

COLONIAL CENTER

10000 W IH-10
SAN ANTONIO, TEXAS

Ai The Art Institute of San Antonio

FOR LEASING INFORMATION:

ALBERT VAZQUEZ
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210.600.9092

RYAN METZ
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WYANOVER
REAL ESTATE PARTNERS

E | C | R

AVAILABILITIES

SUITE 104 1,682 RSF (AVAILABLE 6/1/21)

SUITE 108 2,494 RSF (AVAILABLE 6/1/21)

SUITE 430 605 RSF



PROPERTY HIGHLIGHTS

- ▶ Direct access to IH-10 Frontage Road
- ▶ Highway visibility in prominent Northwest submarket
- ▶ Building and monumental signage
- ▶ Abundant 5.21/1,000 parking ratio
- ▶ Reserved/covered parking available
- ▶ Internet fiber connectivity





- ▶ NEW LANDSCAPING
- ▶ HIGH DENSITY PARKING

COLONIAL CENTER

10000 W IH-10

- ▶ HIGHWAY VISIBILITY
- ▶ SIGNAGE OPPORTUNITIES



RESTAURANTS / COFFEE

1. Alamo Cafe
2. Sushi Zushi
3. Chester's Hamburgers
4. Pasha Mediterranean Grill
5. Wasabi
6. Embers Wood Fire Grill & Bar
7. 210 Ceviche
8. The Magnolia Pancake Haus
9. Starbucks
10. Merit Coffee
11. Pluckers
12. Pappadeaux
13. Chuys
14. Snooze A.M. Eatery
15. Saltgrass Steakhouse
16. Pappasitos
17. Sangria on the Burg
18. Chick-Fil-A
19. Suck It The Restaurant
20. La Fogata
21. Original Blanco Cafe
22. Jerusalem Grill #2
23. Thai House 2 Restaurant
24. Cafe Martinez
25. Bakery Lorraine
26. Mamacita's Restaurant
27. Sumo Japanese Steakhouse

