



BANDERA BUSINESS PARK

5504 Bandera Rd, San Antonio, TX 78238

For Lease



Building 4



Building 5

BUILDING HIGHLIGHTS:

- 1-3 Months free rent available
- Asset Size: ±114,994 sf / 7 Buildings
- Availability: 1,253 SF up to 6,024 SF
- Parking: 4.0/1,000
- Clear Height: 14'
- Grade level loading
- 100% of brokerage commission paid upon lease execution

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Overview

LOCATION: Northwest Submarket

RENTAL RATE: \$10.50 - \$12.00 PSF

ANNUAL OPEX: \$5.32 PSF

**LANDLORD ASSUMES ALL
HVAC RESPONSIBILITY:** \$0.20 PSF



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.



Building 1



Building 3



Suite 400 - Warehouse

6.17.26



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

ALBERT MCNEEL, SIOR
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amcneel@endurasa.com

WALKER PETTY
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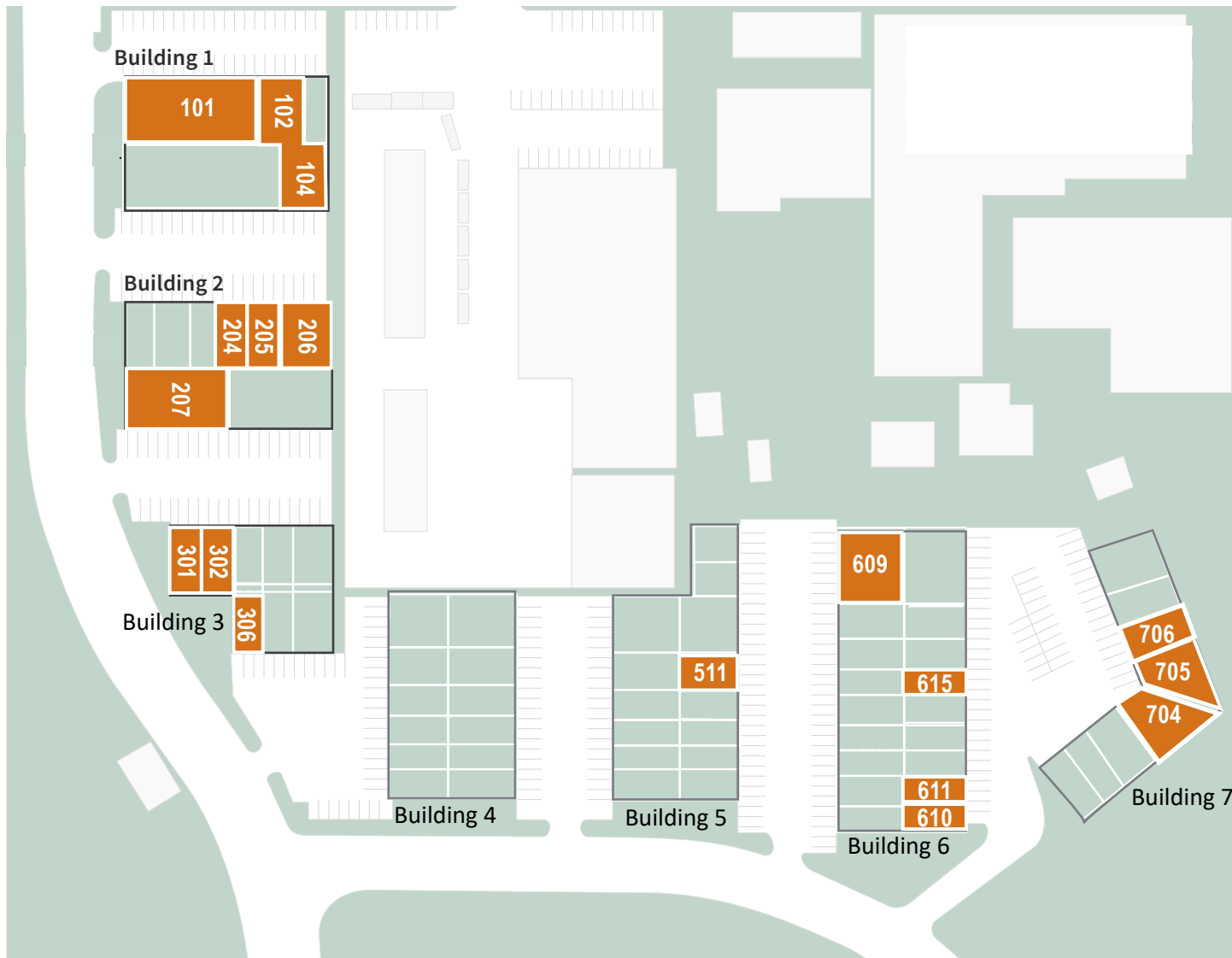


