



FOR LEASE



Located Along NE Loop 410

NORTHWOOD EXECUTIVE OFFICE BUILDINGS

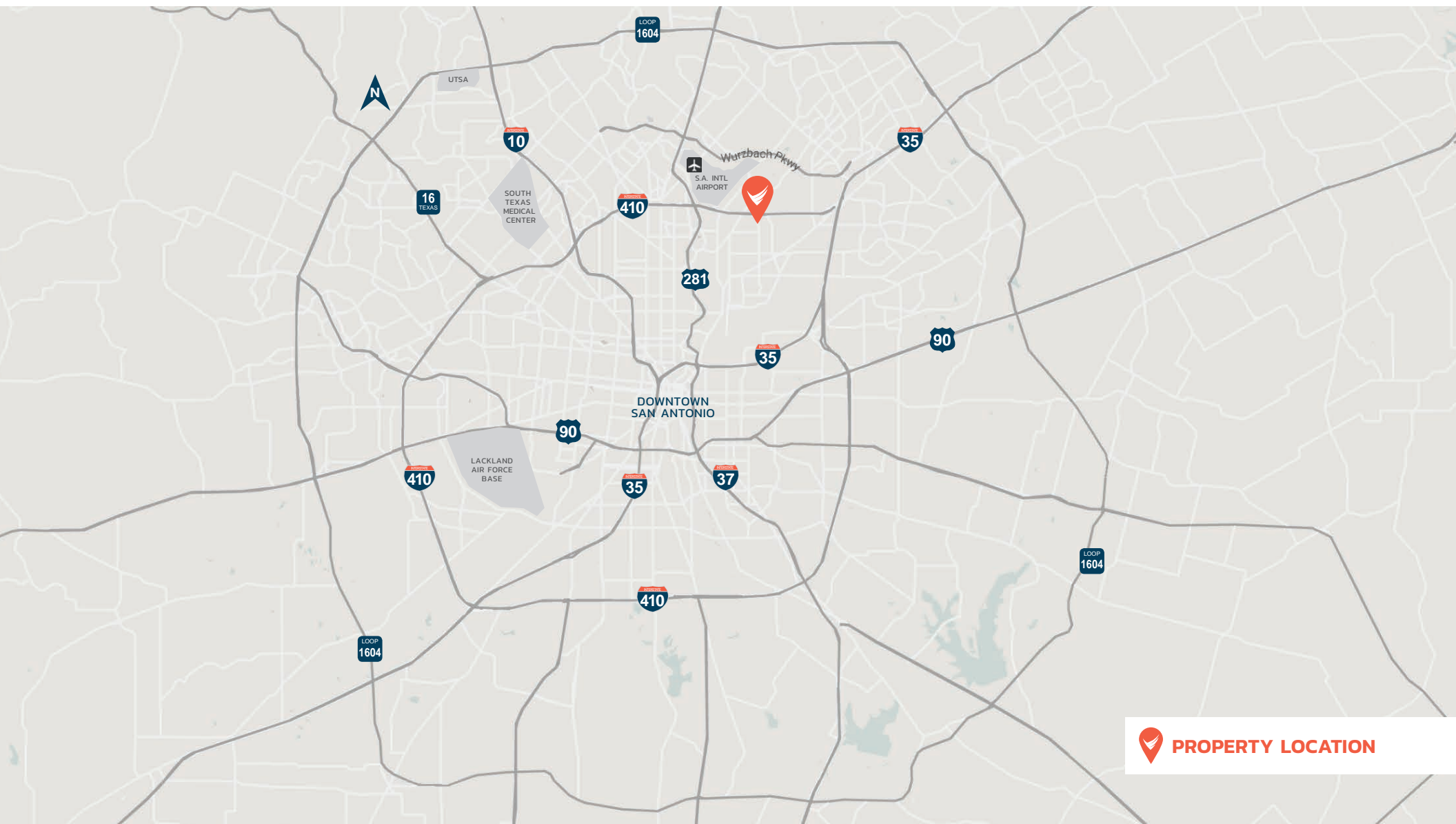
1550 & 1600 NE Loop 410,
San Antonio, TX 78209

