



SPACE FOR LEASE

PRICE REDUCTION FROM \$13.00/SF TO \$10.00/SF

6400-6440 IH-10 WEST

SAN ANTONIO, TEXAS 78201

PROPERTY DISCLAIMER

As to the subject property, Campbell Commercial, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitations, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, lead paint, contaminated soil or hazardous substances), or the property's compliance with any applicable laws, rules or regulations regarding such issues; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided, or to be provided, with respect to the property by Broker was obtained from sources deemed reliable, but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy of completeness thereof and same is submitted subject to change of price or terms, prior sales or other disposition or withdrawal without notice.

Campbell Commercial, Inc.

PHONE: 210-737-8100 FAX: 210-737-0082

www.campbell-commercial.com

PROPERTY INFORMATION

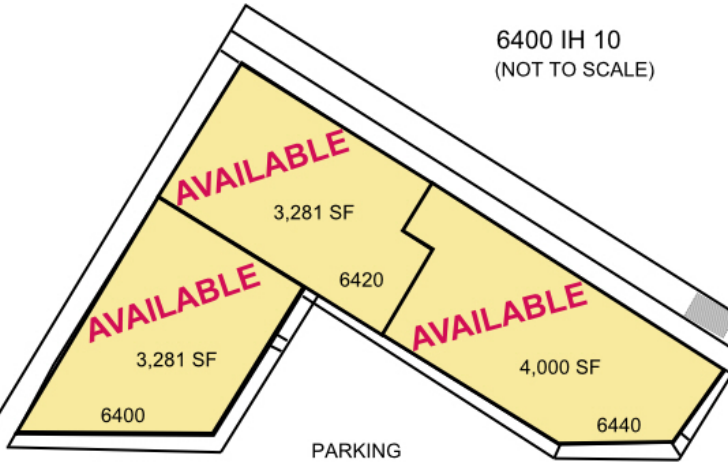
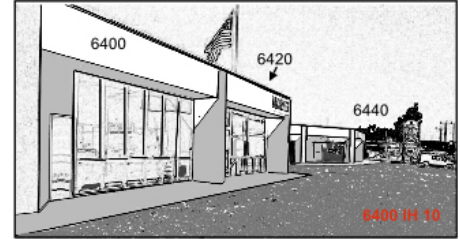
LOCATION:	Office/Showroom Center located at the Northwest corner of I-10 and Balcones North approximately 1 mile inside Loop 410.
SIZE OF THE CENTER:	10,562 square feet
SPACE AVAILABLE:	Suite 6400 – 3,281 square feet (Total Price: \$4,473.10 per month) Suite 6420 – 3,281 square feet (Total Price: \$4,473.10 per month) Suite 6440 – 4,000 square feet (Total Price: \$5,453.33 per month) <i>ENTIRE BUILDING IS AVAILABLE FOR A TOTAL OF 10,562 SQUARE FEET FOR THE TOTAL PRICE OF \$14,399.53 PER MONTH</i>
OWNER:	Warfield 6400 LLC
LEASE RATE:	\$10.00 per square foot per year on a triple net basis
TRIPLE NET:	Triple Net charges for Tenant's pro rata share of taxes, insurance and common area maintenance estimated at \$6.36/sf
UTILITIES:	Electric and gas: To be paid by Tenant.
TERM:	3 to 5 years
CEILING HEIGHT:	11 feet
# PARKING SPACES:	27
GRADE LEVEL DOORS:	Suite 6400: Two (2) 12' x 10' grade level doors Suite 6420: One (1) 12' x 10' grade level door Suite 6440: Two (2) 12' x 10' grade level doors
SPRINKLERED:	Yes
HVAC:	Suite 6400: One (1) 5-ton unit Suite 6420: One (1) 4-ton unit Suite 6440: One (1) 4-ton unit; One (1) 5-ton unit
GAS:	Yes
ELECTRIC:	Suite 6400: 200 amps, 208 volts, 3-phase Suite 6420: 100 amps, 208 volts, 3-phase Suite 6440: 200 amps, 208 volts, 3-phase
MAINTENANCE:	Landlord is responsible for maintenance of landscaping, roof, foundation, exterior walls and parking lot. Tenant is responsible for maintenance of the interior of the leasehold.
ZONING:	MXD
TRAFFIC COUNT:	206,752 daily (2018)

