



COLONNADE
CENTRE



AFFINUS CAPITAL

COLONNADE CENTRE



9830 Colonnade Blvd, San Antonio, TX 78230



SAGEVIEW
— PARTNERS —



— BUILDING FEATURES

Colonnade Centre is an award-winning building with excellent visibility from IH-10 West. It features a granite & glass exterior, vaulted, skylit ceilings and large floor plates.

- Private indoor and outdoor balconies
- Fitness center complete with high-end fitness equipment, showers, lockers, and towel service
- 4.5 / 1,000 SF; structured and secured covered parking
- On-site property management & 24-hour courtesy officer
- Energy Star award recipient (2012 to present) for operating efficiency
- Certified Gold LEED-EB

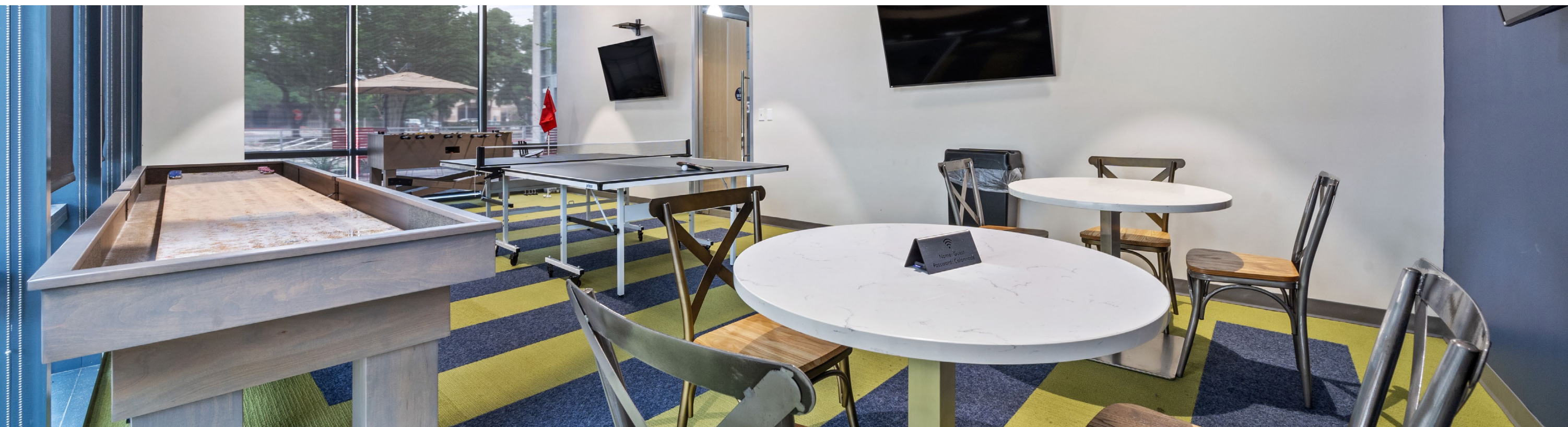




COLONNADE CENTRE

Amenities Abound!

For the convenience of all Colonnade Centre tenants, an upscale, self check-out Grab and Go Market, with an adjoining game room, complete with TV's, golf putting green and shuffle board and outdoor patio is located in the main lobby of the building. Additionally, new seating, lighting and a fully staffed security desk provide tenants and visitors to the building with a contemporary, comfortable and secure entry into Colonnade Centre. The common areas on all floors have been upgraded with new LED lighting and recently renovated restrooms. Schedule a tour to see the amenity-rich work environment at one of the most sought after buildings in San Antonio, Colonnade Centre.



