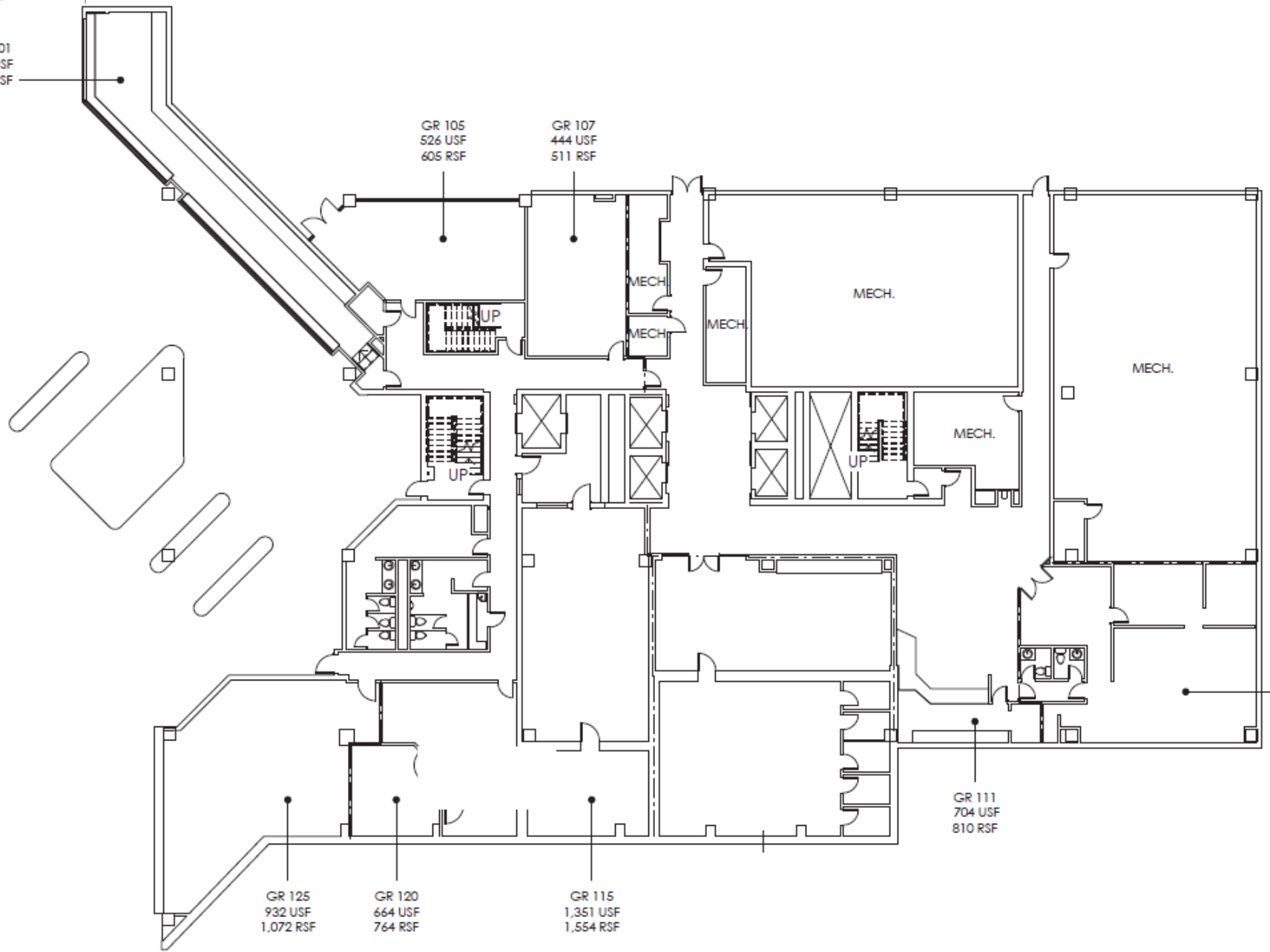
GR 110  
1,087 USF  
1,250 RSF

GR 111  
704 USF  
810 RSF

GR 125  
932 USF  
1,072 RSF

GR 120  
664 USF  
764 RSF

GR 115  
1,351 USF  
1,554 RSF