HOSPITALS

28. South Texas Medical Center
29. CHRISTUS Santa Rosa Hospital
30. Methodist Hospital

HOTELS

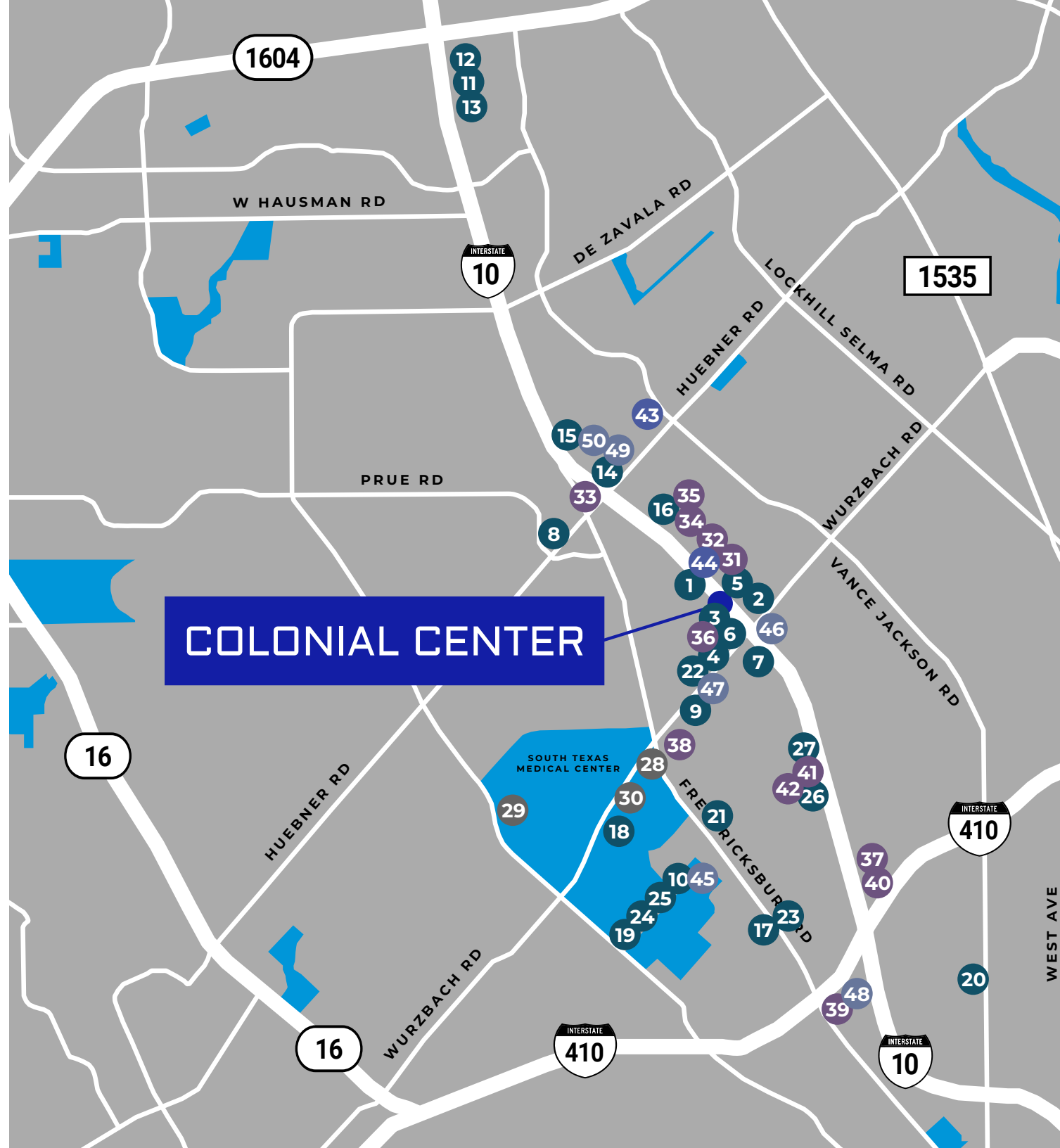
31. Omni San Antonio Hotel
32. Staybridge Suites San Antonio
33. Holiday Inn Express & Suites
34. Homewood Suites by Hilton
35. Hyatt Place
36. Drury Inn & Suites
37. Embassy Suites by Hilton
38. Courtyard by Marriott
39. Springhill Suites
40. San Antonio Marriott Northwest
41. Country Inn & Suites
42. La Quinta Inn & Suites

GYMS

43. Orangetheory Fitness
44. CLASS UFC GYM San Antonio

SHOPPING/ENTERTAINMENT

45. Oak Hills Country Club
46. HEB
47. NOOR Grocery
48. Target
49. The Strand at Huebner Oaks
50. Regal Huebner Oaks & RPX



