COLONNADE CENTRE



9830 Colonnade Blvd, San Antonio, TX 78230

SAGEVIEW PARTNERS | JLL

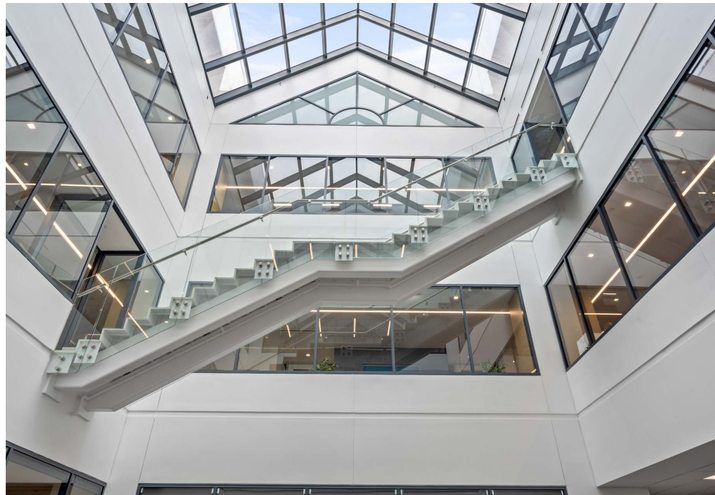
BUILDING FEATURES

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!

Tenants enjoy an upscale café with Fooda food service, grab-and-go vending, and complimentary Starbucks coffee. The main lobby features a game room with TVs, golf putting green, shuffleboard, and an outdoor patio, along with modern seating, enhanced lighting, and a fully staffed security desk. All floors offer upgraded common areas with new LED lighting and renovated restrooms, creating a comfortable, secure, and amenity-rich work environment at Colonnade Centre.

