

# RENAISSANCE PLAZA

70 NE LOOP 410, SAN ANTONIO, TX 78216

CLASS A OFFICE  
FOR LEASE



9311 San Pedro, Ste. 850  
San Antonio, TX 78216  
210.366.2222 | [endurasa.com](http://endurasa.com)

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## Overview

### FEATURES & AMENITIES

- Silver LEED Certified Property
- Popular North Central location
- Building conference room and on-site deli
- Fitness center with locker rooms
- On-site property management & courtesy officer
- Easy ingress/egress to and from Loop 410 & Hwy 281
- Surrounded by restaurant and hospitality options within walking distance
- Proximity card access for after hours security
- Normal building hours are 7 a.m. to 6 p.m., Monday through Friday and 7 a.m. to 1:00 p.m. on Saturday
- Phone/Data: AT&T and Time Warner Cable; Grande Communication; Fiber is available
- Web based IMPAK Work Order System Platform



### PARKING

- Parking Ratio of 4/1,000 SF
- Structured covered parking available
- 735 Total, which includes 88 designated visitor spaces
- Covered reserved parking is available
- Covered walkway from parking garage to building

### STATE OF THE ART HVAC SYSTEM

- (2) 400 ton Magnetic bearing screw chillers utilizing environmentally friendly R134 A Refrigerant
- Controlled by Automated Logic's WebCTRL based Energy Management and Control Software offering Tenants after hours connectivity remotely via internet

### ELEVATORS/UPPER FLOOR ACCESS

- 4-3,000 lb. Passenger elevators
- 1-4,000 lb. Freight elevator
- 2-3,000 lb. Passenger elevators in parking garage

Click to View  
360° Tour of  
Common Areas



6.25.26



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Available Space

Renaissance Plaza has a classic architectural design. Finishes include granite, marble and glass with updated common areas. Full on-site amenity package includes banking, fitness center, deli, conference facility, garage parking and full staff of senior level property management. Outside environment provides a park like setting with a trademark fountain and benches featured throughout.

[Suite 1102: 1,268 SF](#)

[Suite 1070: 4,042 SF; Suite 1080: 979 SF](#)

[Suite 710: 3,891 SF](#)

[Suite 530: - 1,182 SF](#)

[\\*Suite 400: 4,717 SF; Suite 425: 3,880 SF; Suite 470: 4,849 SF](#)

[\\*Suite 325: 5,597 SF; Suite 350: 5,654 SF](#)

[Suite 200: 5,673 SF](#)

[Suite 150: 2,116 SF](#)

[\\* Suites 325 & 350: Contiguous - 11,251 total sf](#)

[\\* Suites 400, 425, & 470: Contiguous - 13,446 total sf](#)



CLICK ON SUITE NUMBER TO VIEW FLOOR PLAN



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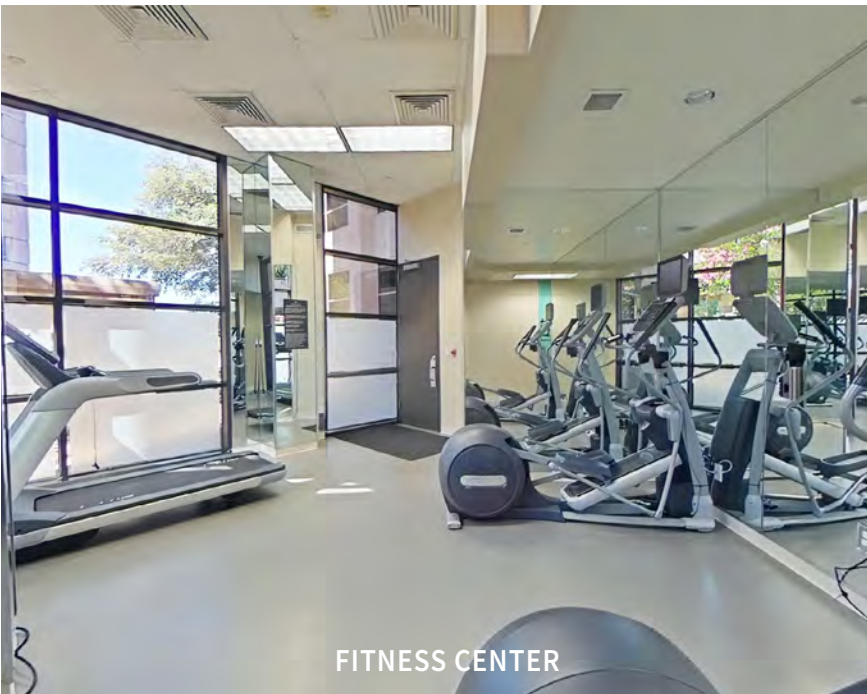
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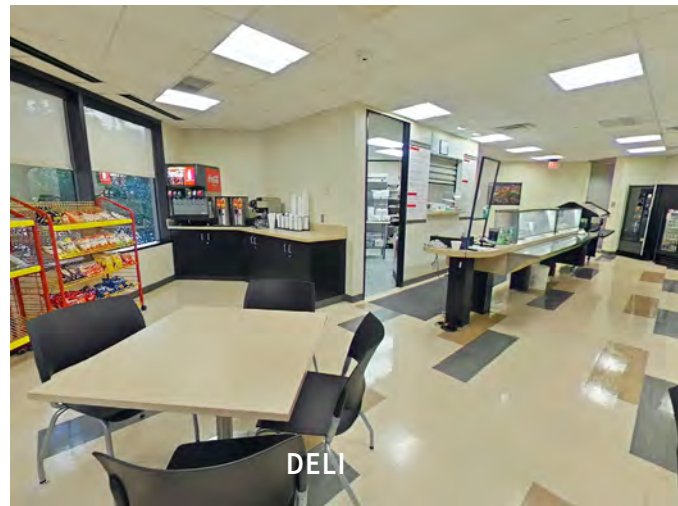
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## Common Areas