DEMOGRAPHICS

POPULATION

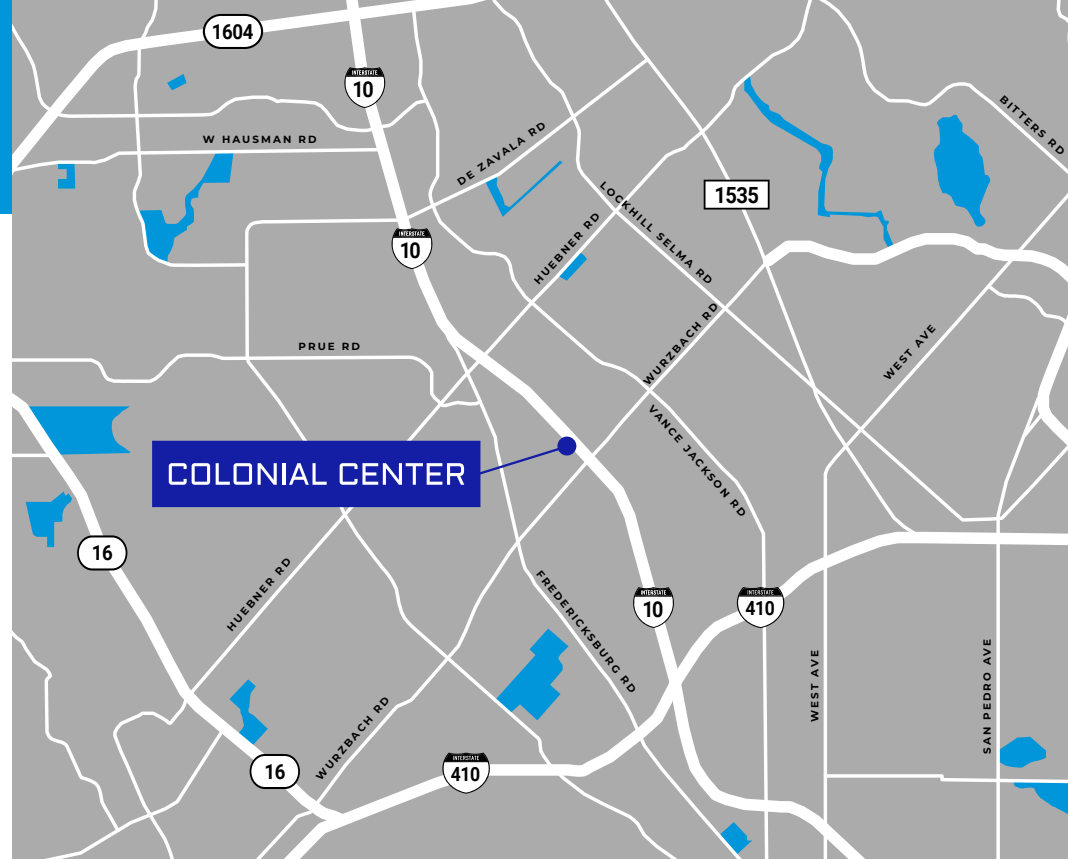
	1 MILE	3 MILE	5 MILE
2020 TOTAL POPULATION:	19,281	173,501	421,273
2025 POPULATION:	20,641	184,164	446,790
POP GROWTH 2020-2025:	7.05%	6.15%	6.06%
AVERAGE AGE:	35.6	35.7	36

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2020 TOTAL HOUSEHOLDS:	8,383	69,746	164,747
HH GROWTH 2020-2025:	6.51%	5.83%	5.77%
MEDIAN HOUSEHOLD INC:	\$37,336	\$40,143	\$42,840
AVG HOUSEHOLD SIZE:	2.2	2.4	2.5
2020 AVG HH VEHICLES:	1	1	1

HOUSING

	1 MILE	3 MILE	5 MILE
MEDIAN HOME VALUE:	\$154,621	\$143,288	\$146,834
MEDIA YEAR BUILT:	1971	1973	1974



HEADQUARTERS IN THE NORTHWEST SUBMARKET



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WHY SAN ANTONIO?

According to an economic study by Brookings that measured nine statistics for the nation's 100 largest cities, the San Antonio metro area was one of 11 cities that made gains from 2010 to 2015. The highest gained marks for San Antonio were total job growth, productivity and standard of living. The statistics were provided by government and private data.

The Alamo City had a high rank (No. 20) for job growth, by an increase in total jobs by 14.9 percent during the 2010-2015 period. The city ranked No. 7 in the nation for expansion of its economy. San Antonio also ranked No. 13 in the country for jobs at firms that are five years old or less during the six-year period. The mark was No. 10 in the country for prosperity, which combines productivity, standard of living and the average annual wage.

▶ **2,018,367 POPULATION (2019)**

Population grew by 159,559 over the last 5 years and is projected to grow by 116,837 over the next 5 years.