AVAILABILITY

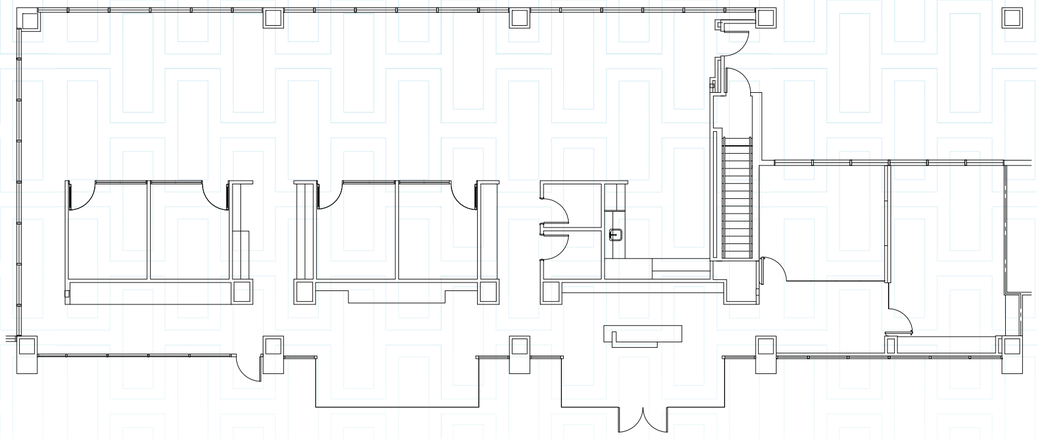
SUITE 130: 5,585 RSF

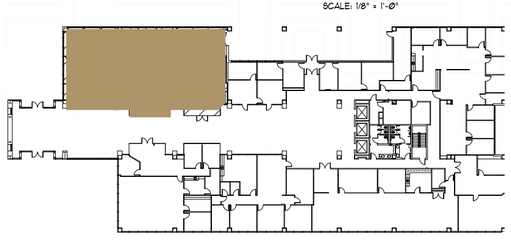
SUITE 230: 1,442 RSF

SUITE 290: 1,750 RSF

COLONNADE CENTRE FLOORPLAN

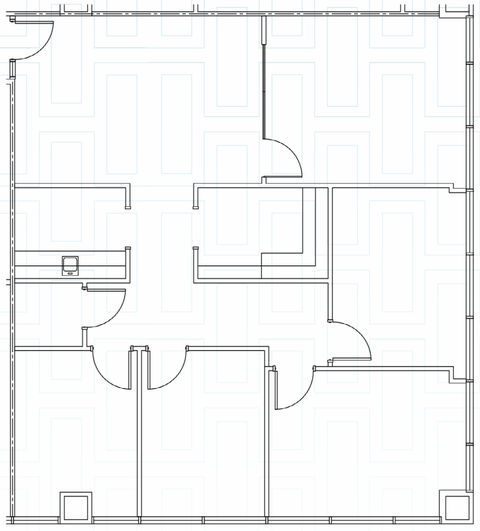
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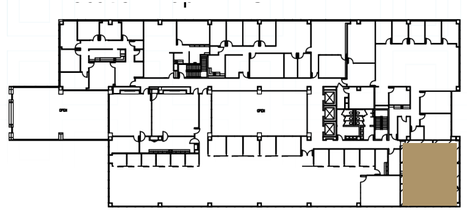


COLONNADE CENTRE FLOORPLAN

SUITE 290 | 1,750 RSF

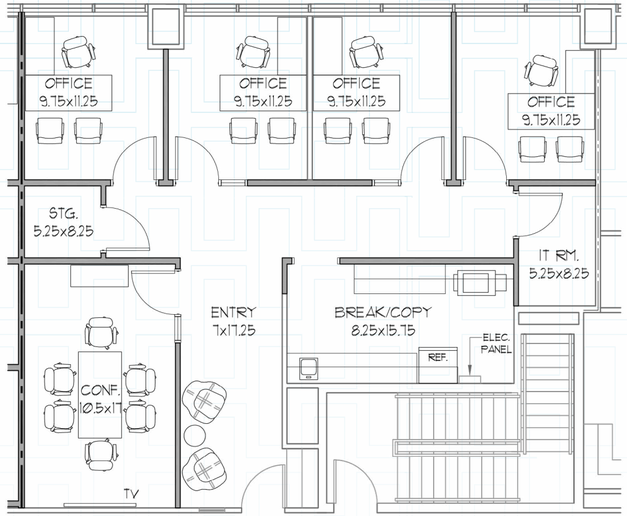


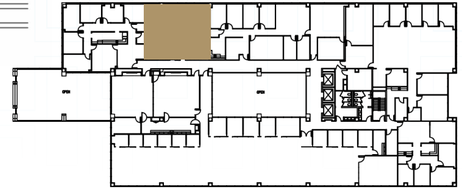
Scale: 1/8" = 1'-0"



