NORTHWEST ATRIUM

11550 IH-10 West | San Antonio, Texas 78230

BUILT FOR BUSINESS

RECENTLY RENOVATED CLASS B BUILDING

Water Street PROPERTIES

FOR LEASE

Atrium Offices

NORTHWEST ATRIUM

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Northwest Atrium is a top-tier three-story, Class B+ Office Property located in the heart of San Antonio's vibrant Northwest submarket and San Antonio's South Texas Medical Center. The newly renovated building, situated on a 5-acre tract, offers 93,540 square feet with an impressive three-story common area atrium with skylights.

PROPERTY LOCATION

Conveniently located, Northwest Atrium has immediate access off of I-10 West frontage road at Vantage Way with easy access to major thoroughfares:

- 5 minutes to the South Texas Medical Center
- 10 minutes to Loop 1604
- 15 minutes to CBD and San Antonio International Airport

LEASING INFORMATION

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ABOUT THE PROPERTY

Northwest Atrium is a three-story office building consisting of approximately 93,540 square feet. The property is located immediately off IH-10 West at Vantage Way in Northwest San Antonio.

Typical Floor Size: 37,000 SF
Elevators: Two passenger cabs; One freight
Ceiling Height: 9' Floor to ceiling
Zoning: O-1 & C-3R

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PROPERTY HIGHLIGHTS

TENANT SUPPORT:

- New Building Ownership and On-Site Property Management Office with Responsive Staff and Building Maintenance Engineers

MODERN OFFICE SPACE:

- Move-In ready suite with above standard finishes
- Flexible custom floor plan with generous Tenant Improvement Allowances and free initial test fits

TENANT SERVICES:

- Nightly Janitorial, Day Porter Services
- 24-Hour Access with After Hours Card Control, On-Site Courtesy Attendant and 24-hour Monitored Surveillance Cameras
- Free Common Area Wi-Fi

FREE ON-SITE COVERED PARKING:

- Ample Employee and Visitor Parking at no cost
- 100 Surface, Carport and Handicap Spaces
- Parking Ratio 3.0/1,000 RSF

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AVAILABLE SUITES

FIRST FLOOR

Suite 186	1,226 RSF

SECOND FLOOR

Suite 232	1,632 RSF
Suite 274	1,491 RSF

THIRD FLOOR

Suite 340	3,030 RSF

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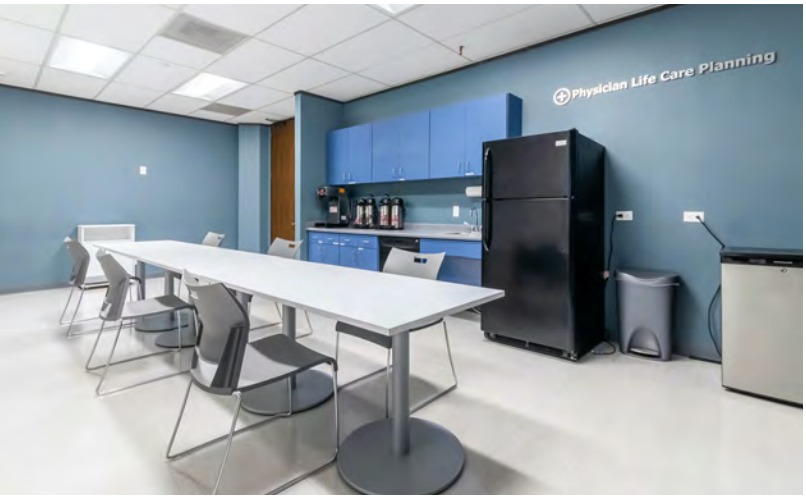

