

Office Space For Lease



# Colonial Center

10000 W IH-10, San Antonio, TX 78230

Offered by:  
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C. Michael Morse

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# Benefits

## Property Highlights

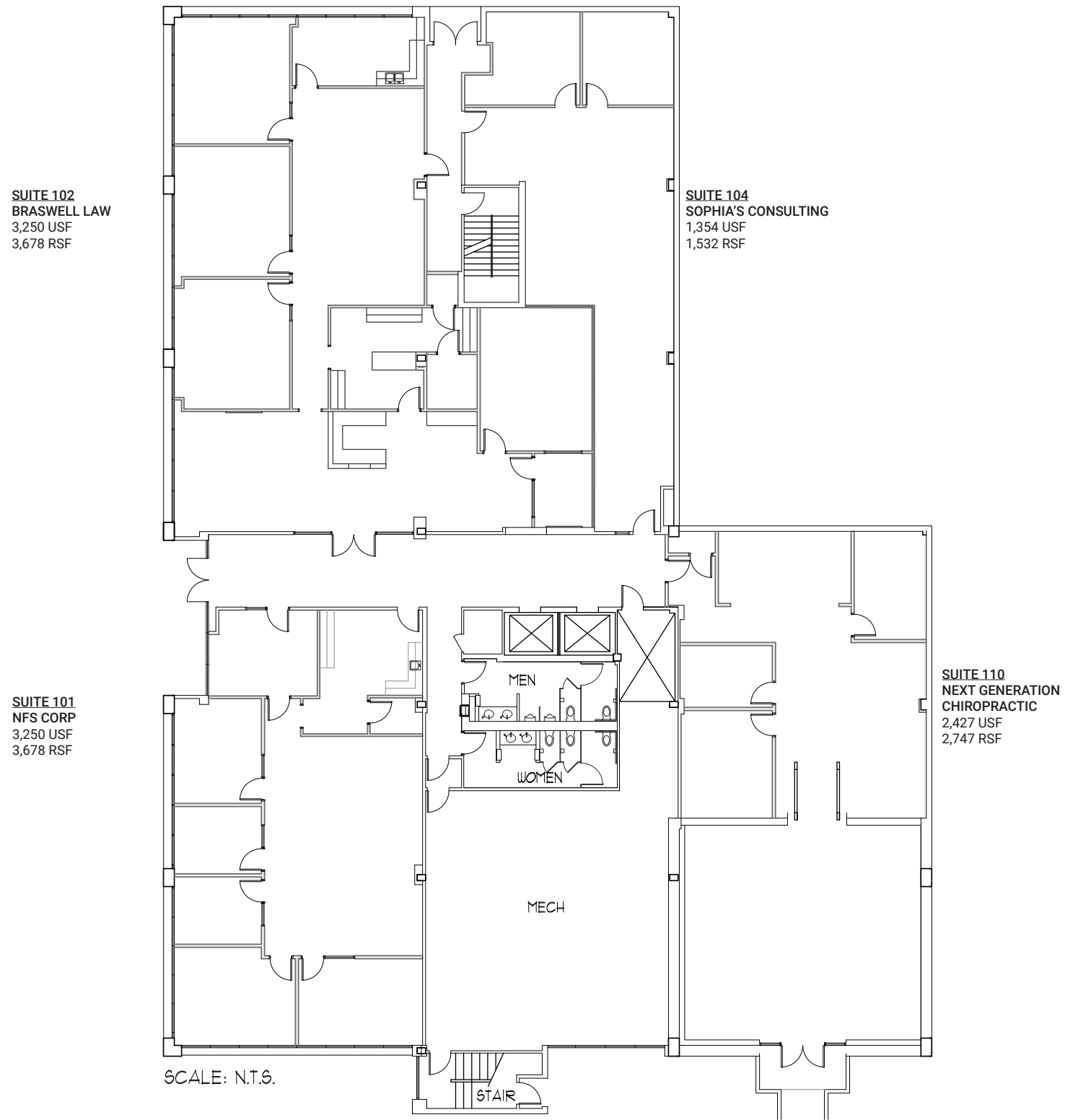
<b>Address</b>	10000 W IH-10, San Antonio 78230
<b>Location</b>	IH-10 W and Wurzbach Rd
<b>Property Details</b>	60,011 RSF Office Building 5.926 Acres
<b>Legal Description</b>	NCB 14939 BLK LOT NW IRR 359.32 FT OF 4
<b>Zoning</b>	C-2
<b>Year Built</b>	1981
<b>Floors</b>	4
<b>Bldg. Status</b>	Occupied Multi-Tenant

