

# 1779 NE Loop 410

San Antonio, TX

Offering Memorandum



Exclusive Marketing  
Advisors

Jenny Seckinger  
**Senior Associate**  
+1 713 830 2105  
[jenny.seckinger@colliers.com](mailto:jenny.seckinger@colliers.com)

Ace Schlameus  
**Senior Vice President**  
+1 713 830 2129  
[ace.schlameus@colliers.com](mailto:ace.schlameus@colliers.com)



**For Sale or Lease**



# Non-Endorsement And Disclaimer Notice

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for 1779 NE Loop 410.

This Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections, financial and otherwise, have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Memorandum. Analysis and verification of the information contained in the Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Memorandum or the associated Argus computer files.

# Table of Contents

**01**

---

**Investment Overview**

**02**

---

**Financials**

**03**

---

**Location Overview**





1779

## Investment Overview



# Offering Summary

---

Colliers International is pleased to present this beautiful Owner Occupy/Investment opportunity of an attractive office investment building located at 1779 NE Loop 410 in San Antonio, Texas. The subject property is approximately 15,300 square feet and was built in 1981 of high-quality construction. The building is in impeccable physical condition and has had numerous renovations completed over the past 5 years.

1779 NE Loop 410 is conveniently located off Connally Loop (Loop-410), delivers easy access to many of the surrounding thoroughfares (I-35, I-10, and I-37) and is minutes from San Antonio International Airport. 1779 NE Loop 410 is positioned in a strong, growing submarket of San Antonio, with continued development of retail and restaurants along with new housing. The surrounding area has excellent demographics with a dense

population corridor of 273,197 people within a 5-mile radius.

1779 NE Loop 410 is currently set up as a call center with some individual offices, multiple conference rooms and a gym. The property can be offered with the existing furniture at an additional cost or completely empty.

1779 NE Loop 410 is strategically located in the Northeast San Antonio market. San Antonio is the seventh-most populous city in the US, and the second-most populous city in Texas, one of the fastest growing cities in the US.

This building offers a great investment opportunity for an owner/user to acquire a high-end office building located on a main corridor at the center of a high amenity submarket in a rapidly developing area.

## Property Highlights

- Perfect owner-user property
- Positioned on a main corridor, Connally Loop
- High-growth area with many new developments in the immediate vicinity
- Located in affluent community with strong demographics
- Fully furnished – Negotiable
- Abundant parking
- On-site fitness center with locker rooms





# Property Description

<b>Property Address</b>	1779 NE Loop 410
<b>Number of Floors</b>	2
<b>Year Built</b>	1981
<b>Land Size</b>	.70 AC
<b>Class</b>	C
<b>Submarket</b>	Northeast
<b>RBA</b>	15,300 SF
<b>Typical Floor</b>	7,650 SF
<b>Roof</b>	TPO roof replaced in 2009

- Located on Airport Freeway
- Great Location With Signage Available
- Numerous Renovations Over the Past 5 Years
- 24-hour secured access
- On-site fitness facility with locker rooms
- Abundant Parking