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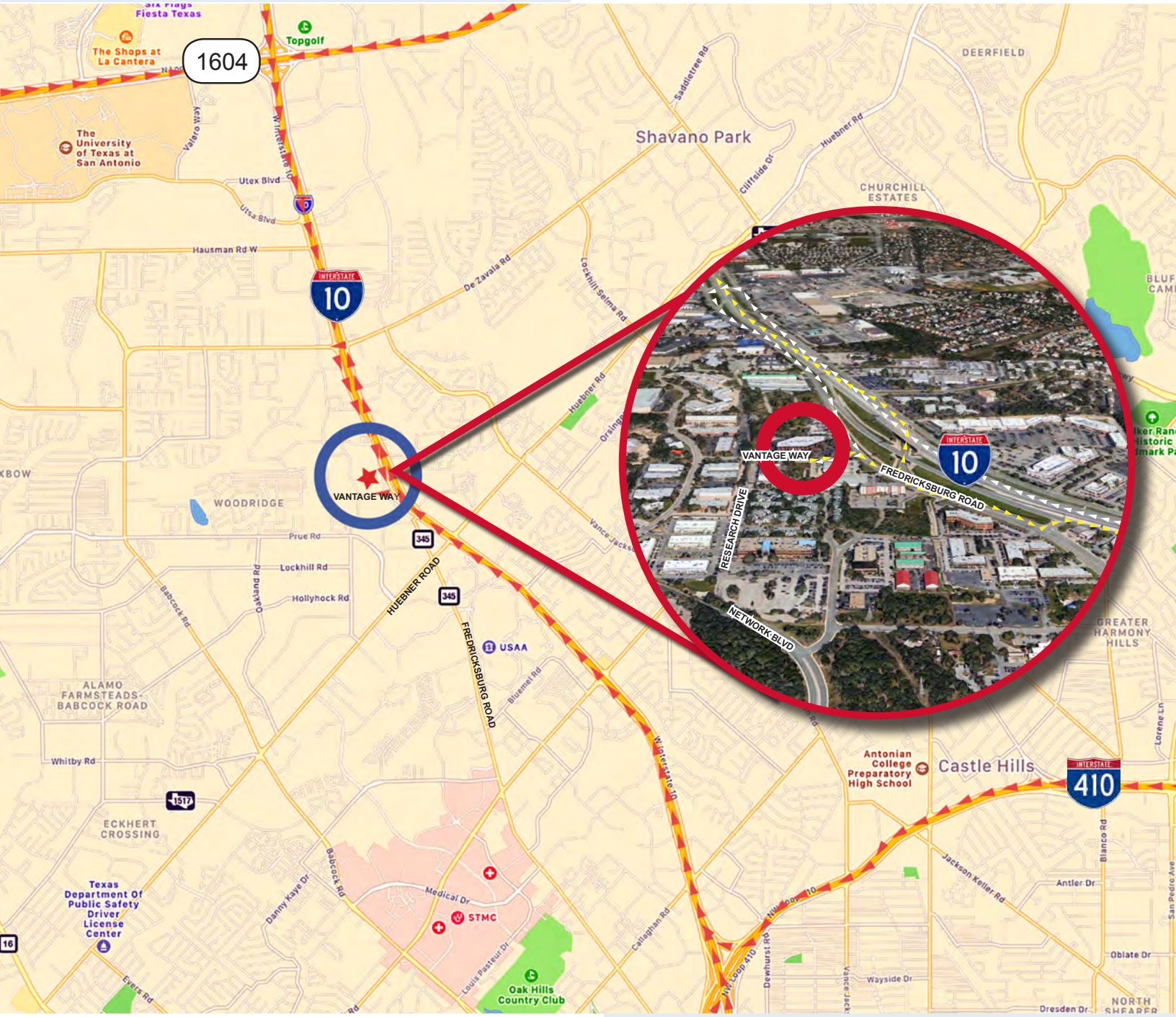

