



# 1604 THE BLOQ

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55,500 SF of Class A Office Space  
Now Available

3239 N Loop 1604 W San Antonio, TX 78257

Centrally positioned along Loop 1604

# Modern Office Building Design

1604 The Bloq combines elegance with efficient workplace design in a striking Class A building set against the scenic Hill Country landscape.





# Built for Class

## **DESIGNED TO STAND APART**

Striking glass creates a frontage that integrates effortlessly with the surrounding Hill Country landscape.

## **PANORAMIC HILL COUNTRY VIEWS**

Expansive glass lines the building, offering sweeping 360-degree views at the intersection of Loop 1604 in northwest San Antonio.

## **DYNAMIC LOCATION**

Just a 5–10 minute drive to a variety of restaurants options.

Nearby destinations like The Shops at La Cantera, The Rim, and the Entertainment District are all within a ten-minute drive.



# Office Building Features

We understand that office design impacts employee productivity and satisfaction. You'll see how The Bloq designs enhance work environments.



WE INCORPORATE ABUNDANT  
NATURAL LIGHTING  
CONSISTENTLY



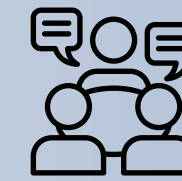
OUR DESIGNS PROVIDE  
EXCELLENT VIEWS OUTSIDE



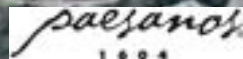
3/1000  
PARKING



24-HOUR  
ACCESS



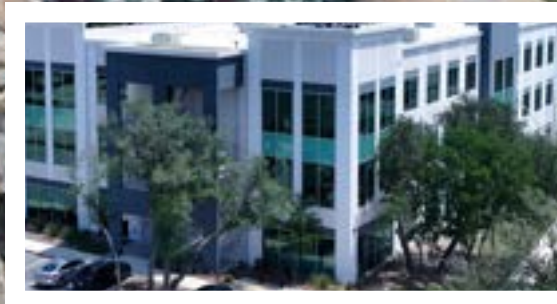
WE INCLUDE MEETING  
ROOMS AND HUDDLE SPACES