▶ **100K EXPECTED NEW JOBS FROM 2019 TO 2024**

▶ **OVER 400 HEADQUARTERS LOCATED IN THE CITY**

▶ **MILLENNIAL'S 21% OF POPULATION VS. 17% U.S. AVERAGE**

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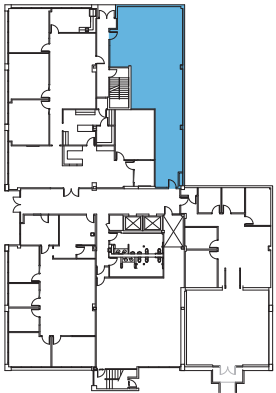
Floor Plans

LEVEL ONE

SUITE 104

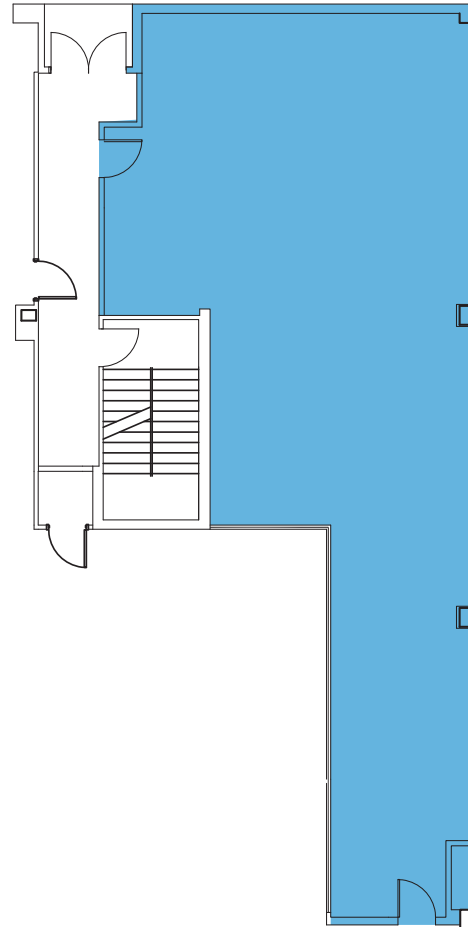
1,682 RSF

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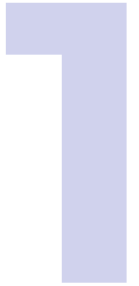


COLONIAL SQUARE

INTERSTATE HIGHWAY 10



BLUEMEL ROAD



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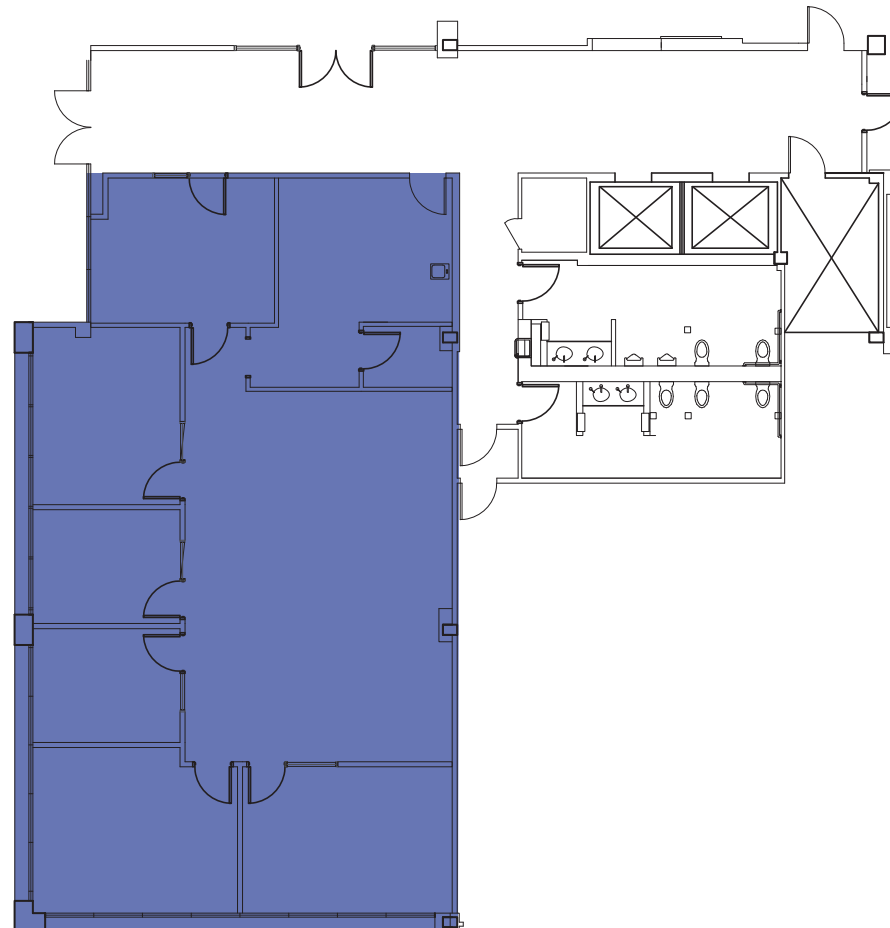
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Floor Plans