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Site Plan



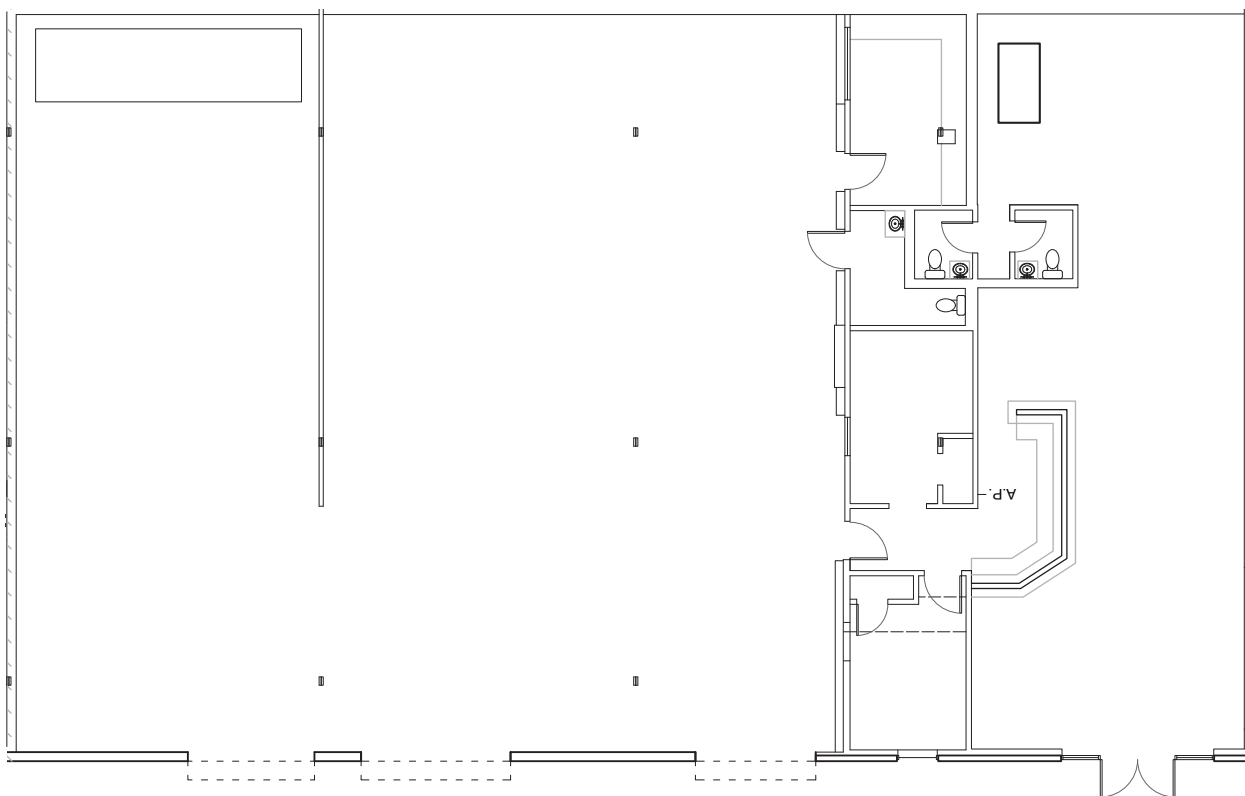
AVAILABILITY		
SUITE	SF	
101	6,024	
102 & 104	3,967	
204	1,253	
205	1,257	
206	1,793	
207	3,770	Available - 10/2026
301	1,292	
302	1,273	
306	1,531	
511	1,265	
609	2,059	
610	1,291	
611	1,270	
615	1,270	
704	2,224	
705	2,206	
706	1,543	

