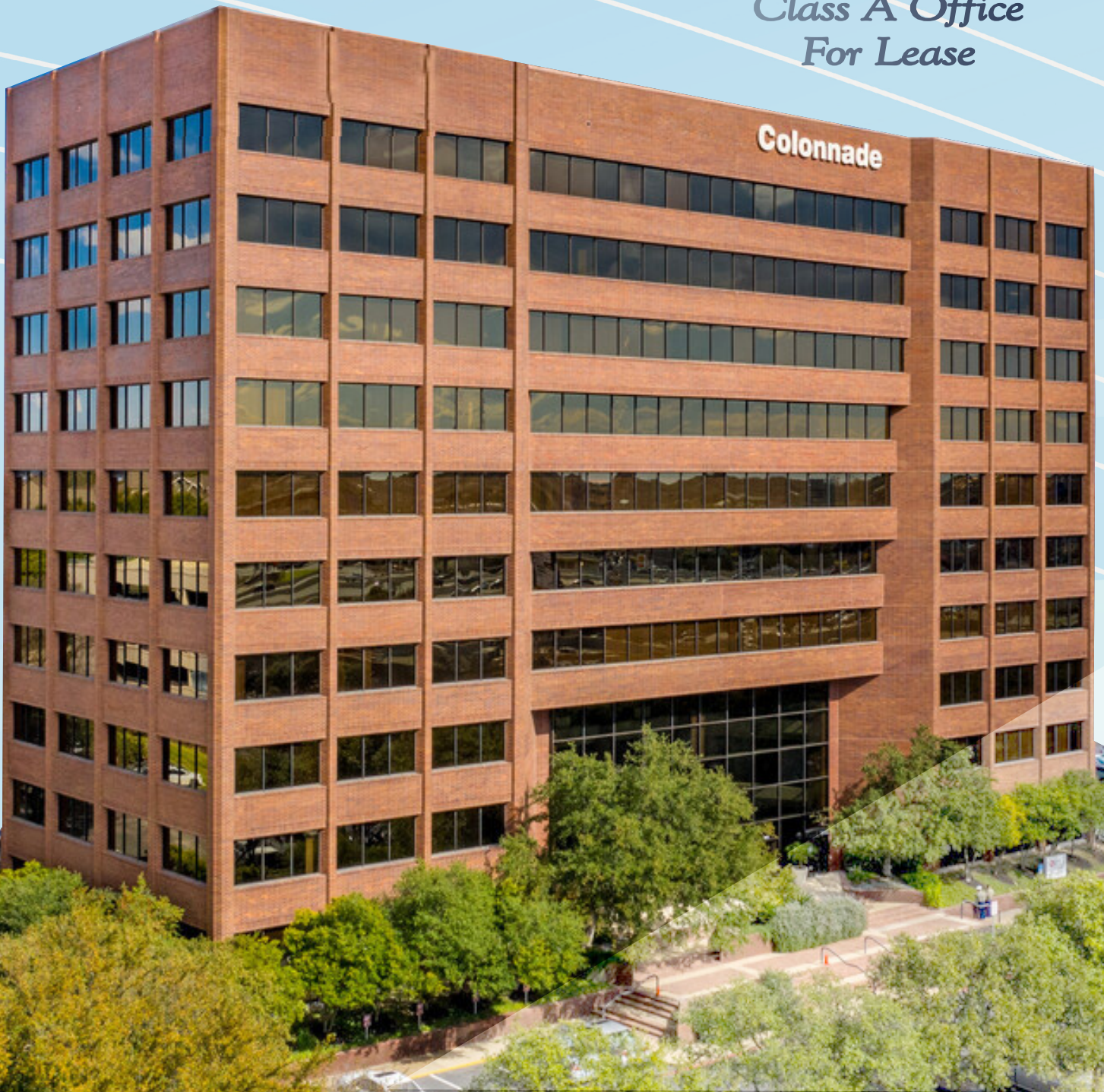


# COLONNADE

9901 W IH-10, SAN ANTONIO, TX 78230

*Class A Office  
For Lease*



# COLONNADE / OVERVIEW

9901 W IH-10, SAN ANTONIO, TX 78230



6.5.26

<b>BUILDING SIZE:</b>	168,255 RSF
<b>RENTAL RATE:</b>	\$18.50 SF / NNN
<b>STORIES:</b>	10 STORIES
<b>PARKING RATIO:</b>	4.0/1,000 SF

The Colonnade is a prominent, Class A office building conveniently located directly on the IH-10 corridor that offers superior visibility and access in the *Northwest submarket*.

## Overview

- Superior visibility and location in the Northwest
- Abundant walkable amenities
- Convenient access from IH-10
- Covered garage parking and surface parking
- Building conference and training rooms
- Signage opportunities
- On-site property management
- On-site security
- Building deli on first floor
- On-site fitness center with showers and towel service

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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**Hayley Ruggles**  
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hruggles@endurasa.com



# COLONNADE / AVAILABLE SPACE

9901 W IH-10, SAN ANTONIO, TX 78230



The Colonnade is a prestigious ten-story class A office building. It is located in a mixed use development offering retail, restaurant, hospitality and residential conveniences to its' tenants. There are 596 parking spaces, 348 spaces being located in the 3-story attached garage and 248 spaces available as surface parking.