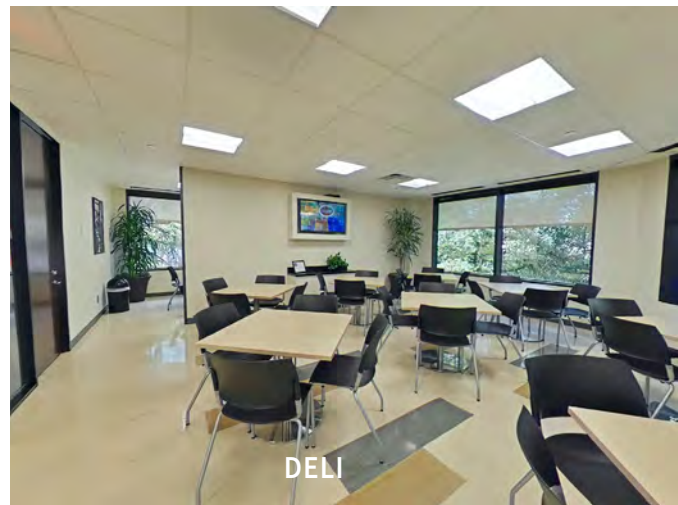


FITNESS CENTER

Click to View  
360° Tour of  
Common Areas



DELI



DELI



CONFERENCE ROOM



PATIO BREAK AREA



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## Photos - 11th Floor



OFFICE



OPEN AREA



PENTHOUSE



RECEPTION/LOBBY



OFFICE/CONFERENCE ROOM



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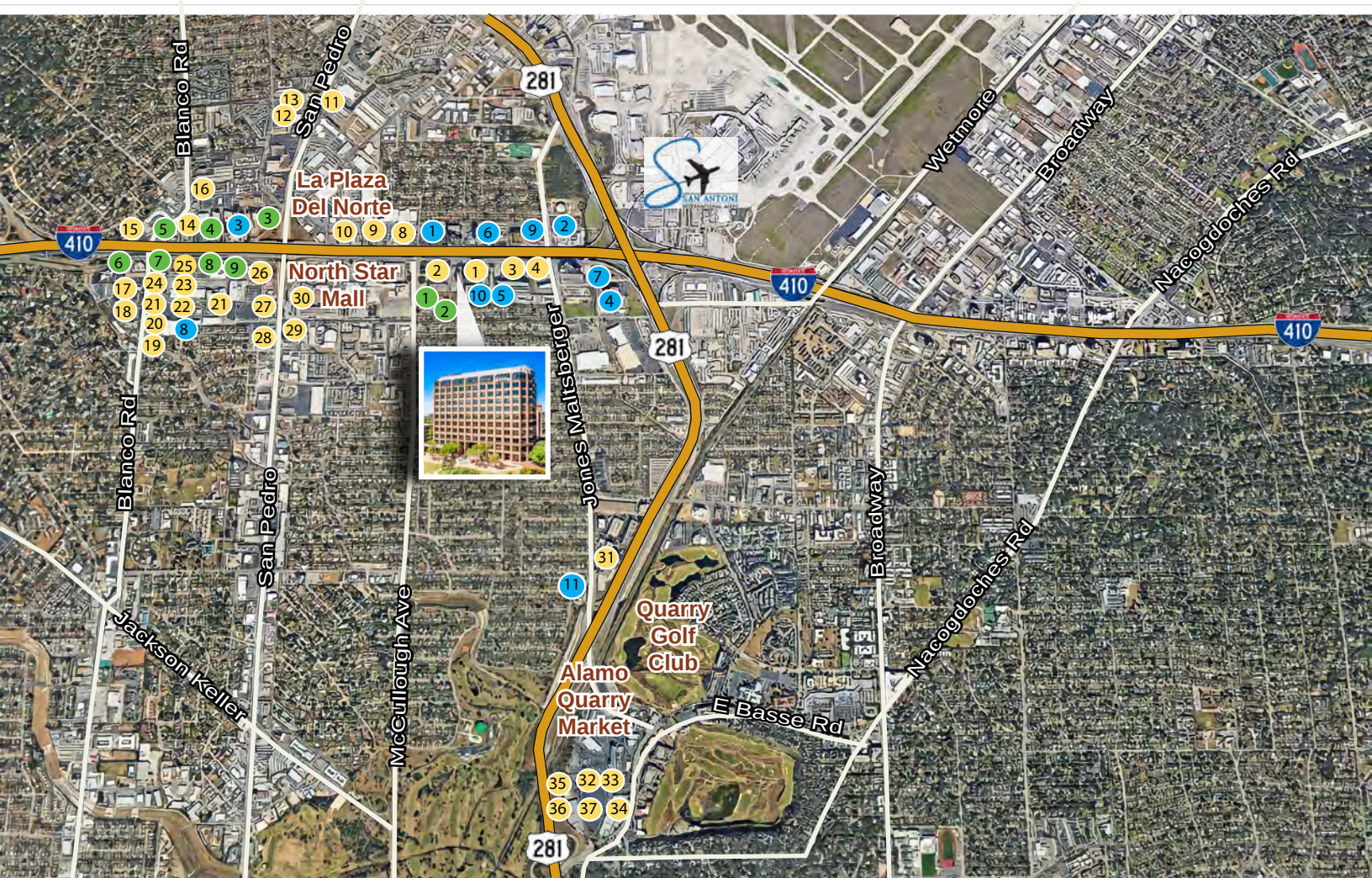
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## Amenities



### HOTELS

1. Doubletree Hotel
2. Hampton Inn & Suites
3. Hilton San Antonio Airport
4. La Quinta Inn & Suites
5. Courtyard San Antonio
6. Drury Hotels
7. Towne Place Suites
8. Aloft San Antonio Airport
9. Holiday Inn Express
10. Staybridge Suites
11. Hyatt Place

### RESTAURANTS

1. Pappadeaux's
2. Saltgrass Steak House
3. Logan's Roadhouse
4. Cracker Barrel
5. Subway
6. Bill Miller BBQ
7. TGI Friday's
8. Chick-fil-A
9. Jason's Deli
10. Freebird's
11. Wendy's
12. Subway
13. Barbaresco Restaurant
14. Souper Salad
15. Demo's
16. Jack-in-the Box

### RESTAURANTS

17. Dough Pizzeria Napolentana
18. Pknikins
19. Freddy's Frozen Custard
20. Earl of Sandwich
21. Egg & I
22. Dickey's Barbeque Pit
23. The Lion & Rose Pub
24. Jim's Restaurant
25. La Madeliene
26. Chipotle Mexican Grill
27. Longhorn Steakhouse
28. Taco Cabana
29. Sea Island Shrimp House

### RESTAURANTS

30. Cheesecake Factory
31. Ruth's Chris Steak House
32. Lupe Tortilla
33. Piatti's
34. Fleming's Prime Steakhouse & Wine Bar
35. Joe's Crab Shack
36. P.F. Chang's
37. Chili's Grill & Bar Restaurant
38. Corner Bakery
39. Grimaldi's Pizzeria