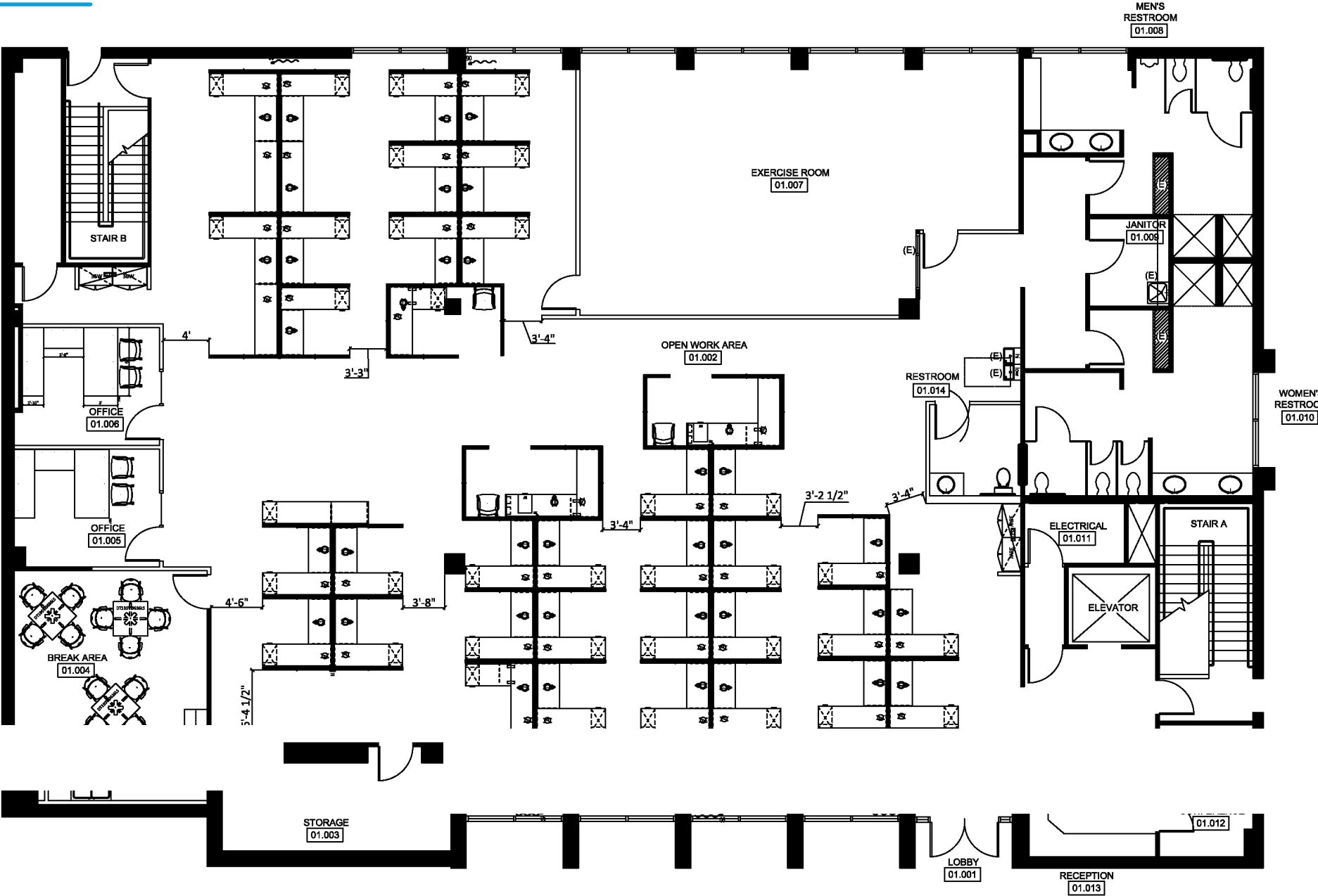


Investment Overview  
Property Photos





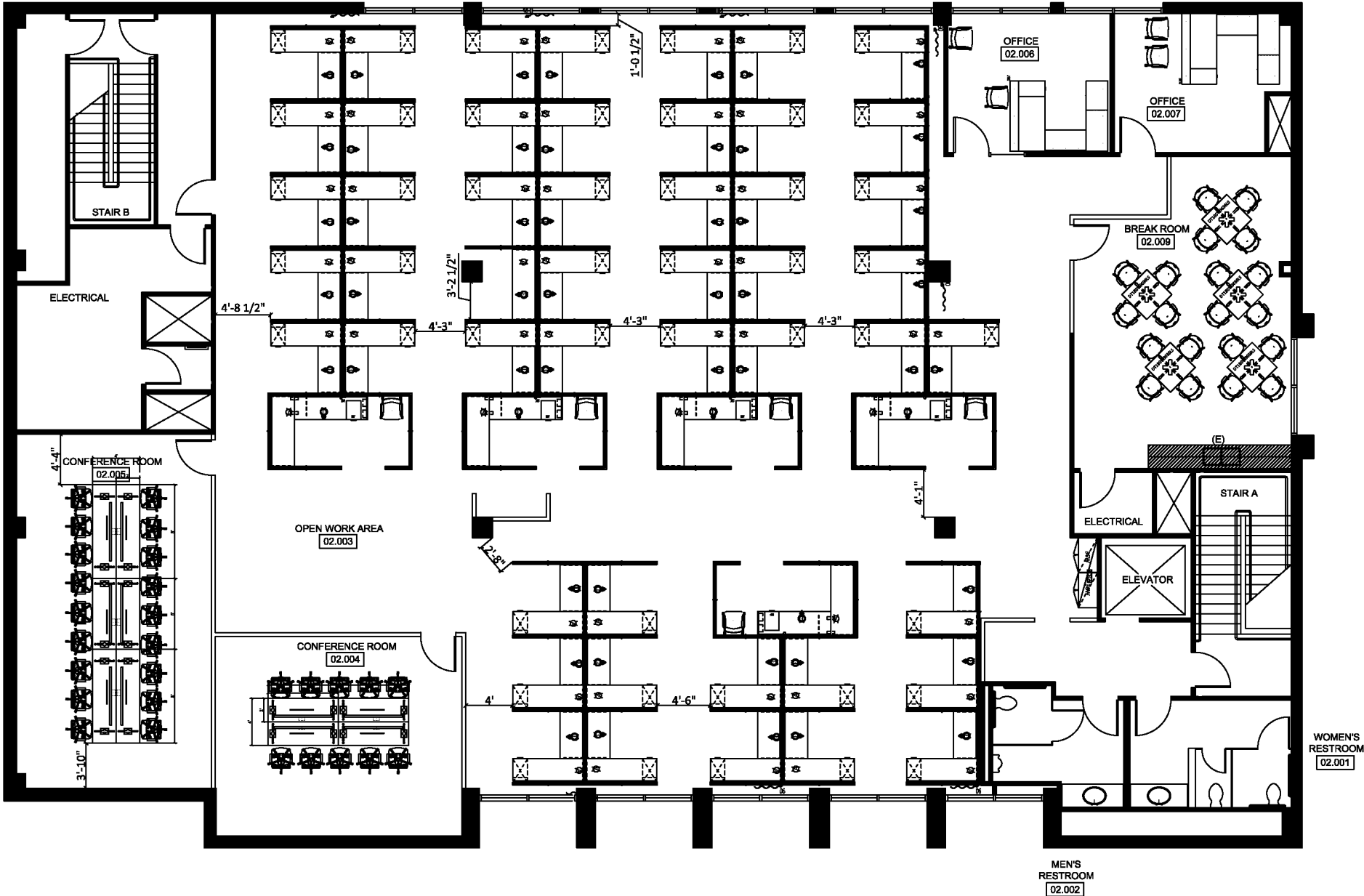
# Floor Plan| Level 1





Investment Overview

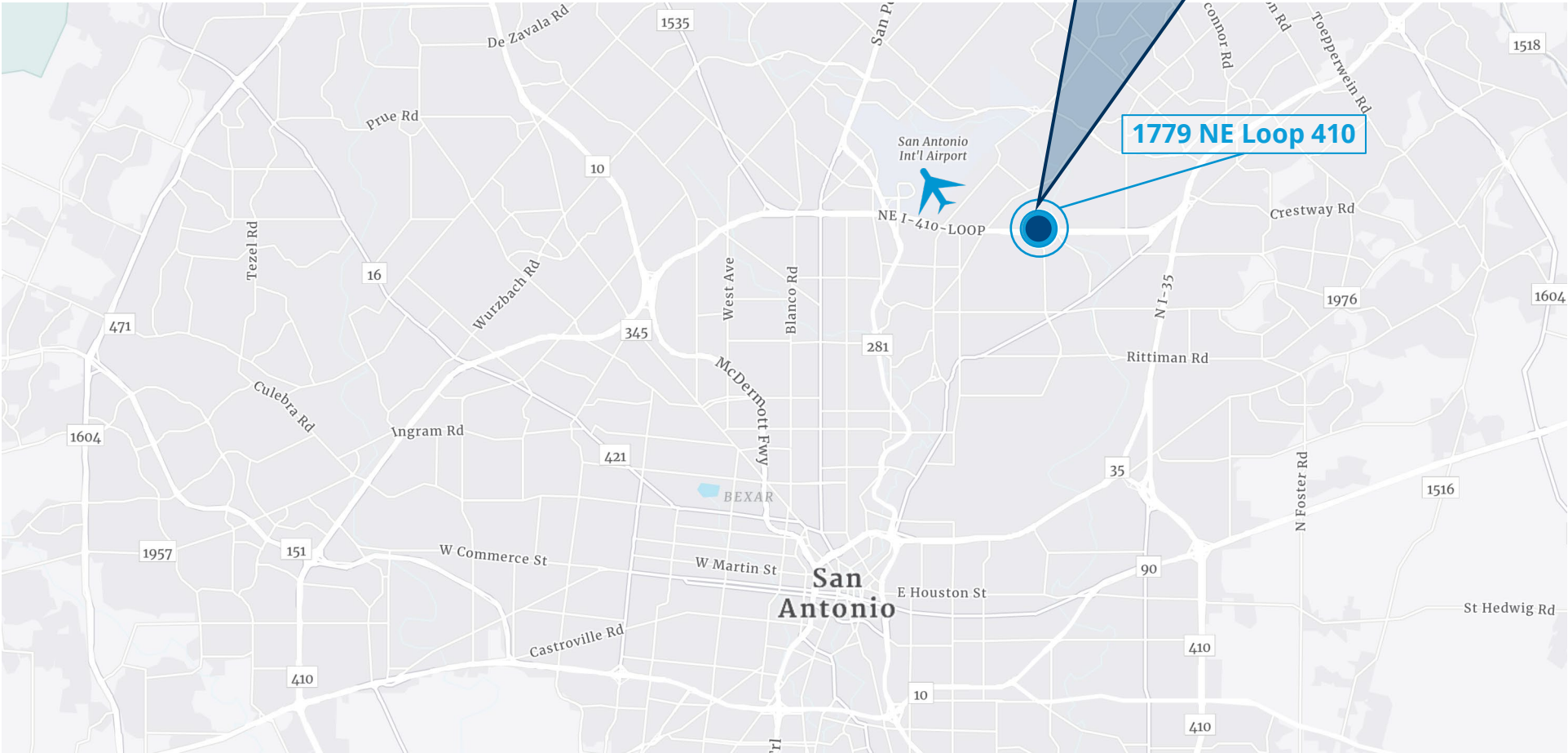
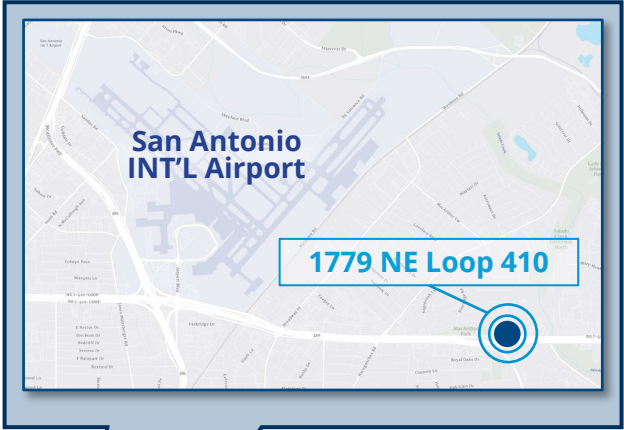
# Floor Plan| Level 2



Investment Overview

# Property Overview

---





# Location Aerial





An aerial photograph of a city street intersection. A multi-lane road runs horizontally across the middle of the frame. To the left of the road, there are several buildings, including a large, modern, multi-story office building with a grid-like facade. To the right of the road, there are more buildings, including a large, single-story commercial building with a flat roof. The area is surrounded by trees and greenery. A blue rectangular box is overlaid on the right side of the image, containing the text "Financial Analysis".

# Financial Analysis



Financial Analysis

# Pricing Detail

---

Vital Data	
Price	\$2,250,000
Rentable SF	15,300 SF
Price/SF	\$147.06
Year Built	1981
Lot Size	0.70 Acres

## For Lease

Starting Rate: \$20.00/SF/YR Gross

# Market Overview





## Market Overview

# San Antonio

12 Mo Deliveries in SF

7.3 K

12 Mo Net Absorption in SF

41.3 K

Vacancy Rate

10.5%

12 Mo Rent Growth

-1.9%

The Northeast Submarket in San Antonio is a large submarket relative to the national norm and contains about 7.4 million SF of office space. The vacancy rate has been essentially unchanged over the past year, and the rate was in line with the long-term average.

Net absorption came in at 42,000 SF over the past year, slightly above the five-year average. Rents fell by 1.8% over the past year. The situation does look better on a longer timescale, however, as rents have posted a solid average annual gain of 2.6% per year over the past decade.