BANDERA BUSINESS PARK

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Floor Plan



BUILDING 1 / SUITE 101

Grade Level Door(s)	3
Office:	±1,998 SF
Warehouse:	±4,026 SF
Total:	±6,026 SF

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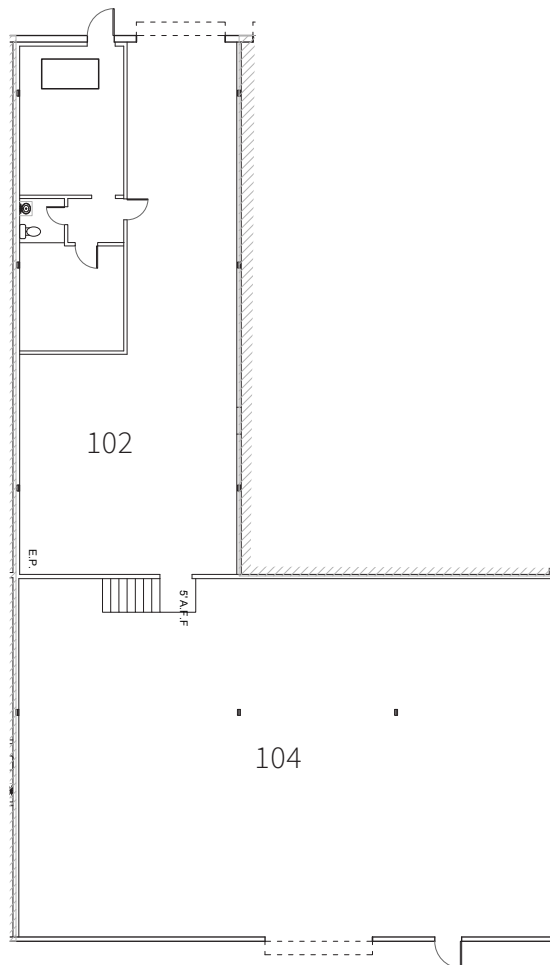


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Floor Plan



BUILDING 1 / SUITE 102 & 104

Grade Level Door(s)	1
Office:	±440 SF
Warehouse:	±3,527 SF
Total:	±3,967 SF

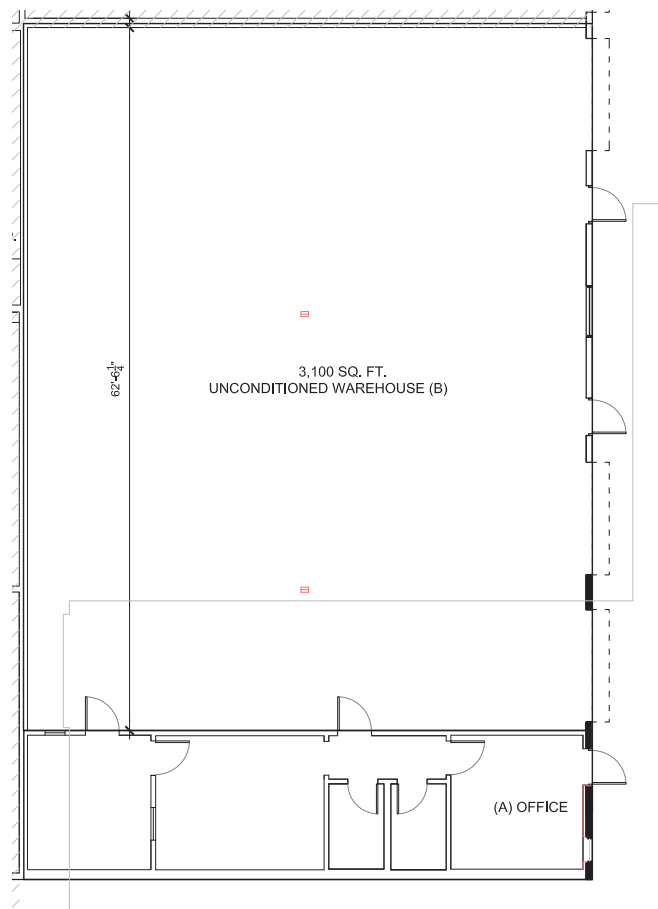
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Floor Plan