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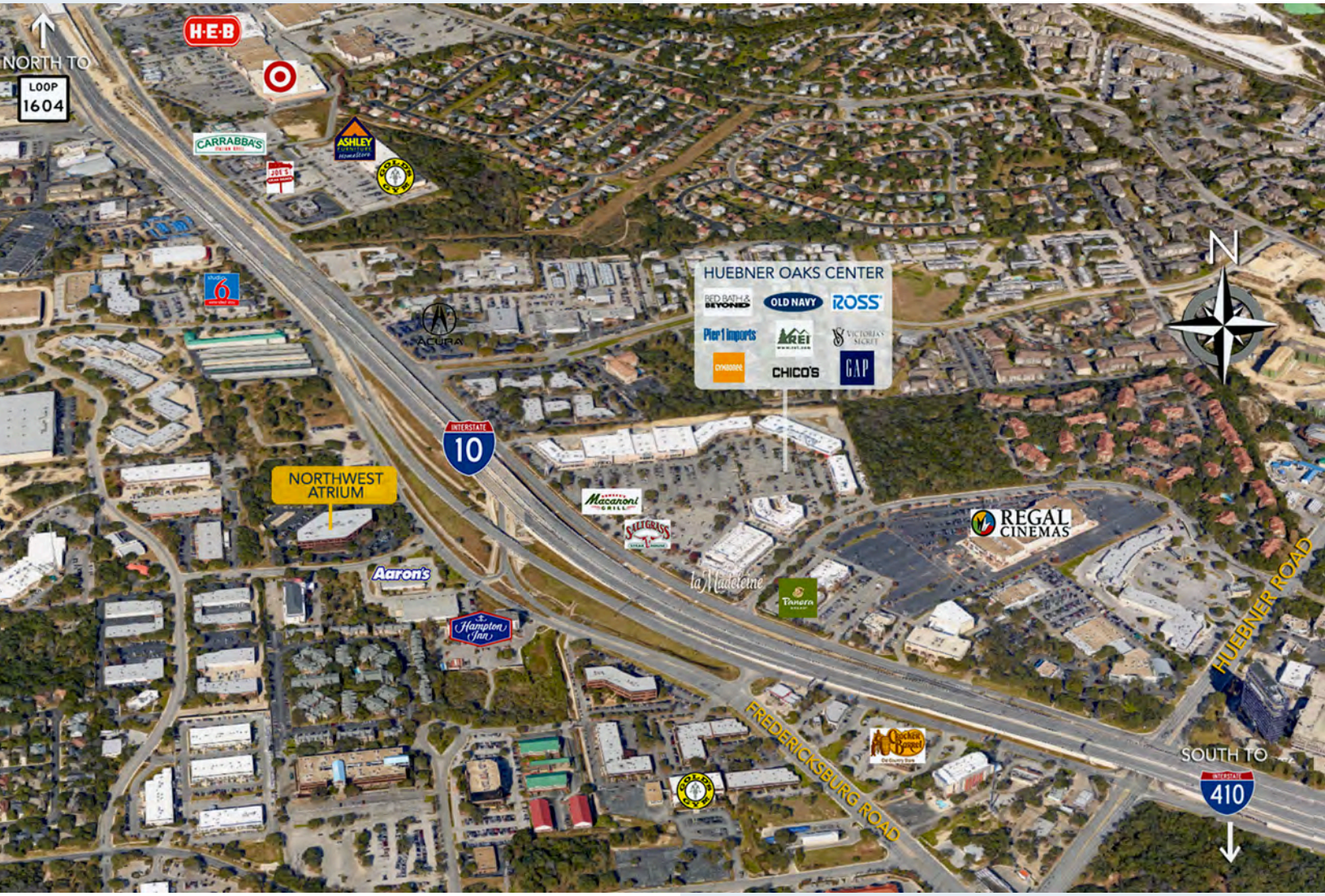