CLICK ON SUITE NUMBER TO VIEW FLOOR PLAN

**Suite 920:** 4,789 SF

**Suite 775:** 2,844 SF

**Suite 610:** 1,237 SF

**Suite 540:** 1,711 SF; **Suite 535:** 2,864 SF

**Suite 430:** 1,650 SF (Available 12/1/26); **Suite 440:** 1,581 SF

**Suite 250:** 1,295 SF (Available 12/1/26)

**Suite 100:** 5,952 SF; **Suite 101:** 3,726 SF



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# COLONNADE / PHOTOS

9901 W IH-10, SAN ANTONIO, TX 78230



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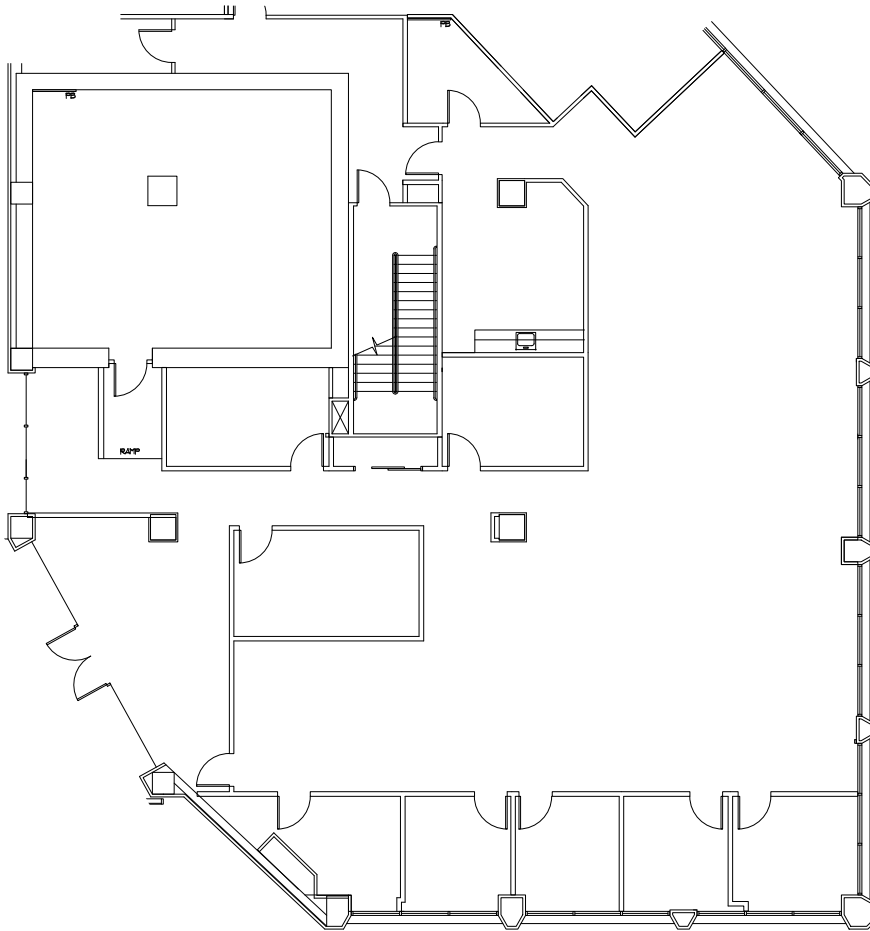


# COLONNADE / FLOOR PLANS

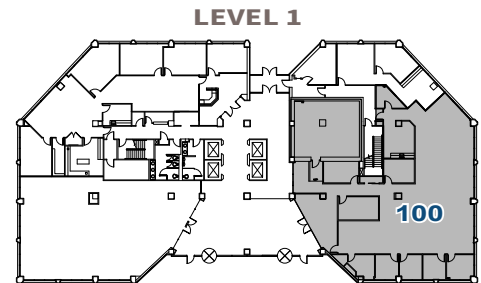
9901 W IH-10, SAN ANTONIO, TX 78230

## 1ST FLOOR

<<Back to Availabilities>>



**SUITE 100**  
5,952 SF  
VACANT



[ LOCATION MAP ]