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6400 IH 10
(NOT TO SCALE)



NCB 5300 BLOCK 28, LOT 5
SAN ANTONIO, BEXAR COUNTY, TEXAS

CONCRETE
APPROACH

PYLON SIGN

BALCONES NORTH DRIVE

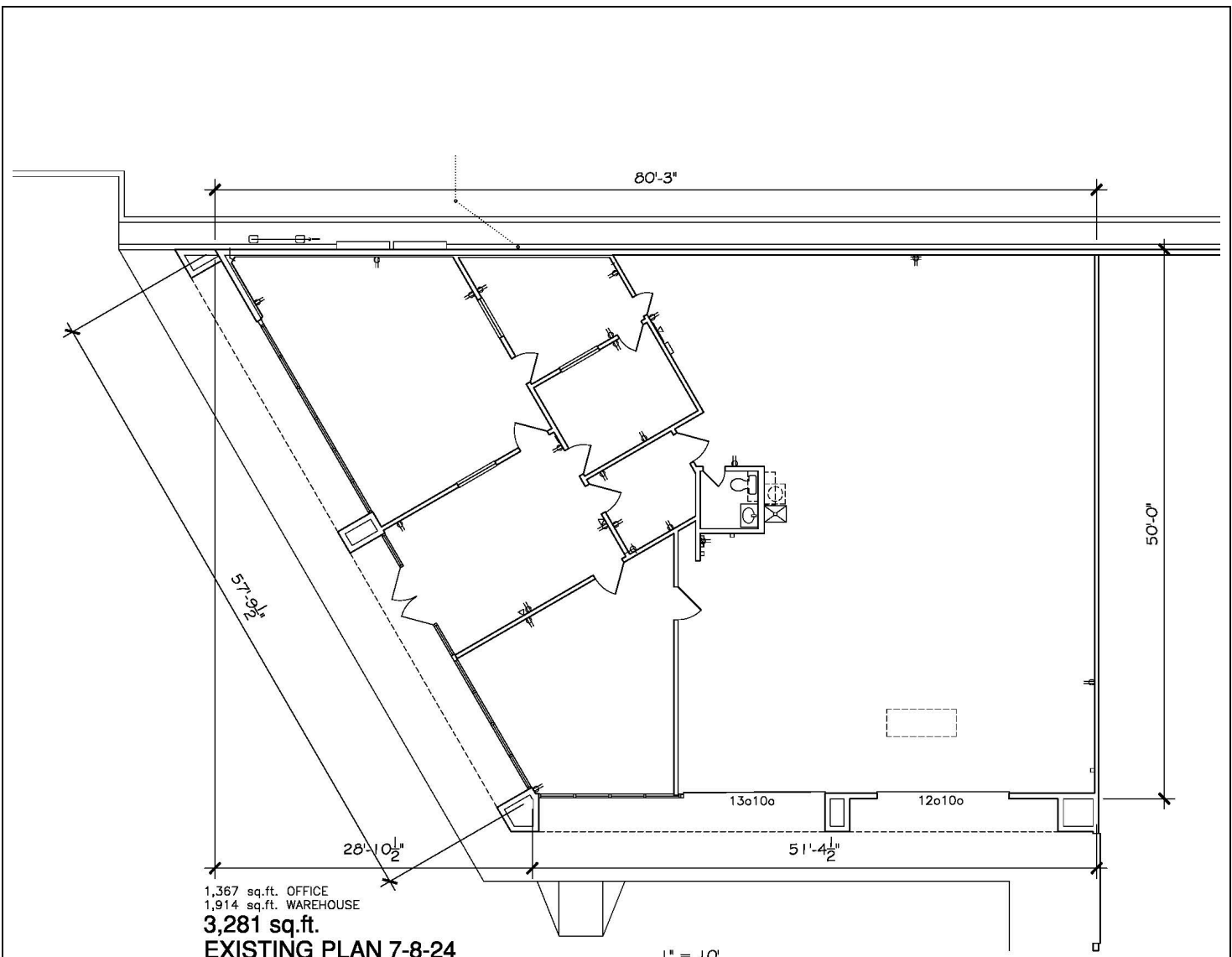


IH 10 FRONTAGE ROAD

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1,367 sq.ft. OFFICE
 1,914 sq.ft. WAREHOUSE

