

FORUM

TWO & THREE

7990 -8010
IH-10 WEST

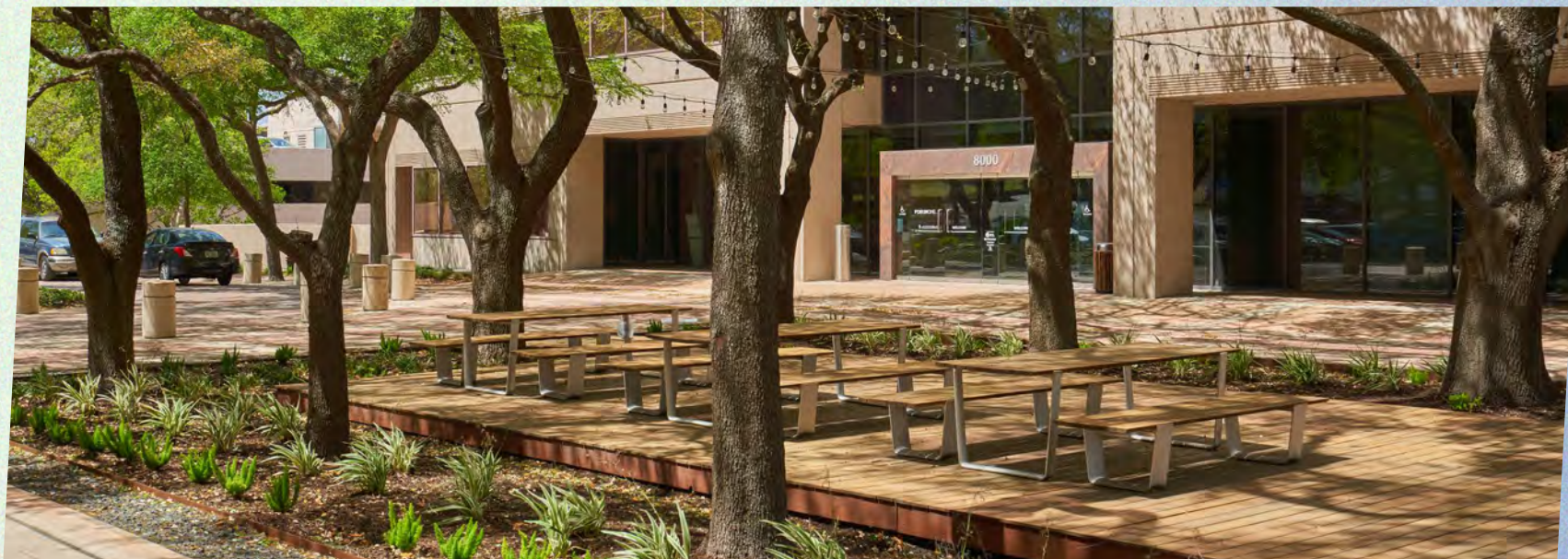


SAGEVIEW
— PARTNERS —

WELCOME TO FORUM OFFICES



The Forum Offices are located in San Antonio's vibrant Northwest submarket, at the intersection of IH-10 and Callaghan Road, just north of Loop 410. The South Texas Medical Center, the San Antonio International Airport and many dining and shopping options are only minutes away.