SHAVANO PARK

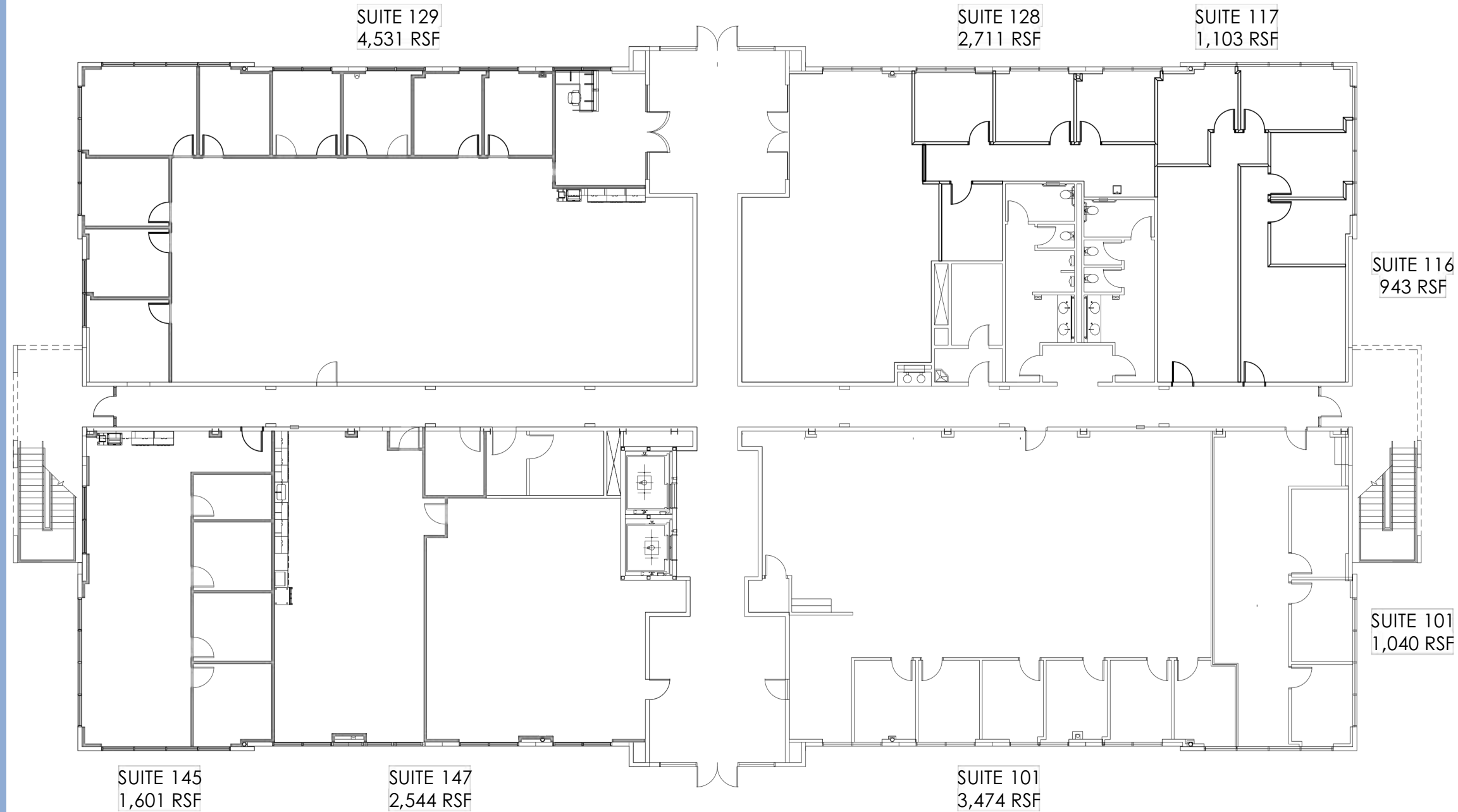


ROGERS RANCH



# Availability

## Site Plan Level 1



# Availability

## Site Plan Level 2



# Availability

## Site Plan Level 3



# Built for Convenience

## Drive Times

AIRPORT	DOWNTOWN	THE PEARL	THE RIM	LA CANTERA
15 MIN	25 MIN	20 MIN	5 MIN	10 MIN

Conveniently located just 5–10 minutes from The Shops at The Rim and La Canterra, as well as popular entertainment destinations including Topgolf, Andretti, iFLY, Santikos, and PopStroke.

### THE SHOPS AT SOUTH RIM & ENTERTAINMENT DISTRICT









### THE SHOPS AT LA CANTERA & LA CANTERA HEIGHTS

- 1.3M SF world-class retail with 194 retailers
- 623 Luxury Multifamily Units - The Residences & Celeste Communities
- First to Market: Warby Parker, YETI, Tecovas, Ted Baker London, Fabletics

FEATURED RETAILERS















### THE RIM

- 2M SF of retail space with 118 retailers
- 40 restaurants
- 4 Hotels (600+ Rooms)
- 1,382 Multifamily Units

FEATURED RETAILERS













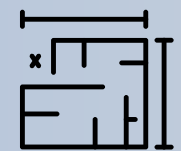
# Office Amenity Spaces

We include break rooms, cafes, and informal collaboration areas. Our amenity spaces enhance employee experience and company culture.