## Comments

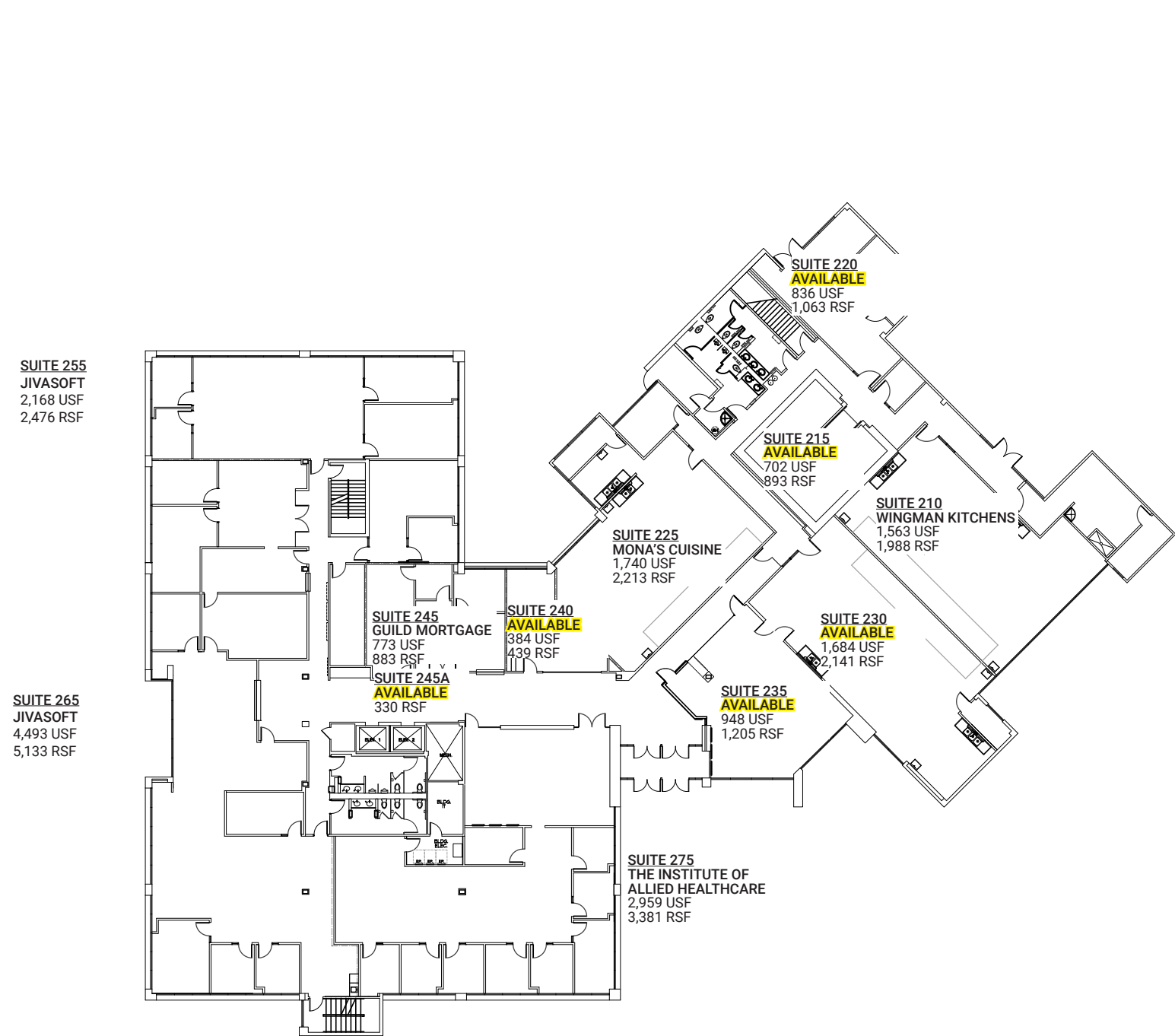
- Excellent visibility on IH-10 W Frontage Rd
- Easy access off Frontage Rd and Colonial Pkwy
- Multiple entries and exits to and from property
- Monument/pylon/building signage opportunities on busy intersection
- Colonial Center has multiple restaurants, hotels, retail shopping and high-end residential areas
- The property is at the footsteps of the Medical Center and several shopping areas
- Entire 4th floor available
- Above market large parking ratio: 5.21 stalls /1,000 RSF and covered parking also available on a reserved basis
- Building signage available for full floor Tenant on 4th floor