AVAILABILITY

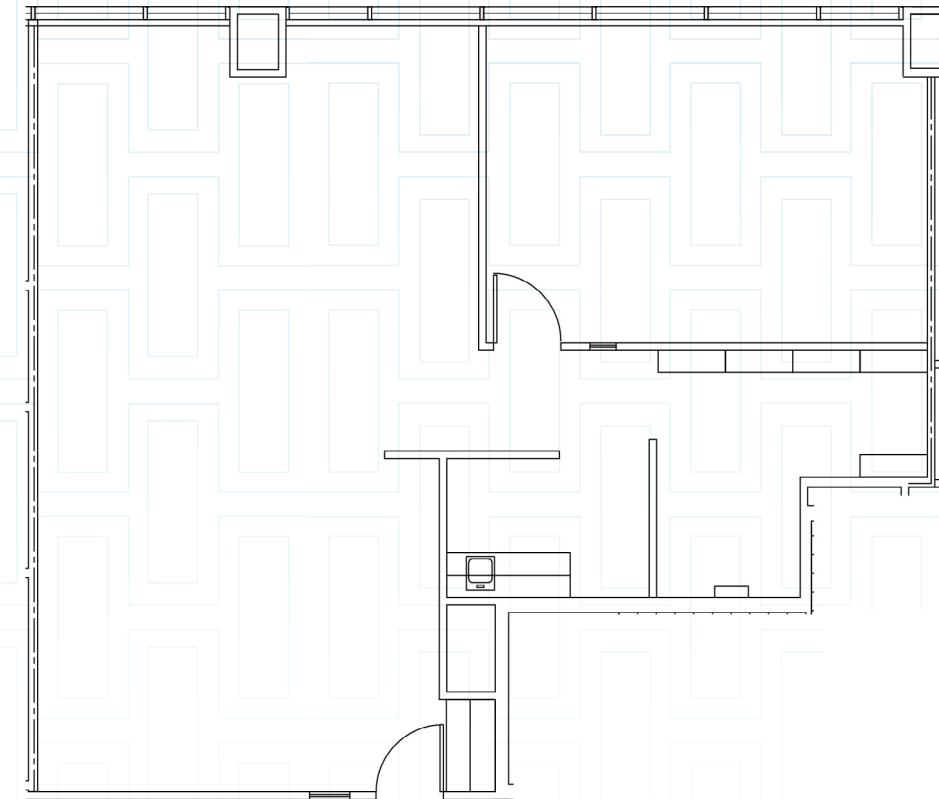
SUITE 230: 1,442 RSF

SUITE 290: 1,750 RSF (AVAILABLE 2/1/26)

