ONYX

AT THE AIRPORT

BUILT FOR WORK, LOCATED FOR LIFE

8626-8700 TESORO DRIVE, SAN ANTONIO, TX

CBRE

Overview

Onyx at The Airport offers 242,852 square feet of prime office space across two, eight-story towers. It is ideally situated on Loop 410 between Broadway and Nacogdoches, just minutes from the San Antonio International Airport.

PROPERTY HIGHLIGHTS

- Efficient Floor Plates
- Full Height Windows with Treetop Views
- Incredible Visibility on 410 & Easy Access to Broadway
- Minutes from San Antonio International Airport
- On-Site Security Officer & Property Manager

Recent Capital Improvements:

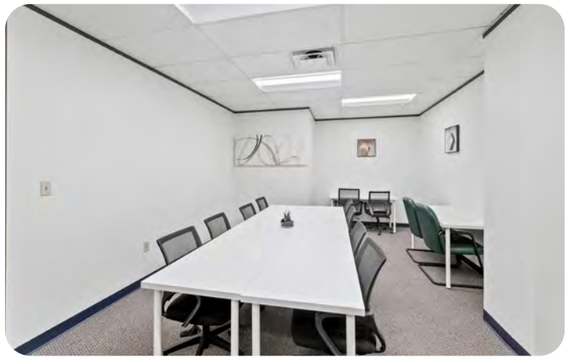
Upgraded HVAC Systems