 CORE COMMERCIAL

# Office Building Efficiency



OUR LAYOUTS MINIMIZE  
WASTED CIRCULATION SPACE



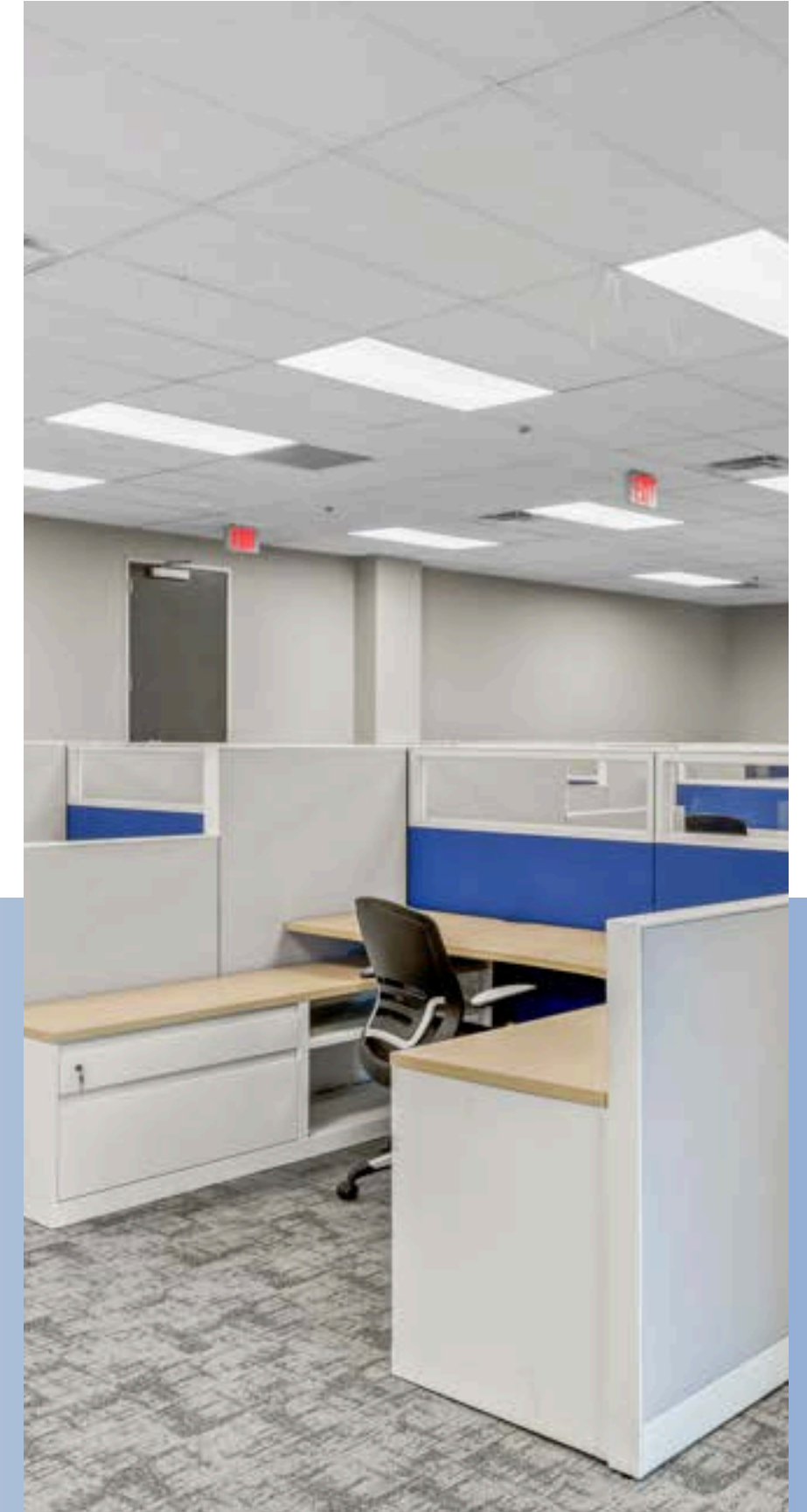
WE MAXIMIZE RENTABLE  
SQUARE FOOTAGE EFFECTIVELY



PODCAST MEDIA ROOM