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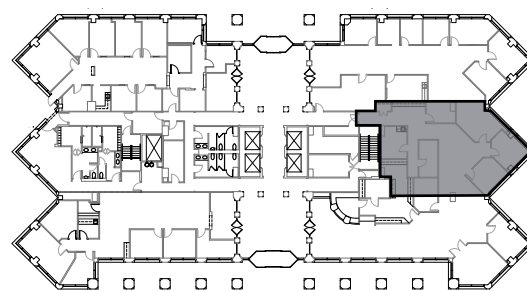
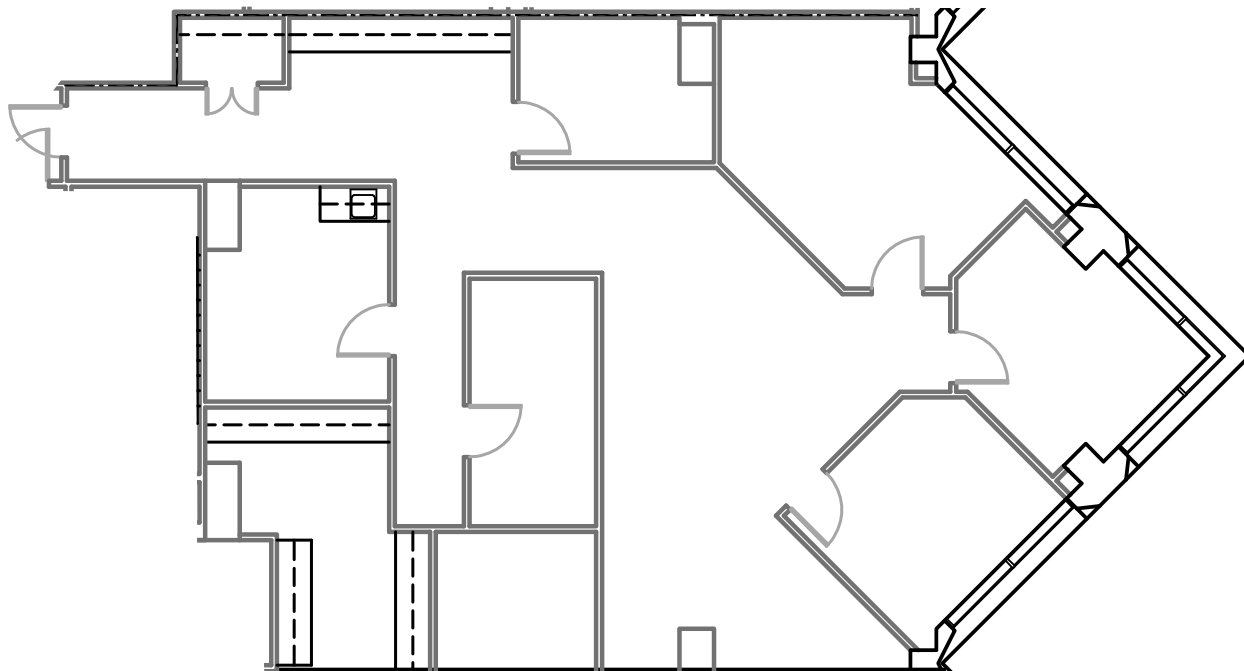
## Floor Plan

### 1ST FLOOR

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

### SUITE 150

2,116 SF



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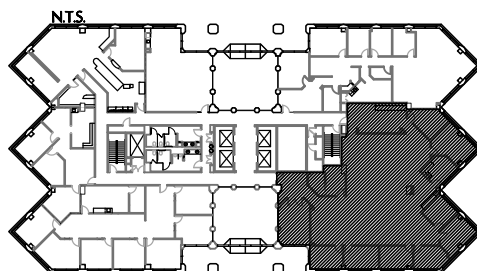
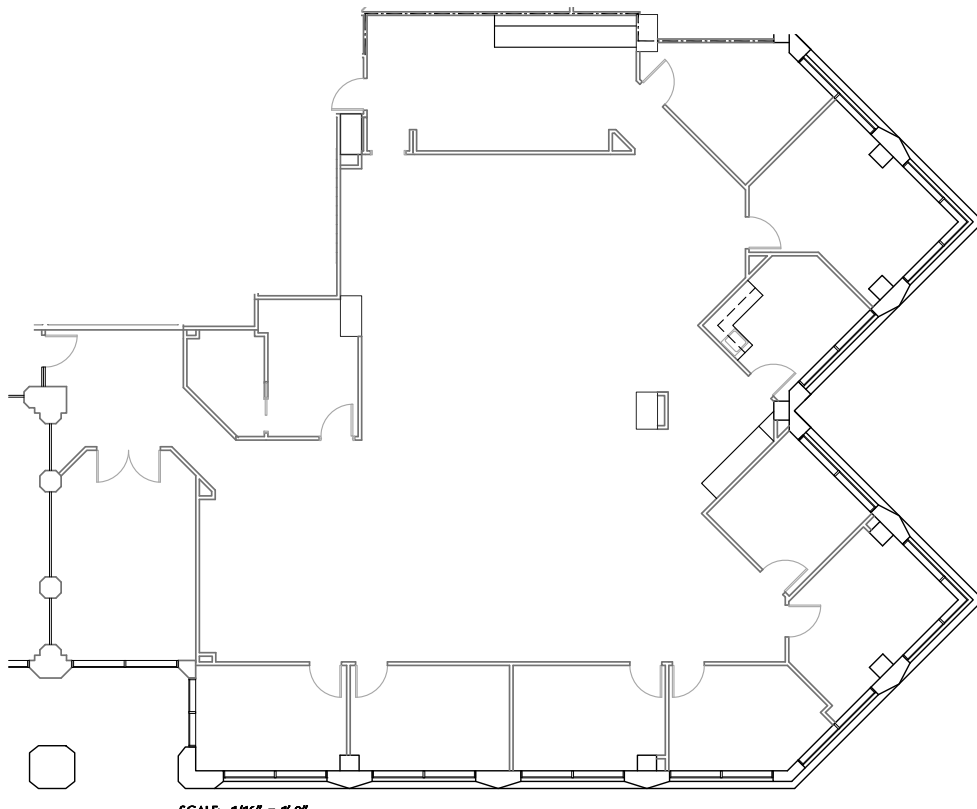
## Floor Plan