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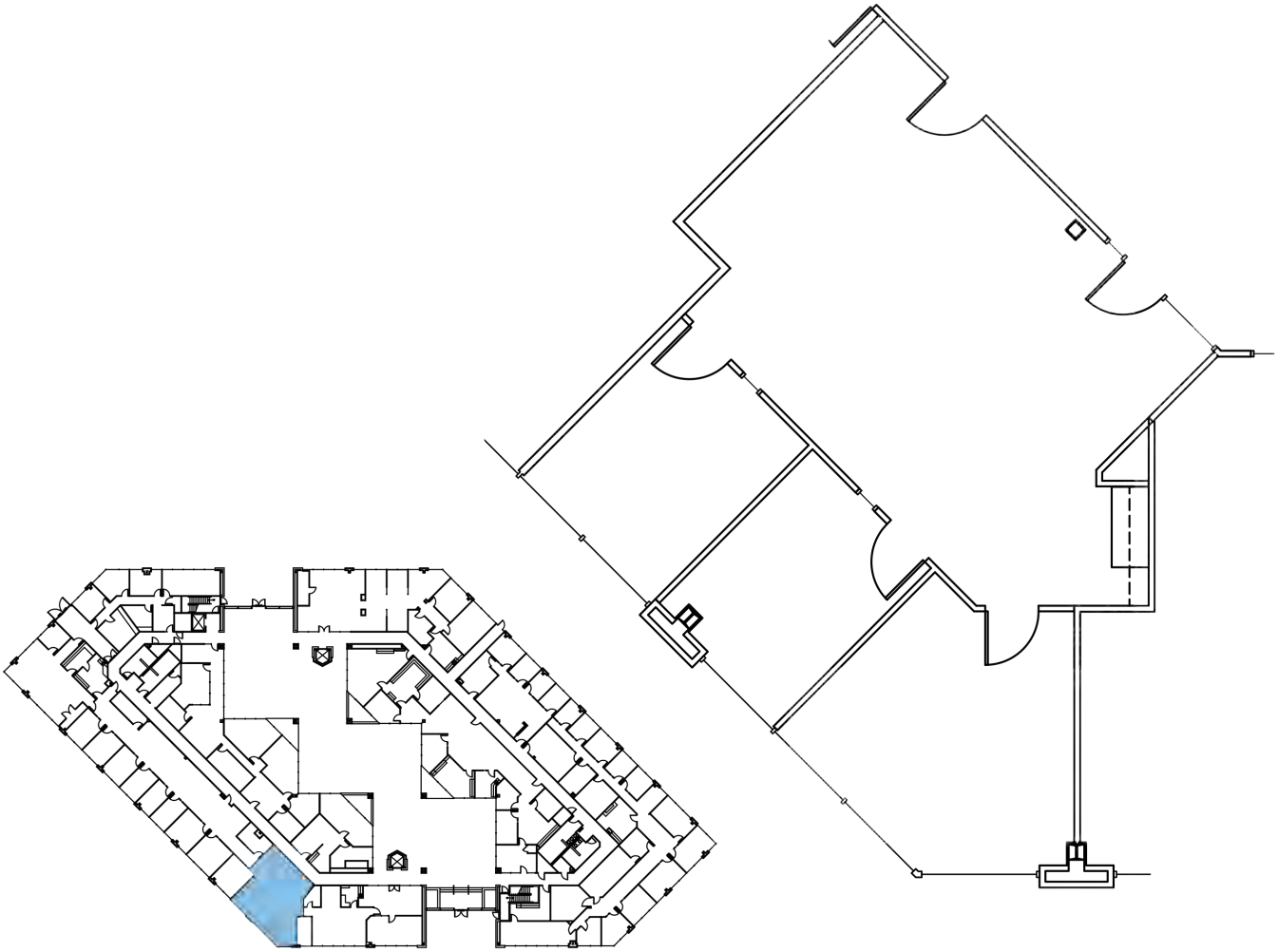

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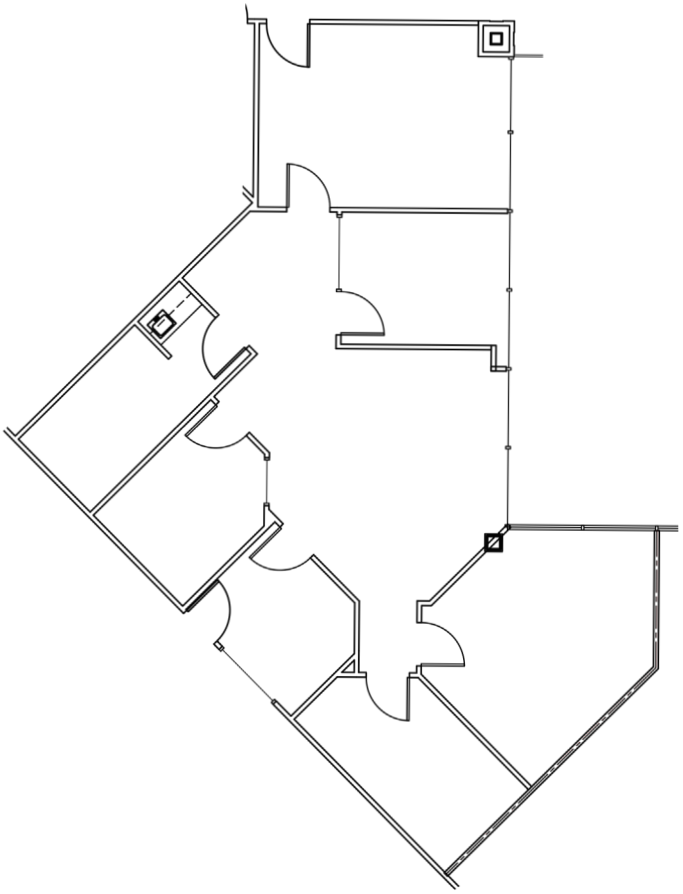