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

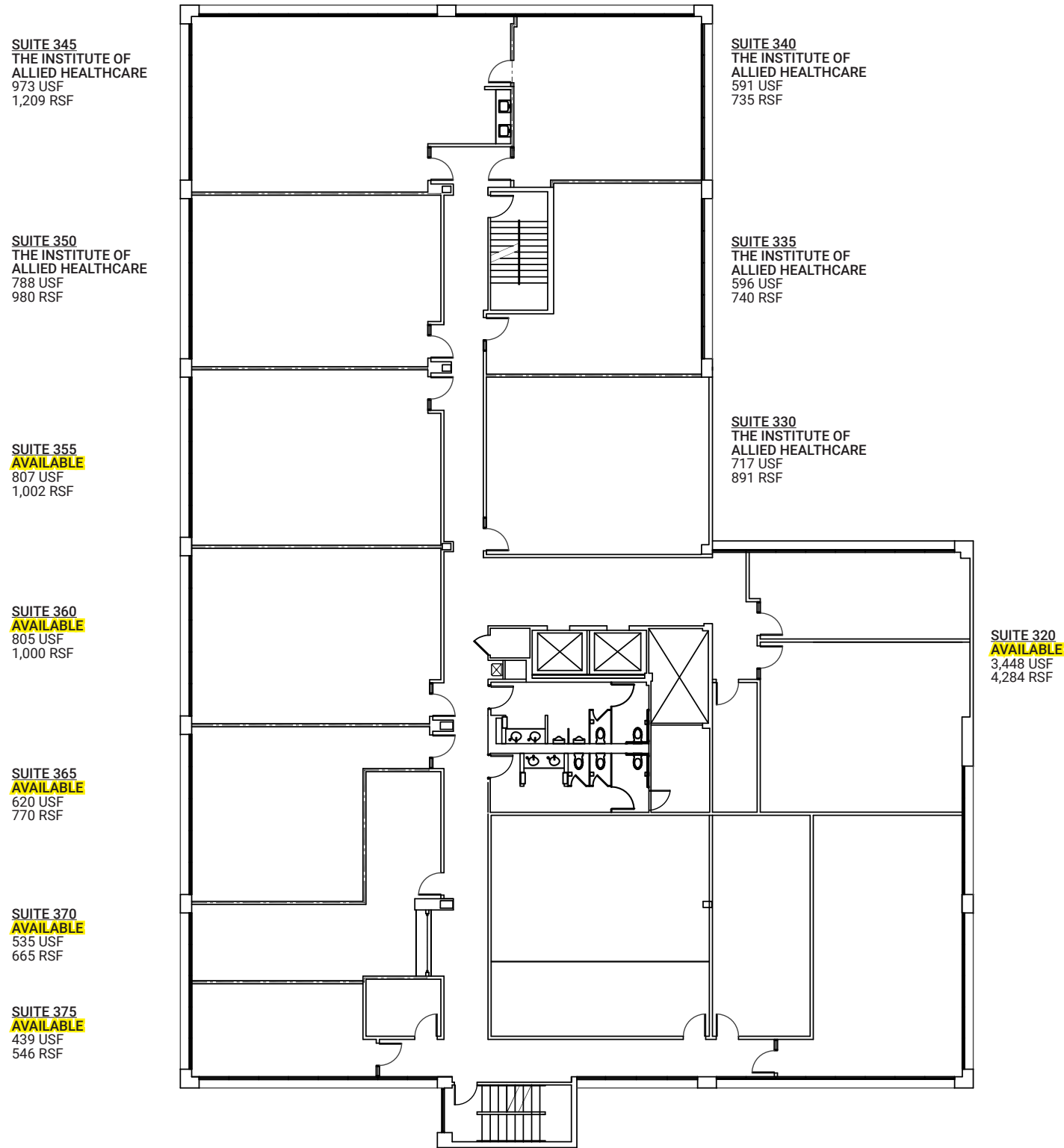