COLONNADE CENTRE FLOORPLAN

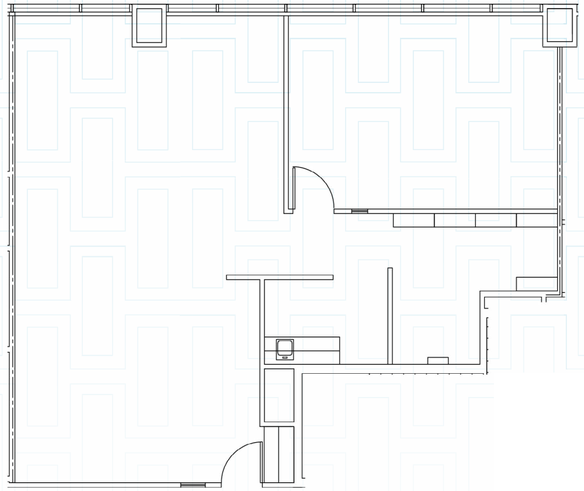
SUITE 230 | 1,442 RSF | CONCEPT PLAN



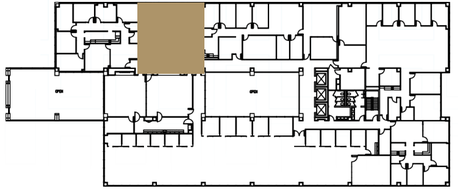


COLONNADE CENTRE FLOORPLAN

SUITE 230 | 1,442 RSF



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

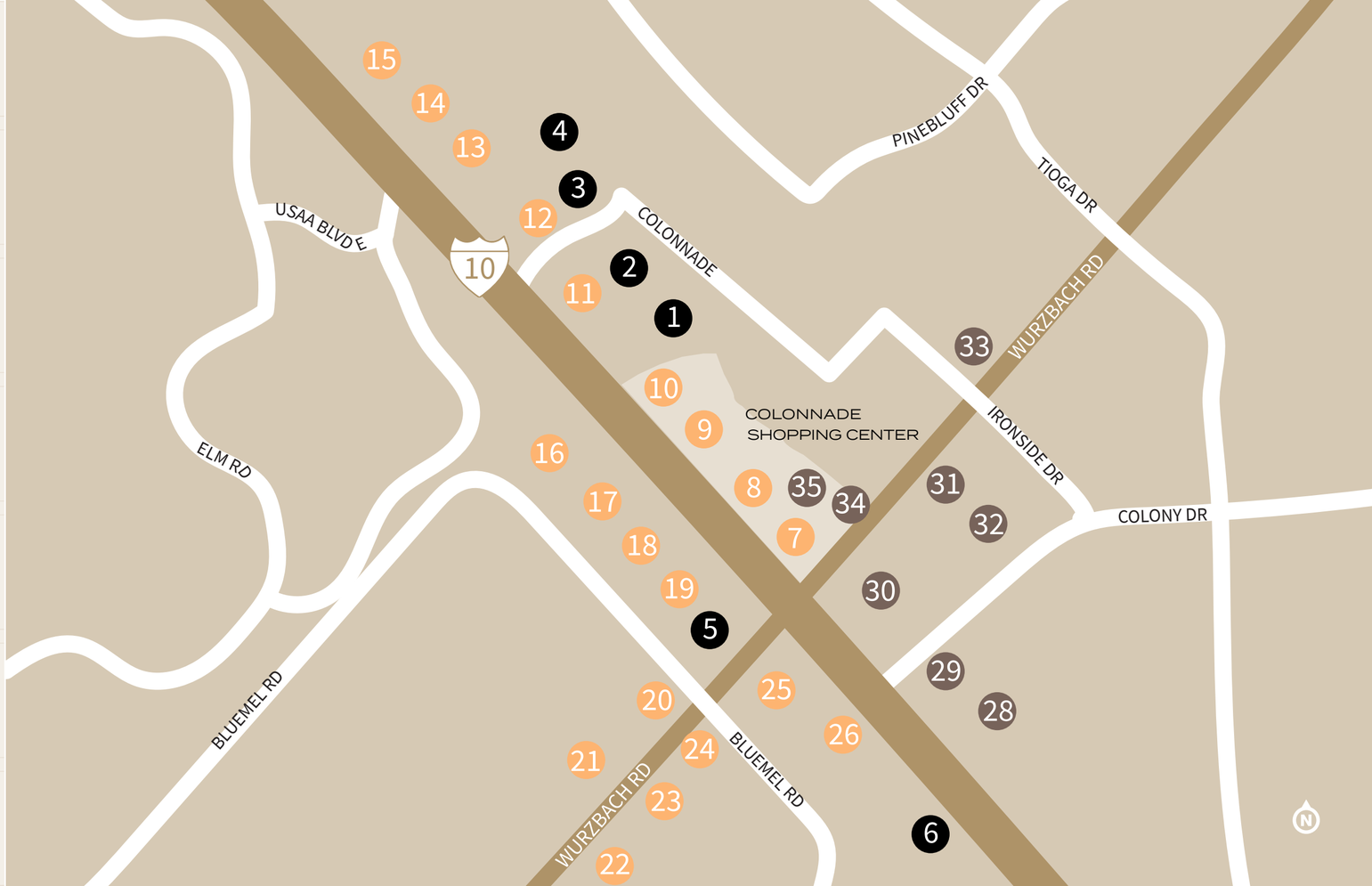
1. Westin SA North
2. Staybridge Suites
3. Homewood Suites
4. Hyatt Place
5. Drury Inn
6. La Quinta

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




COLONNADE
CENTRE
enterprise
FIRST WATCH
THE DAYTIME CAFE
WESTIN
HOTELS & RESORTS
Jason's deli
IHOP
14 STREET
SUSHI ZUSHI
Texas MedClinic
Urgent Care...For Life's Little Emergencies
Sprint
PJ's COFFEE
of new orleans
H-E-B
INTERSTATE
10
INTERSTATE
10

2-10-2025

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 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:

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  - 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.

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Chuck King	276776	chuck.king@jll.com	210-293-6880
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**

IABS 1-1

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Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
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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	210-293-6869
Sales Agent/Associate's Name	License No.	Email	Phone

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Sales Agent/Associate's Name	License No.	Email	Phone

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