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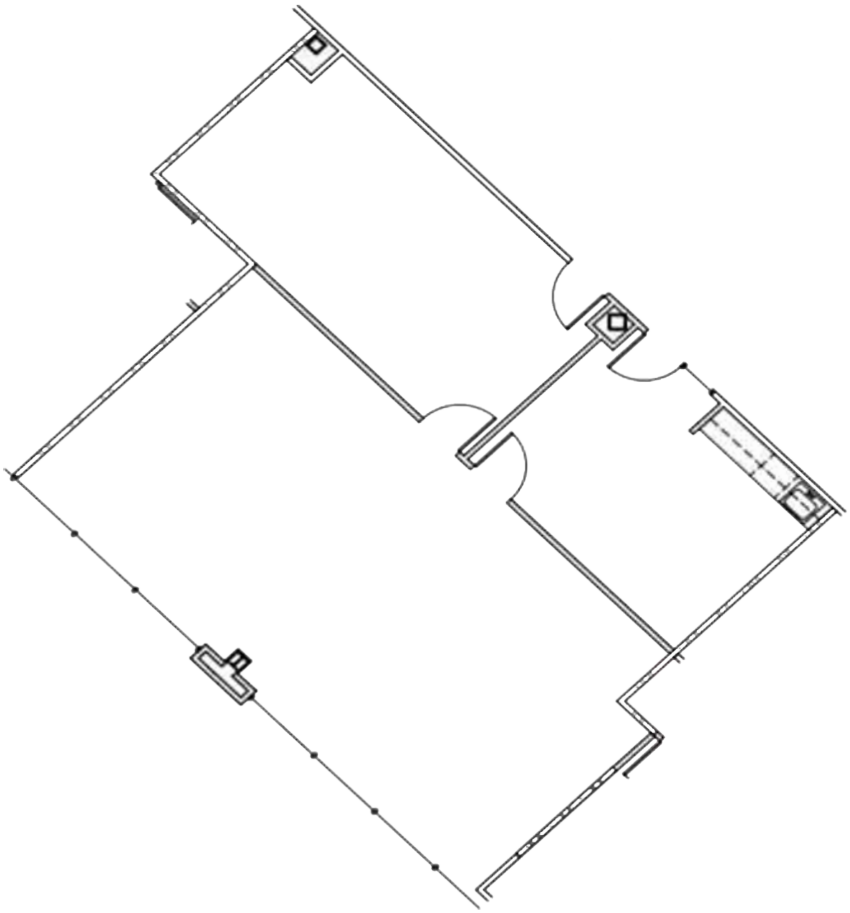