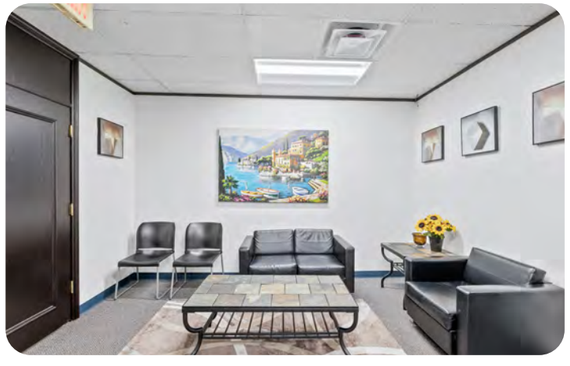
Common Area Improvements

Roof Replacement

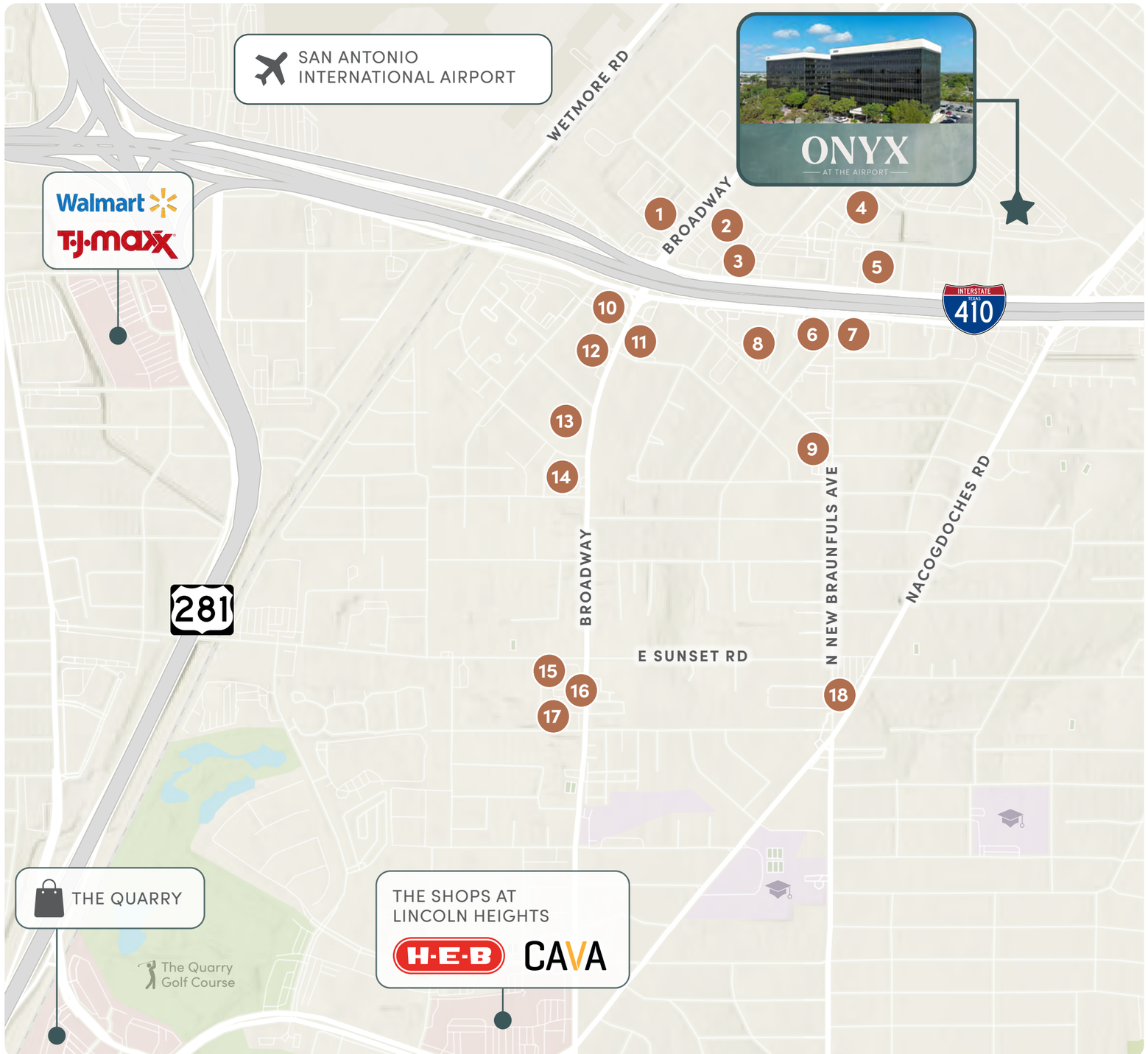
Resurfaced Parking Lot

Greenery Improvements





Convenient, Amenity-Rich Location



25+ Restaurants

WITHIN 1 MILE

1. Thai Casa on Broadway
2. Capo's Pizzeria Broadway
3. Cabo Bob's Burritos
4. Ro-Ho Pork and Bread
5. Formosa Garden
6. Taco Palenque
7. Chester's Hamburgers
8. La Fonda
9. The Barn Door Restaurant & Meat Market
10. Jim's Restaurant
11. Raising Cane's Chicken Fingers
12. The Beignet Stand
13. La Panaderia
14. The Hangar Bar & Grill
15. Braza Brava Pizzeria Napoletana
16. Soluna
17. Revolución
18. Starbucks