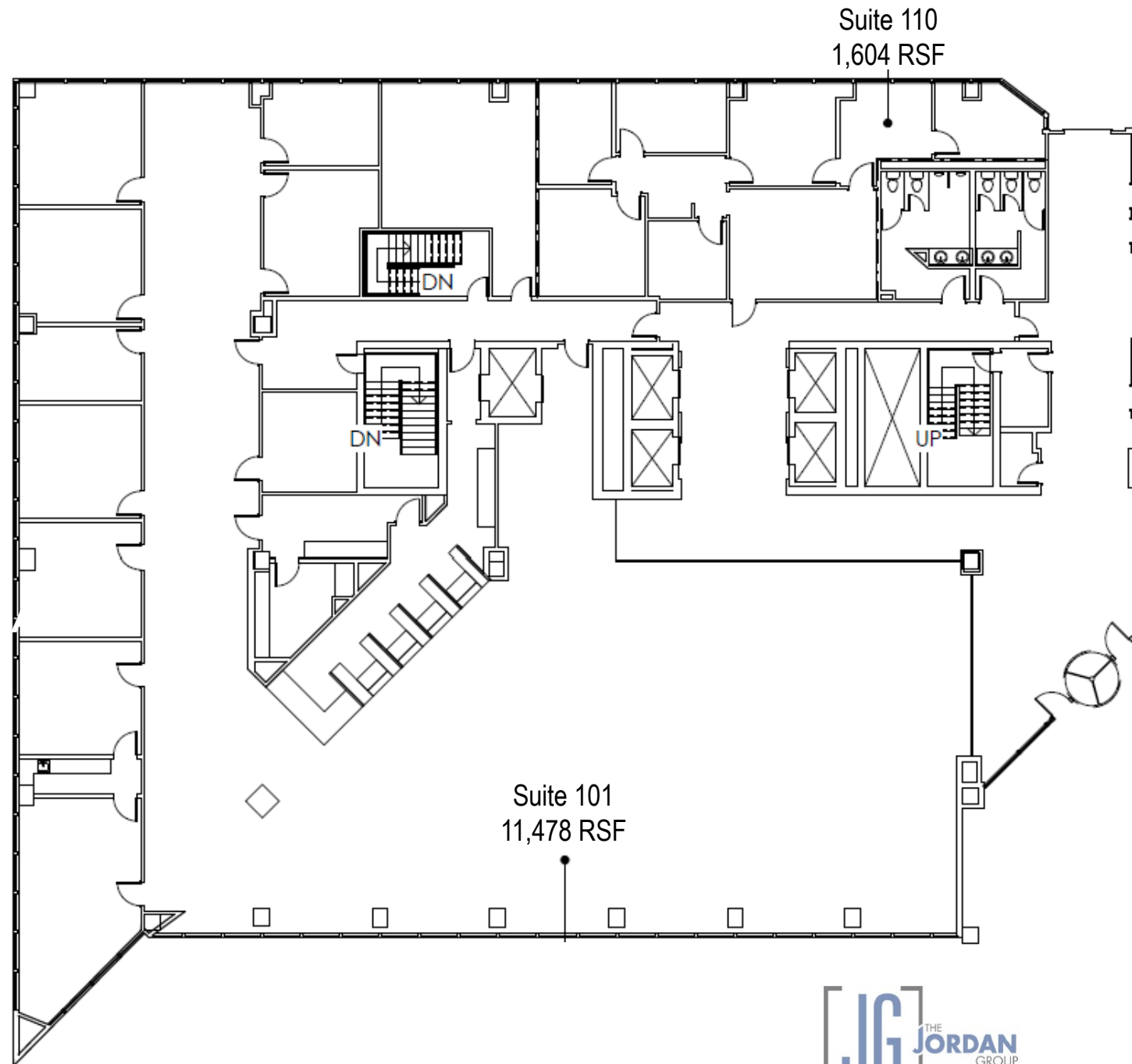


# STE 101 & 110

13,082 RSF

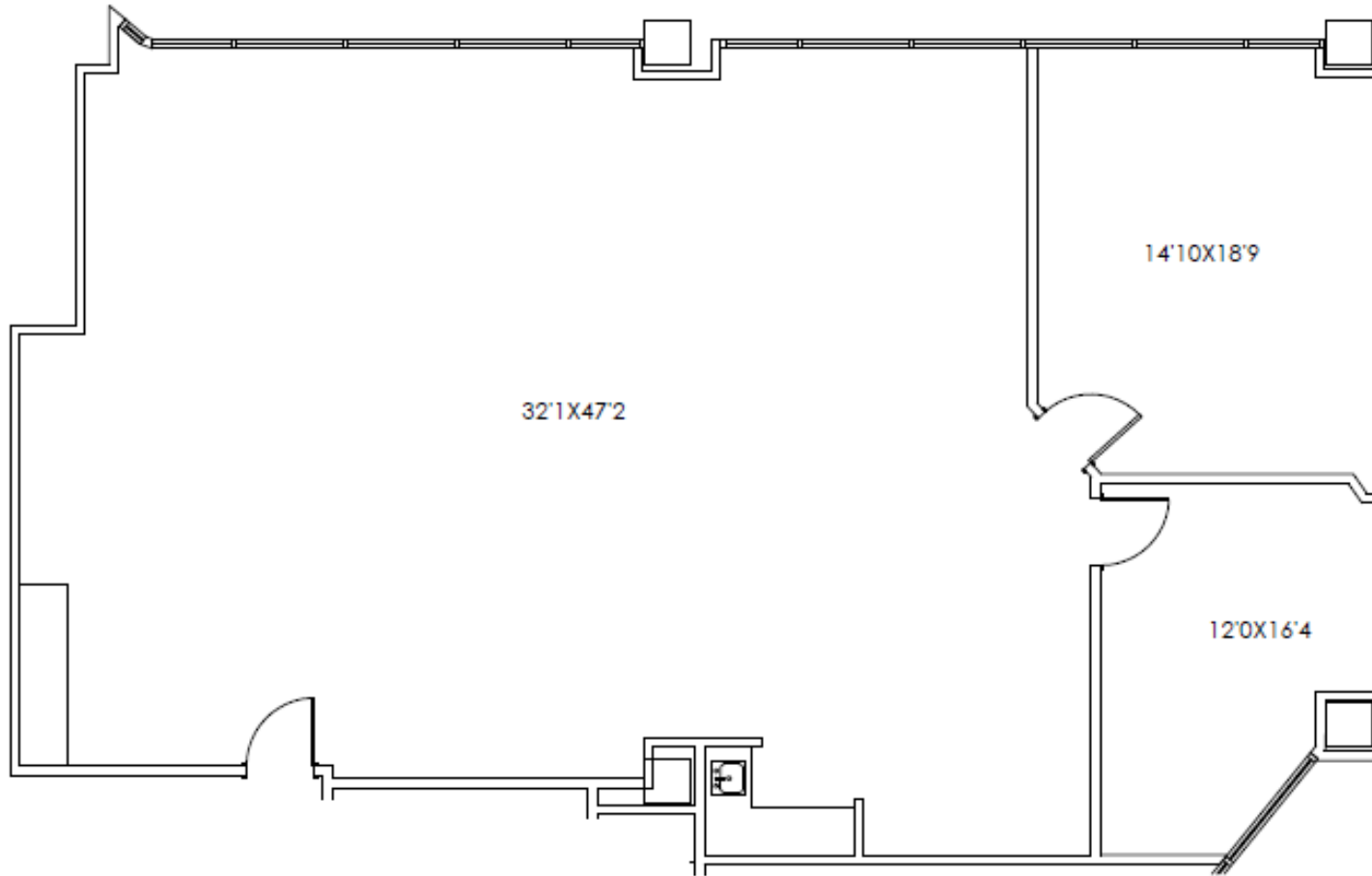


- FULL FLOOR
- LOBBY ACCESS
- FORMER BANK SPACE
- OPEN LAYOUT
- NATURAL LIGHT