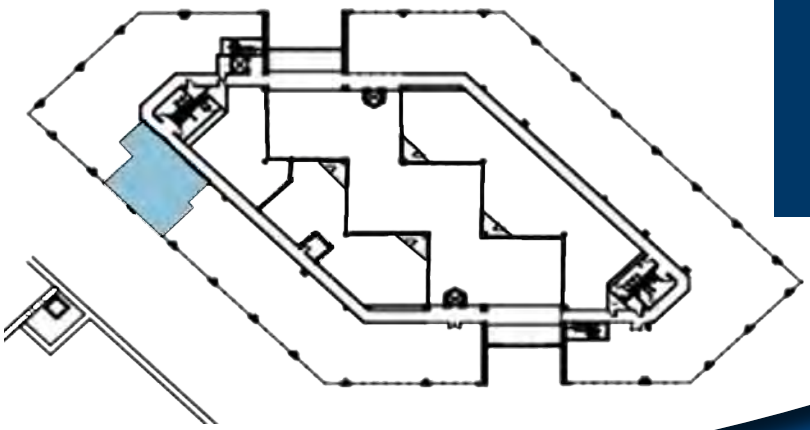

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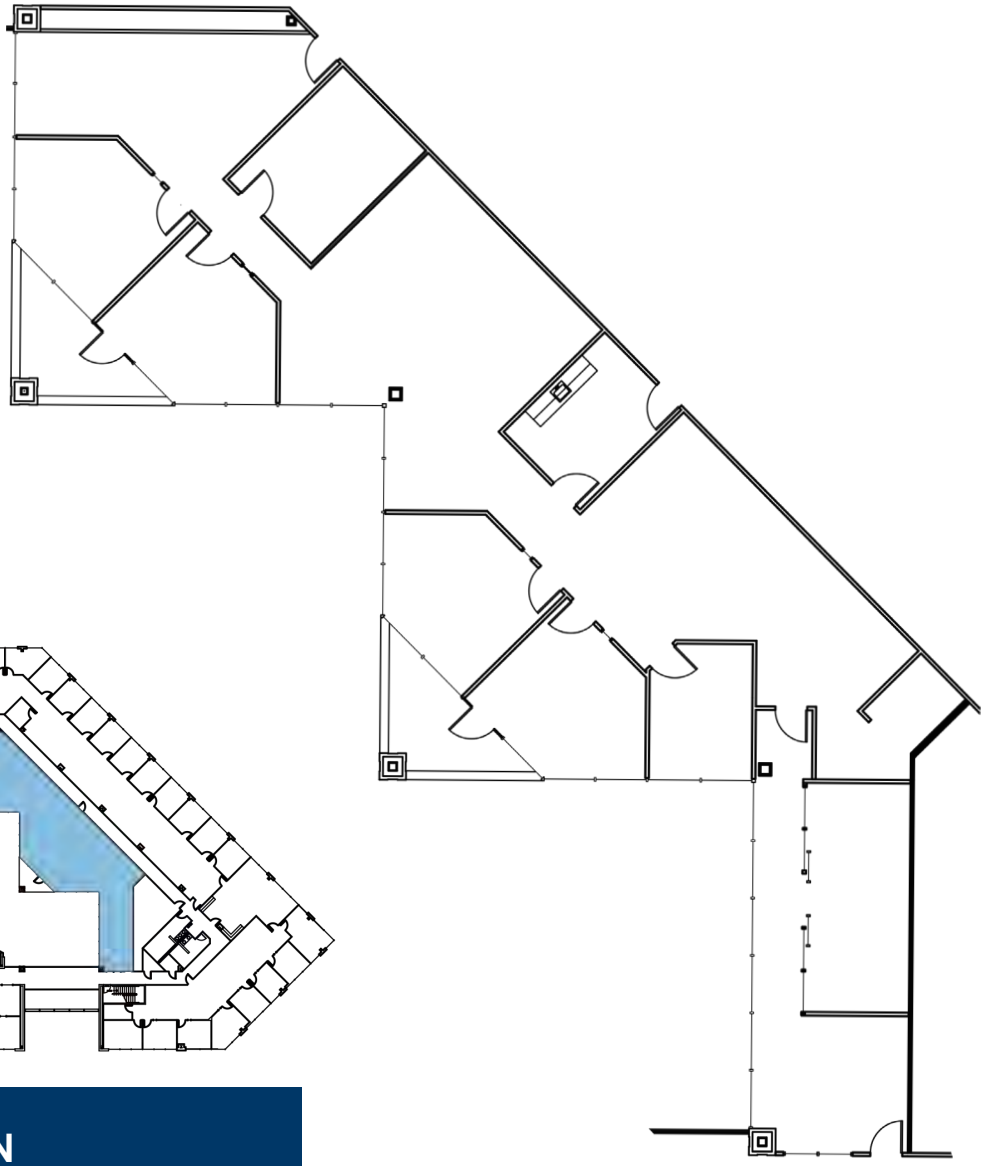

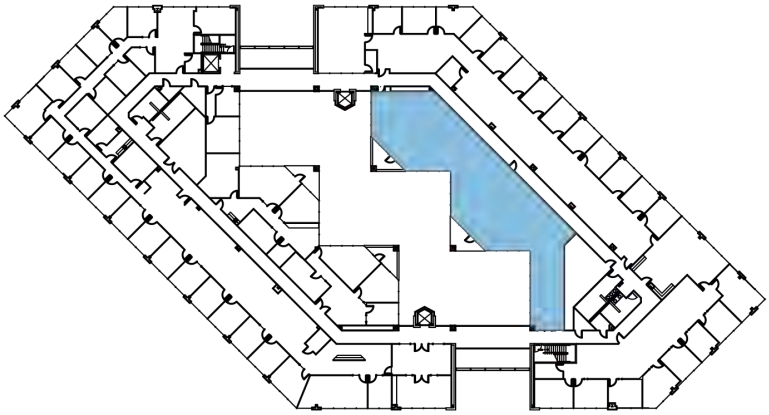

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11-2-2015

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.