BUILDING 2 / SUITE 207 (Available - 10/2026)

Grade Level Door(s)	1
Office:	±670 SF
Warehouse:	±3,100 SF
Total:	±3,770 SF

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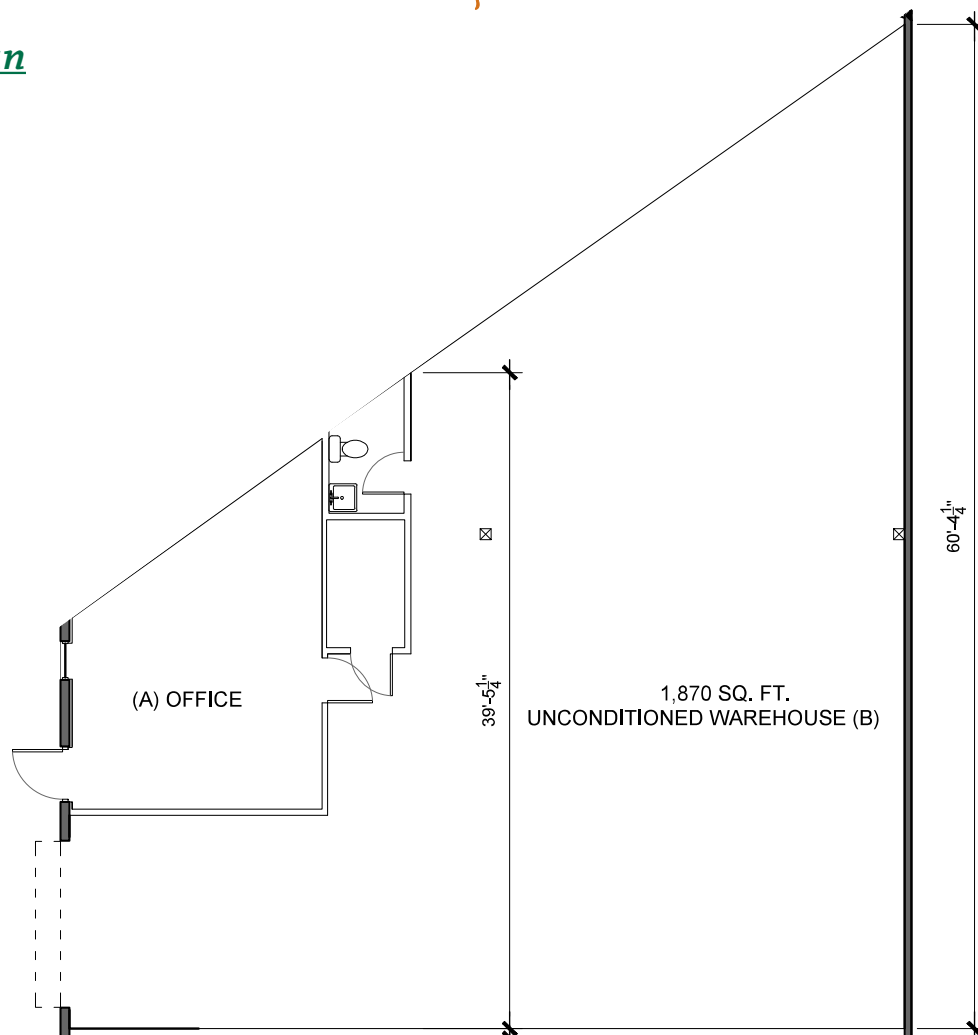


