

EXCLUSIVE

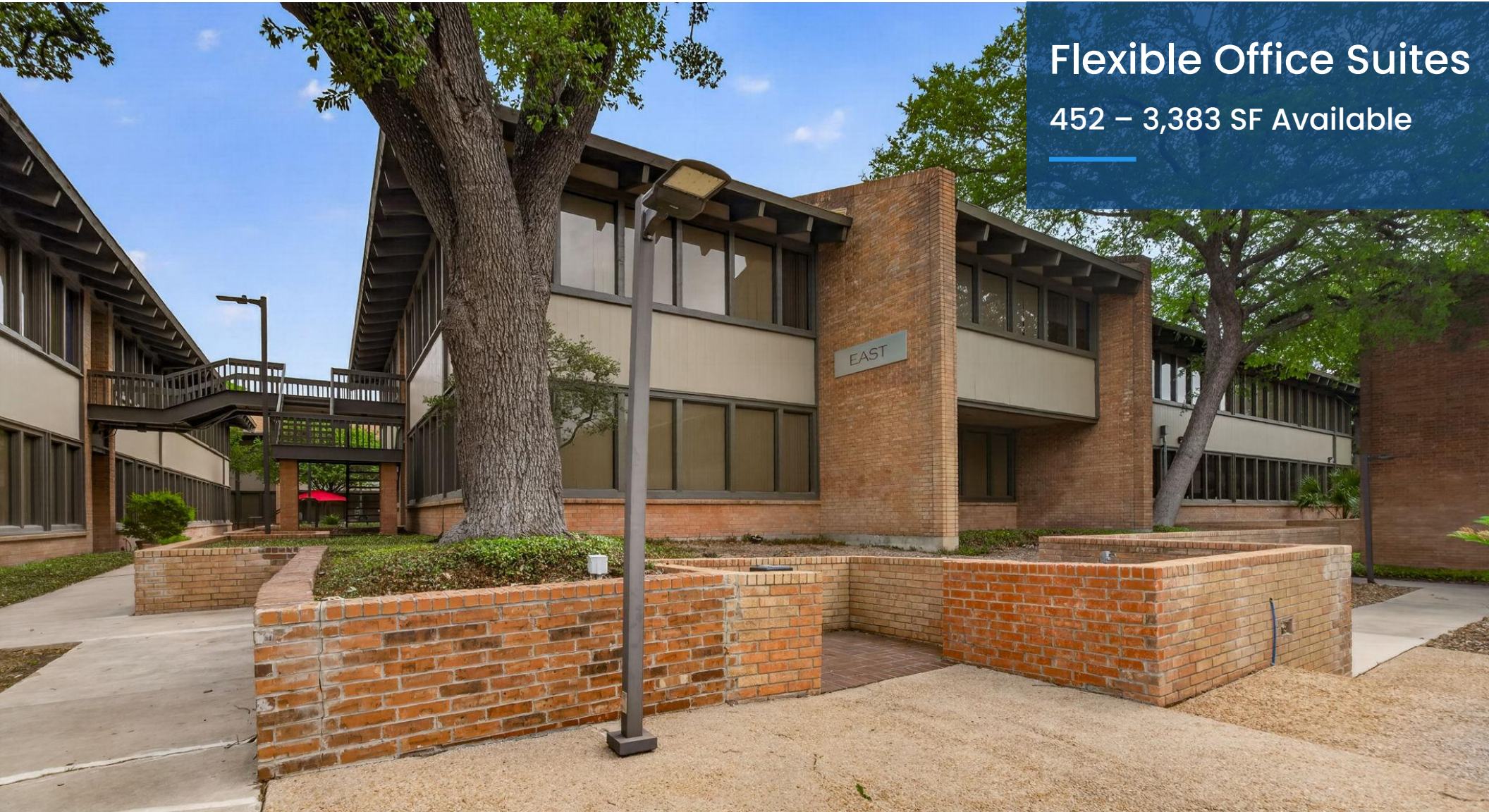
Office Space Leasing Opportunity

6800 Park Ten Blvd, San Antonio, TX, 78213



Flexible Office Suites

452 – 3,383 SF Available



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This Brochure (the "Brochure") has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with a potential lease transaction. The information contained herein is believed to be reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. Prospective tenants and lessors are encouraged to conduct their own independent investigation and due diligence and to consult with their legal, financial, and real estate advisors prior to entering into any lease agreement or related transaction.