GARY STEPHENS, CCIM

210.233.6577
gary@valcorcre.com

SARA LOMBARDI

210.858.7907
sara@valcorcre.com



 **PROPERTY LOCATION**

Property Overview

NORTHWOOD EXECUTIVE



RENTAL RATE

\$18.00-\$21.00 RSF

LOCATION

1550 & 1600 NE Loop 410,
San Antonio, Texas 78209

RENTABLE SQUARE FEET

68,412 RSF

BUILDINGS

3

PARKING

3 : 1,000 RSF

AVAILABILITY

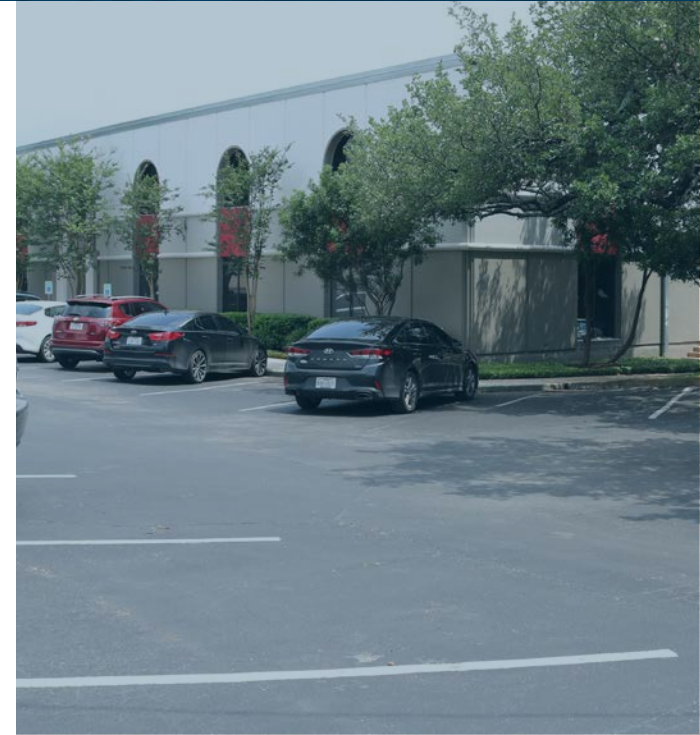
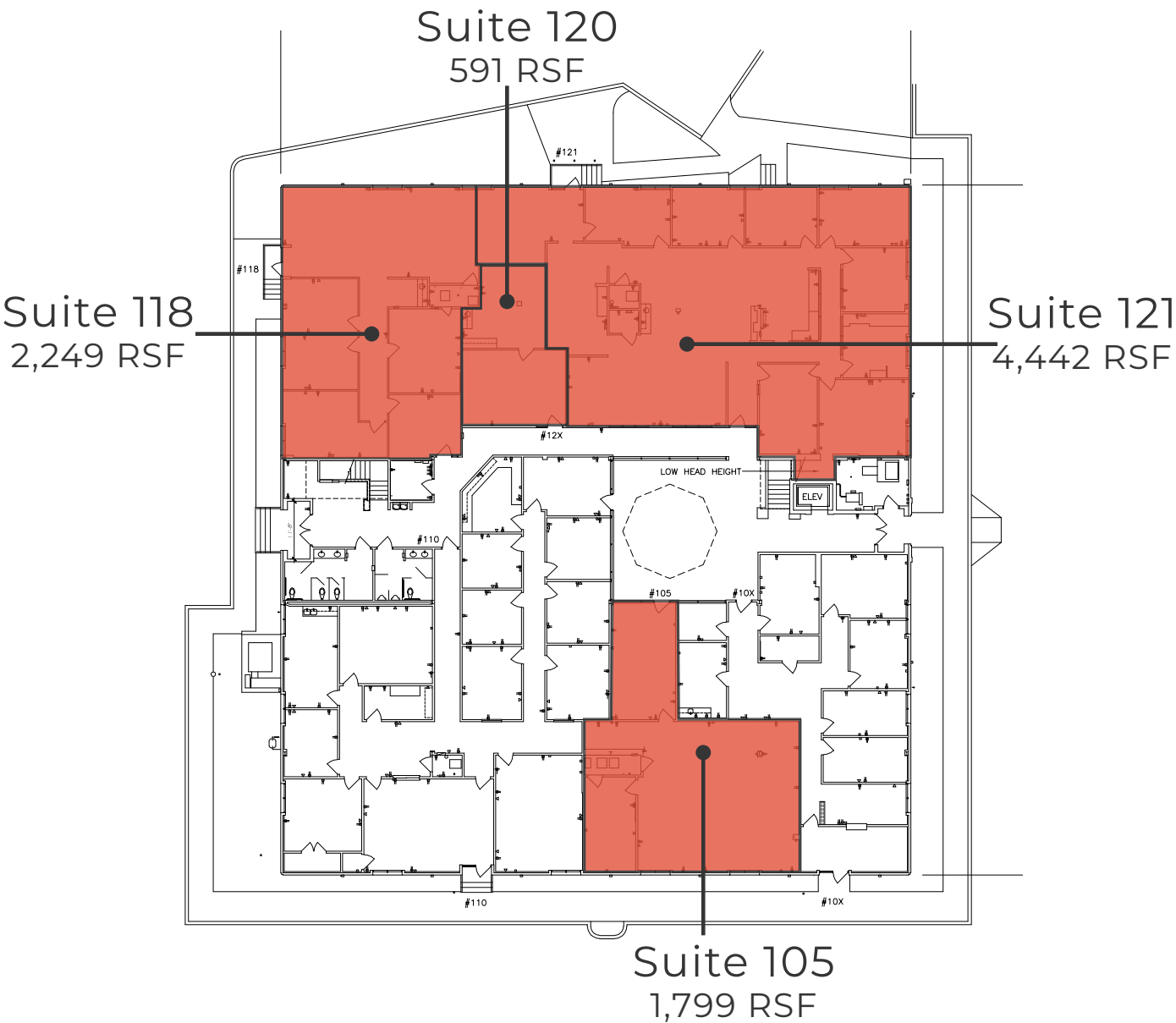
362 - 8,266 RSF