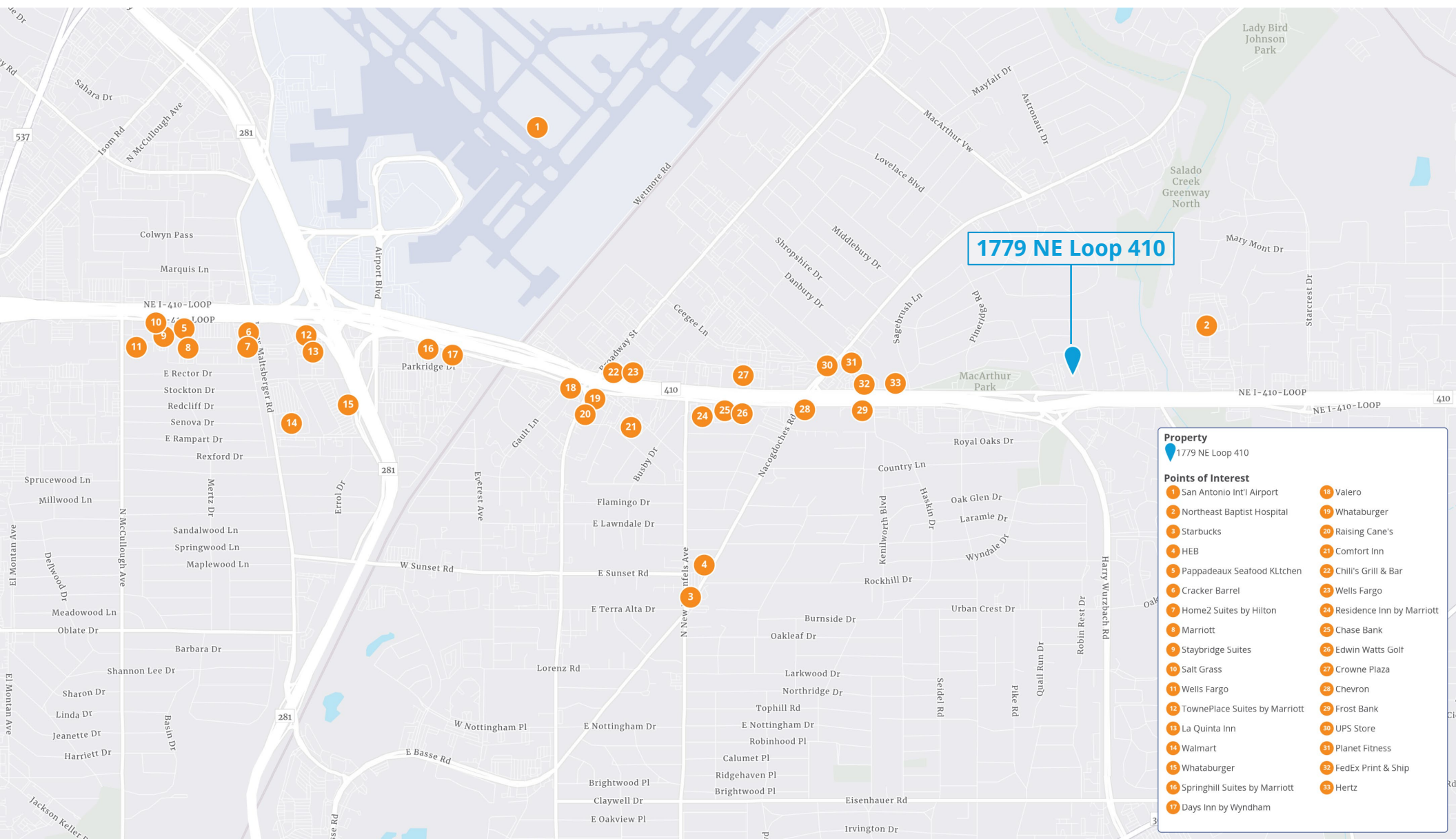
There is about 220,000 SF underway in Northeast, the most space under construction in more than five years. This represents a continuation of new development in the submarket, which had already seen 200,000 SF deliver over the past three years.

Office properties traded with regularity last year, consistent with the generally high level of activity over the past three years. The coronavirus remains a major disrupter to the economy at large and creates profound uncertainty in San Antonio. The effect of the pandemic has the potential to redefine the use of office space, as employers reevaluate the safety and health of workers.