3,281 sq.ft.
EXISTING PLAN 7-8-24

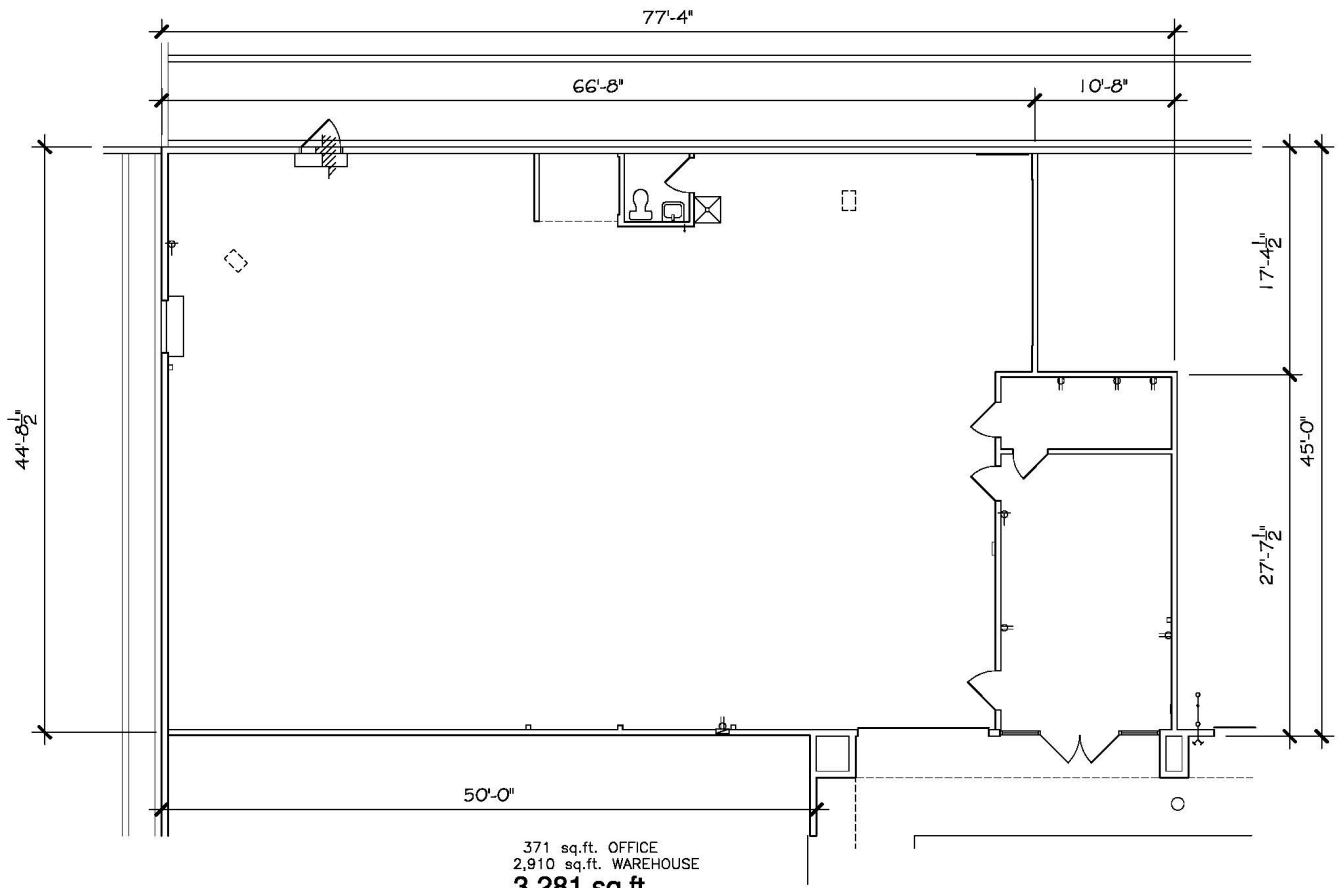
1" = 10'

6400 IH 10 West
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371 sq.ft. OFFICE
 2,910 sq.ft. WAREHOUSE

3,281 sq.ft.