BUILDING	AVAILABLE SPACE
1550	499 - 8,266 RSF
1566	1,220 SF
1600	362 - 4,856 RSF

Floor 1 - Bldg 1550

NORTHWOOD EXECUTIVE



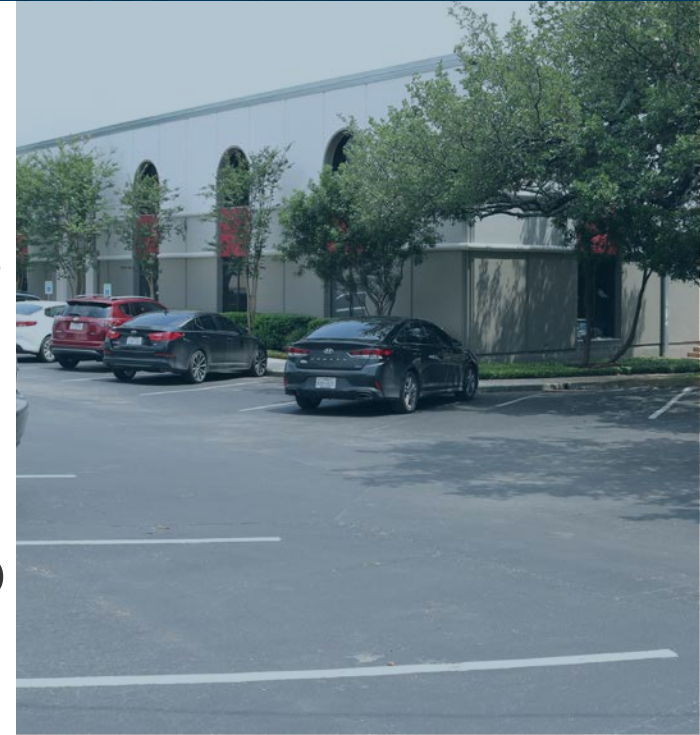
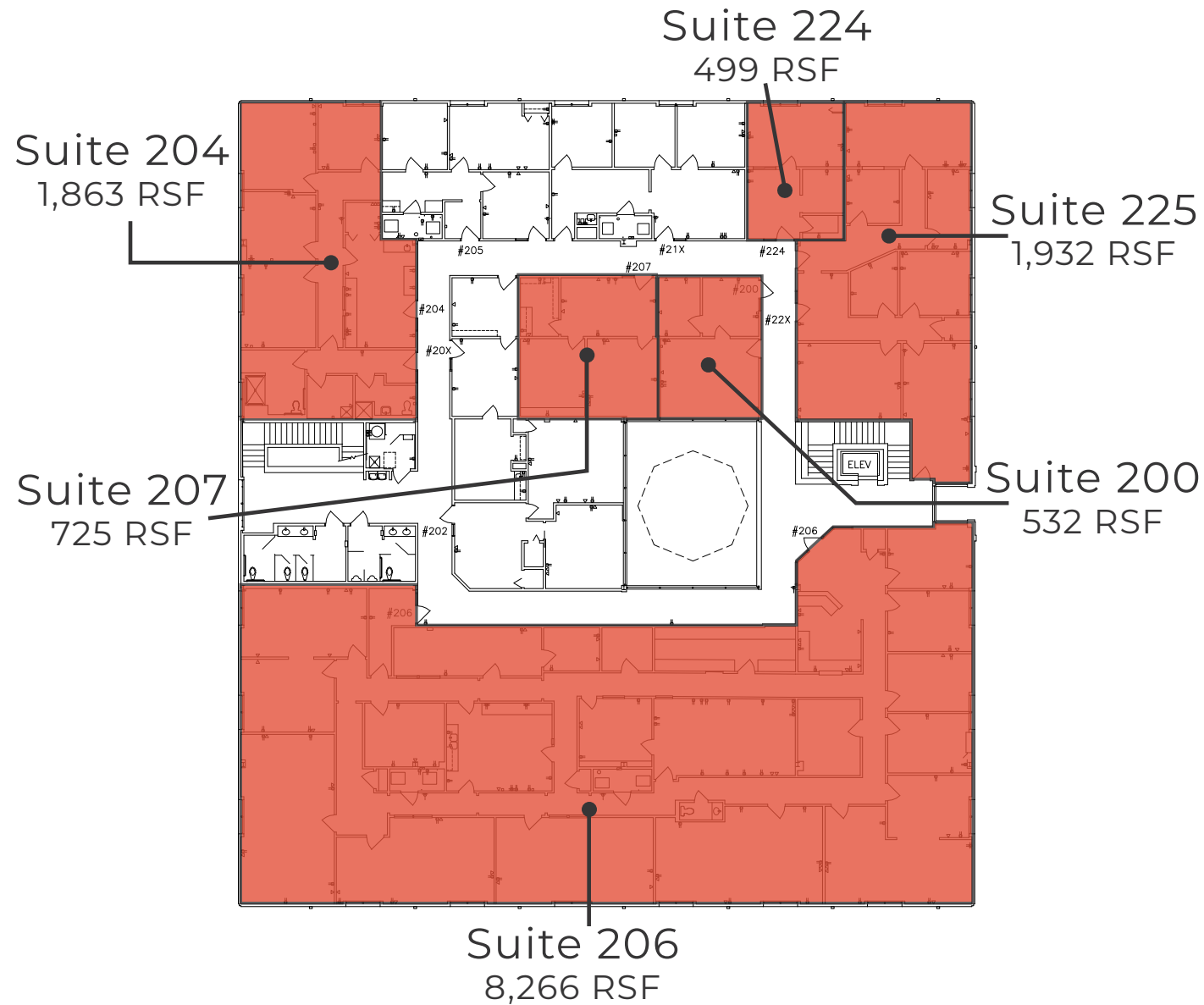
AVAILABILITY

- Suite 105 - 1,799 RSF
- Suite 118 - 2,249 RSF
- Suite 120 - 591 RSF
- Suite 121 - 4,442 RSF
- 118, 120 & 121 - 7,282 RSF