# Floor Plans - Level 1



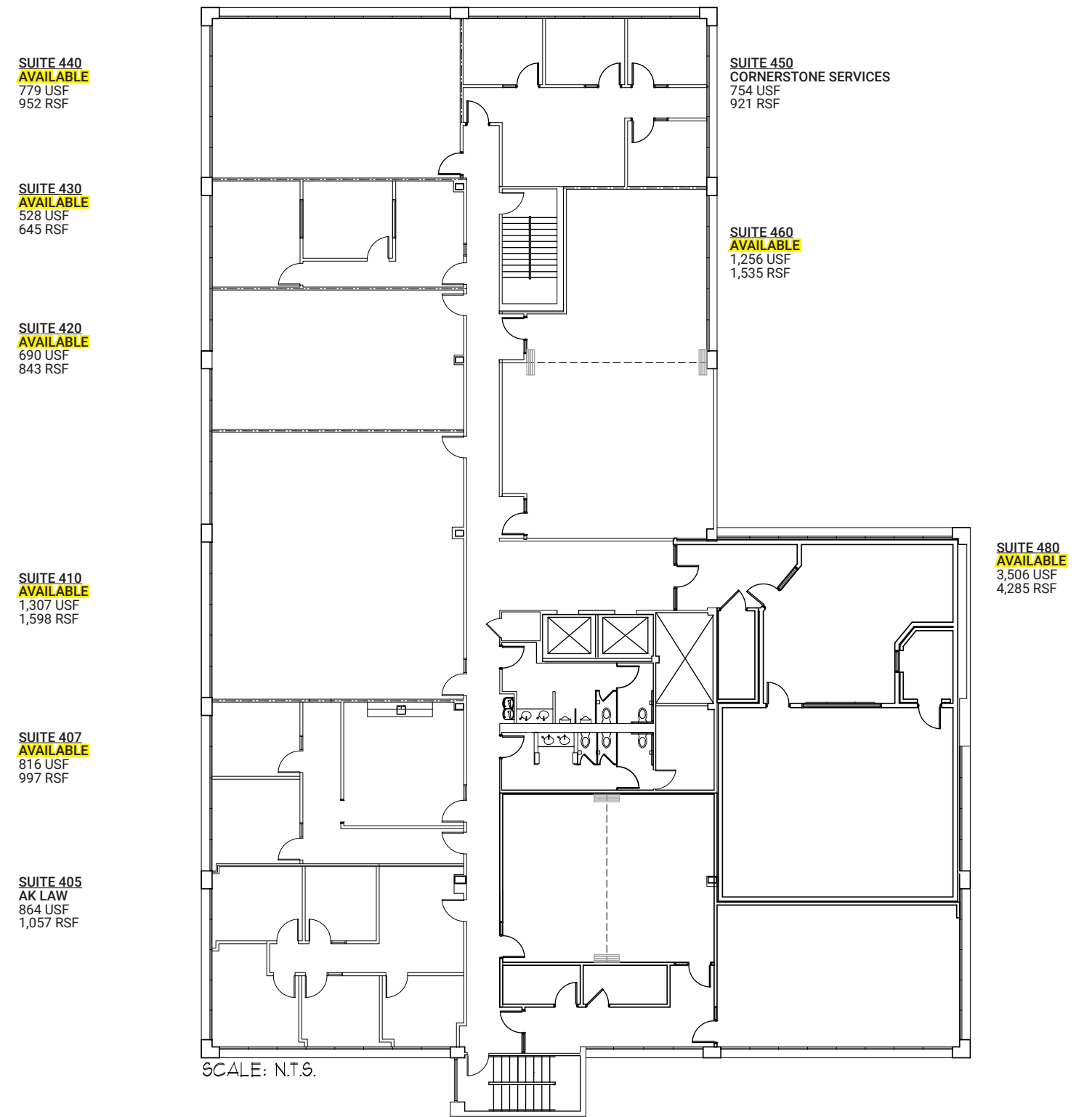
# Floor Plans - Level 2

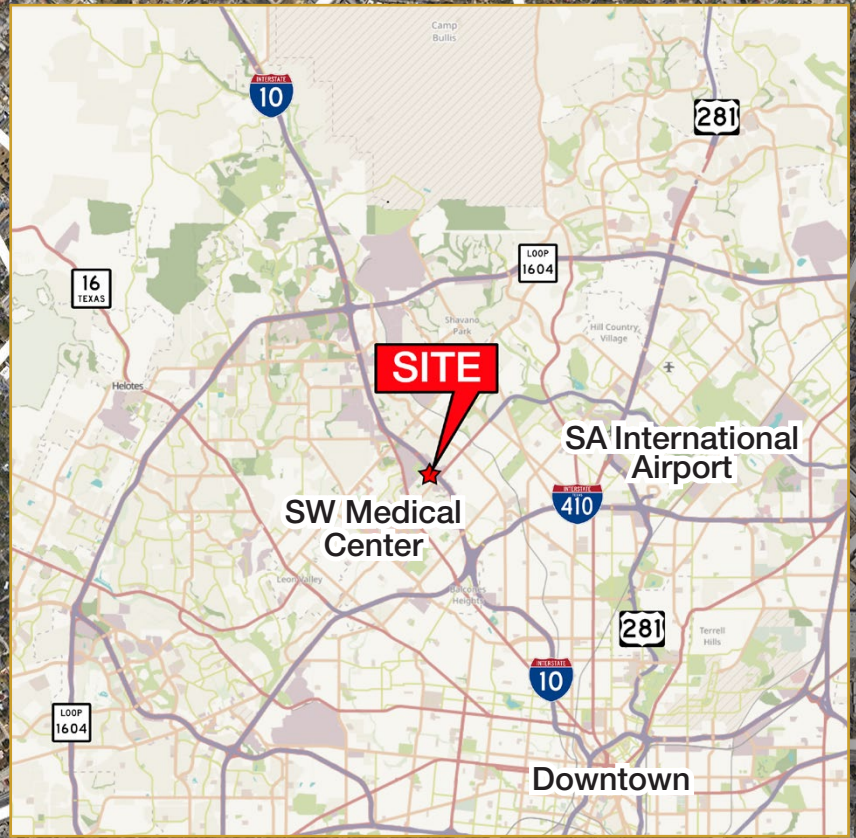
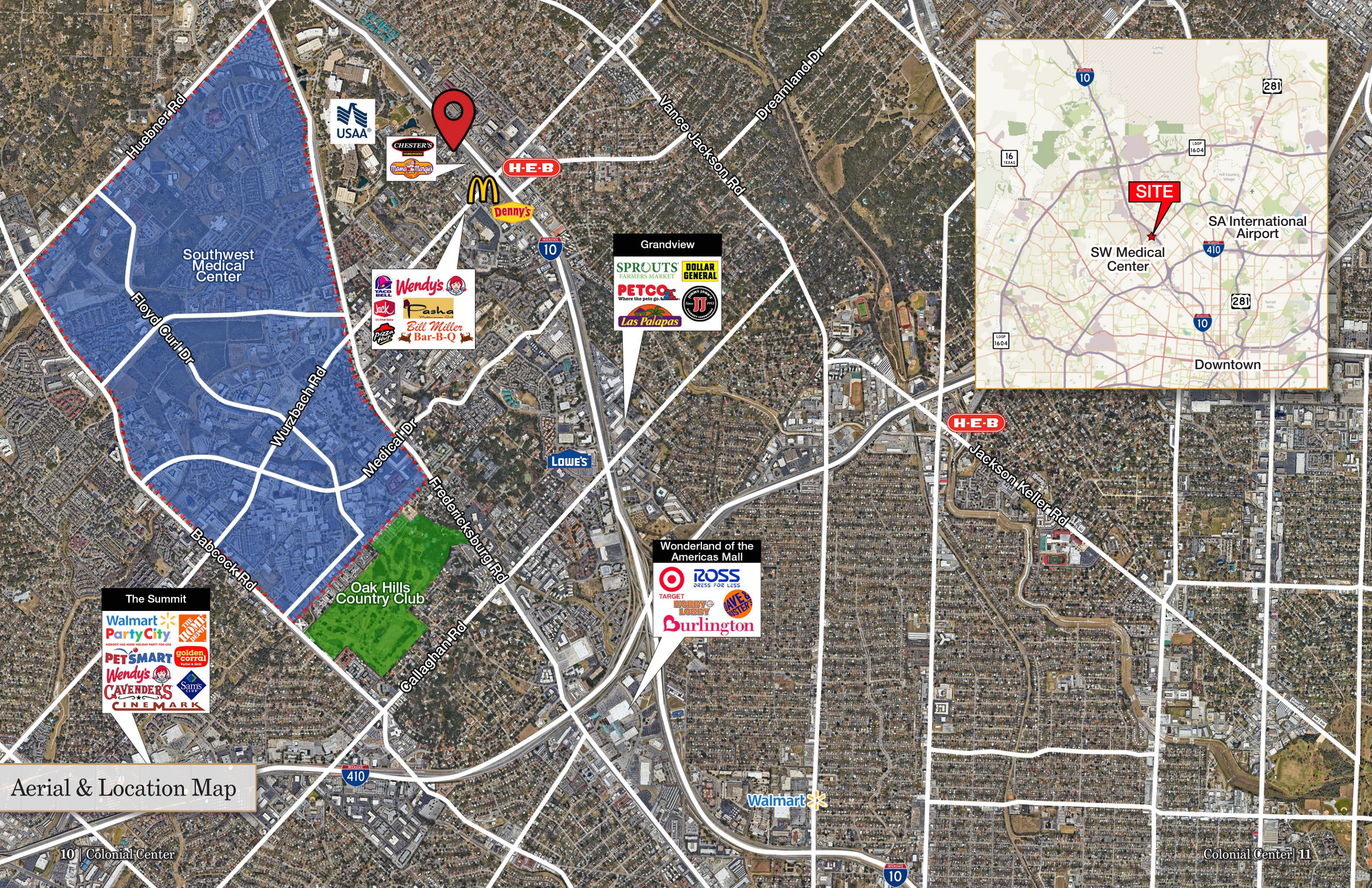