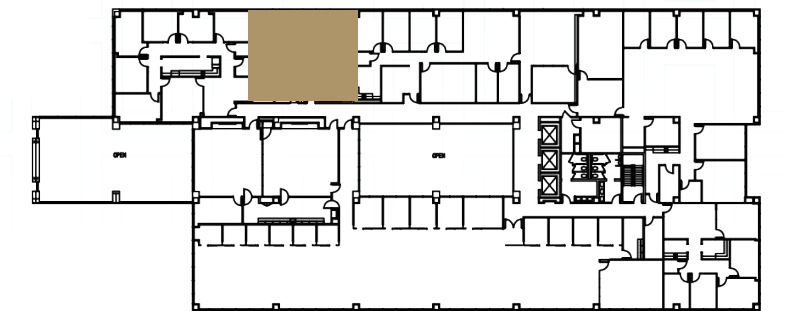


COLONNADE CENTRE FLOORPLAN

SUITE 230 | 1,442 RSF

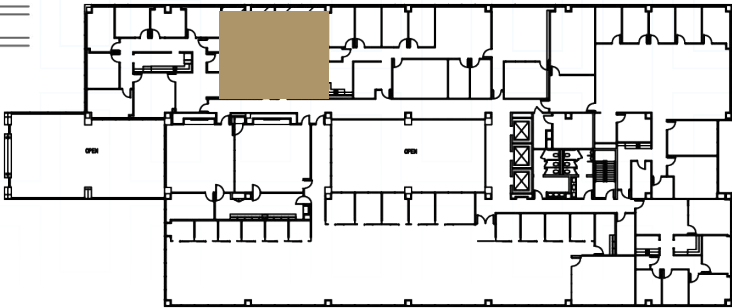
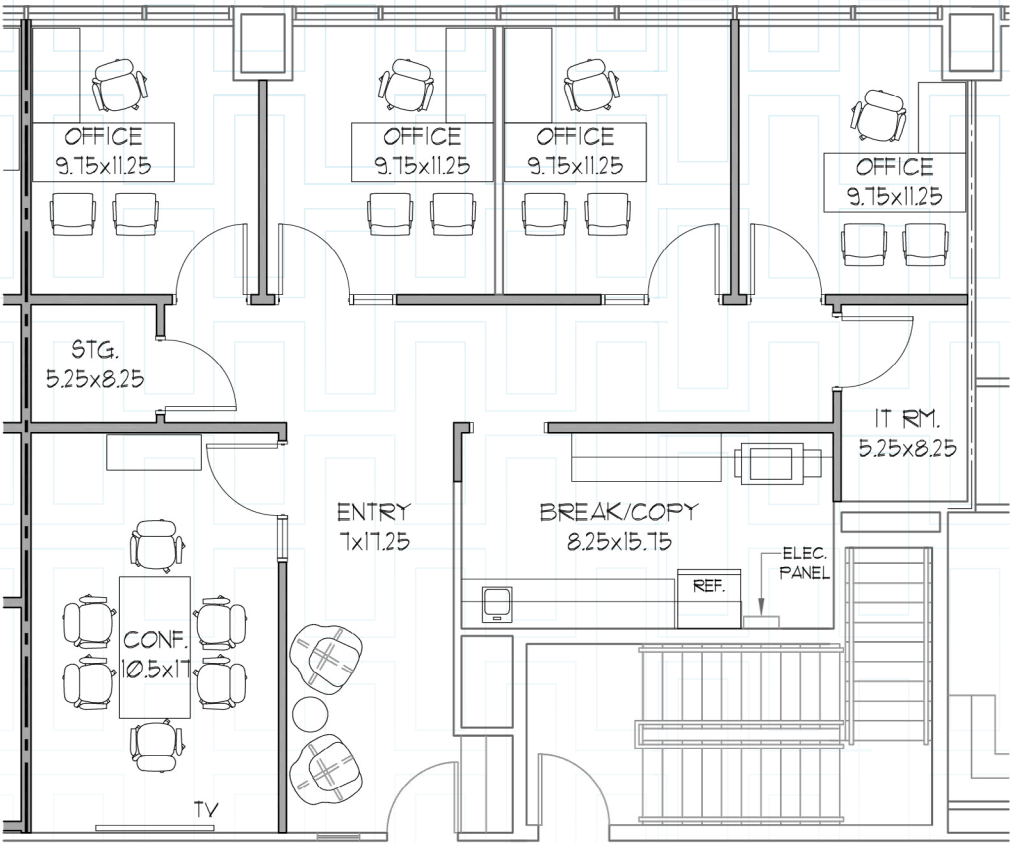


Scale: 1/8" = 1'-0"