EXISTING PLAN 7-22-24

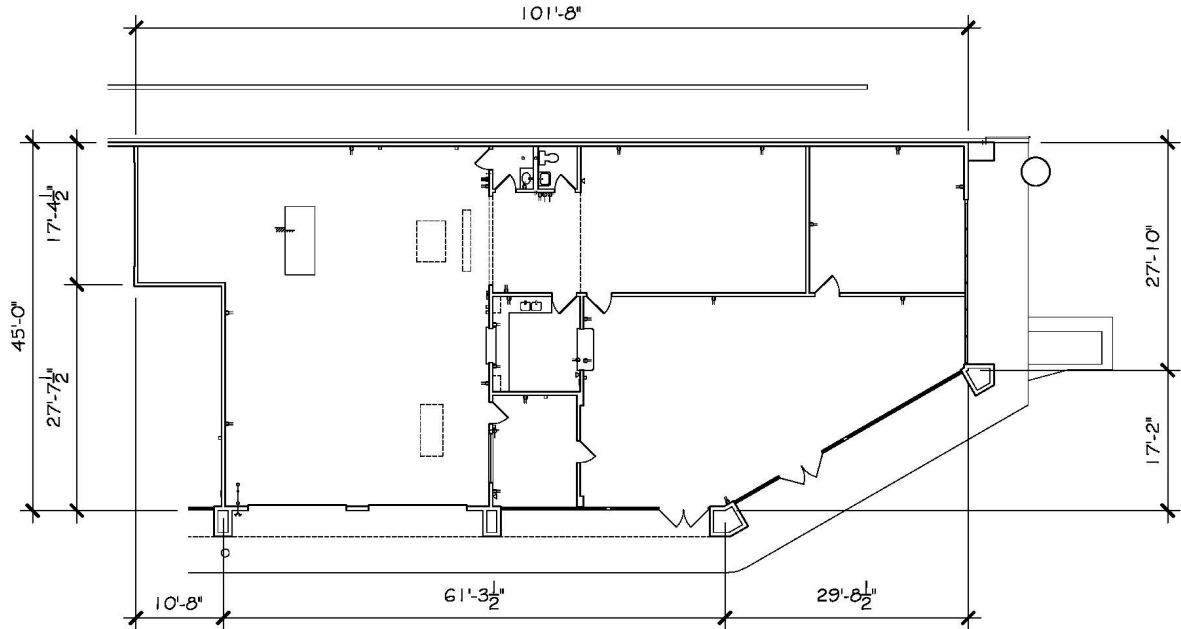
1" = 10'

6420 IH 10 West
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1,638 sq.ft. OFFICE
 2,362 sq.ft. WAREHOUSE

4,000 sq.ft.