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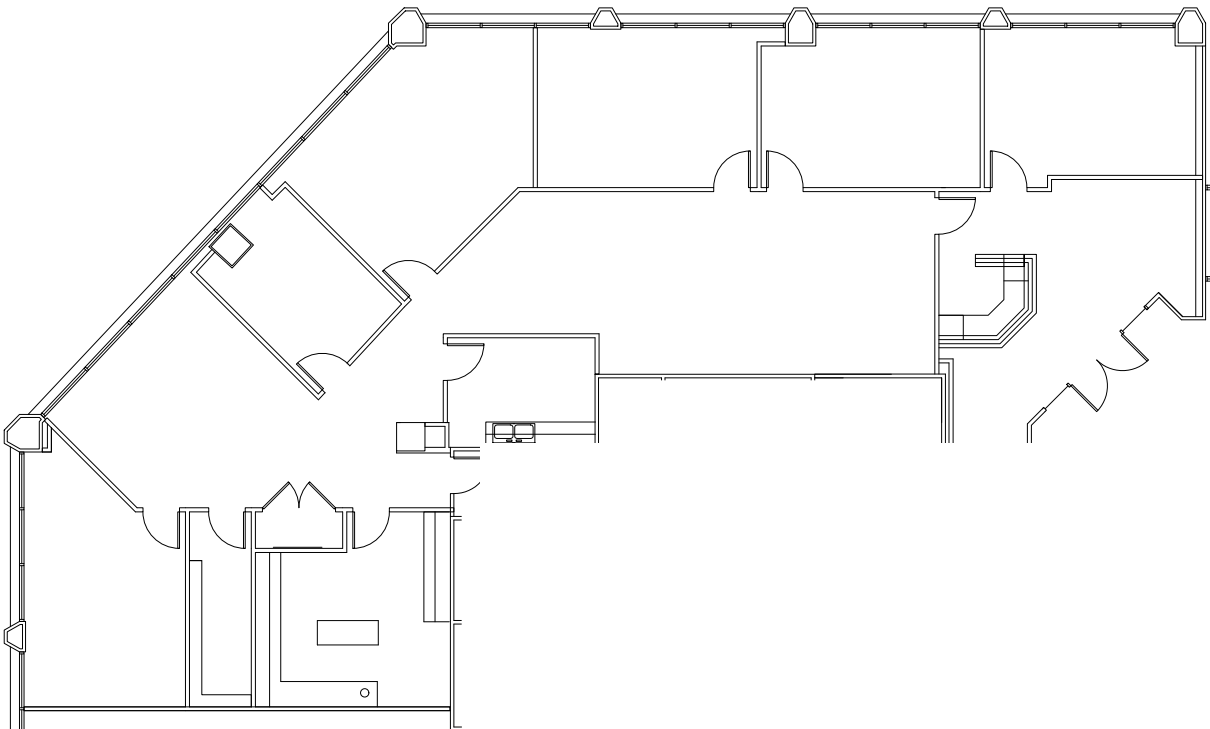


# COLONNADE

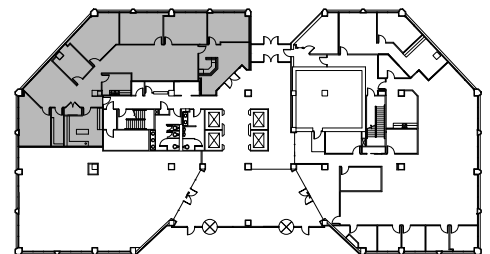
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## 1ST FLOOR

[<<Back to Availabilities>>](#)



**SUITE 101**  
3,726 SF  
VACANT



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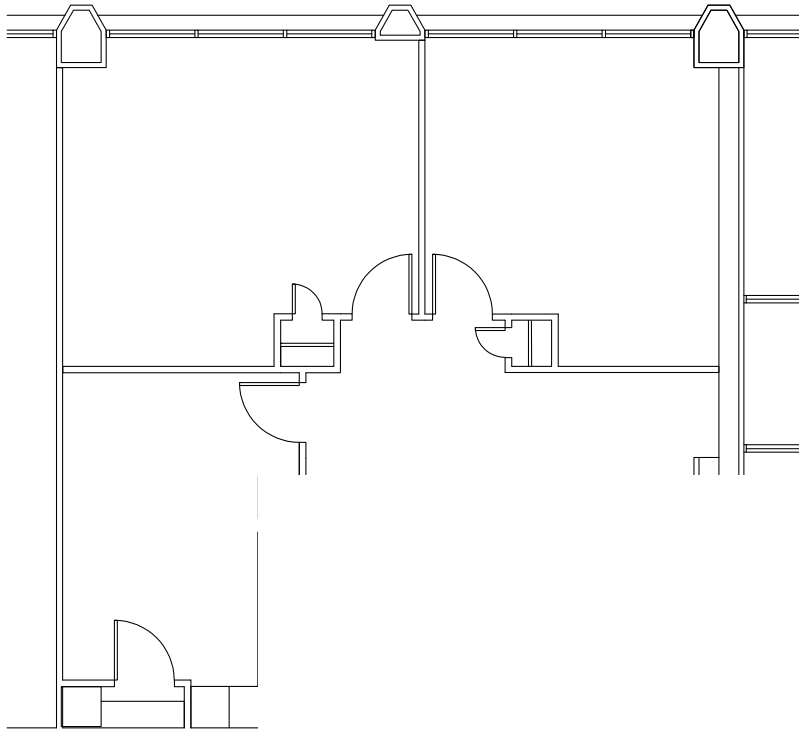


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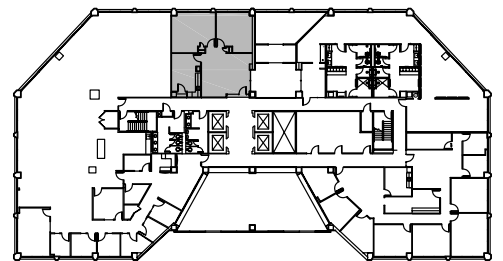
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## 2ND FLOOR

[<<Back to Availabilities>>](#)