This Brochure does not constitute an offer to lease, sublease, or otherwise convey any interest in the property, nor does it constitute a solicitation of an offer to lease. Any lease transaction will be subject to the execution of a mutually acceptable written lease agreement and satisfaction of applicable legal requirements.

The information contained herein is confidential and is intended solely for the use of the recipient in evaluating a potential lease transaction. It may not be reproduced, distributed, or disclosed, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group.

Prospective tenants and lessors shall rely solely on their own inspection, investigation, and evaluation of the property and the terms of any proposed lease. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, contained herein.



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PROJECT OVERVIEW

Entrust Commercial Advisors presents a multi-tenant office leasing opportunity at 6800 Park Ten Blvd in San Antonio. The property offers a functional office environment with flexible suite sizes, ideal for professional users seeking efficiency and value. The project features a well-maintained campus setting with mature landscaping, ample parking, and a practical layout that supports a variety of business needs.

Located in the Northwest San Antonio submarket, the property benefits from strong surrounding density and convenient access to major corridors including Loop 410 and I-10. Tenants can take advantage of flexible suite configurations, a professional setting, and a central location that supports both employee accessibility and client convenience.

For leasing information or to schedule a tour, please contact Yvonne Elizondo.

PROJECT HIGHLIGHTS

- Flexible Suite Sizes: 452 – 3,383 SF
- Professional Office Environment
- Ample Parking | 4.22 | 1,000 SF
- Established Northwest Submarket
- Easy Access to I-10 & Loop 410
- Full Build Out Suites



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



AVAILABLE BUILDING AREA
452 – 3,383 SF

LEASE RATE / SF
\$21.00 – \$26.00

LEASE STRUCTURE
FS Gross *

TENANCY
Multi-Tenant

PARKING
169 Stalls

YEAR BUILT
1980

SUBMARKET
Northwest

BUILD OUT
Full Build Out

PARKING RATIO
4.22 : 1,000 SF

* The lease structure is a Full-Service Gross lease structure with an Expense Stop.