- OPEN TO MEZZANINE



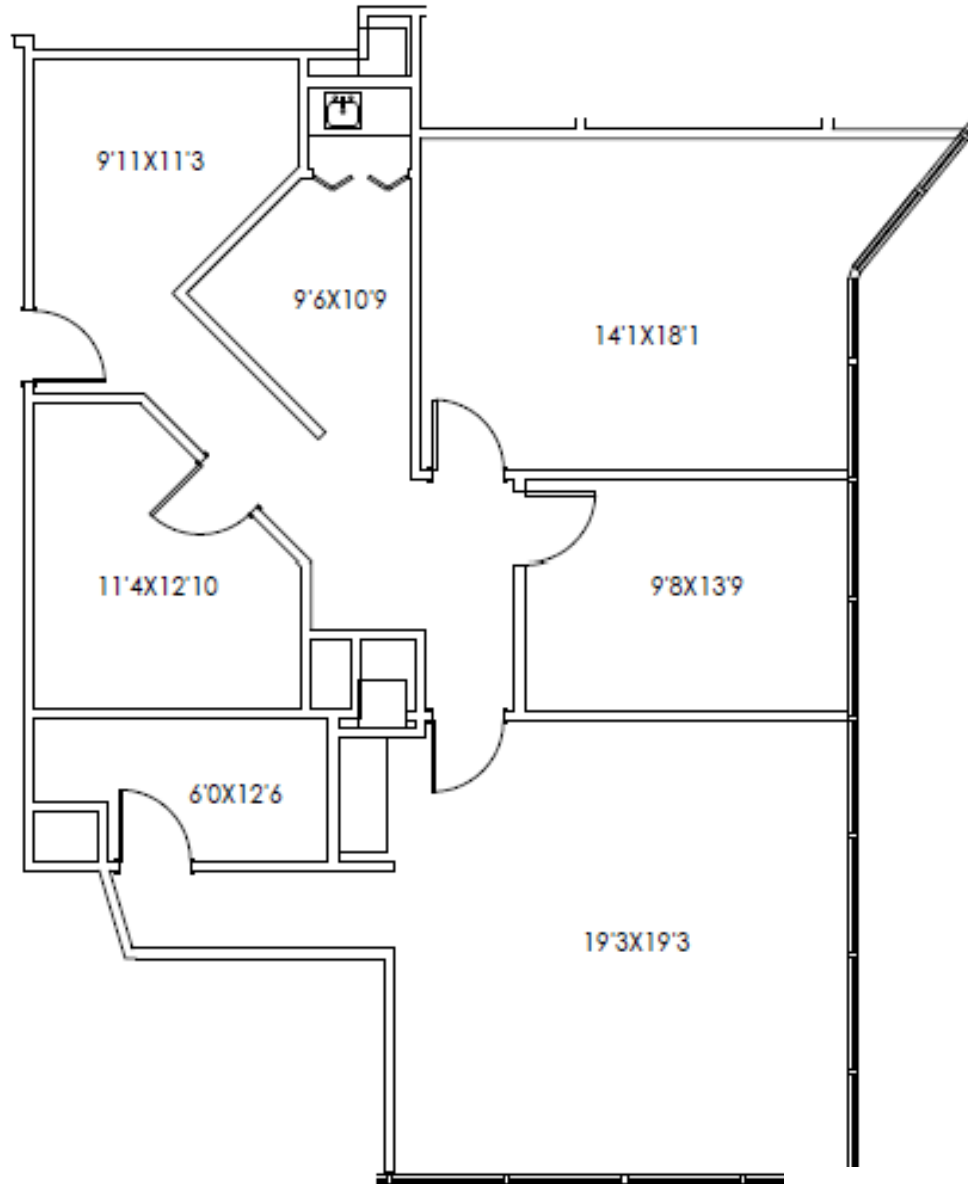
**STE  
205**

**2,256 RSF**



**STE  
220**

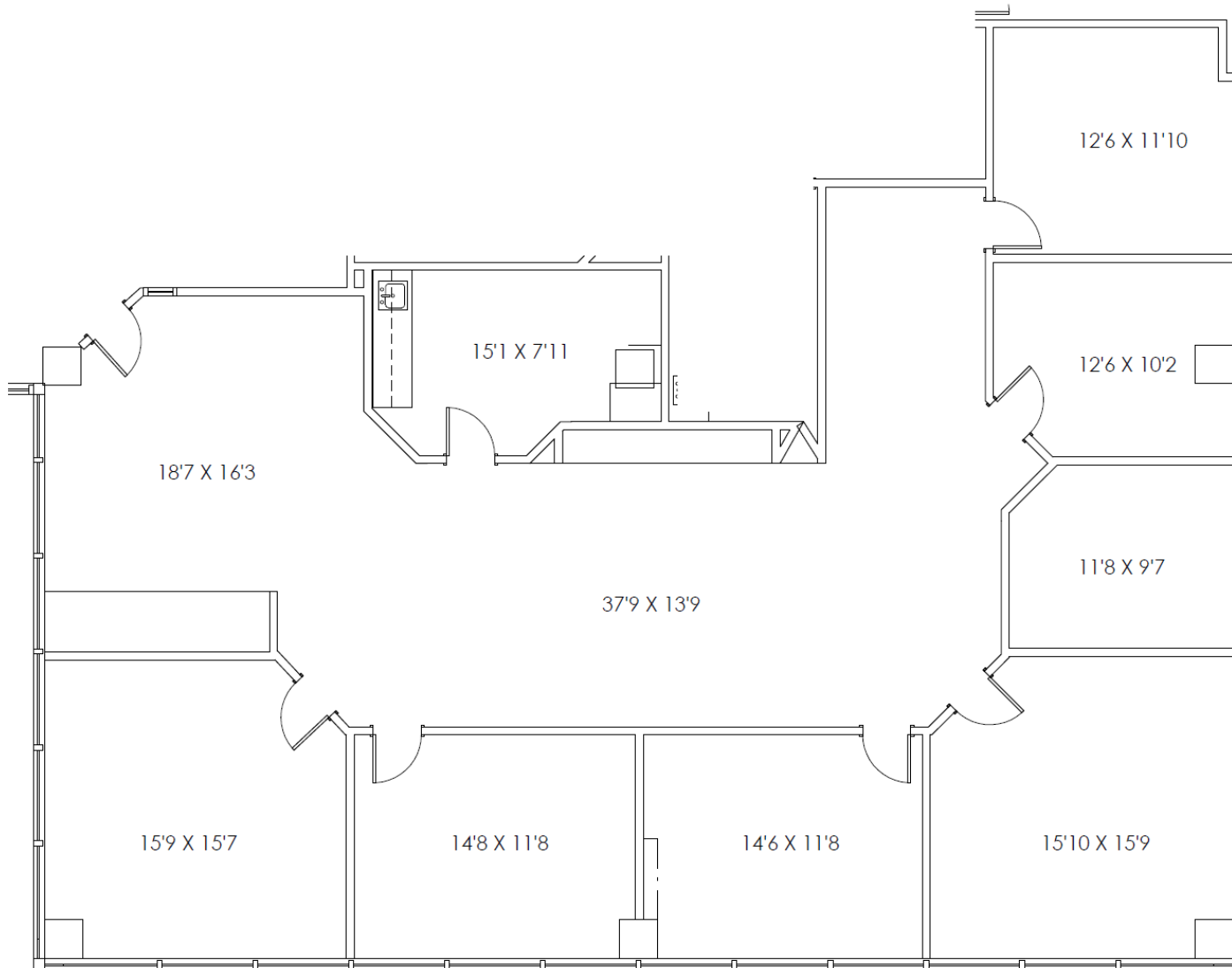
**1,662 RSF**



**STE  
330**