### 2ND FLOOR

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### SUITE 200

5,673 SF



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## Floor Plan

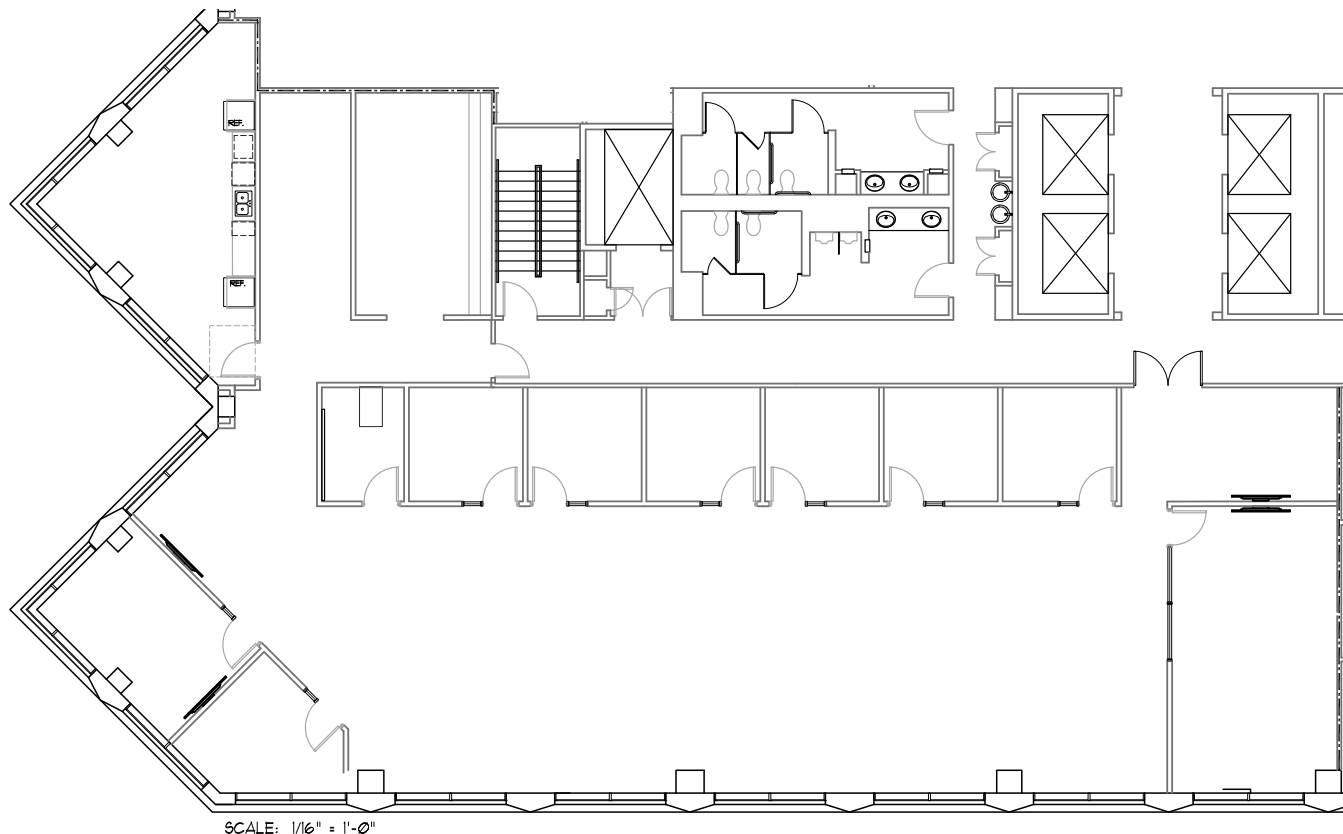
### 3RD FLOOR

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### SUITE 325

5,597 SF

Contiguous with  
Suite 350 / 11,251 sf



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## Floor Plan

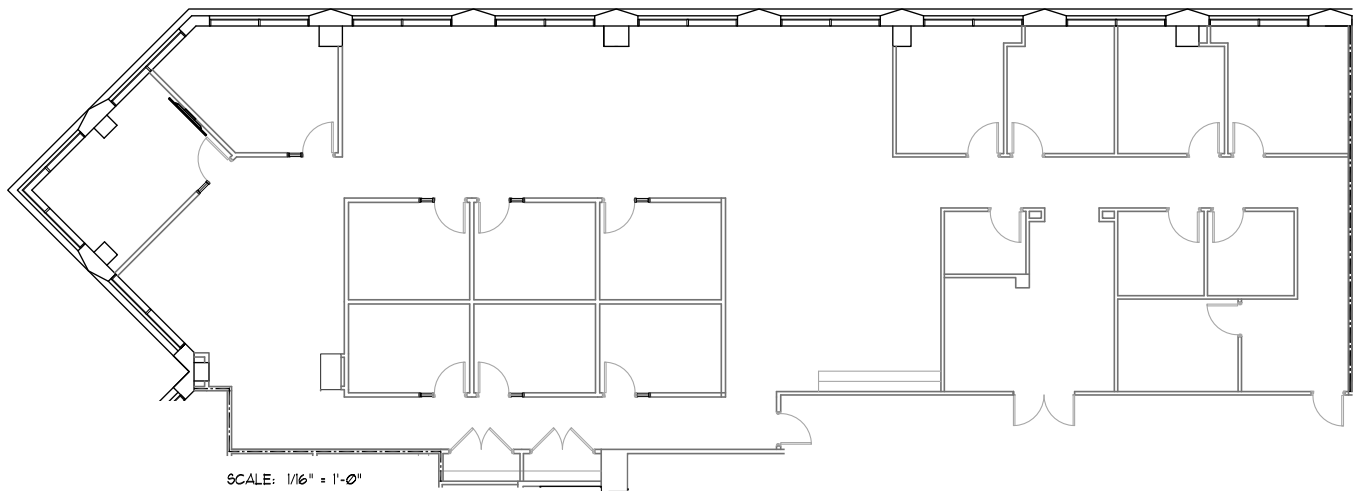