Drive Times

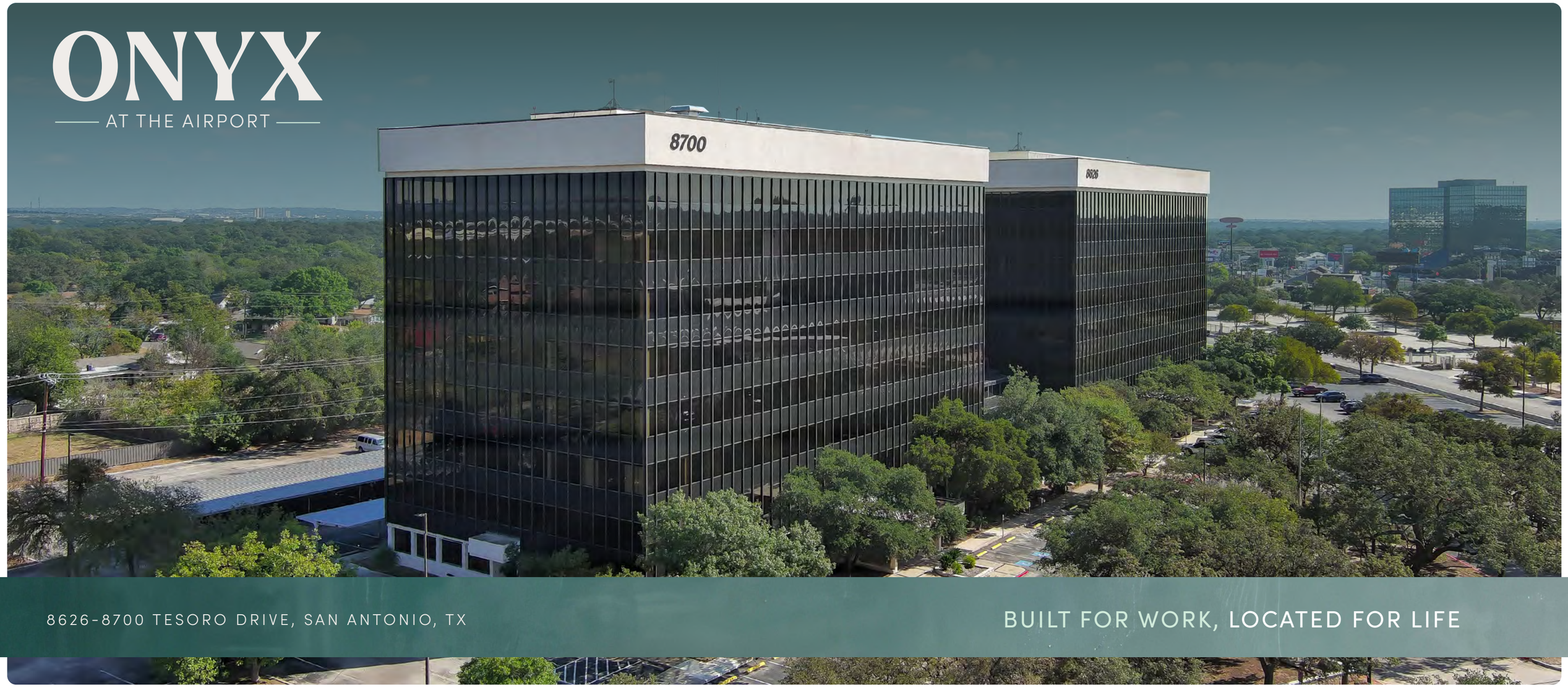
San Antonio International Airport	4 Minutes
To 281	4 Minutes
To I-35	5 Minutes
The Quarry	7 Minutes
Alamo Heights	8 Minutes
The Pearl Brewery	10 Minutes
Downtown San Antonio	15 Minutes

Building Profile

Building Size	8700 Tesoro (Onyx I) - 132,185 RSF 8626 Tesoro (Onyx II) - 110,667 RSF
Year Completed/ Renovated	1974 | 2020
Floors	8
Building Class	B
SF Available	569 – 15,093 SF Available
Amenities	Conference Center
Ownership	Windmill Investments
Security	On-Site Security Guard
Parking	5:1000 Surface Lot. Reserved Covered Parking Available.

ONYX

AT THE AIRPORT



8626-8700 TESORO DRIVE, SAN ANTONIO, TX

BUILT FOR WORK, LOCATED FOR LIFE

CONTACTS

MORGAN DIAZ, CCIM

+1 210 253 6053

morgan.diaz@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

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. **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.

CBRE, Inc.	299995	texaslicensing@cbre.com	+1 210 225 1000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	+1 214 979 6100
Designated Broker of Firm	License No.	Email	Phone
John Moake	540146	john.moake@cbre.com	+1 210 225 1000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Morgan Diaz	669476	morgan.diaz@cbre.com	+1 210 225 1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date