AERIAL



AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



EXTERIOR PHOTOS



EXTERIOR

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INTERIOR PHOTOS



INTERIOR

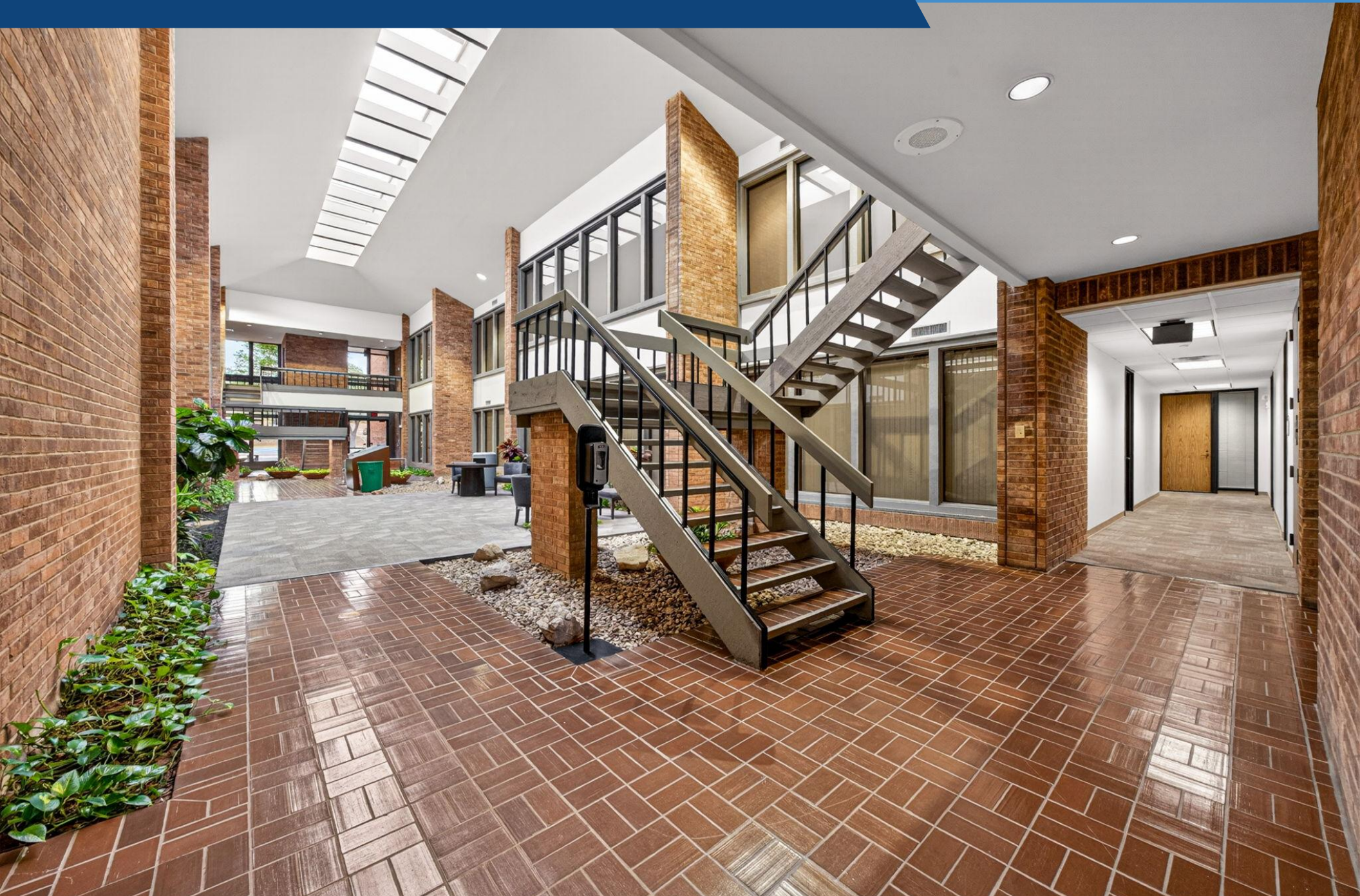
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AVAILABILITY



#	Bldg.	Suite	Square Feet	Base Rent Per Mo.
1	North	108	452	\$979.33
2	North	105	476	\$1,031.33
3	North	202	670	\$1,395.83
4	East	132	717	\$1,434.00
5	West	171	909	\$1,742.25
6	North	103	910	\$1,744.17
7	North	120	932	\$1,786.33
8	West	174	938	\$1,797.83
9	East	138	1,007	\$1,930.08
10	North	220	1,019	\$1,953.08
11	North	101	1,020	\$1,955.00