### 3RD FLOOR

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### SUITE 350

5,654 SF

Contiguous with  
Suite 325 / 11,251 sf



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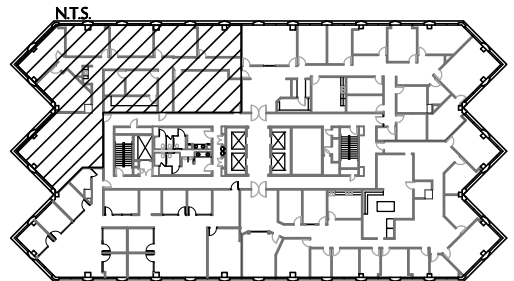
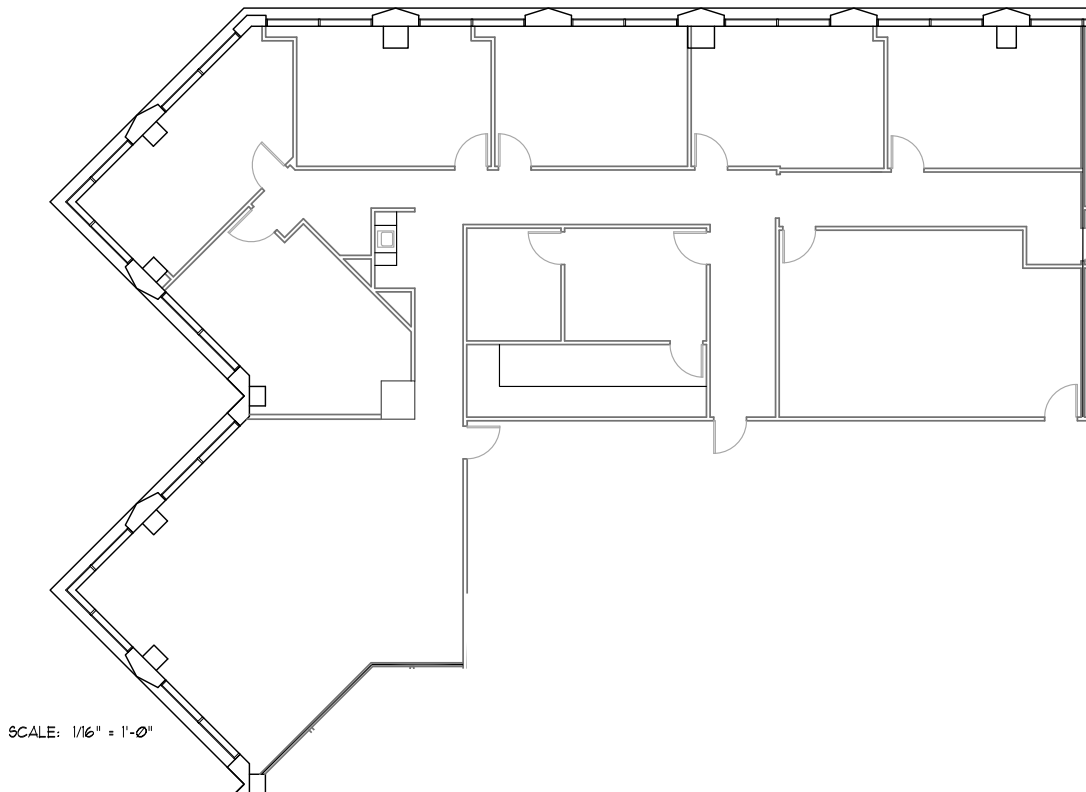
### 4TH FLOOR

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### SUITE 400

4,717 SF

Contiguous with  
Suite 425 & 470 / 13,446 sf



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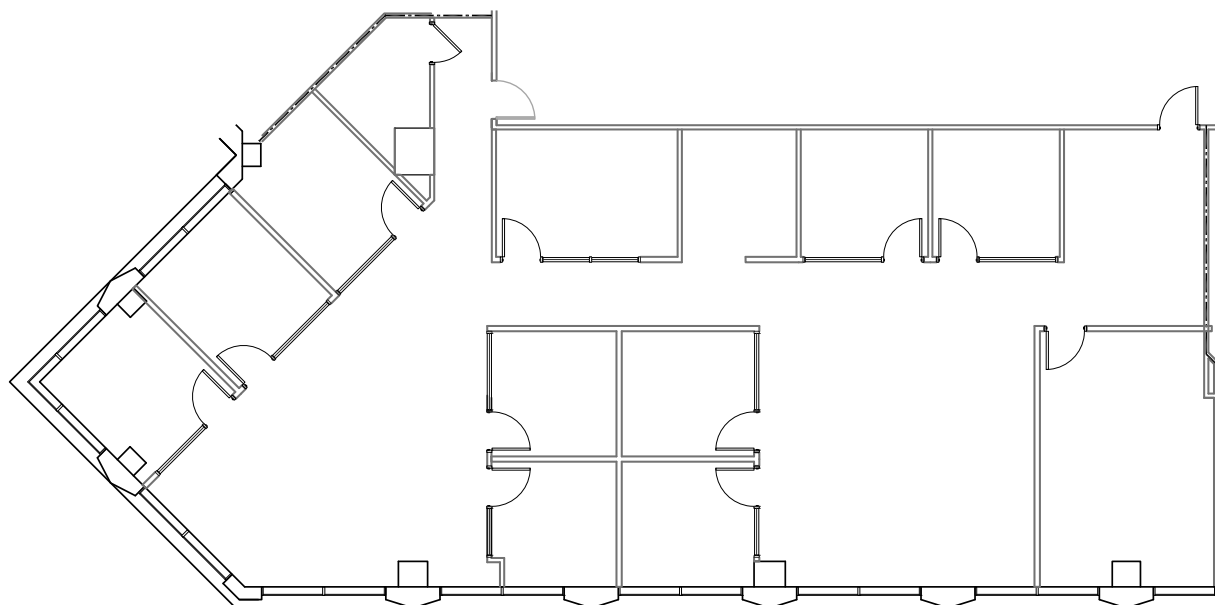
### 4TH FLOOR