# Floor Plans - Level 3



# Floor Plans - Level 4





The Summit

- Walmart
- Party City
- THE HOME DEPOT
- PETSMART
- golden corral
- Wendy's
- CAVENDERS
- Sams CLUB
- CINEMARK

Oak Hills Country Club

Grandview

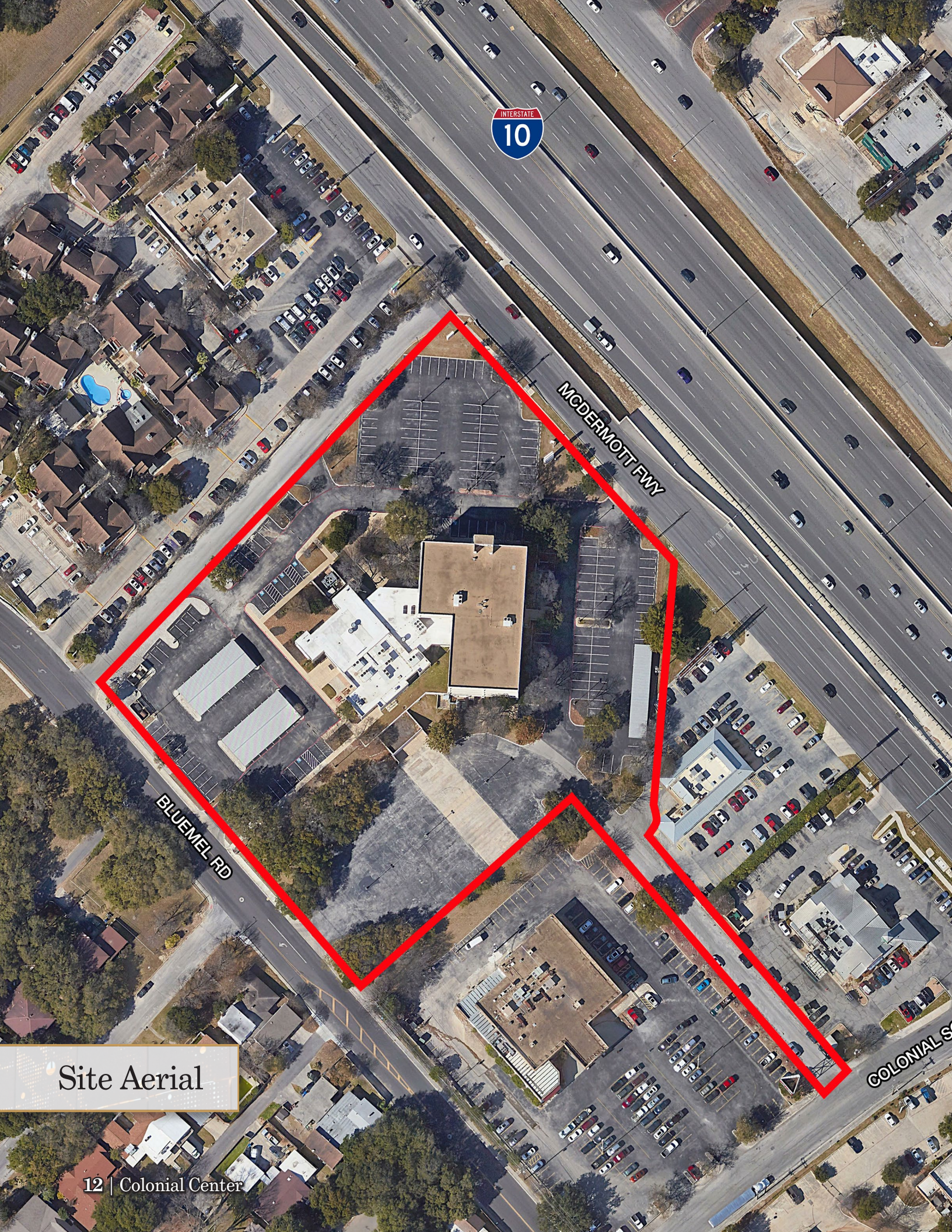
- SPROUTS FARMERS MARKET
- PETCO
- Las Palapas
- DOLLAR GENERAL
- JOJO'S