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.

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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Designated Broker of Firm	License No.	Email	Phone
Ronald Todd Beebe	244-886	todd@hoganre.com	(210) 682-1500

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Suzanne M. Havekost	3346744	suzanne@waterstreetmgmt.com	(210) 692-9200

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

Buyer/Tenant/Seller/Landlord Initials		Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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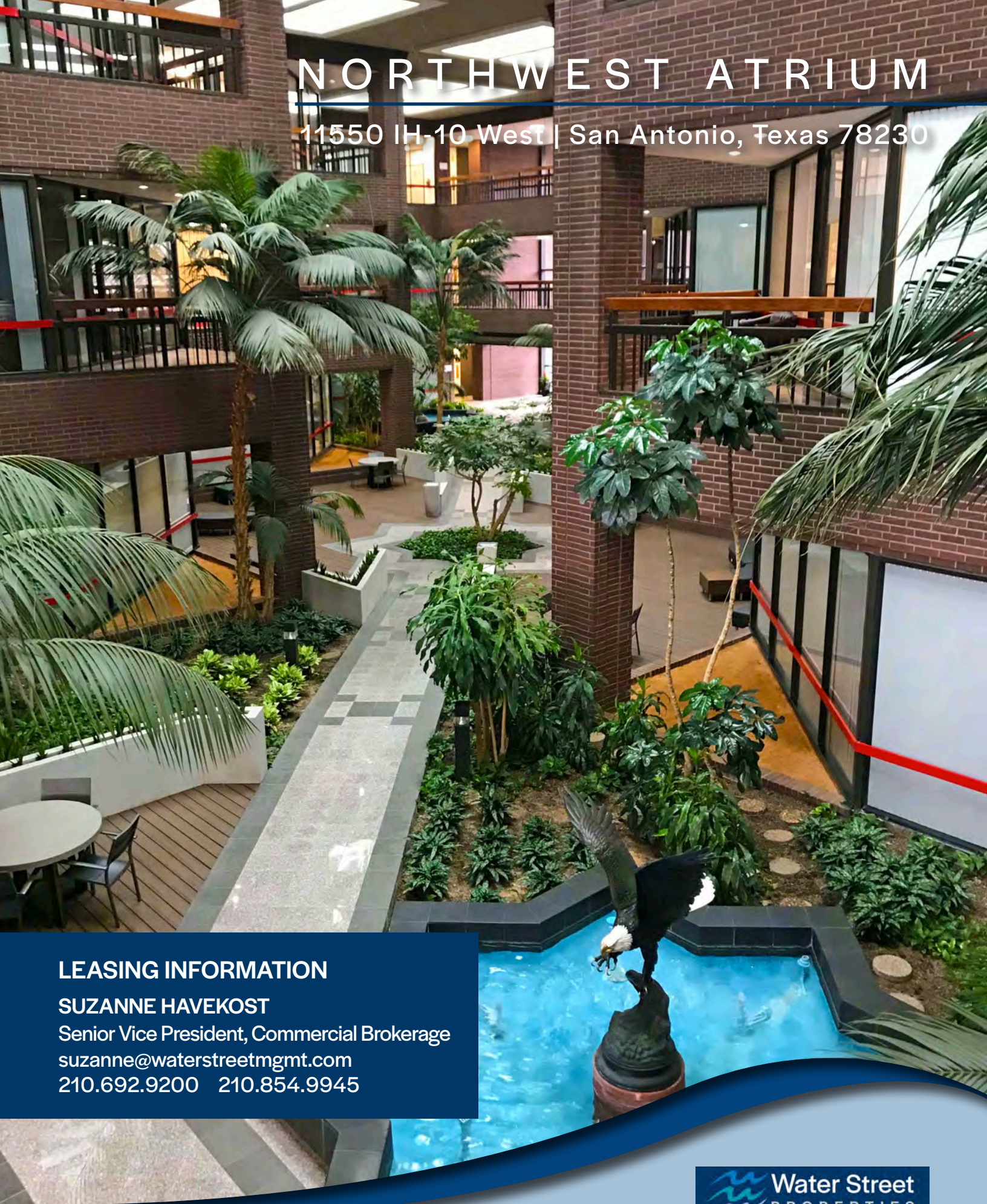

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