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### SUITE 425

3,880 SF

Contiguous with  
Suite 400 & 470 / 13,446 sf



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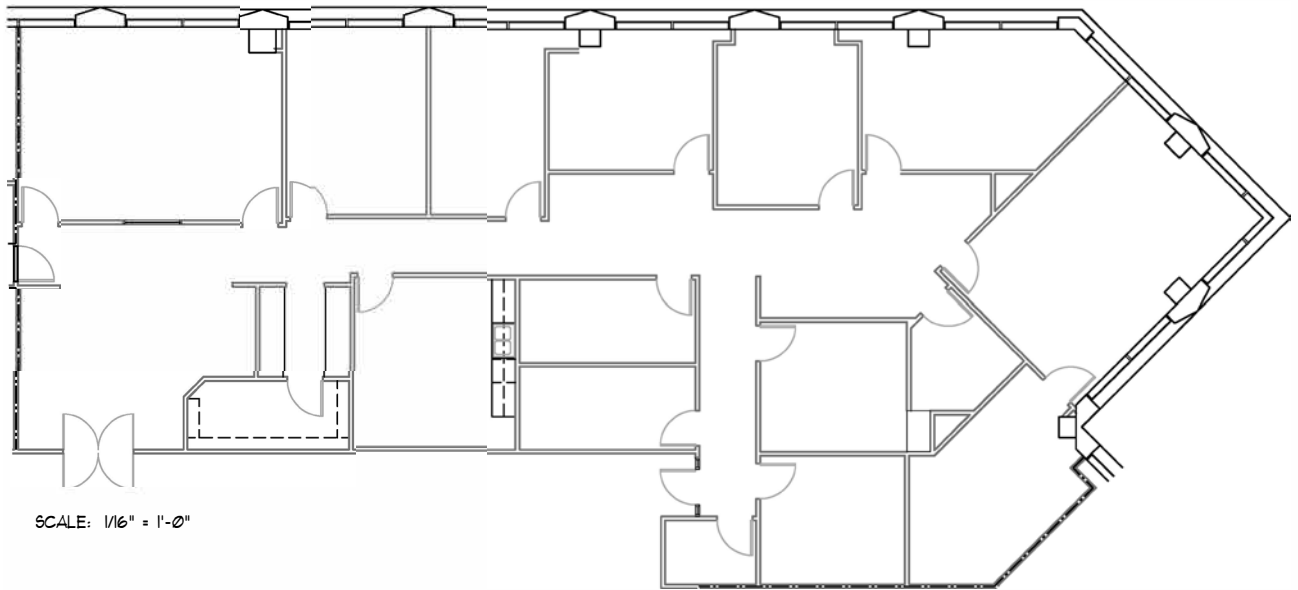
### 4TH FLOOR

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### SUITE 470

4,849 SF

Contiguous with  
Suite 400 & 425 / 13,446 sf



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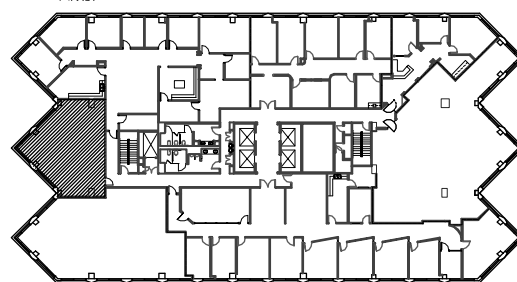
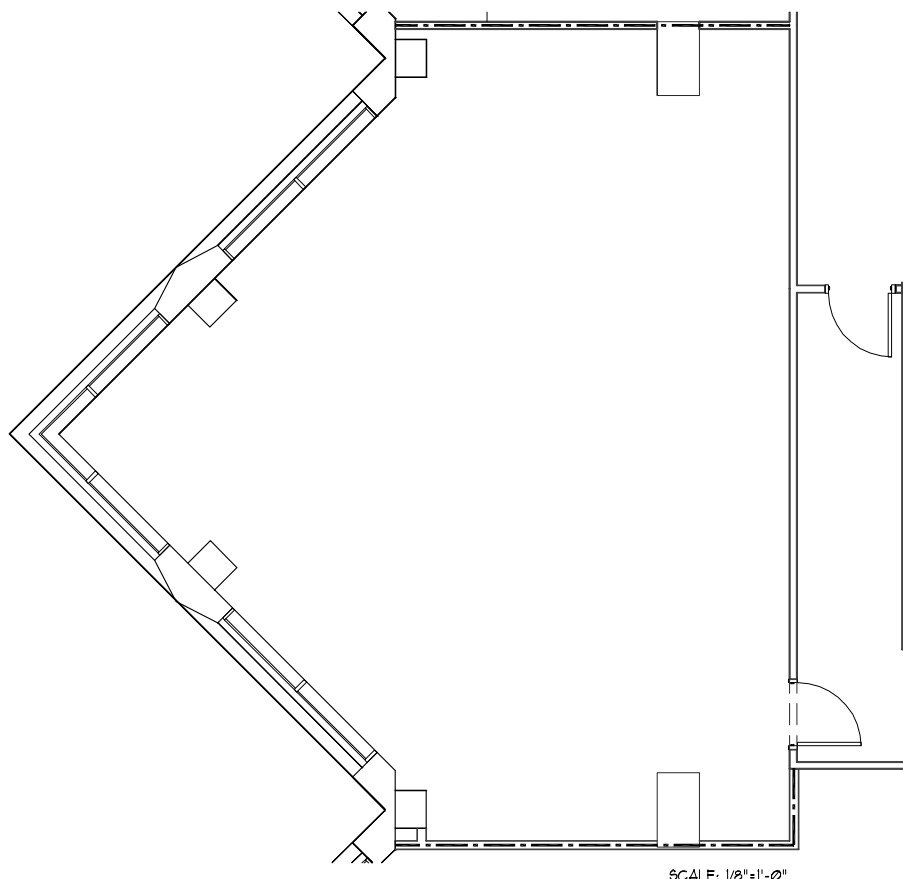
## Floor Plan