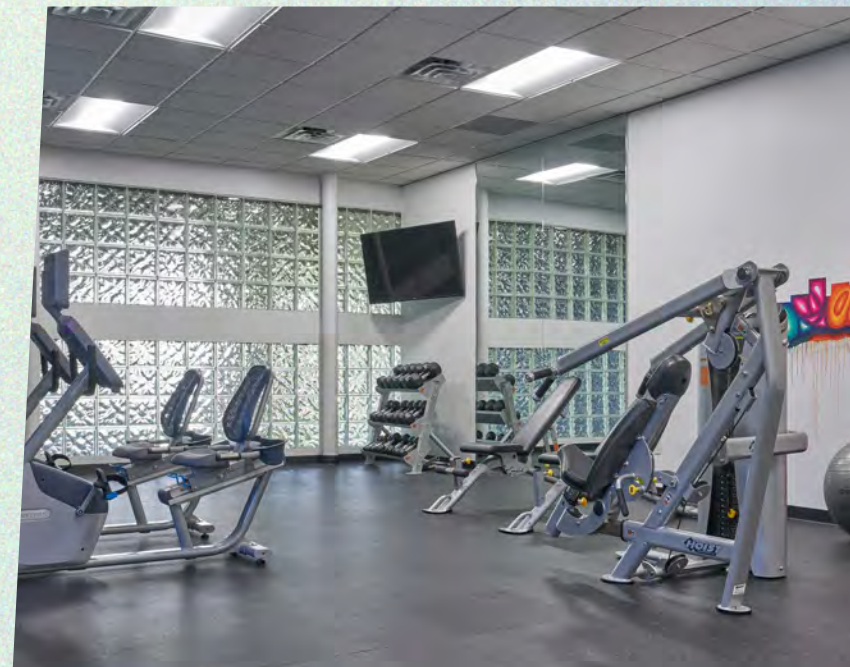


3-BUILDING CAMPUS
TOTALING **380,000 RSF**
SITUATED ON A 16-ACRE SITE

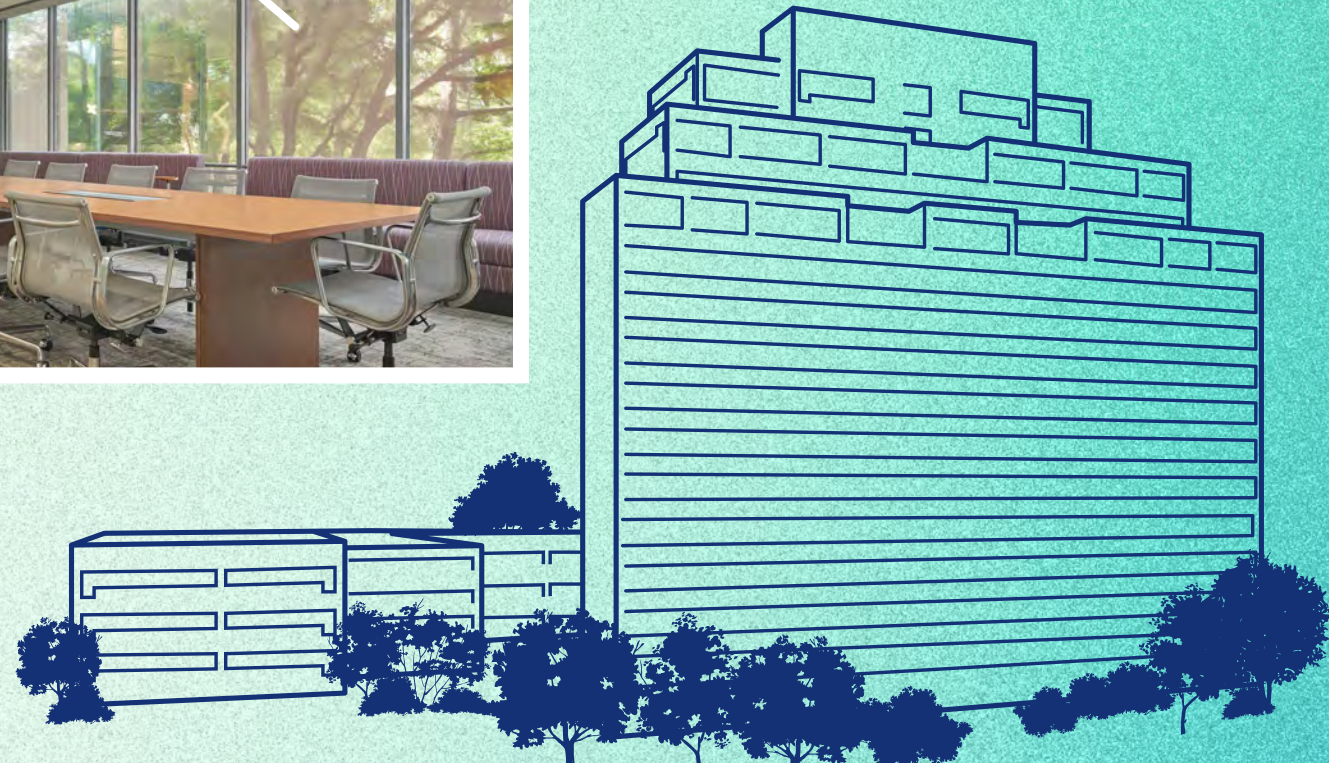


7990 IH-10 W
FORUM TWO
SIZE: 86,547 SF
STORIES: 3

8010 IH-10 W
FORUM THREE
SIZE: 17,731 SF
STORIES: 2



IT'S ALL RIGHT **HERE**



EXCELLENT HIGHWAY
VISIBILITY



ON-SITE FEDEX
SHIPPING CENTER