**SUITE 250**  
1,295 SF



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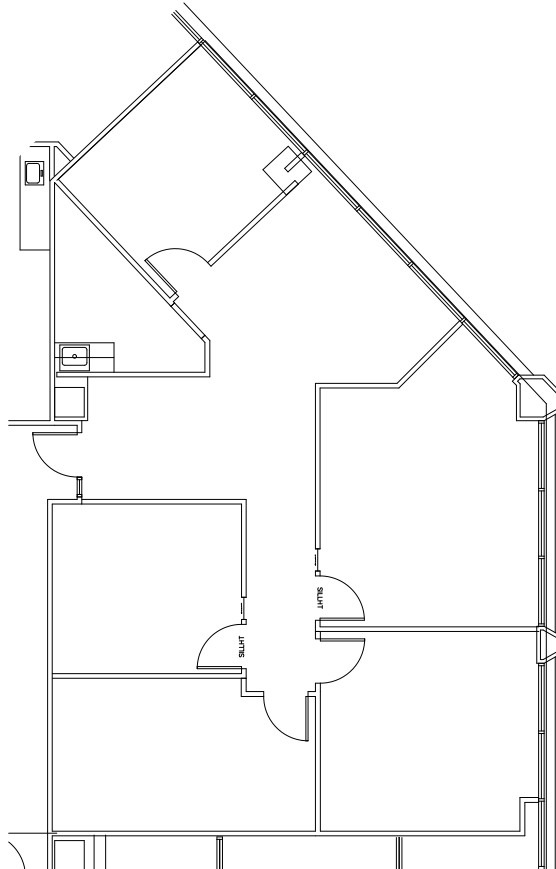


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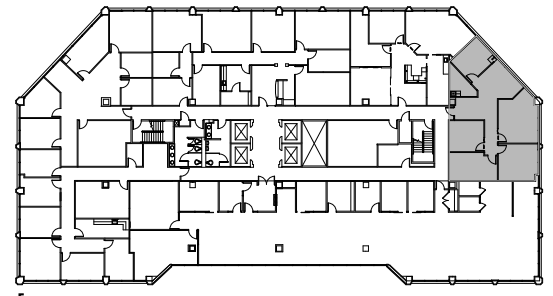
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## 4TH FLOOR

[<<Back to Availabilities>>](#)



**SUITE 430**  
1,650 SF



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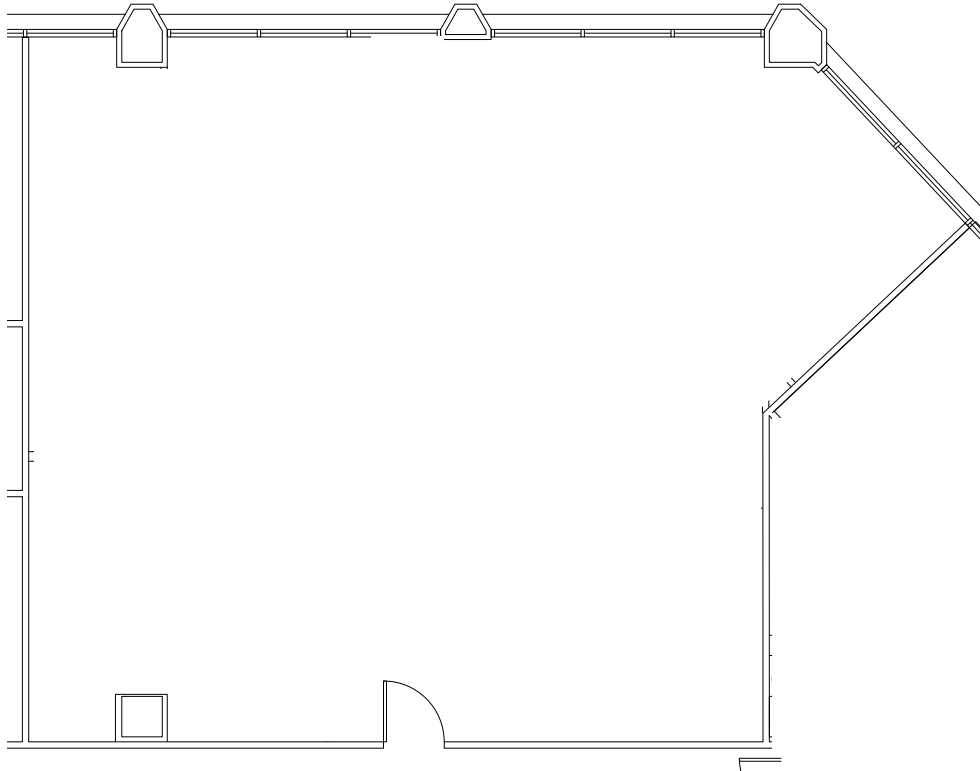
# COLONNADE / FLOOR PLANS

9901 W IH-10, SAN ANTONIO, TX 78230

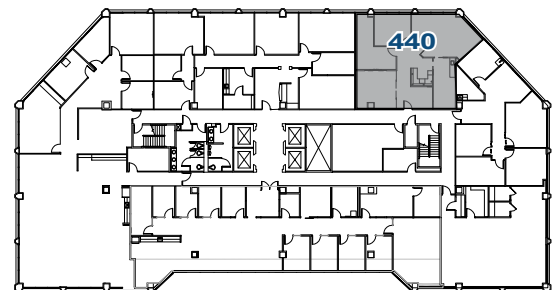
## 4TH FLOOR

[<<Back to Availabilities>>](#)