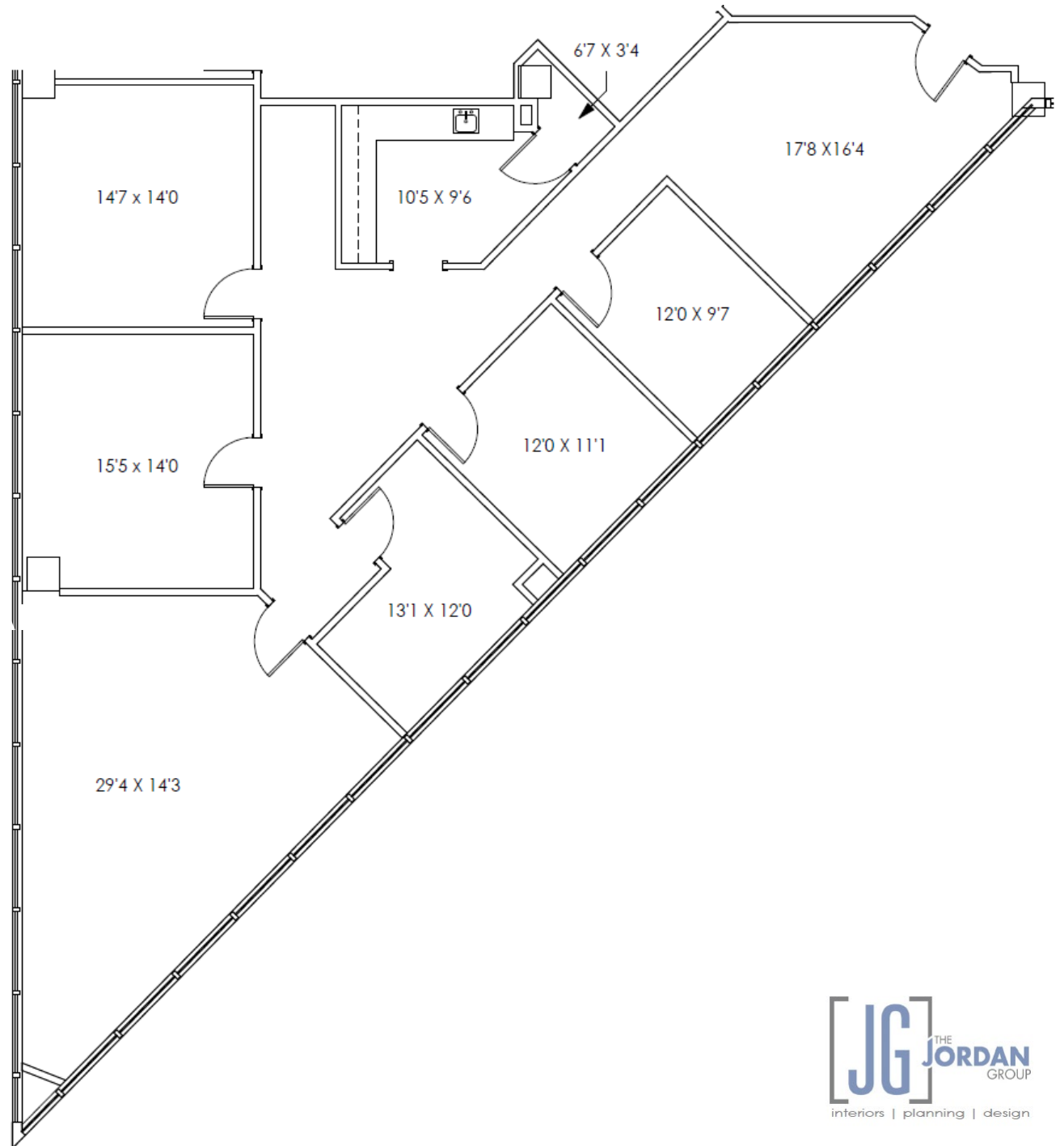
**2,723 RSF**

- MOVE IN READY
- PRIVATE OFFICES
- NEW FLOORING & PAINT



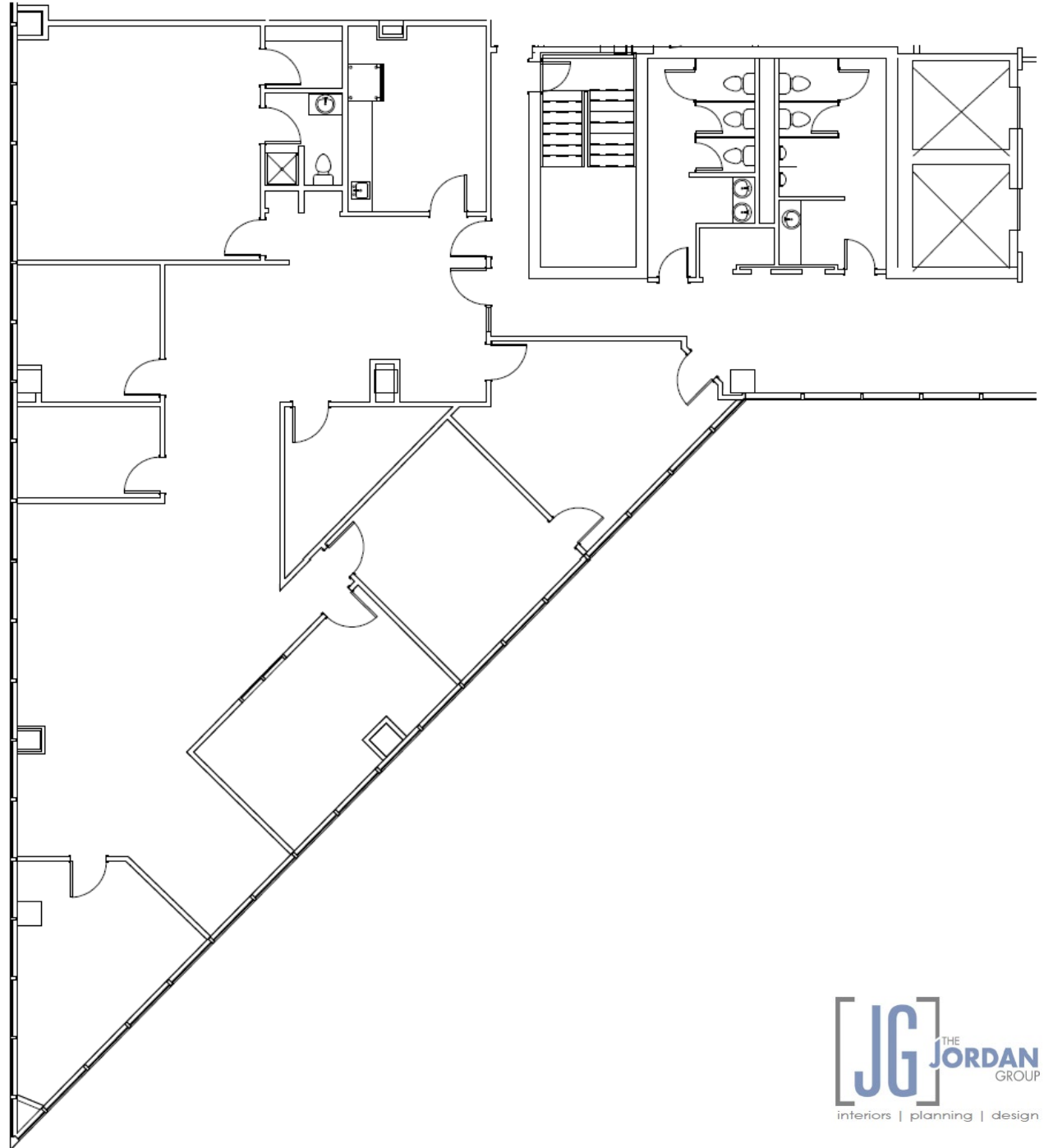
**STE  
420**