ABUNDANT PARKING
WITH ATTACHED
GARAGE AND
COVERED WALKWAY



TENANT CAFÉ WITH
FOOD SERVICE



ON-SITE MANAGEMENT,
MAINTENANCE AND
24/7 SECURITY



WORKOUT FACILITY
WITH SHOWERS AND
TOWEL SERVICE



COMMUNITY ROOM
FOR TENANTS' USE
WITH SEATING FOR
APPROXIMATELY 30

THE CENTER OF SAN ANTONIO

INGRESS/EGRESS

- Loop 410 Westbound
- Loop 410 Eastbound
- IH-10 Westbound
- IH-10 Eastbound

**SOUTH TEXAS
MEDICAL CENTER**

**FORUM
OFFICES**



10

MINUTES TO
THE AIRPORT

5

MINUTES TO
HOSPITAL COMPLEX

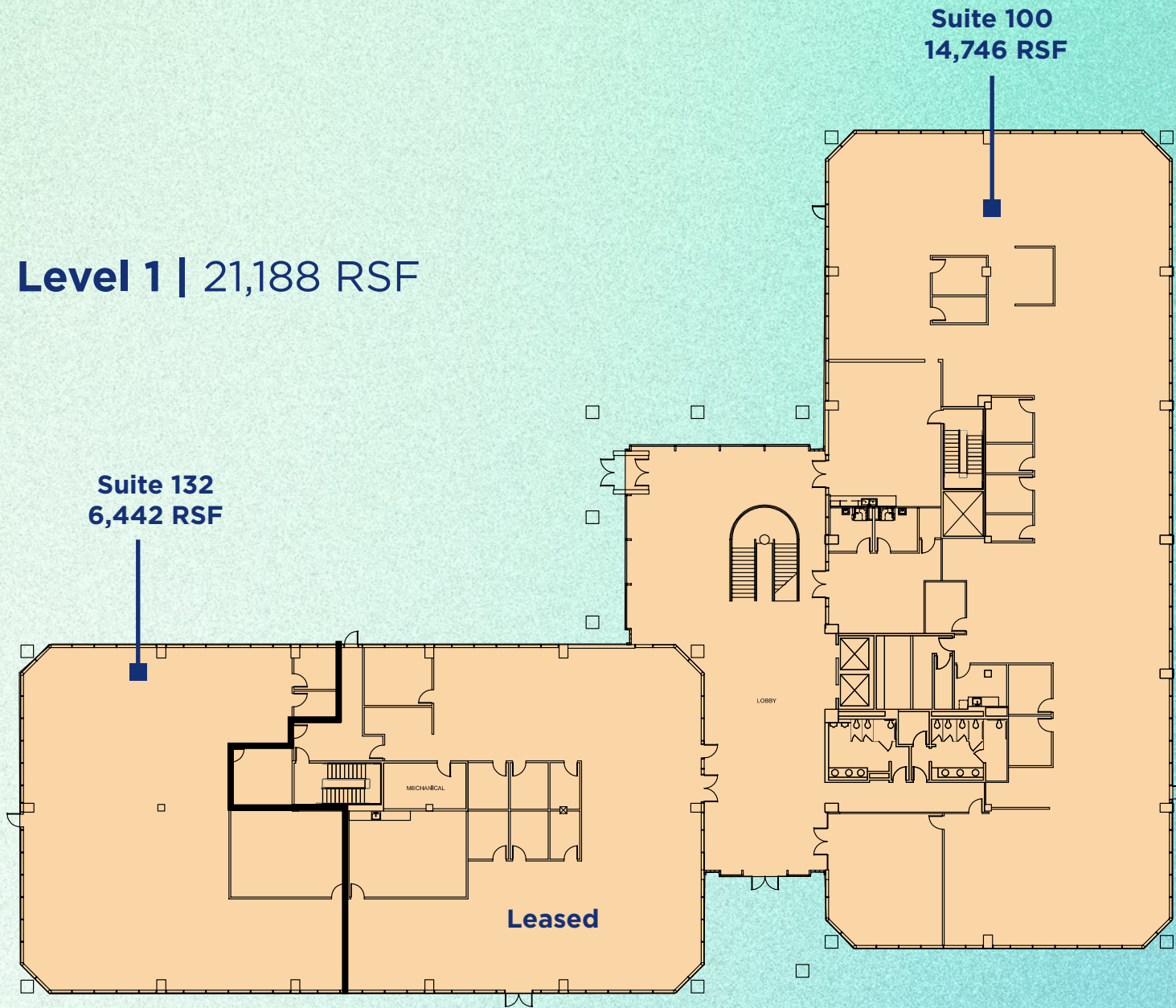
20+

RESTAURANTS IN A
5-MILE RADIUS

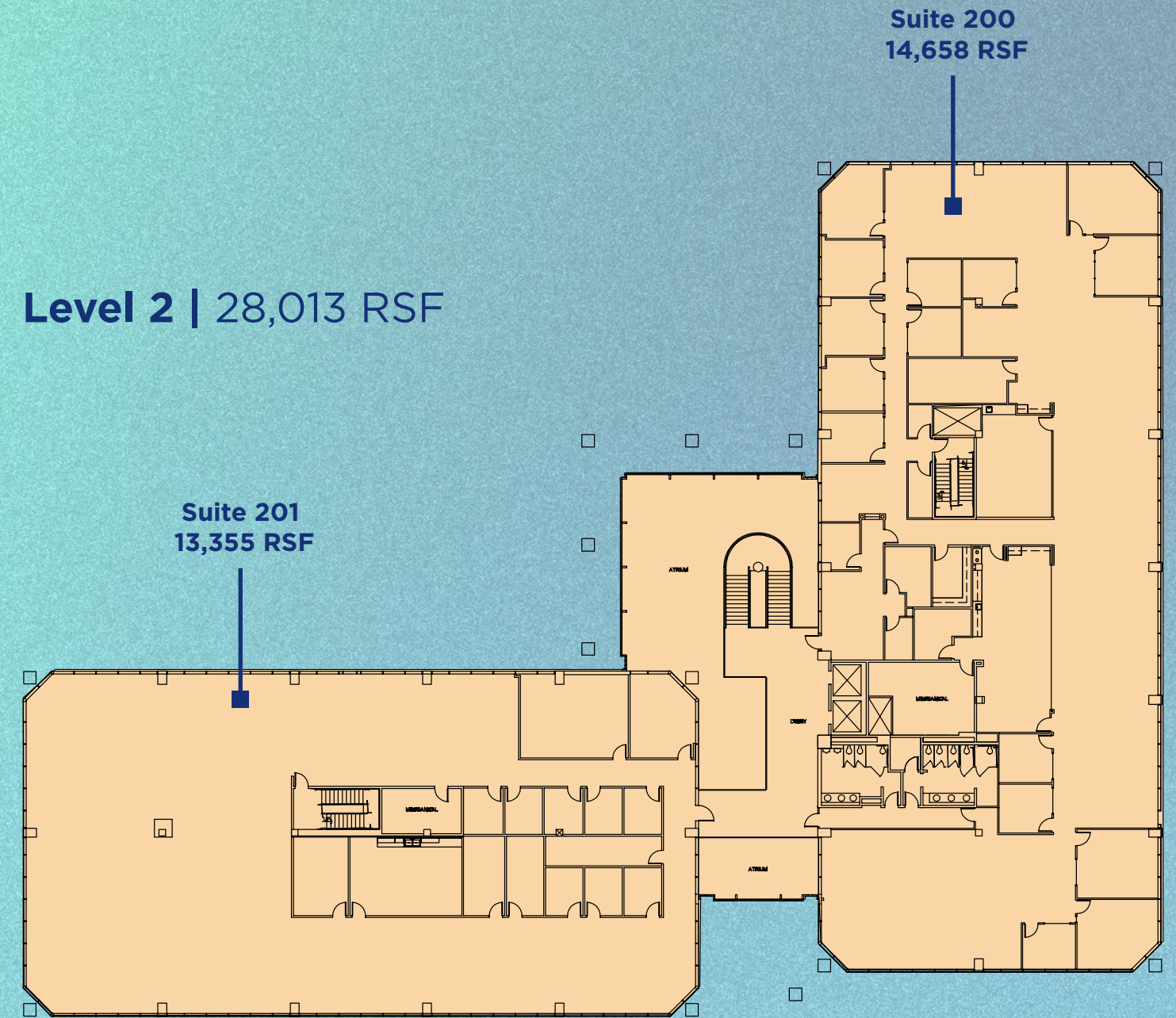
FORUM TWO

PLANS

Level 1 | 21,188 RSF

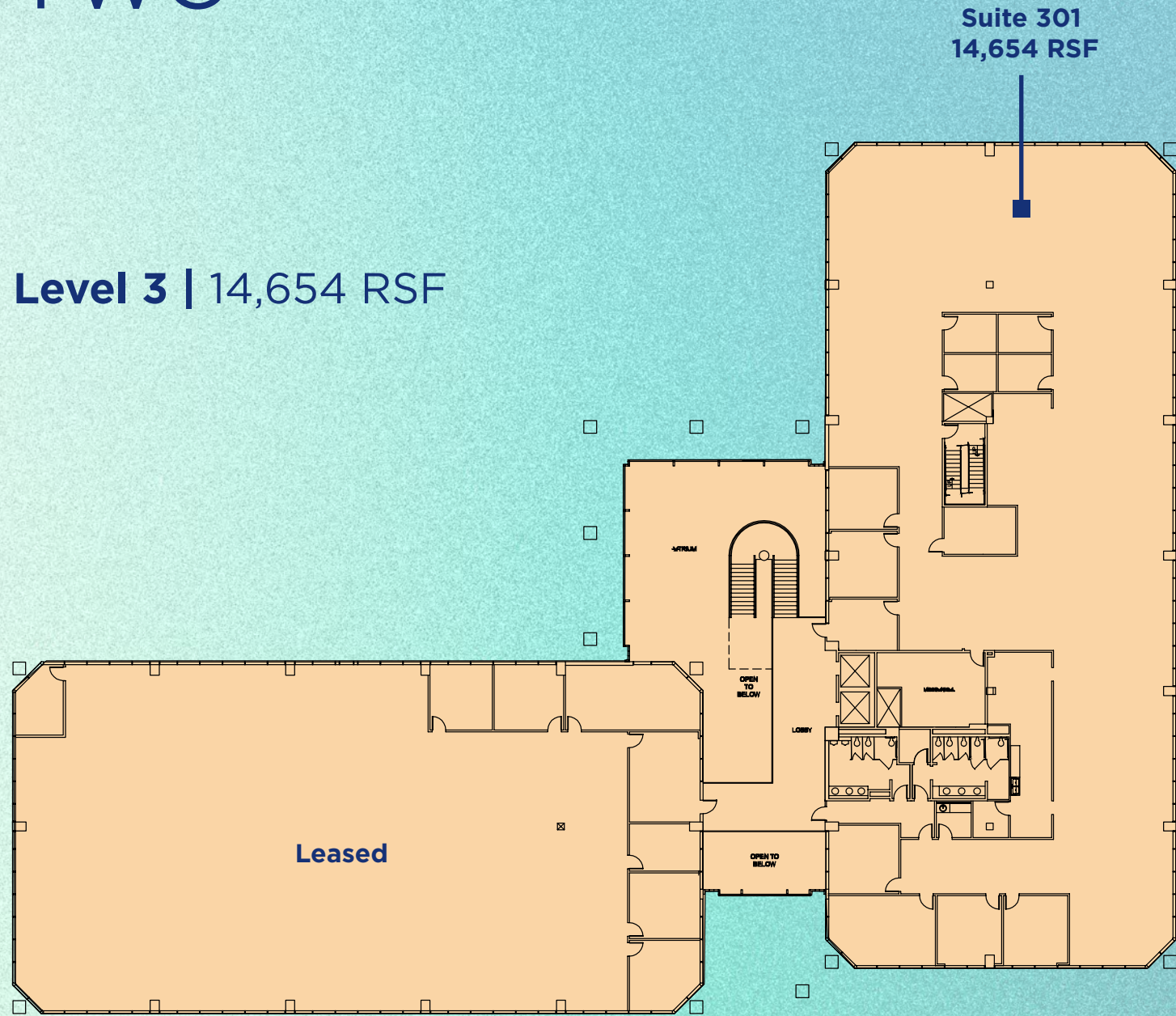