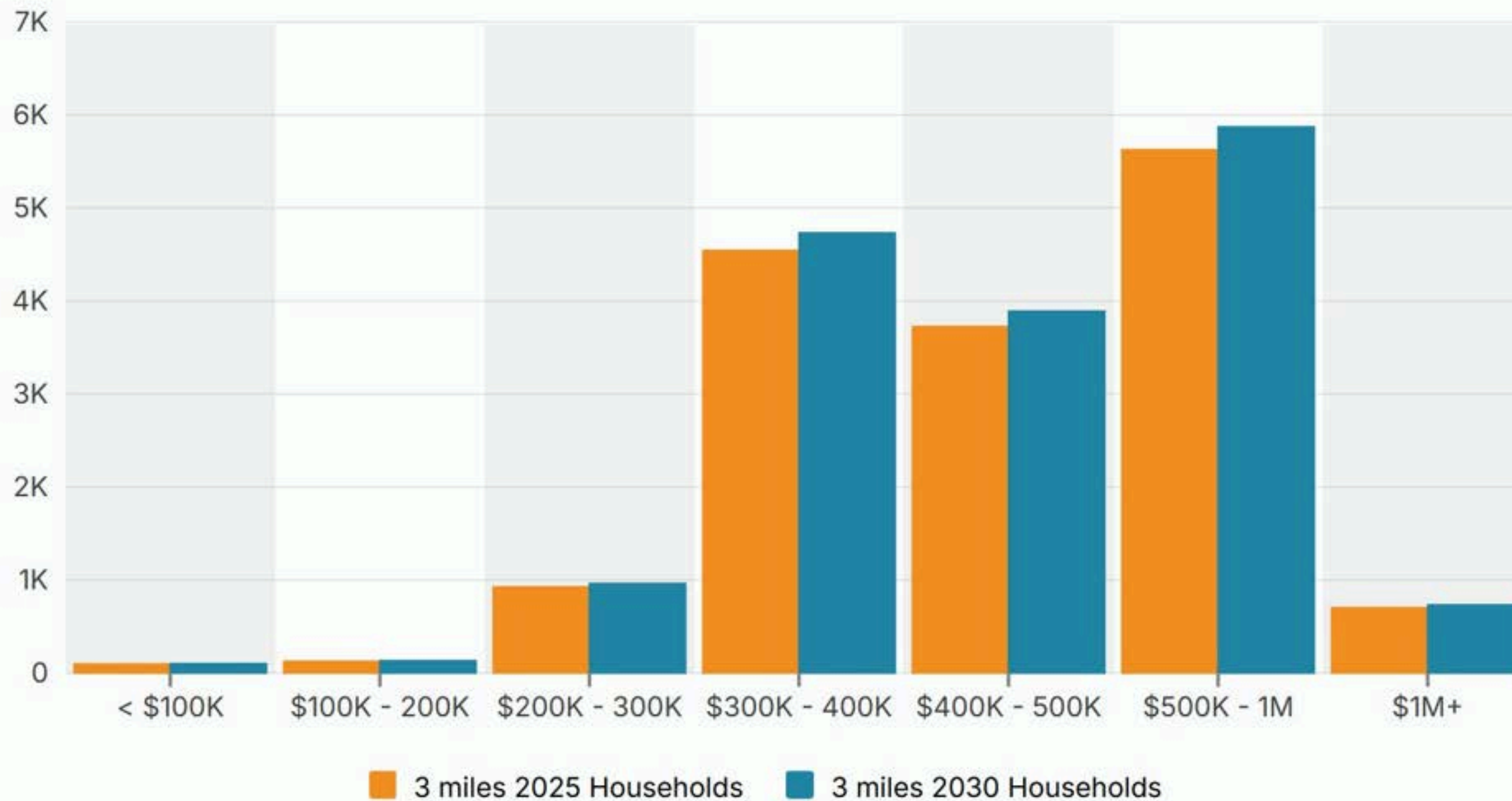
# Office Building Aesthetics

We design professional office environments that attract and inspire tenants, blending timeless appeal with a modern, contemporary style.