EXISTING PLAN 7-22-24

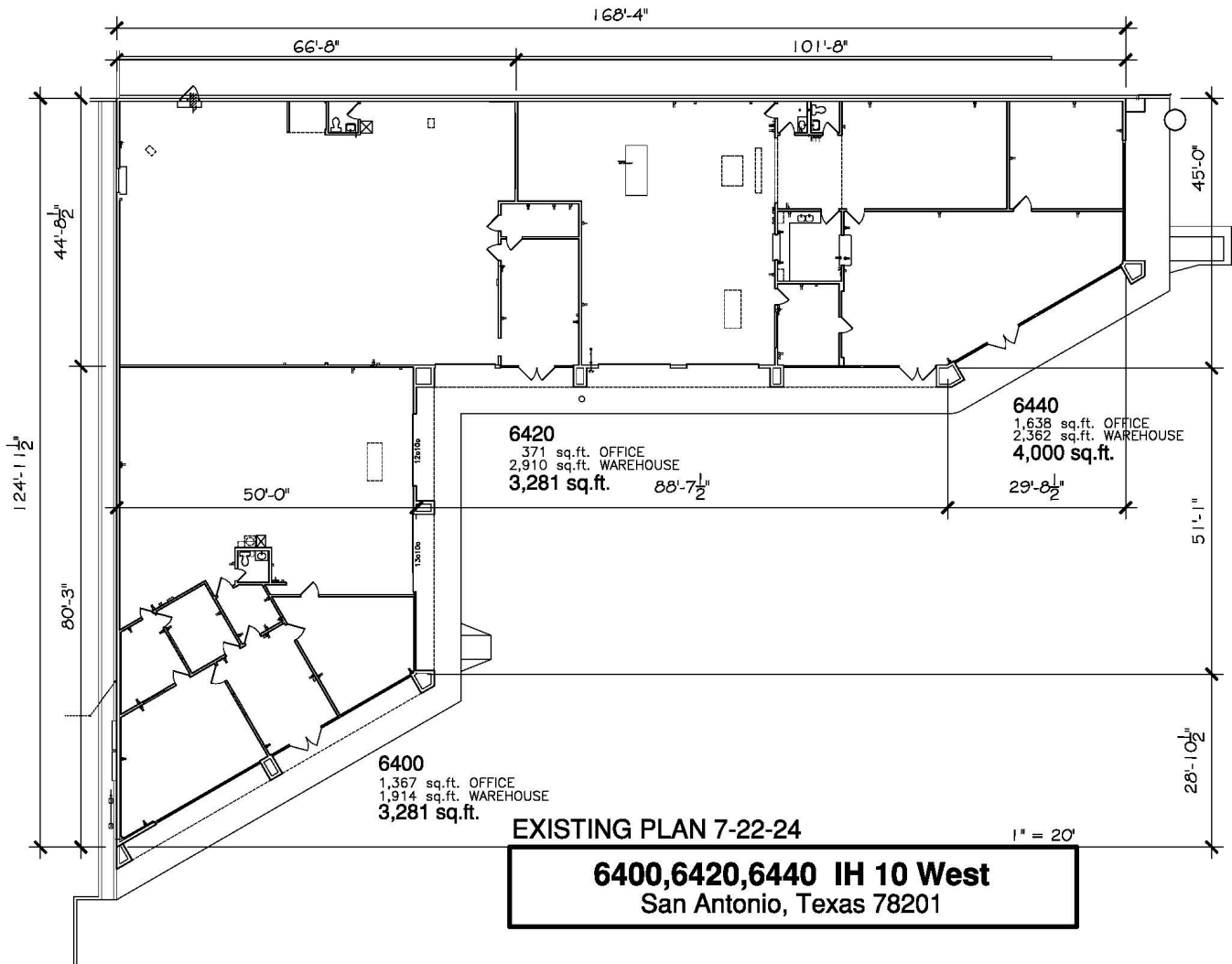
1/16" = 1'-0"