### 5TH FLOOR

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### SUITE 530

1,182 SF



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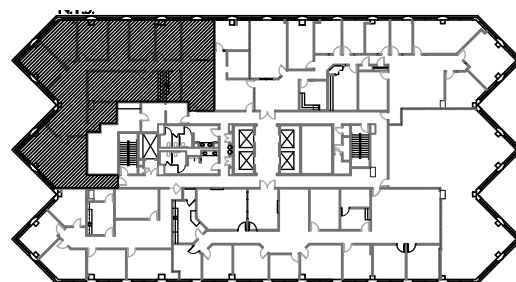
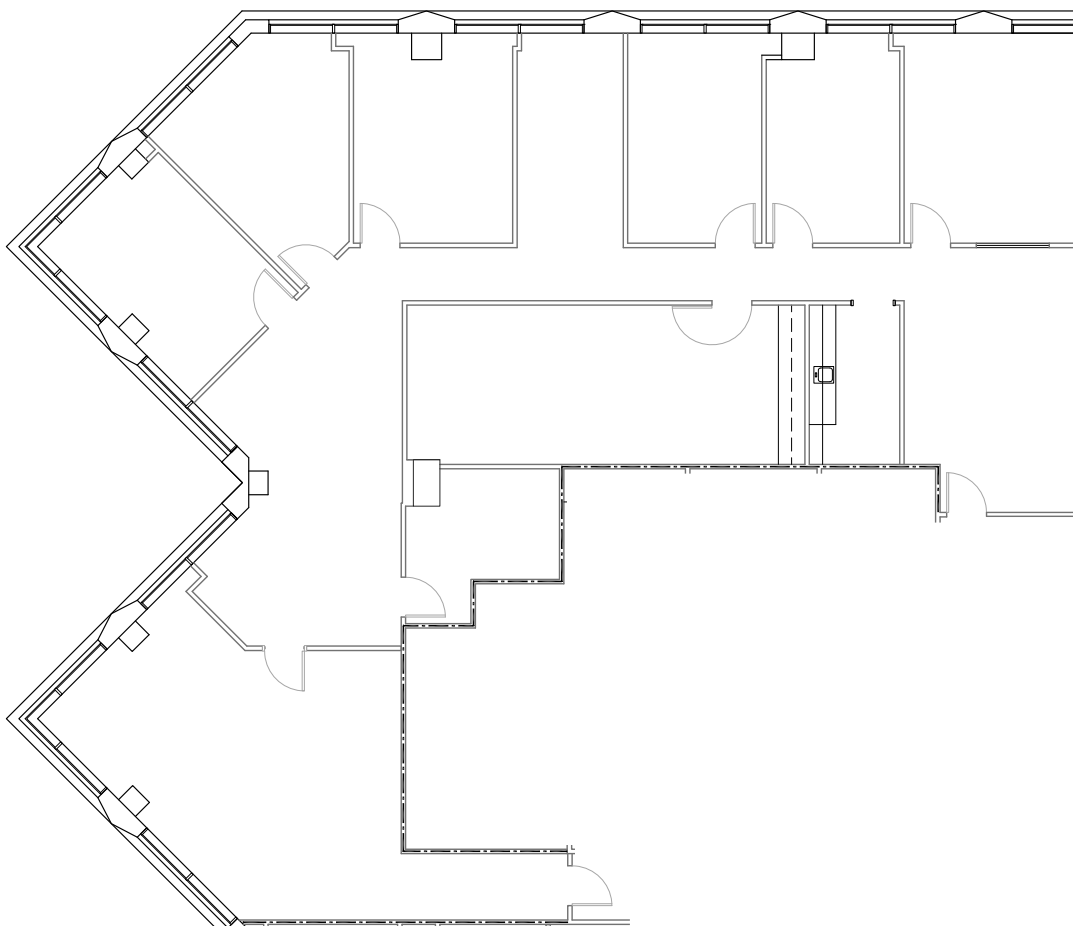
## Floor Plan

### 7TH FLOOR

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### SUITE 710

3,891 SF



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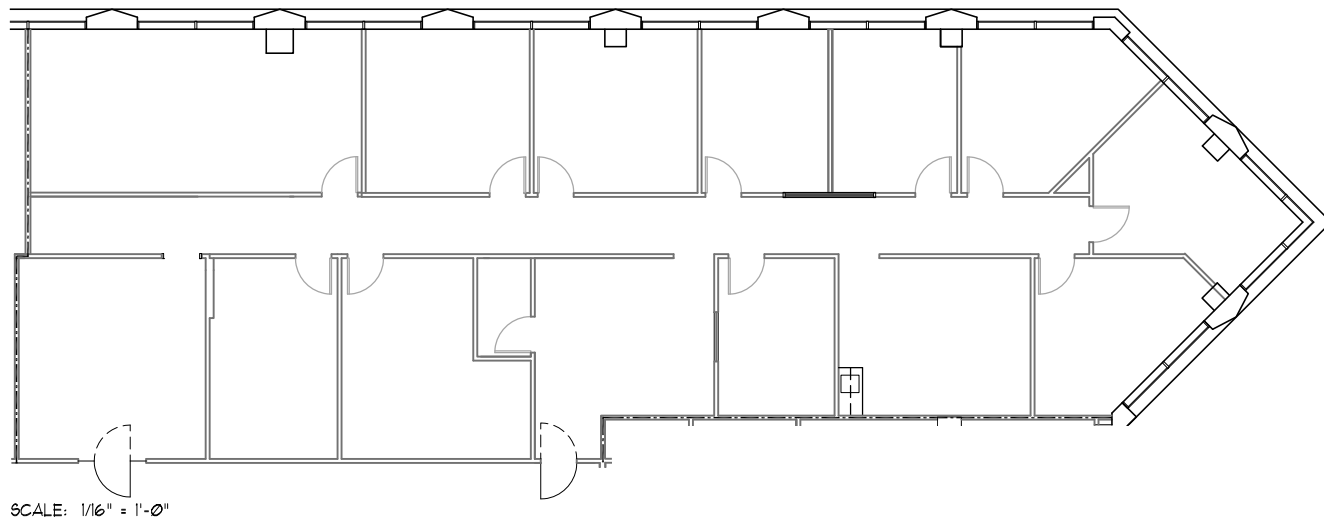
## Floor Plan

### 10TH FLOOR

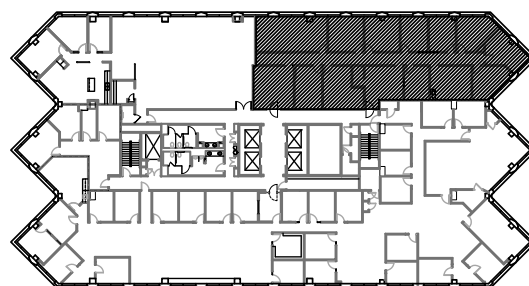
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### SUITE 1070

4,042 SF



SCALE: 1/16" = 1'-0"