**2,350 RSF**



**STE  
630**

**3,766 RSF**

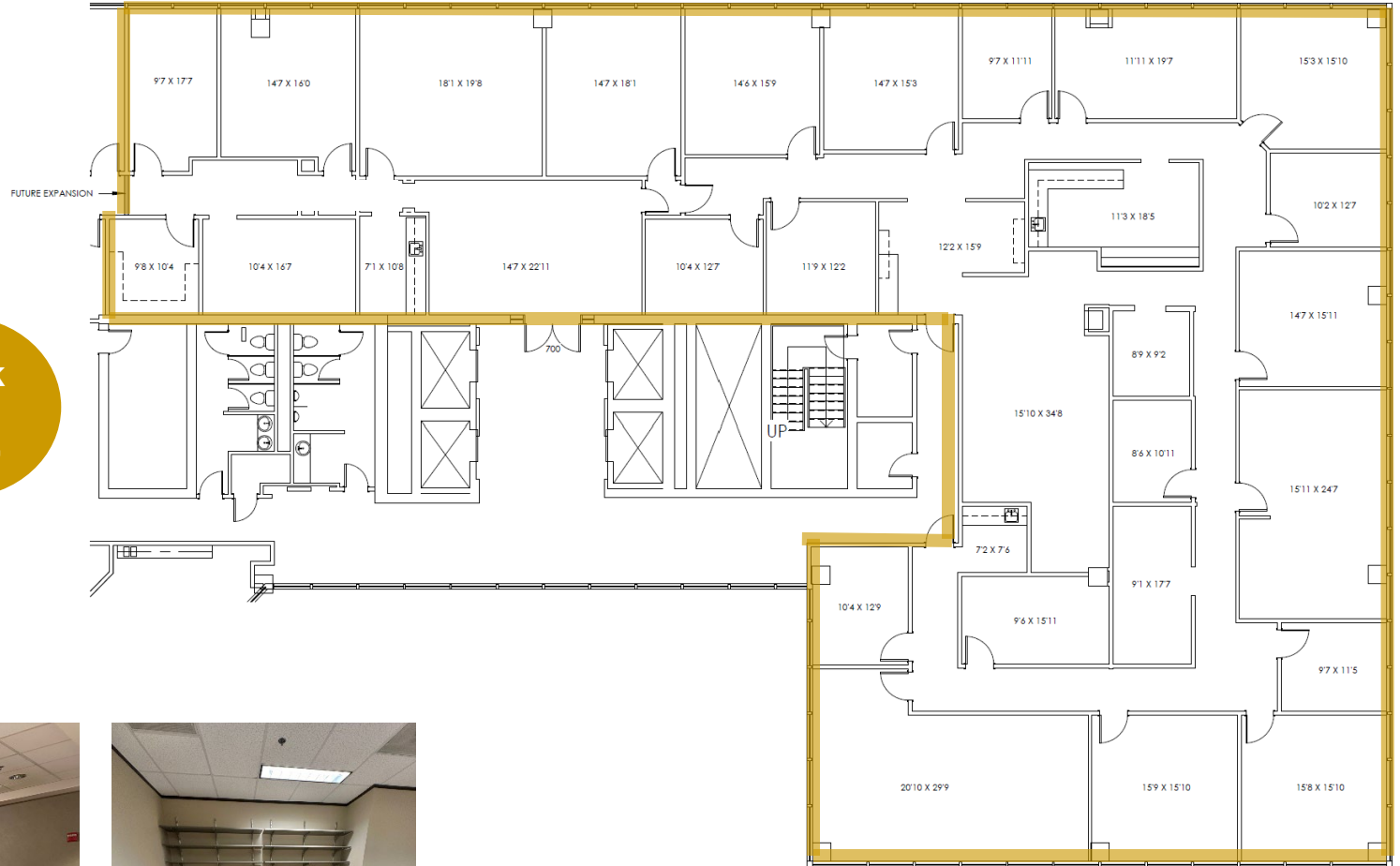


**STE  
700**

**9,222 RSF**

- QUALITY FINISHES
- EXCELLENT VIEWS
- PRIVATE OFFICES

**Click  
to  
Tour**