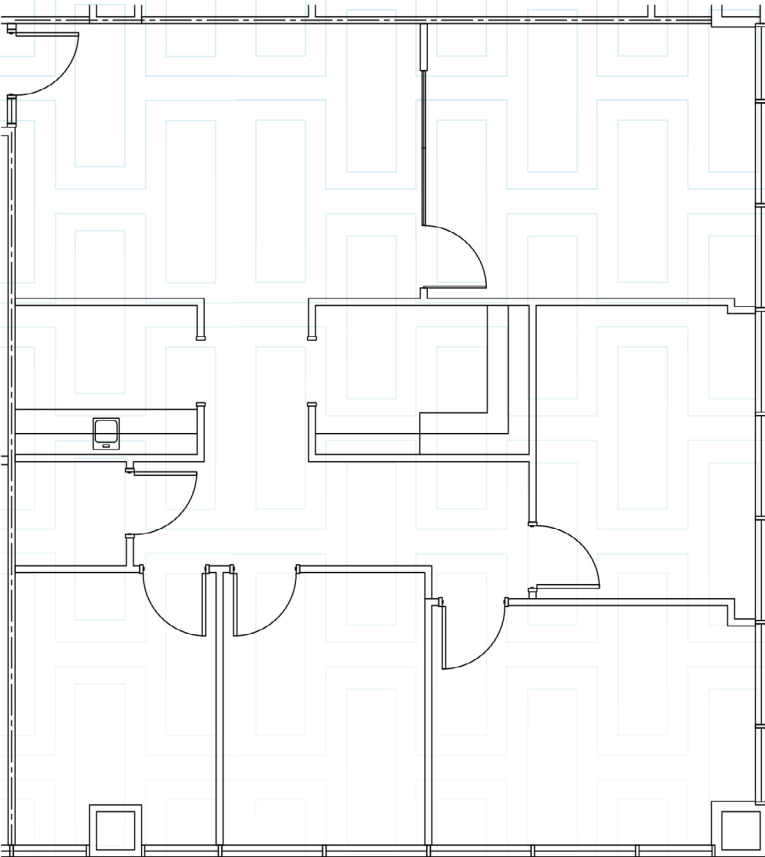
COLONNADE CENTRE FLOORPLAN

SUITE 230 | 1,442 RSF | CONCEPT PLAN

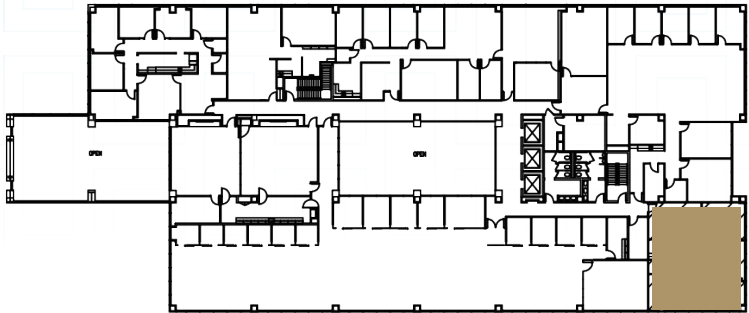


COLONNADE CENTRE FLOORPLAN

SUITE 290 | 1,750 RSF | AVAILABLE 2/1/26



Scale: 1/8" = 1'-0"





Great IH-10 location
near the South Texas
Medical Center
and USAA

Adjacent to the Westin
San Antonio North
with 326 guest rooms
& conference space

Numerous restaurants
and retailers are within
walking distance

— AREA AMENITIES

HOTELS —

- 1. Westin SA North
- 2. Staybridge Suites
- 3. Homewood Suites
- 4. Hyatt Place
- 5. Drury Inn
- 6. La Quinta