Floor 2 - Bldg 1550

NORTHWOOD EXECUTIVE



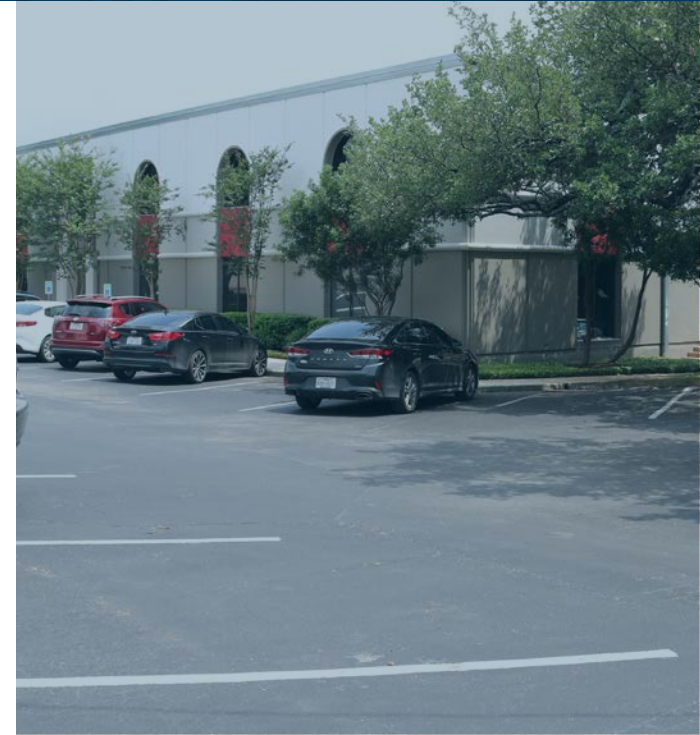
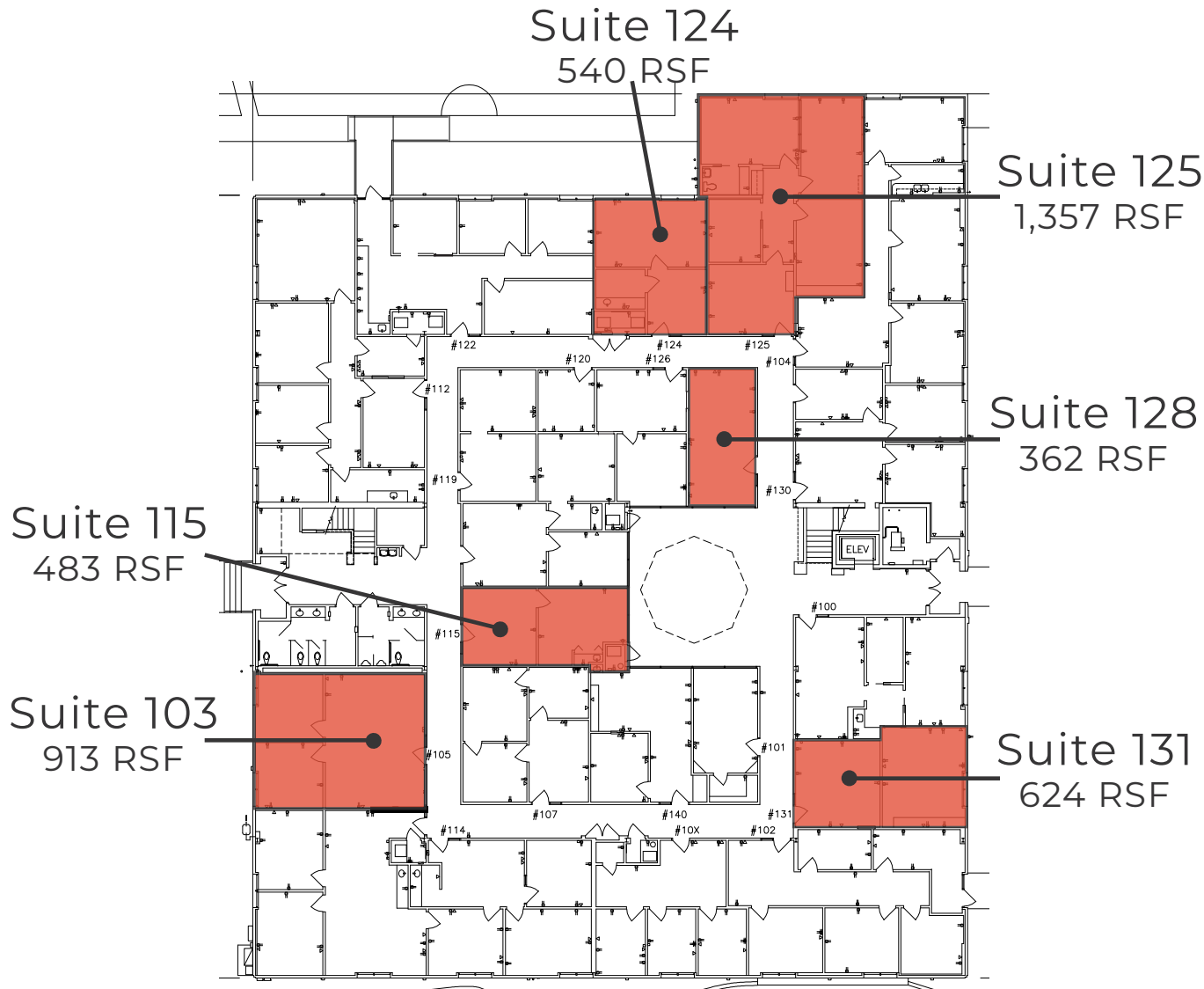
AVAILABILITY