**[JG]** THE JORDAN GROUP  
interiors | planning | design

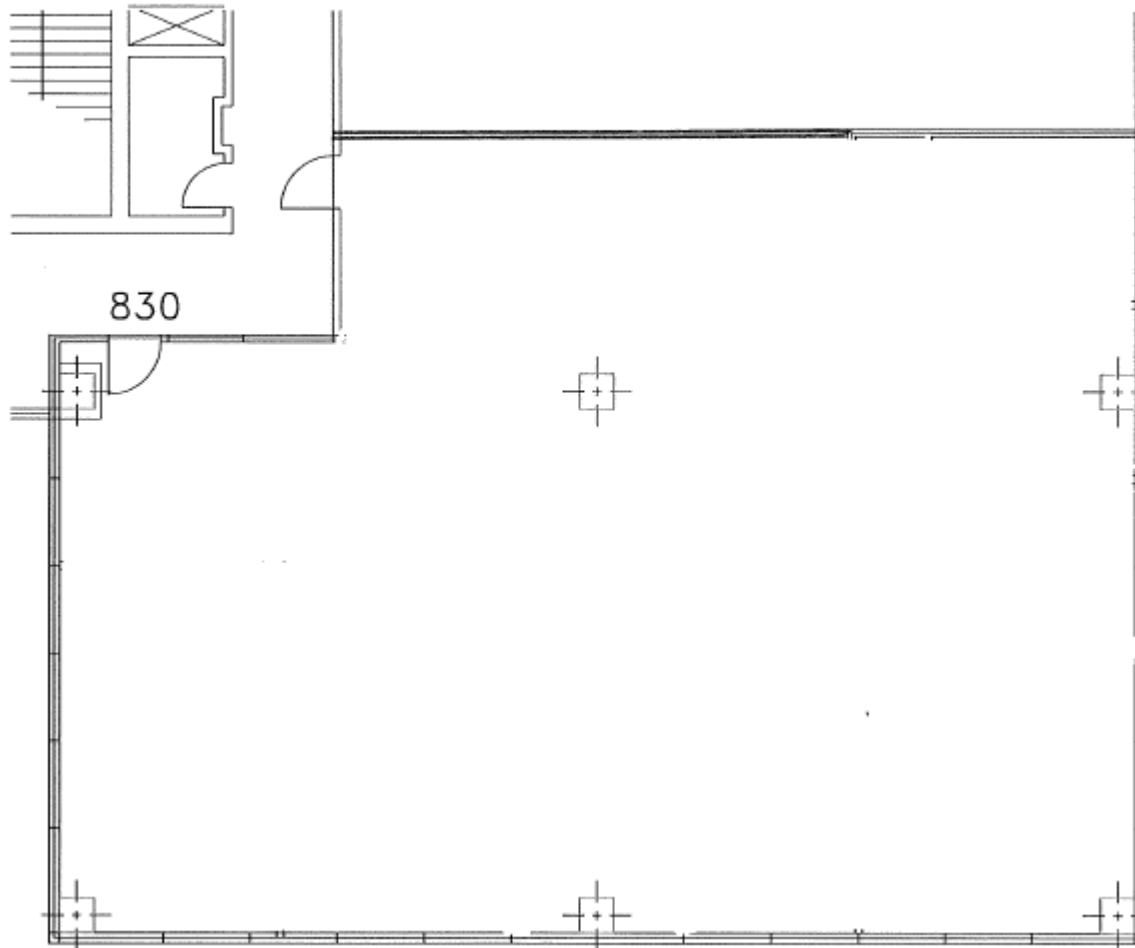
**SULLIVAN**  
COMMERCIAL REALTY  
200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