**SUITE 440**  
1,581 SF  
VACANT



## LEVEL 4



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# COLONNADE / FLOOR PLANS

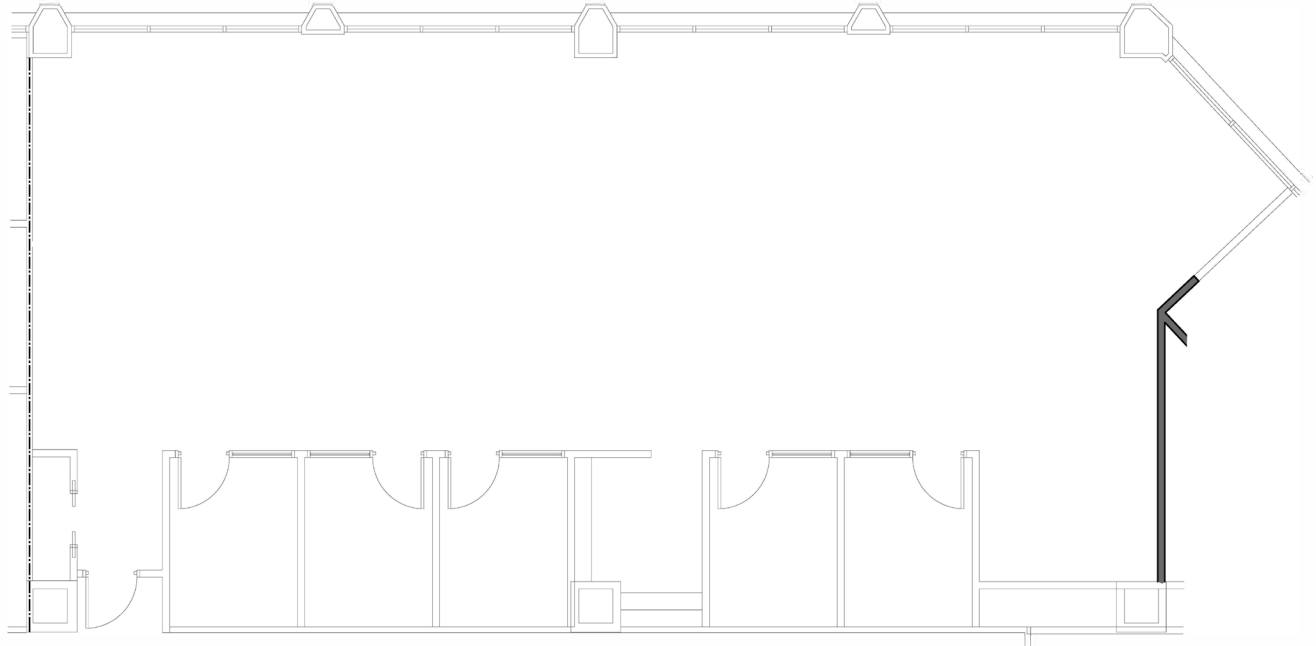
9901 W IH-10, SAN ANTONIO, TX 78230

## 5TH FLOOR

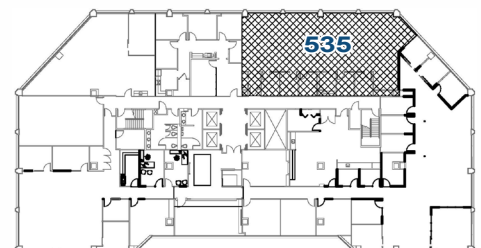
<<Back to Availabilities>>

### SUITE 535

2,864 SF



### LEVEL 5



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# COLONNADE / FLOOR PLANS

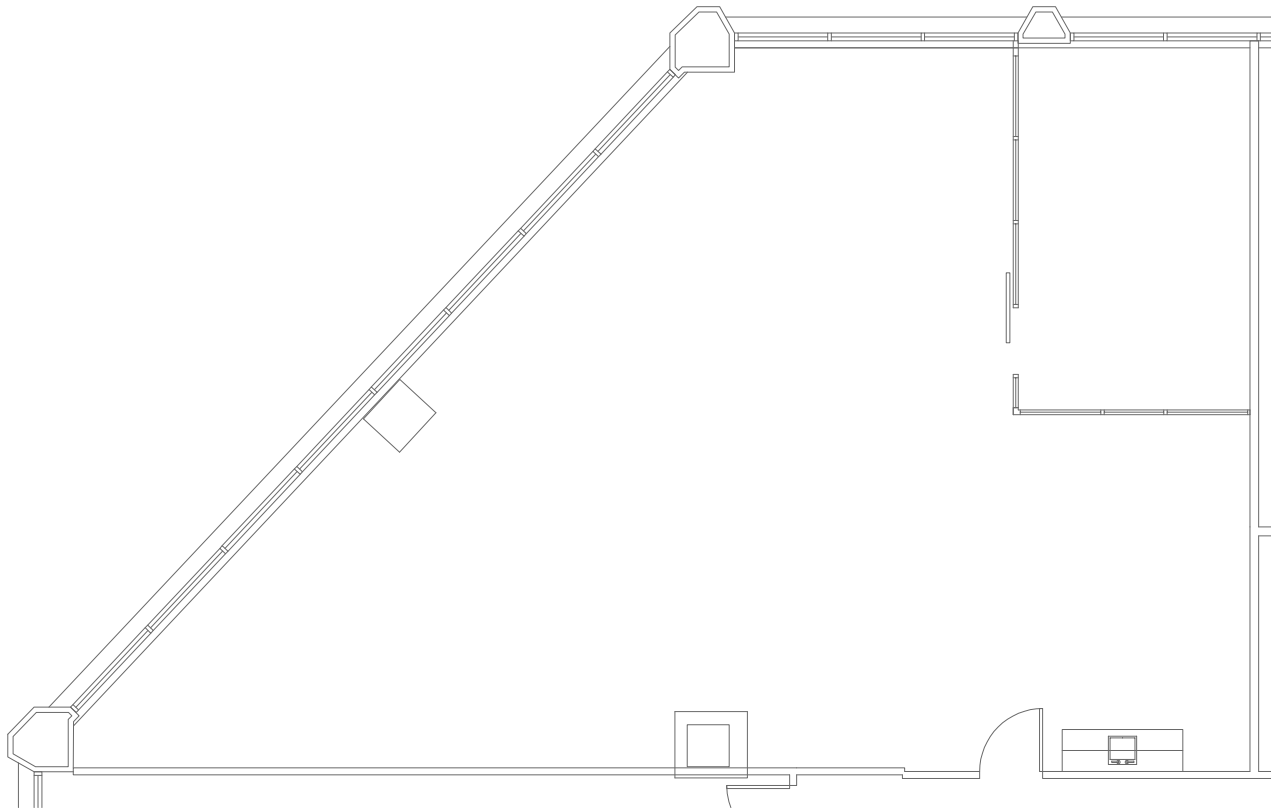
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## SUITE 540