- Suite 200 - 532 RSF
- Suite 204 - 1,863 RSF
- Suite 206 - 8,266 RSF
- Suite 207 - 725 RSF
- Suite 224 - 499 RSF
- Suite 225 - 1,932 RSF



Floor 1 - Bldg 1600

NORTHWOOD EXECUTIVE



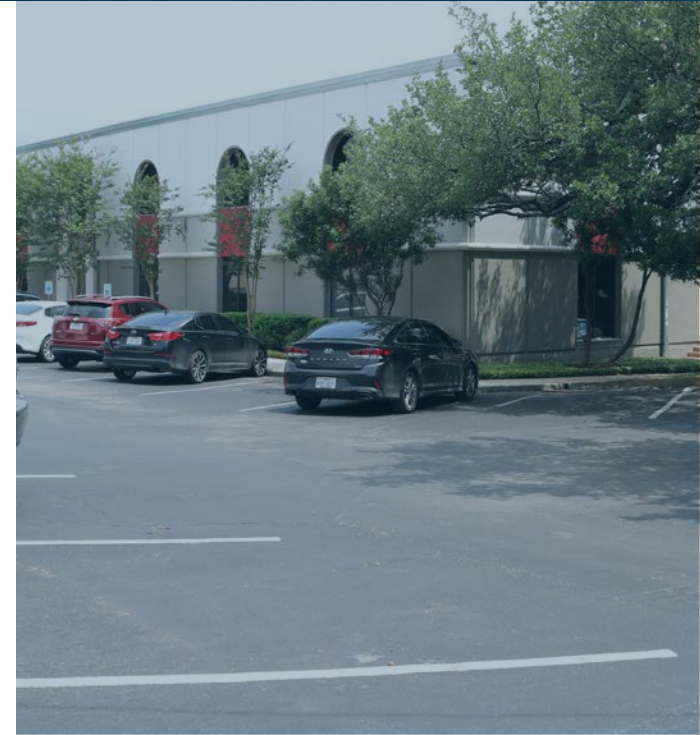
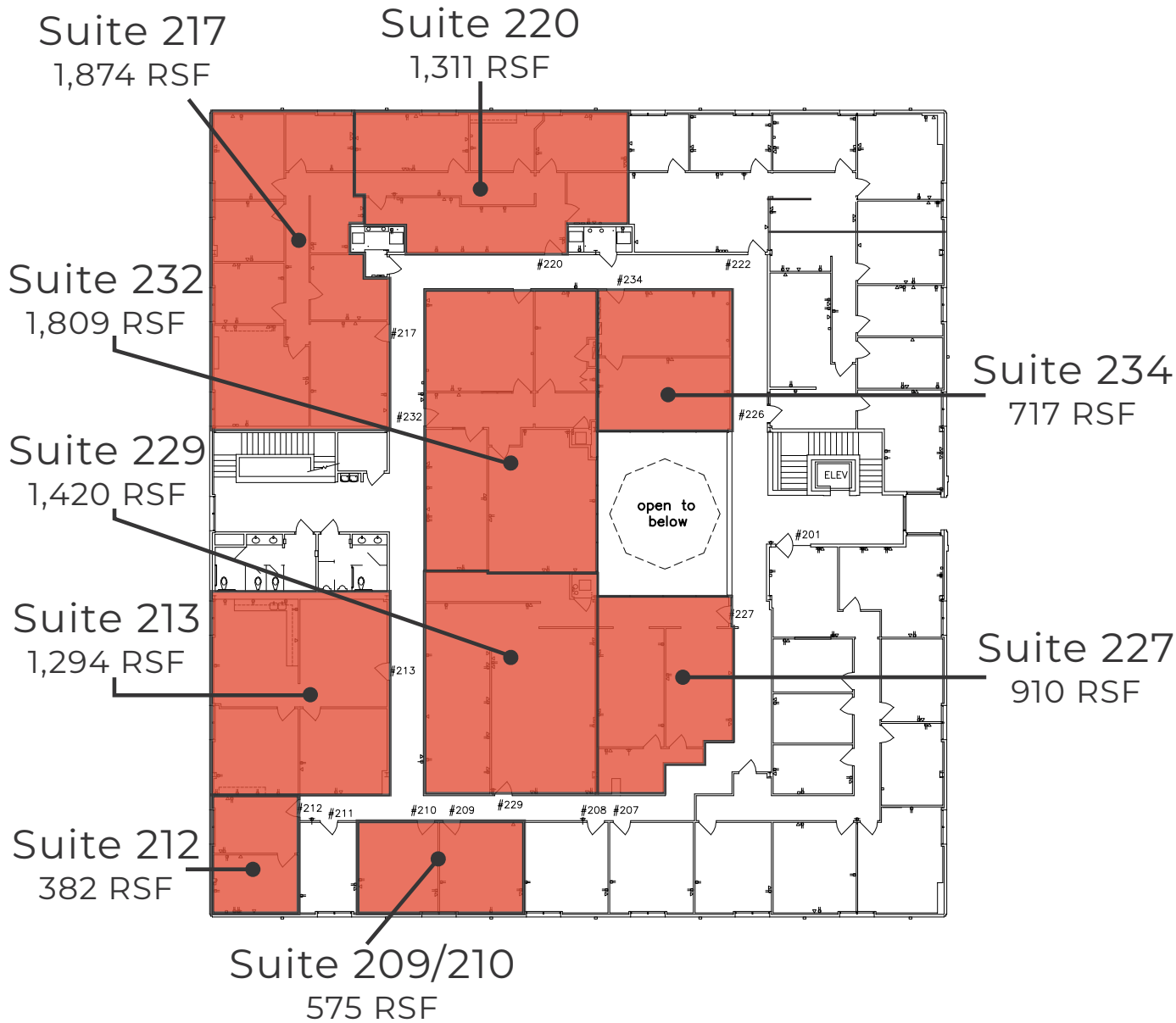
AVAILABILITY

- Suite 103 - 913 RSF
- Suite 115 - 483 RSF
- Suite 124 - 540 RSF
- Suite 125 - 1,357 RSF
- Suite 128 - 362 RSF
- Suite 131 - 624 RSF



Floor 2 - Bldg 1600

NORTHWOOD EXECUTIVE



AVAILABILITY

Floor 2
382 RSF - 4,856 RSF



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.

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.

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.

<u>Valcor Properties, LLC.</u>	<u>602931</u>	<u></u>	<u>210.824.4242</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jonathan Collins</u>	<u>552564</u>	<u>jonathan@valcorcre.com</u>	<u>210.824.4242</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Sara Lombardi</u>	<u>779245</u>	<u>sara@valcorcre.com</u>	<u>210.824.4242</u>
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
<u>Gary Stephens</u>	<u>613303</u>	<u>gary@valcorcre.com</u>	<u>210.824.4242</u>
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Buyer / Tenant / Seller / Landlord Initials	Date		