Wonderland of the Americas Mall

- Target
- ROSS DRESS FOR LESS
- HOBBY LOBBY
- LOVE & MISTER
- Burlington

Walmart

Aerial & Location Map



Site Aerial





# Availability & Rates

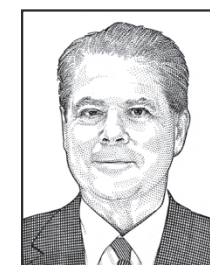
Floor	Suite	RSF
4	480	4,285
4	460	1,535
4	440	952
4	430	645 (available within 30 days)
4	420	843
4	410	1,598
4	407	997
3	375	546
3	370	665
3	365	770
3	360	1,000

Floor	Suite	RSF
3	355	1,002
3	320	4,284
2	245A	330
2	240	439
2	235	1,205
2	230	2,141
2	220	863
2	215	893
LL	L1	1,762

<b>Total Available</b>	26,755 RSF
<b>Lease Rate</b>	\$24.00 FSG
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Term</b>	Five (5) to ten (10) years
<b>Improvements</b>	Negotiable
<b>Escalation Quote</b>	Base Year
<b>Deposit</b>	Equal to one (1) month's Base Rental (typical)
<b>Financial Information</b>	Required prior to submission of lease document by Landlord
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

# Leasing Contacts



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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.

# San Antonio Market Overview

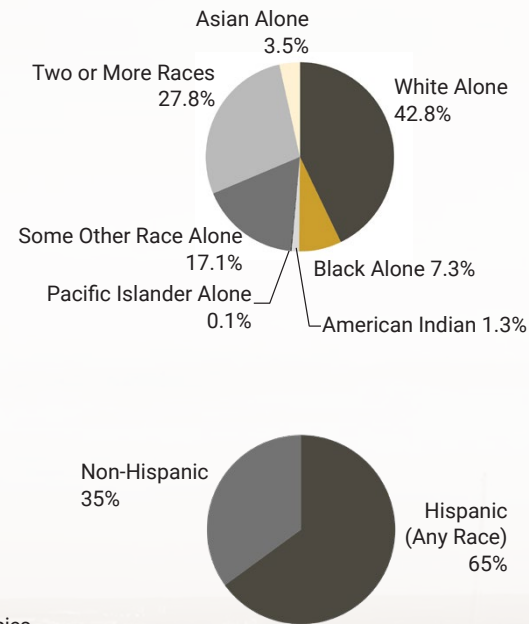
## Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 Jacksonville

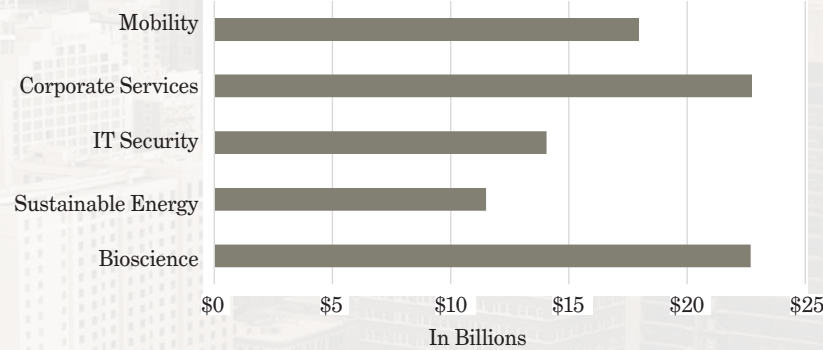


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Ethnicity 2025 Forecast

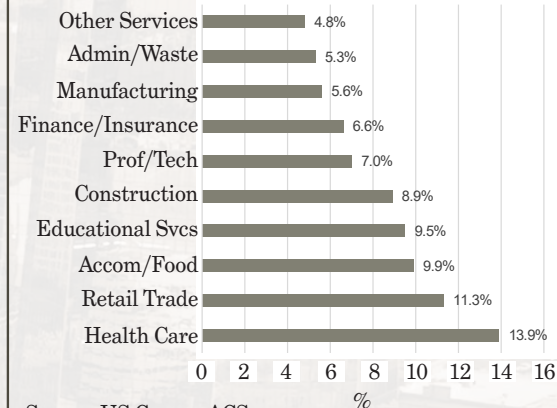


## Industry Clusters by GDP



Source: City of San Antonio Open Data Dec. 15, 2025

## Labor Force by Industry (Top Ten)



Source: US Census ACS

## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2020 Census	1,434,395	34.9	538,191	-	-	-
2025 Estimate	1,450,229	35.9	566,012	\$88,746	\$65,316	\$34,767
2030 Projection	1,472,091	37.1	588,682	\$96,616	\$71,692	\$38,765