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Floor Plan



BUILDING 7 / SUITE 704

Grade Level Door(s)	1
Office:	±354 SF
Warehouse:	±1,870 SF
Total:	±2,224 SF

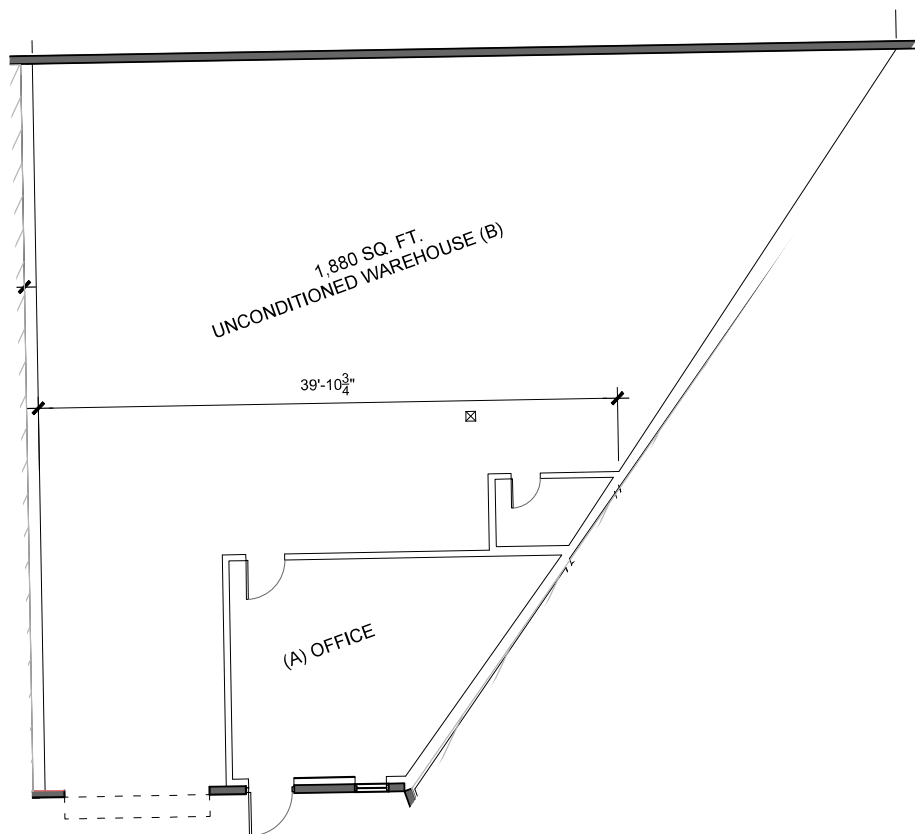
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Floor Plan



BUILDING 7 / SUITE 705

Grade Level Door(s)	1
Office:	±326 SF
Warehouse:	±1,880 SF
Total:	±2,206 SF

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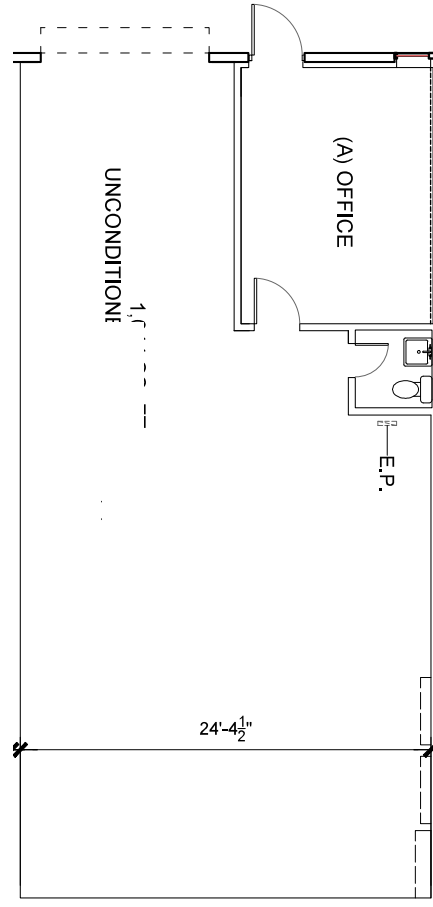
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Floor Plan

BASIC LAYOUT OF ADDITIONAL SUITES

Suite 204
Suite 205
Suite 206
Suite 301
Suite 302
Suite 306
Suite 511
Suite 609
Suite 610
Suite 611
Suite 615
Suite 706



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5504 Bandera Rd, San Antonio, TX 78238



Drive Time

To San Antonio Airport: ± 15 minutes | ± 10 miles

To Downtown San Antonio: ± 18 minutes | ± 12 miles

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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
Albert McNeel	451316	amcneel@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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