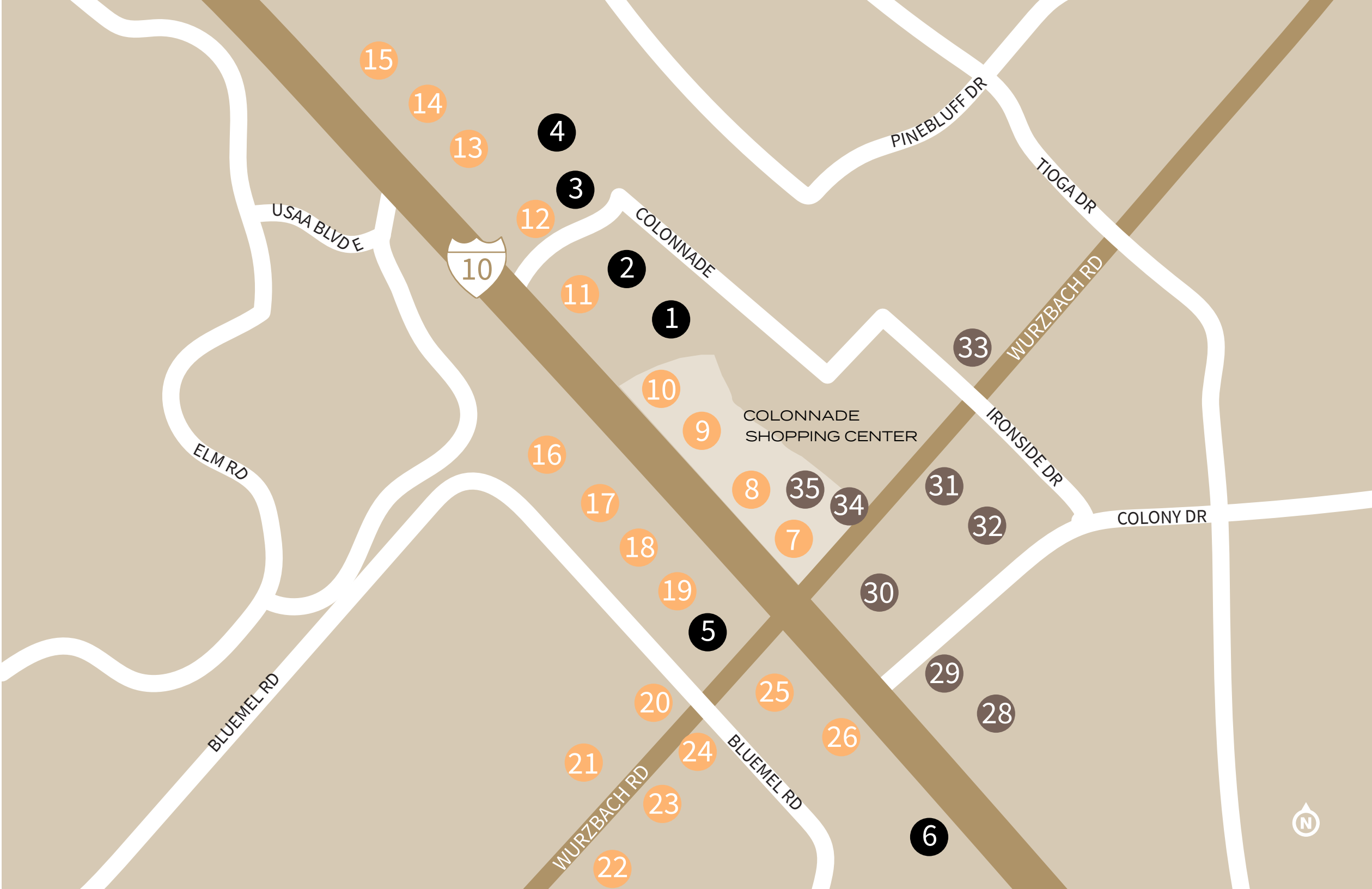
RESTAURANTS —

- 7. Goomba's Pizzeria
- 8. IHOP
- 9. 54th Street
- 10. Jason's Deli
- 11. Honeybaked Ham
- 12. First Watch
- 13. County Line
- 14. Sea Island
- 15. Pappasito's Cantina
- 16. Alamo Cafe
- 17. Chesters
- 18. Mama Margie's
- 19. Embers Wood Fire Grill
- 20. Pasha
- 21. Arby's
- 22. Bill Miller's
- 23. Jack in the Box
- 24. Wendy's

- 25. McDonald's
- 26. Taco Tote

OTHER SERVICES —

- 27. U-Haul Moving/Storage
- 28. Security Bank Service FCU
- 29. HEB
- 30. UPS Store
- 31. Office Depot
- 32. CVS Pharmacy
- 33. Supercuts
- 34. Crown Trophy



— LOCATION





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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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