**PETE TASSOS**  
210 910 4233  
ptassos@sullivansa.com

**STE  
830**

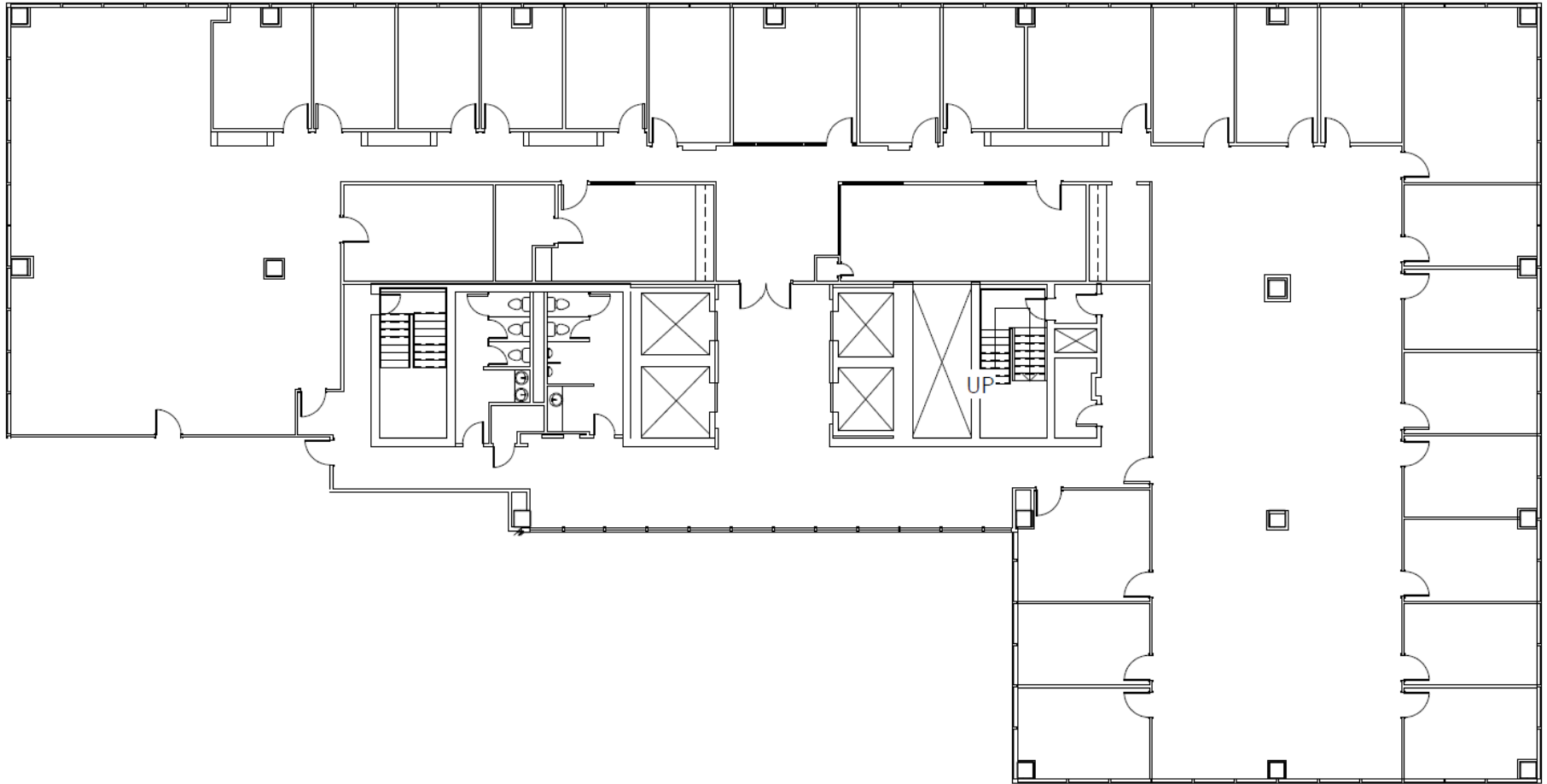
**3,761 RSF**

- WARM SHELL SPACE
- READY FOR CUSTOM BUILD-OUT
- DUAL ACCESS



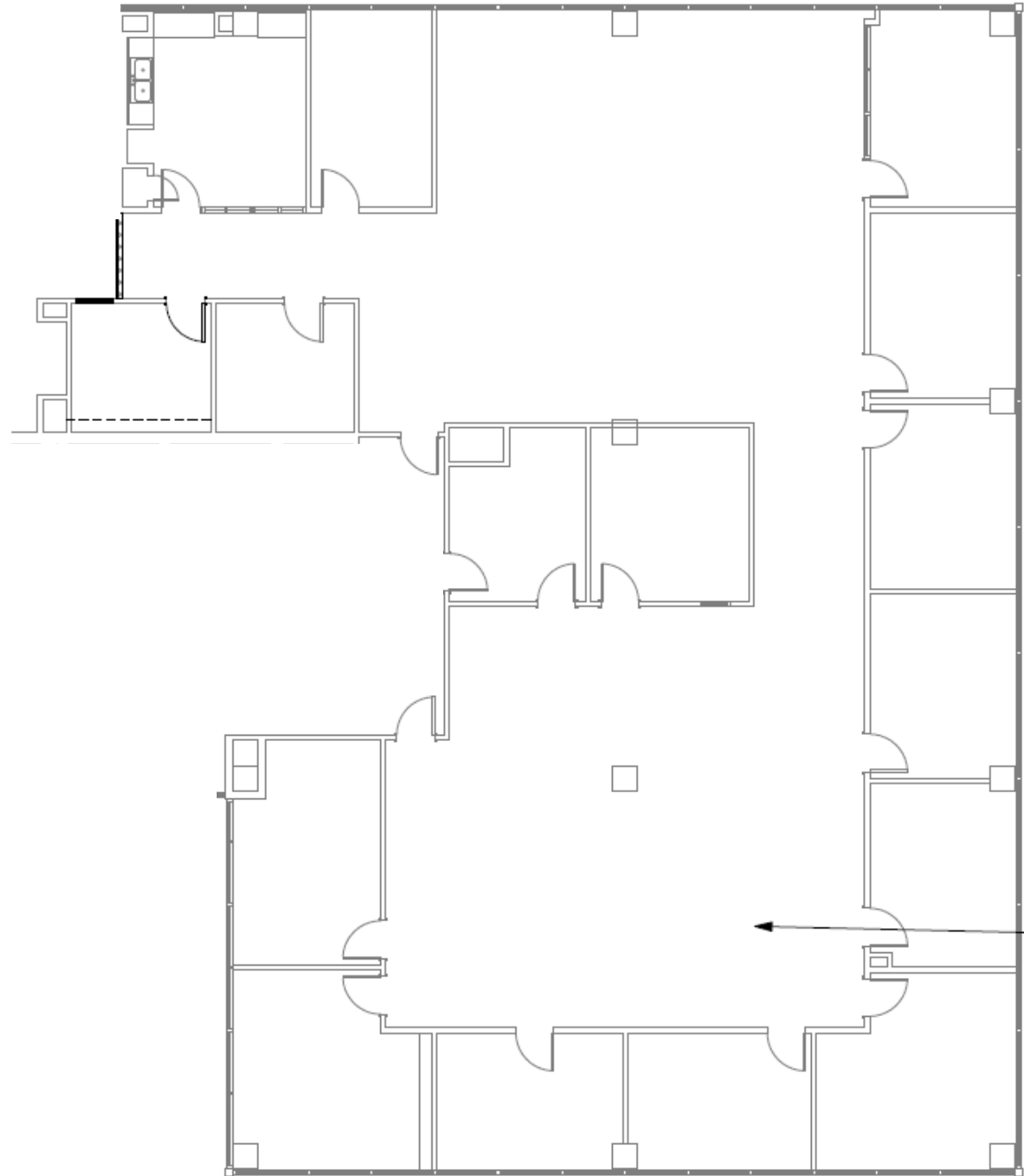
**STE  
905**

**11,644 RSF**



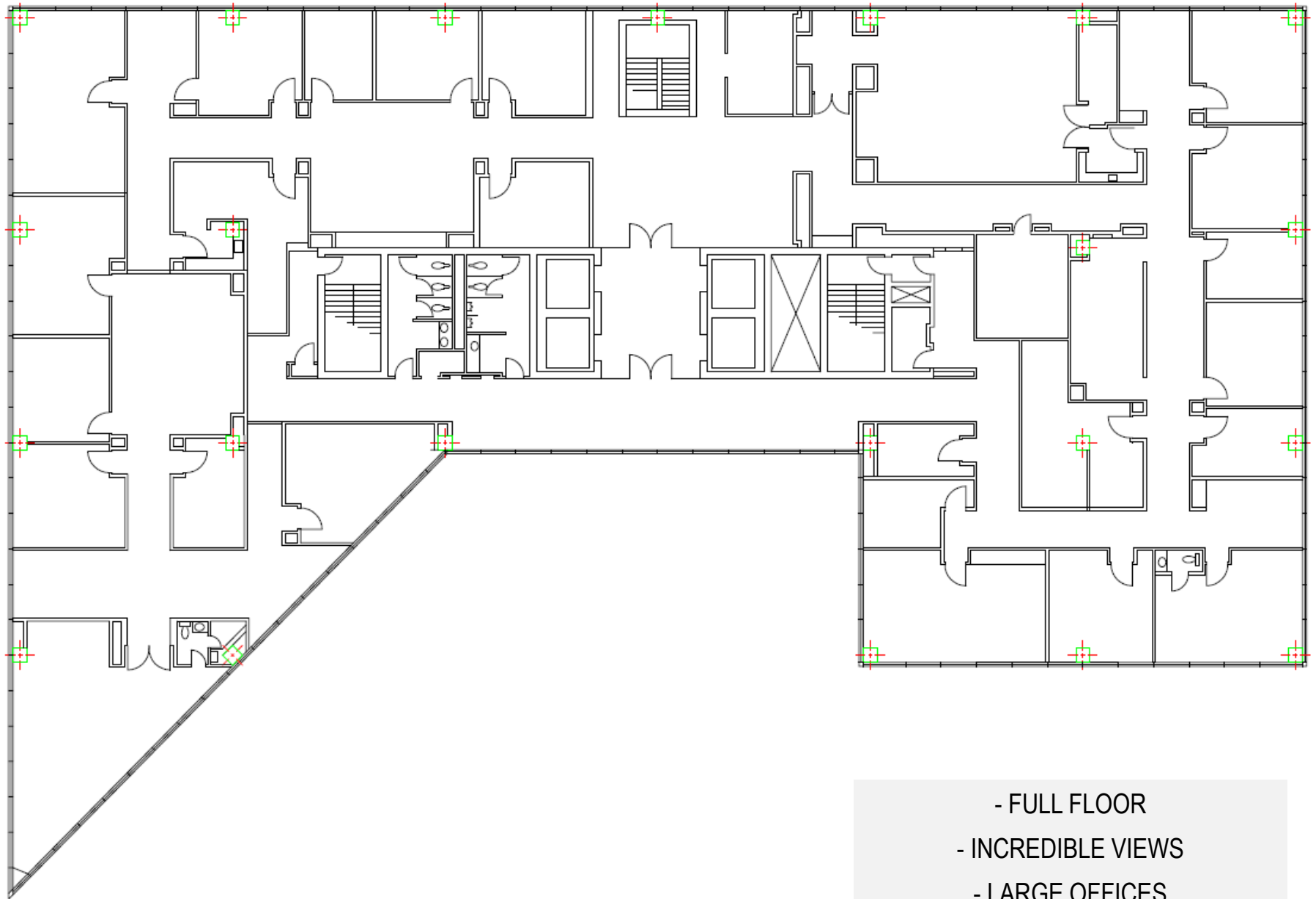
**STE  
1015**

**6,556 RSF**



**STE  
11TH**

**14,594 RSF**



- FULL FLOOR
- INCREDIBLE VIEWS
- LARGE OFFICES
- MULTIPLE CONFERENCE ROOMS



# 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.

| SULLIVAN COMMERCIAL REALTY   | 491694      |  | 210-341-9292 |
|--|-------------|--|--------------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email  | Phone        |
| James E. Sullivan, Jr., Broker                                     | 347973      | <a href="mailto:jsullivan@sullivansa.com">jsullivan@sullivansa.com</a> | 210-910-4234 |
| Designated Broker of Firm  | License No. | Email  | Phone        |
| Pete Tassos, Broker  | 488379      | <a href="mailto:ptassos@sullivansa.com">ptassos@sullivansa.com</a>     | 210-910-4233 |
| Zach Davis, Broker   | 555684      | <a href="mailto:zdavis@sullivansa.com">zdavis@sullivansa.com</a>       | 210-910-4239 |
| Connor Dziuk, Sales Agent  | 779545      | <a href="mailto:cdziuk@sullivansa.com">cdziuk@sullivansa.com</a>       | 210-910-4235 |
| Sales Agent/Associate's Name                                       | License No. | Email  | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date