LEVEL ONE

COLONIAL SQUARE



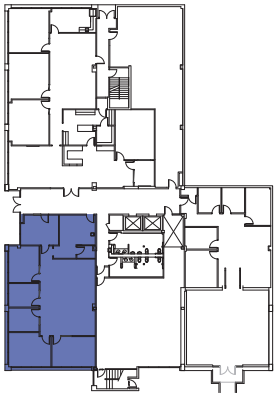
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BLUEMEL ROAD



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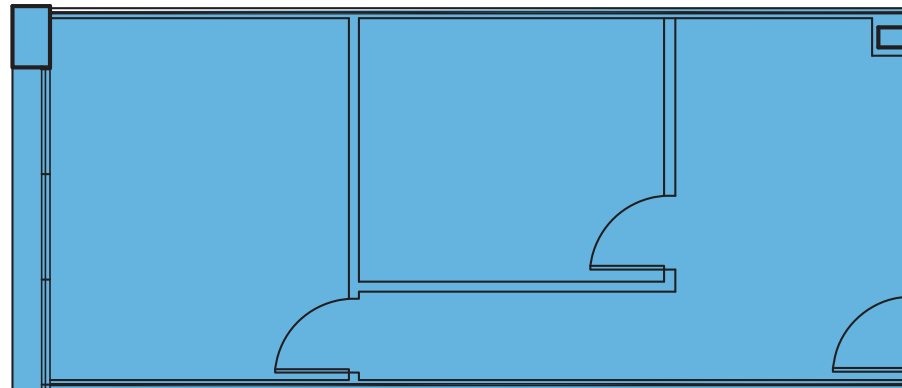
Floor Plans

LEVEL FOUR

4

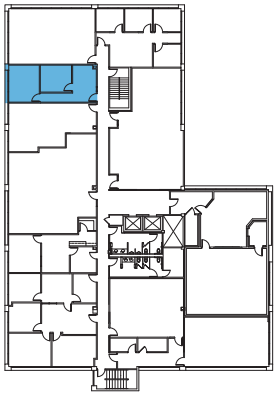
COLONIAL SQUARE

INTERSTATE HIGHWAY 10



BLUEMEL ROAD

SUITE 430
605 RSF



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COLONIAL CENTER

OFFICE // FOR LEASE

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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.

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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>Equitable Commercial Realty, PLLC</u>	<u>603700</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Ryan Metz</u>	<u>746810</u>	<u>rmetz@ecrtx.com</u>	<u>210.600.9093</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date