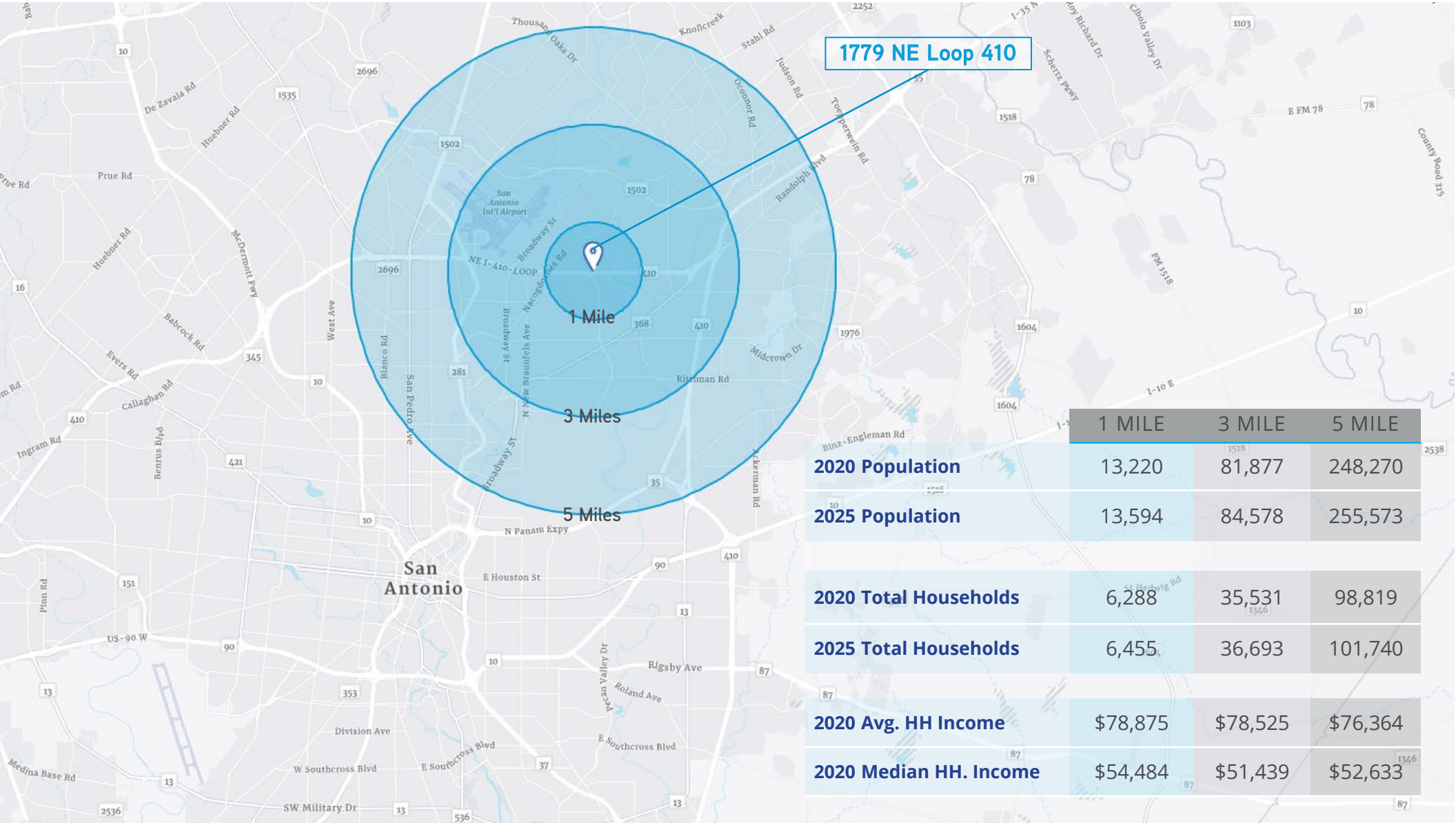
Market Overview

# Area Points of Interest

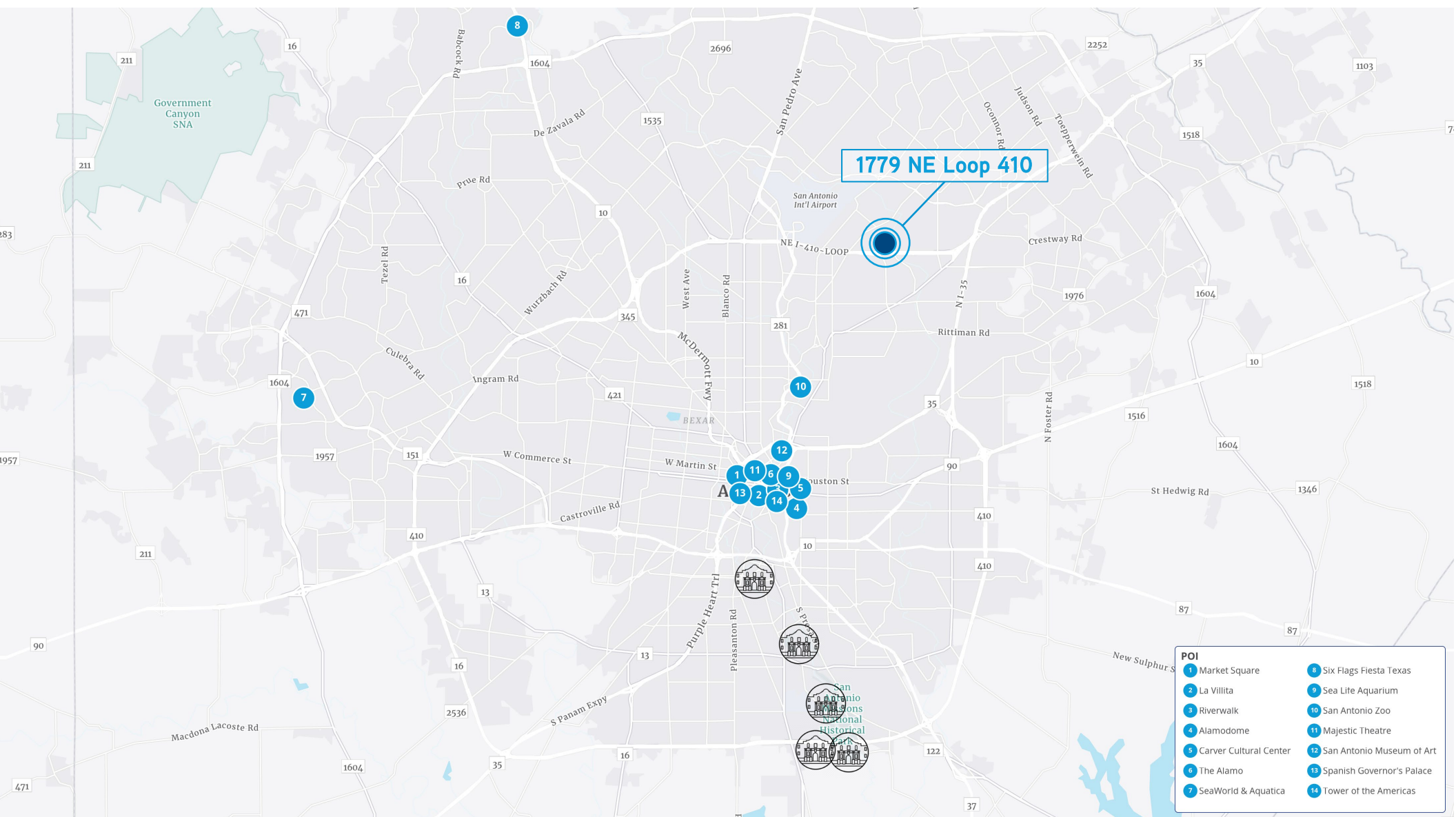




# Area Demographics



# San Antonio: Points Of Interest



- POI**
- |                          |                              |
|--------------------------|------------------------------|
| 1 Market Square          | 8 Six Flags Fiesta Texas     |
| 2 La Villita             | 9 Sea Life Aquarium          |
| 3 Riverwalk              | 10 San Antonio Zoo           |
| 4 Alamodome              | 11 Majestic Theatre          |
| 5 Carver Cultural Center | 12 San Antonio Museum of Art |
| 6 The Alamo              | 13 Spanish Governor's Palace |
| 7 SeaWorld & Aquatica    | 14 Tower of the Americas     |



## Contact Us

**Jenny Seckinger**  
**Senior Associate**

+1 713 830 2105  
jenny.seckinger@colliers.com

**Ace Schlameus**  
**Senior Vice President**

+1 713 830 2129  
ace.schlameus@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.



1233 West Loop S., Suite 900  
Houston, TX 77027  
[www.colliers.com/texas](http://www.colliers.com/texas)