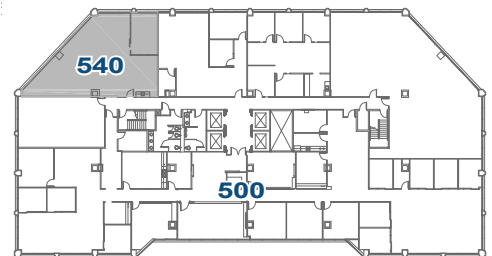
1,711 SF  
VACANT

## 5TH FLOOR

<<Back to Availabilities>>



## LEVEL 5



[LOCATION MAP]

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# COLONNADE

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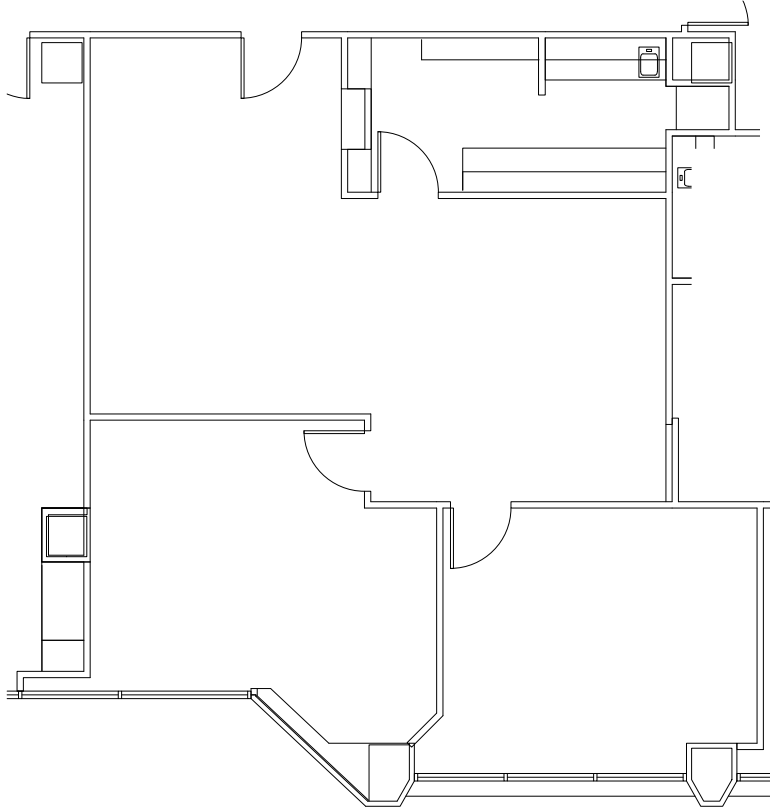
## 6TH FLOOR

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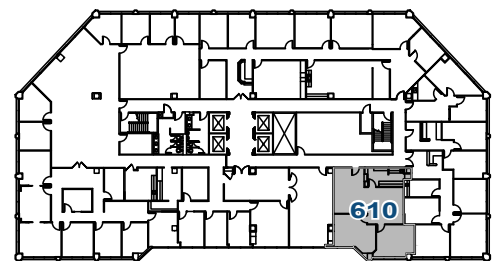
### SUITE 610