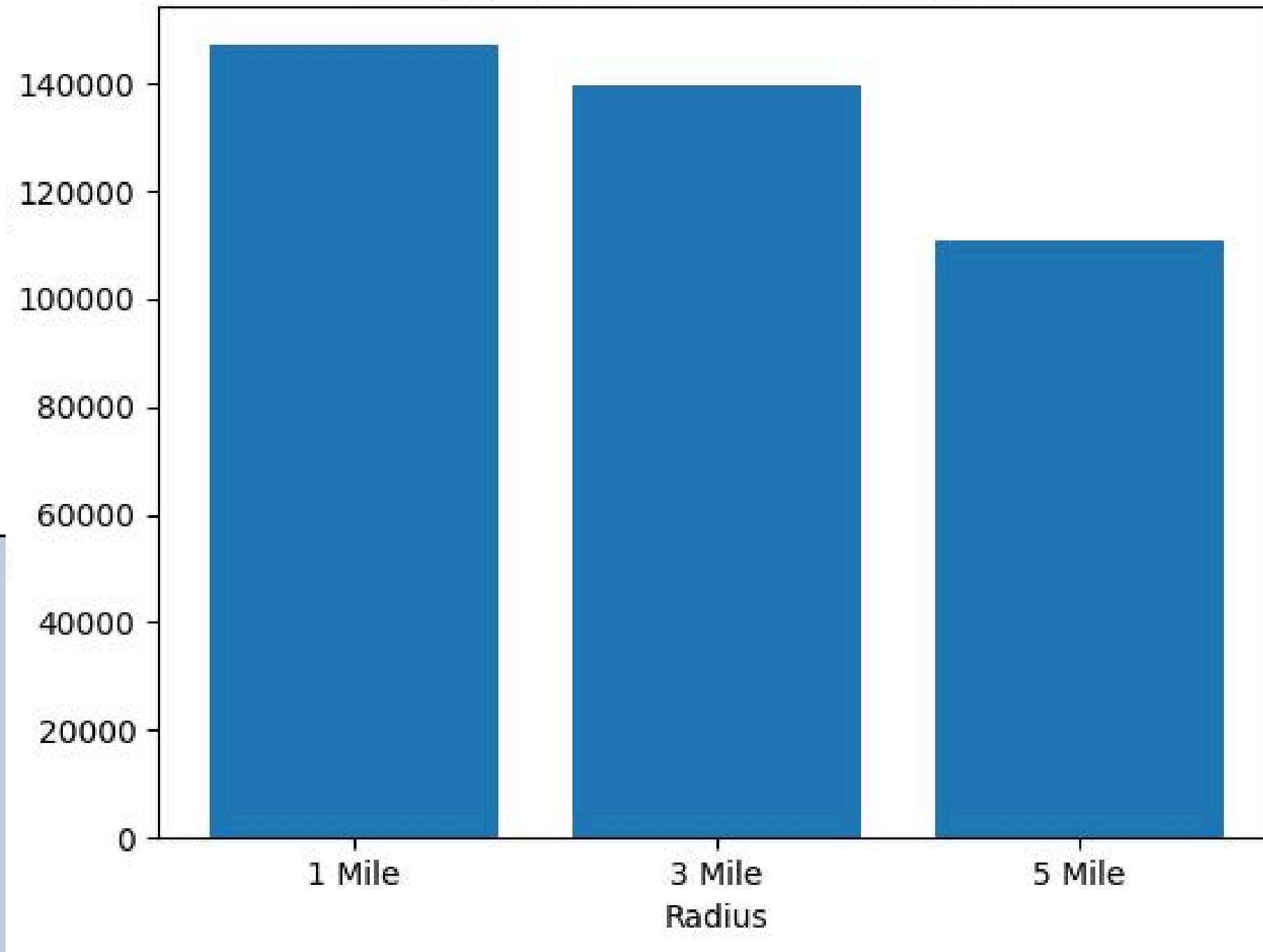
# Demographics

Home Values



# Demographics

Average Household Income by Radius





# CORE COMMERCIAL



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# Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



**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.

**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.

Licensed Broker Broker Firm Name or Primary Assumed Name	License No.	Email Address	Phone No.
Core Commercial Brokerage SA, LLC	578245	<a href="mailto:info@corecommercialsa.com">info@corecommercialsa.com</a>	210-201-0061
Amanda Concha Designated Broker of Firm	578245	<a href="mailto:Amanda@corecommercialsa.com">Amanda@corecommercialsa.com</a>	210-201-0061
Moises Hernandez Senior Associate	783405	<a href="mailto:Moises@corecommercialsa.com">Moises@corecommercialsa.com</a>	210-324-2684
Guadalupe "Gabby" Tintori Associate	805001	<a href="mailto:Gabby@corecommercialsa.com">Gabby@corecommercialsa.com</a>	210-396-0587
Buddy Fisher Associate	824535	<a href="mailto:Buddy@corecommercialsa.com">Buddy@corecommercialsa.com</a>	210-454-7424
Elaina Brown Property Manager	619252	<a href="mailto:Elaina@corecommercialsa.com">Elaina@corecommercialsa.com</a>	210-201-0061
Fernando Agurcia Associate	719215	<a href="mailto:Fernando@corecommercialsa.com">Fernando@corecommercialsa.com</a>	305-799-4592
Leroy Sanchez Associate	804346	<a href="mailto:Leroy@corecommercialsa.com">Leroy@corecommercialsa.com</a>	210-391-1099

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
Regulated by the Texas Real Estate Commission			Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a>	