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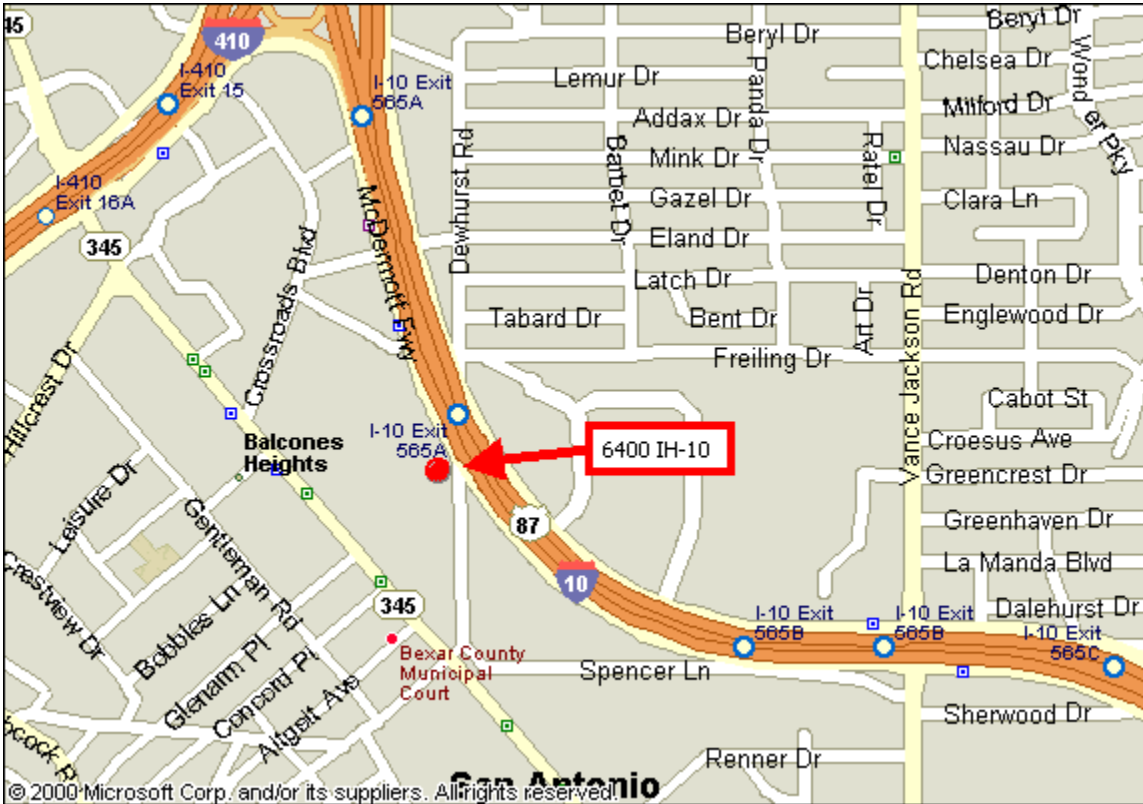
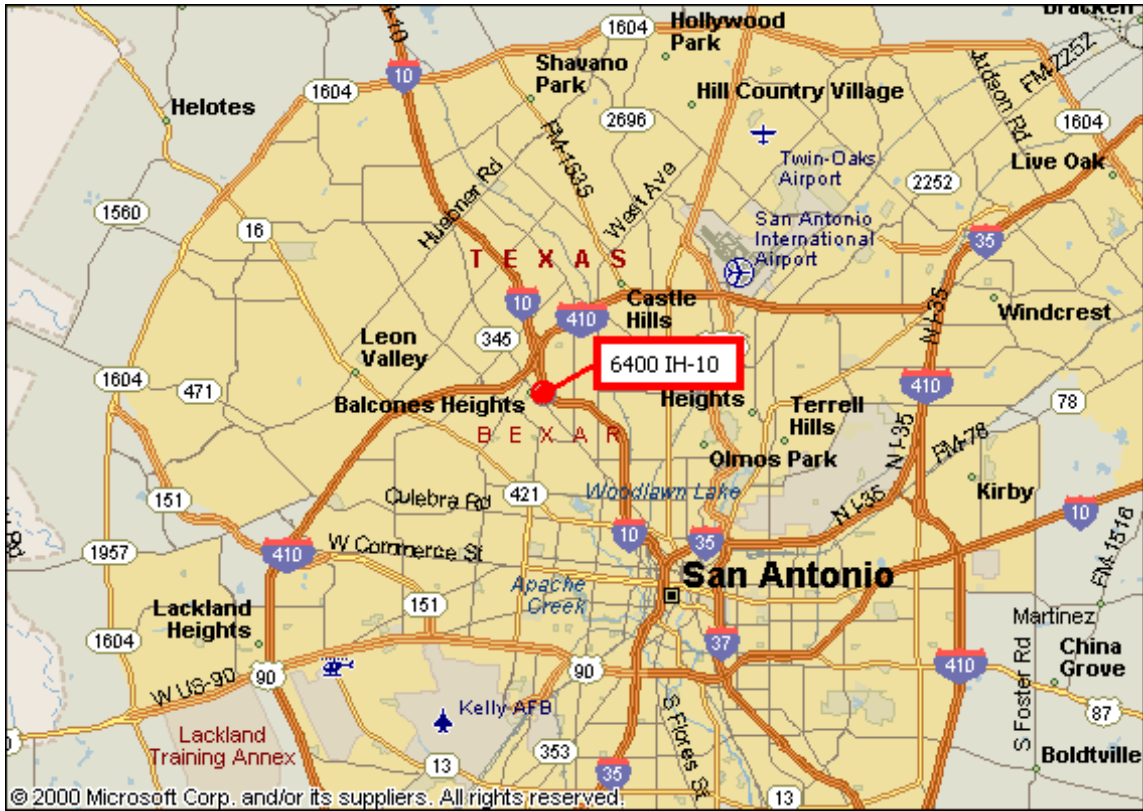


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Campbell Commercial, Inc.	293434	n/a	(210) 737-8100
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Nicholas Paul Campbell	290261	nick@campbell-commercial.com	(210) 737-8100
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Nicholas Paul Campbell	290261	nick@campbell-commercial.com	(210) 737-8100
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Luke S. Campbell	630386	luke@campbell-commercial.com	(210) 737-8100
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date