1,237 SF

VACANT



### LEVEL 6



[ LOCATION MAP

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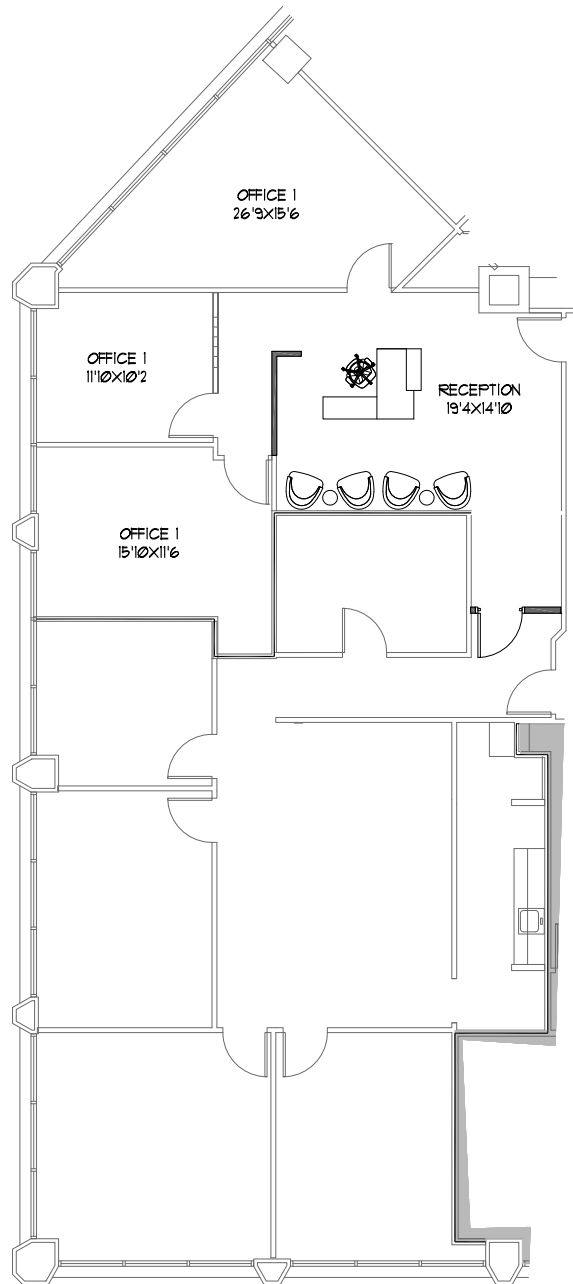
**Hayley Ruggles**  
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hruggles@endurasa.com



# COLONNADE

9901 W IH-10, SAN ANTONIO, TX 78230

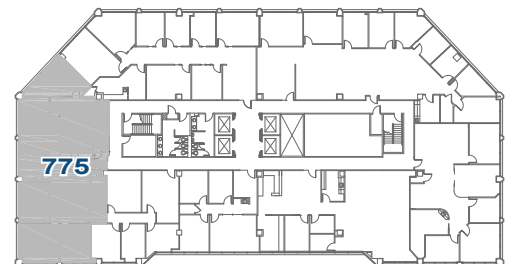
**SUITE 775**  
2,844 SF



**7TH FLOOR**

[<<Back to Availabilities>>](#)

**LEVEL 7**



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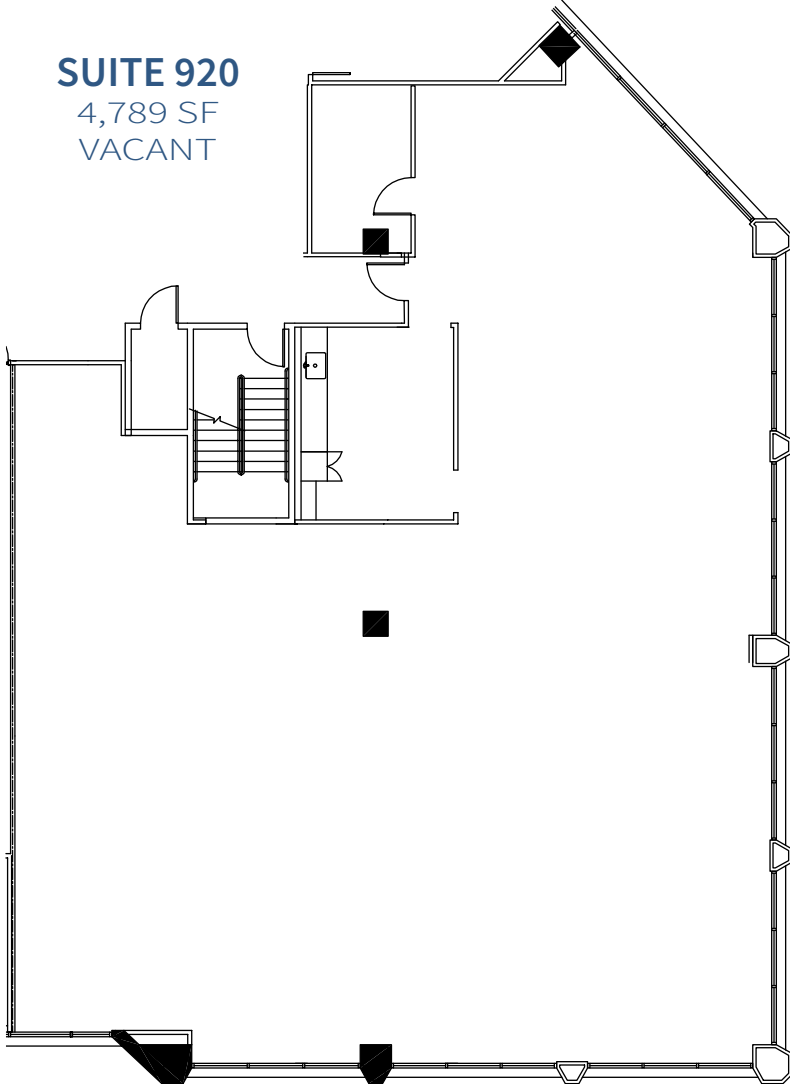
# COLONNADE / FLOOR PLANS

9901 W IH-10, SAN ANTONIO, TX 78230

## 9TH FLOOR

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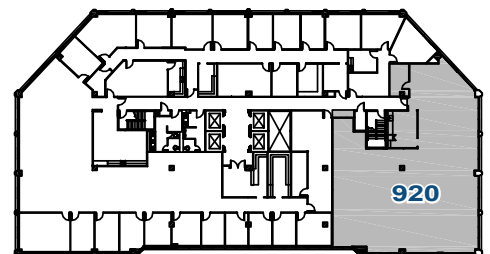
**SUITE 920**  
4,789 SF  
VACANT