Sources: U.S. Census Bureau 2020, ESRI forecasts for 2025 & 2030

## 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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Blake McFarlane Bonner	334780	bbonner@reocsanantonio.com	(210) 524-1305
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-2



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11-03-2025



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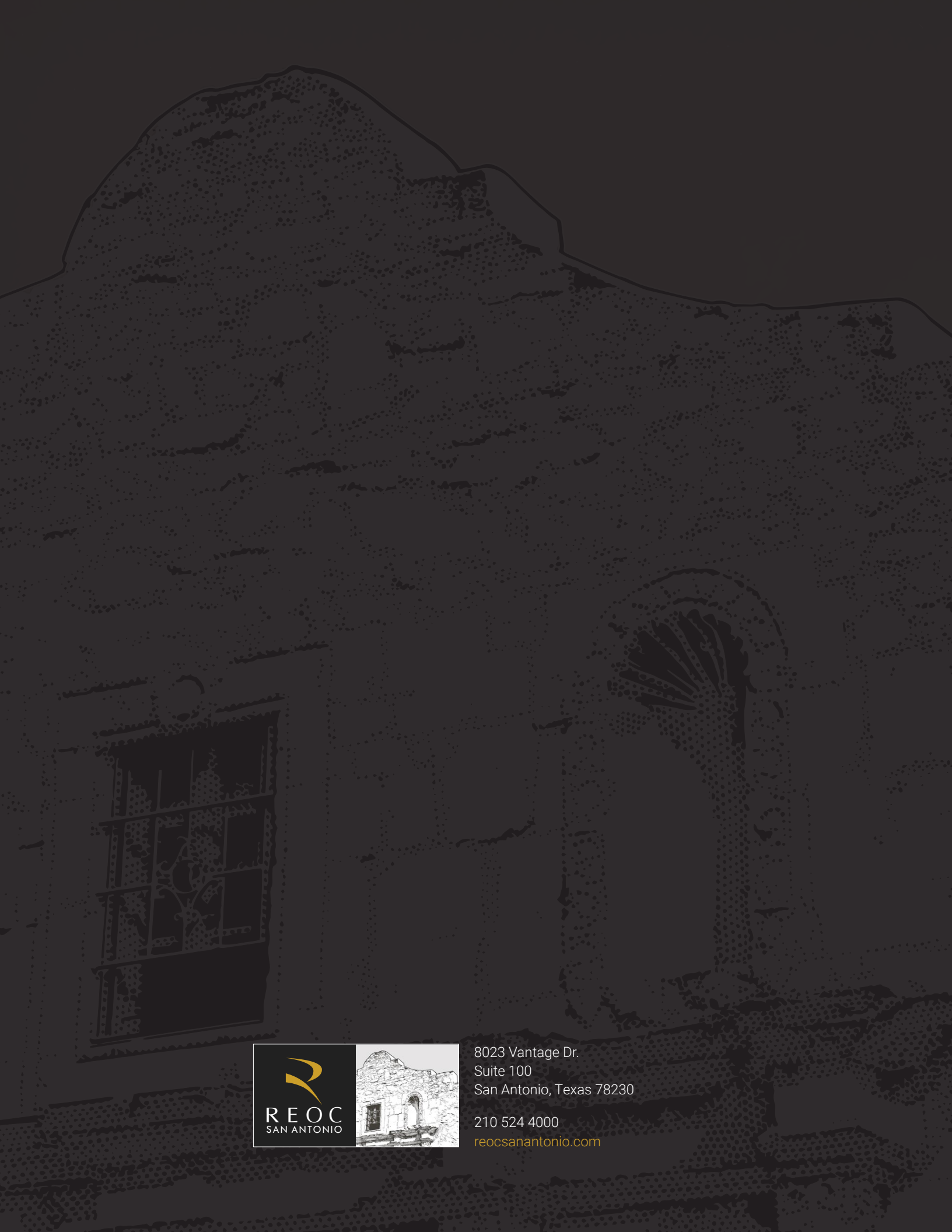
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Christopher Michael Morse	629643	mmorse@reocsanantonio.com	(210) 524-1312
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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