Level 2 | 28,013 RSF



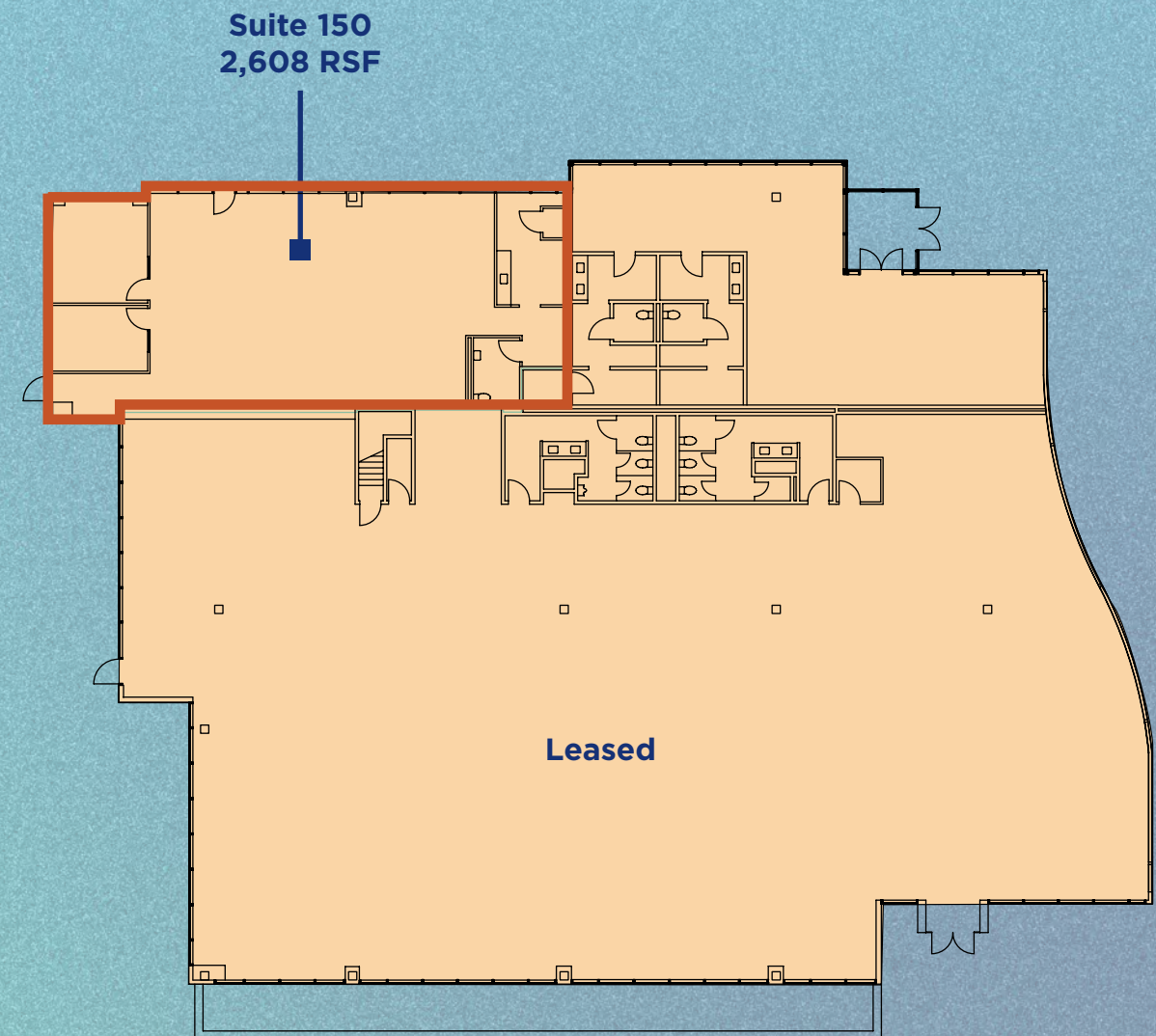
FORUM TWO

Level 3 | 14,654 RSF



FORUM THREE

Level 1 | 2,608 RSF



FORUM TWO & THREE

7990
8010
IH-10 WEST

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Chuck King	276776	chuck.king@jll.com	210-293-6880
Licensed Broker	License No.	Email	Phone
Robert Oliver McDonough	738316	robert.mcdonough@jll.com	210-839-2037
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

IABS 1-1



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Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Sarah Elisabeth Cole	816100	sarahbeth.cole@jll.com	210-293-6861
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date