Click to View  
360° Tour



### LEVEL 9



[ LOCATION MAP

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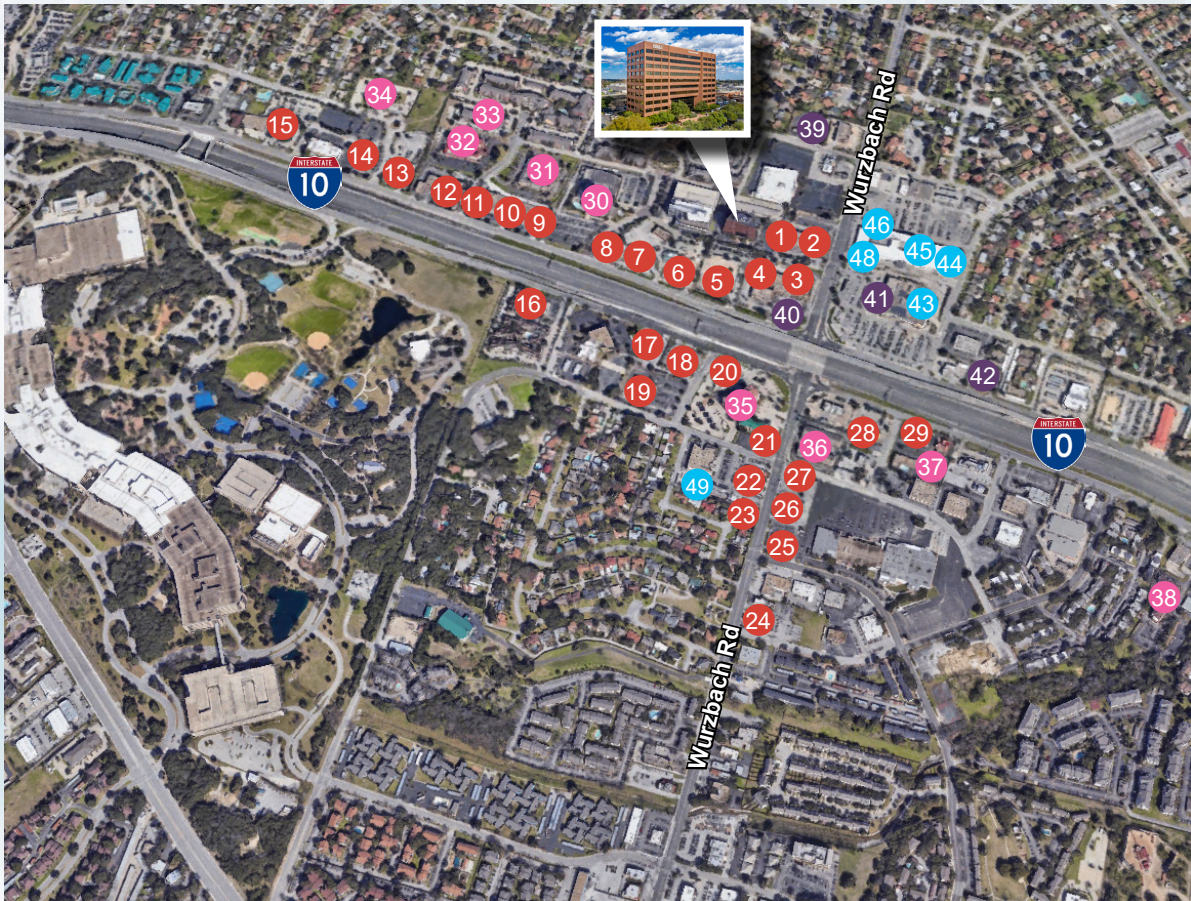
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# COLONNADE / AMENITIES

9901 W IH-10, SAN ANTONIO, TX 78230



DINING		
1. Zedric's Health	16. Alamo Cafe	
2. Sushi Zushi	17. Chester's Hamburgers	
3. Surfing Crab	18. Mama Margies	
4. Fuddruckers	19. Asian Star Buffet	
5. 54th Street	20. Embers Wood Fire Grill	
6. IHOP	21. Pizza Hut	
7. Wasabi Sushi	22. Pasha Mediterranean	
8. Jason's Deli	23. Zaatar Lebaness Grill	
9. Basil Mediterra-	24. Bill Millers	
10. Firehouse Subs	25. Taco Bell	
11. The Honey Baked	26. Jack in the Box	
12. First Watch	27. Wendy's	
13. The Country Line	28. McDonald's	
14. Sea Island Shrimp	29. Denny's	
15. Pappasito's		

LODGING
30. The Westin S.A North
31. Sonesta ES Suites
32. Homewood Suites
33. Extended Stay America
34. Hyatt Place
35. Drury Inn & Suites
36. Motel 6
37. Baymont By Wyndham
38. Sonesta Simply Suites

BANKING
39. Frost Bank
40. Well's Fargo
41. Generations FCU
42. Security Service

GROCERY/RETAIL
43. H.E.B
44. Big Lots
45. Auto Zone
46. The UPS Store
47. Man Pasand International
48. Ali Baba International

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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.

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paul Barker	467930	pbarker@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



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2-10-2025



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- **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):

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- 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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Hayley Ruggles	654513	hruggles@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date