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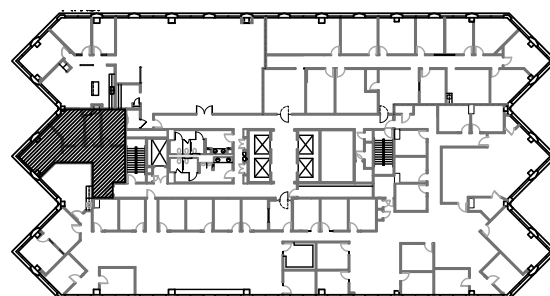
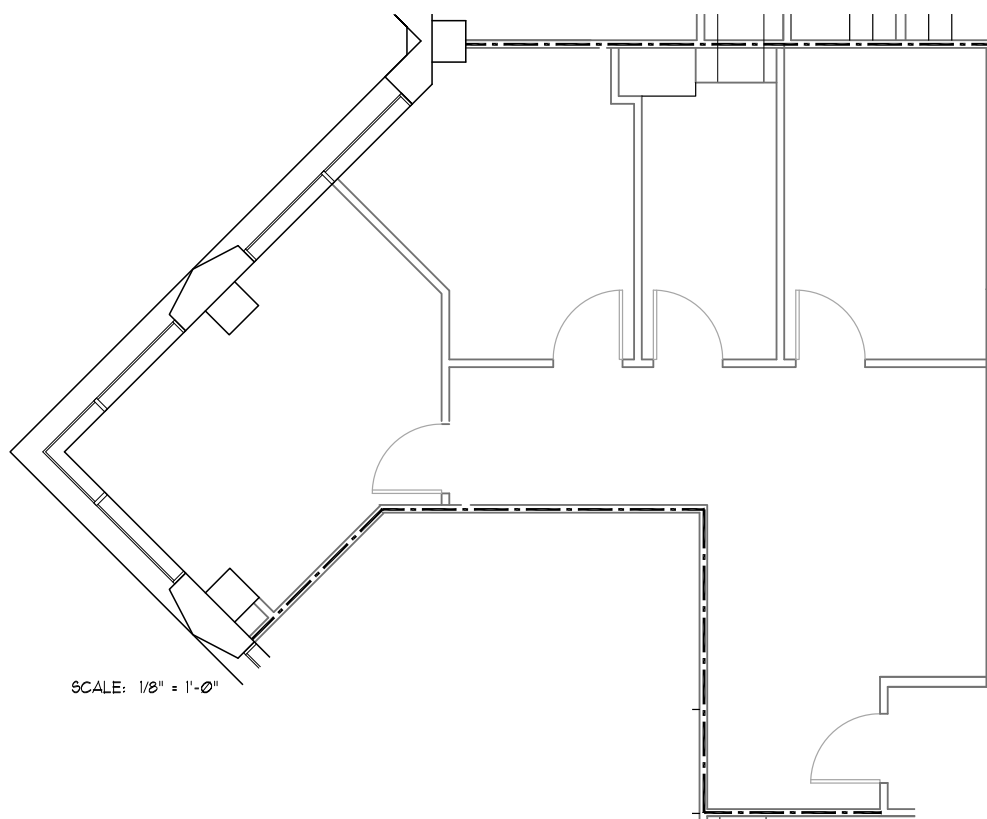
## Floor Plan

### 10TH FLOOR

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### SUITE 1080

979 SF



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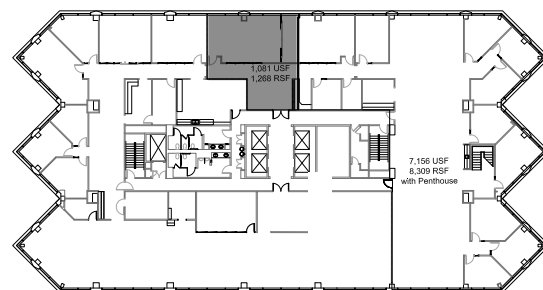
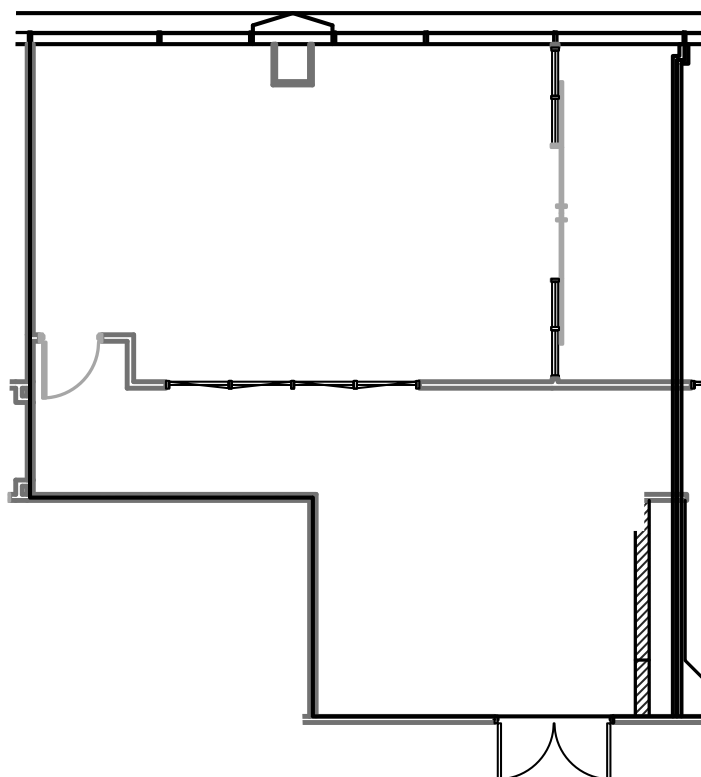
## Floor Plan

### 11TH FLOOR

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### SUITE 1102

1,268 SF



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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:
  - 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.

|                                                                       |             |                        |               |
|-----------------------------------------------------------------------|-------------|------------------------|---------------|
| Endura Advisory Group GP, LLC                                         | 581037      | jlundblad@endurasa.com | (210)366-2222 |
| Licensed Broker /Broker Firm Name or<br>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/<br>Associate                      | License No. | Email                  | Phone         |
| Paul Barker                                                           | 467930      | pbarker@endurasa.com   | (210)366-2222 |
| Sales Agent/Associate's Name                                          | License No. | Email                  | Phone         |

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Buyer/Tenant/Seller/Landlord Initials

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Date



## 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:
  - 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.

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| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                  | Phone         |
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| Designated Broker of Firm                                             | License No. | Email                  | Phone         |
| James G. Lundblad                                                     | 337803      | jlundblad@endurasa.com | (210)366-2222 |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                  | Phone         |
| Hayley Ruggles                                                        | 654513      | hruggles@endurasa.com  | (210)366-2222 |
| Sales Agent/Associate's Name                                          | License No. | Email                  | Phone         |

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\_\_\_\_\_  
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