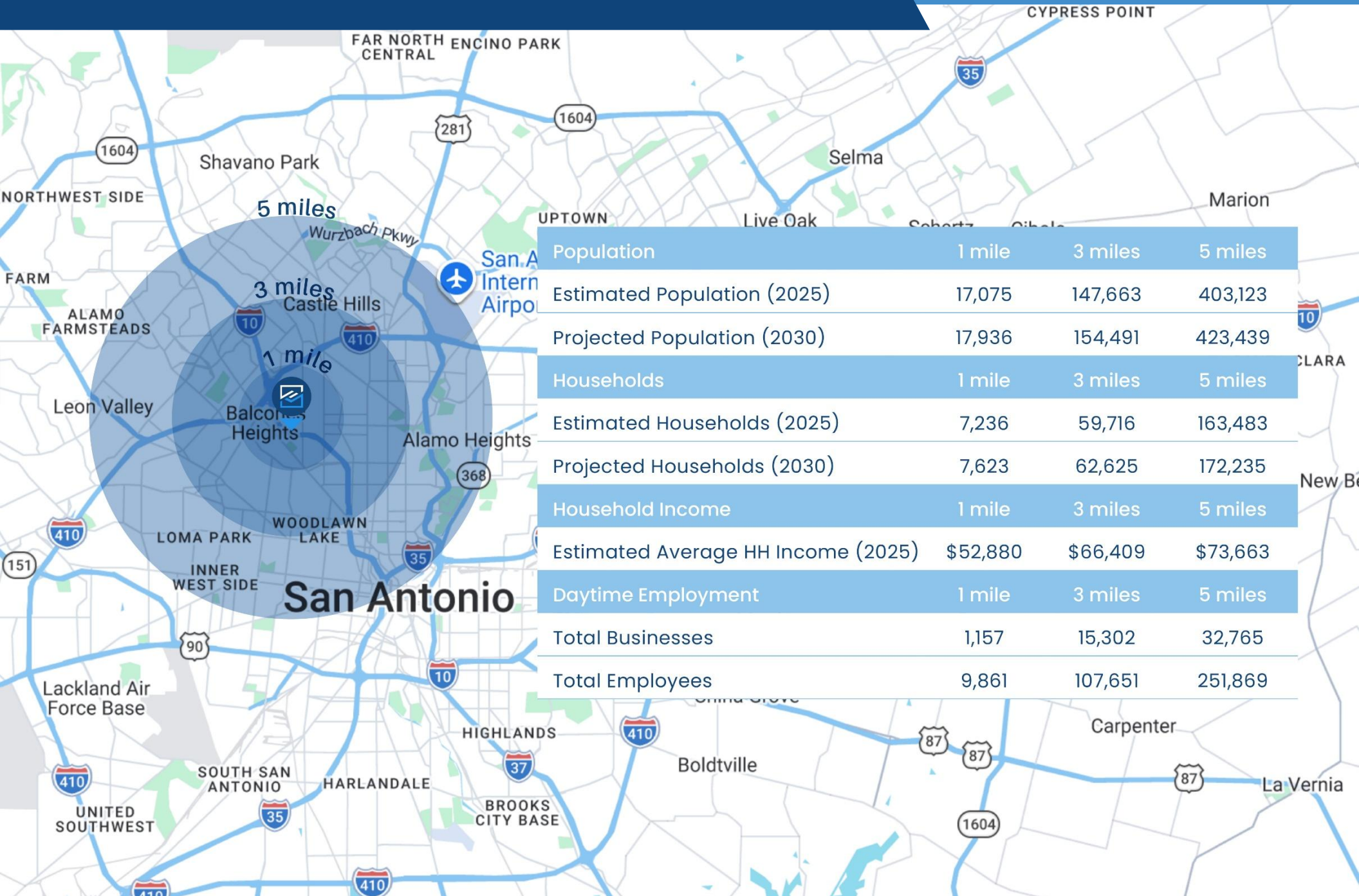
#	Bldg.	Suite	Square Feet	Base Rent Per Mo.
12	East	230	1,026	\$1,966.50
13	North	110	1,104	\$2,116.00
14	North	116	1,238	\$2,166.50
15	West	186	1,246	\$2,180.50
16	North	210	1,453	\$2,542.75
17	North	201	1,513	\$2,647.75
18	West	192	1,611	\$2,819.25
19	East	154	1,871	\$3,274.25
20	West	170	1,931	\$3,379.25
21	West	292	1,954	\$3,419.50
22	North	123	2,034	\$3,559.50
23	West	175	2,140	\$3,745.00
24	West	290	3,383	\$5,920.25

DEMOGRAPHICS



DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY





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.

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.

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Designated Broker of Firm	License No.	E-Mail	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	E-Mail	Phone
Gustavo Torres	681940	gus@entrust-ca.com	210.219.3680
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Sales Agent/ Associate's Name	Licensed No.	E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov