

Jones Lang LaSalle Brokerage, Inc.

# FORUM OFFICES



## Office Space for Lease

8000 IH-10 W | San Antonio, Texas 78230



For Leasing Information:

**Lisa Mittel** +1 210 293 6834

[lisa.mittel@jll.com](mailto:lisa.mittel@jll.com)

**Meredith Howard** +1 210 293 6831

[meredith.howard@jll.com](mailto:meredith.howard@jll.com)

# Office Space For Lease

7990 IH-10 W | 8000 IH-10 W | 8010 IH-10 W

San Antonio, Texas 78230

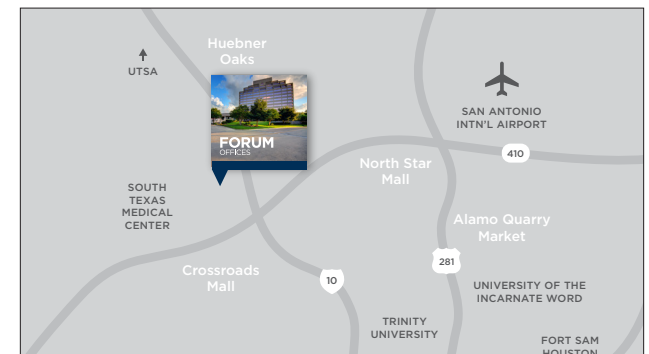
# FORUM OFFICES



## PROJECT HIGHLIGHTS

- 3-building campus totaling 380,000 RSF situated on a 16-acre site
- Timeless, efficient architecture consisting of earth-toned aggregate facade with polished metal and granite features throughout
- Excellent highway visibility
- Full-service deli
- On-site management, maintenance and 24/7 security
- On-site FedEx shipping center
- Abundant parking with attached garage and covered walkway
- Workout facility with showers and towel service
- Community room for tenants' use with seating for approximately 30

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 and the San Antonio International Airport and many dining and shopping options are only minutes away.



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## CURRENT AVAILABILITIES

Suite 250	2,589 RSF	Furnished Plug N'Play
Suite 325	4,131 RSF	
Suite 400	20,785 RSF	Full Floor



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## INGRESS AND EGRESS MAP

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



Forum Offices offer easy ingress and egress to IH-10 and Loop 410 and are approximately 10 minutes from the SA Airport and CBD

## SITE PLAN



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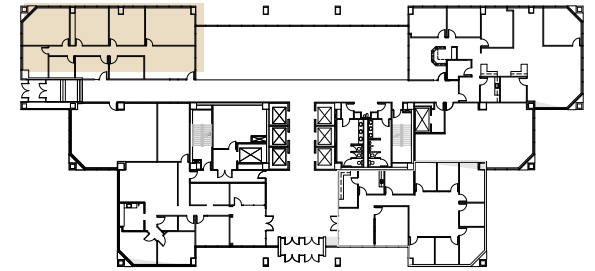
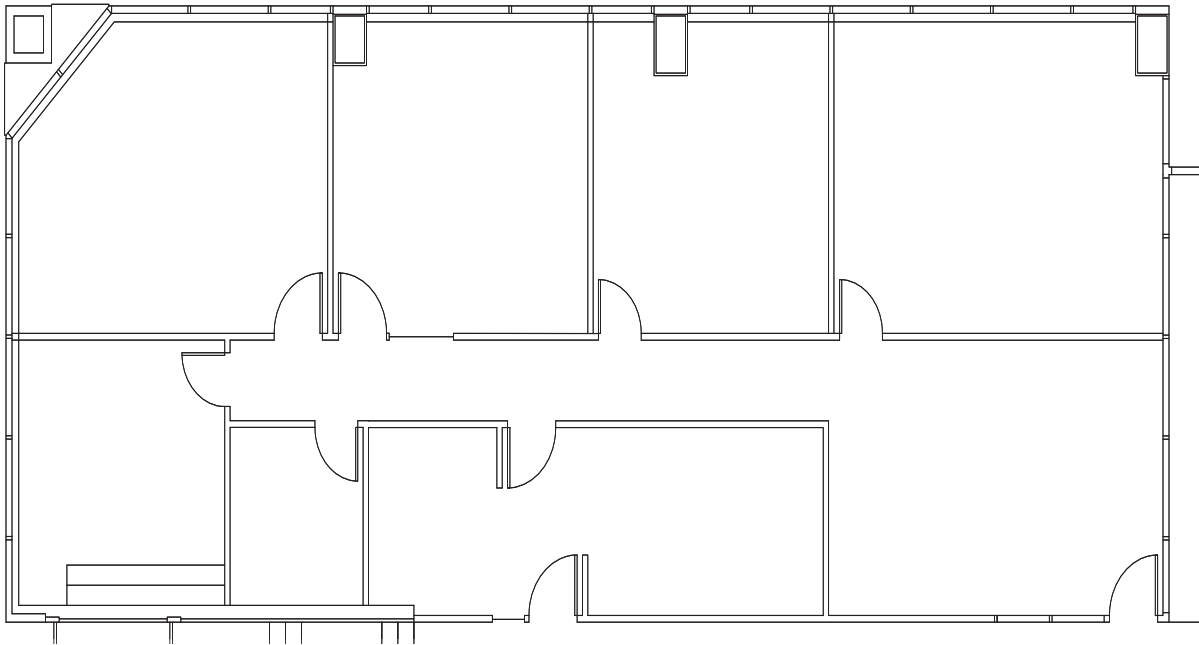
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# FORUM OFFICES

## SUITE 250

2,589 RSF



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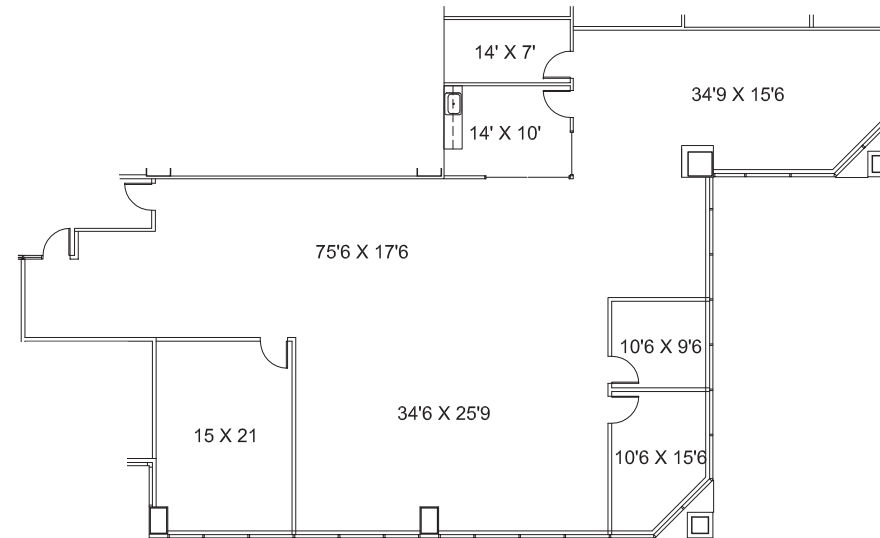
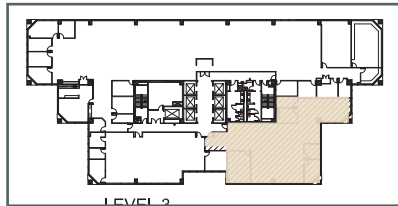
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# FORUM OFFICES

## SUITE 325

4,131 RSF



DIMENSIONS SHOWN ARE APPROXIMATE ONLY.



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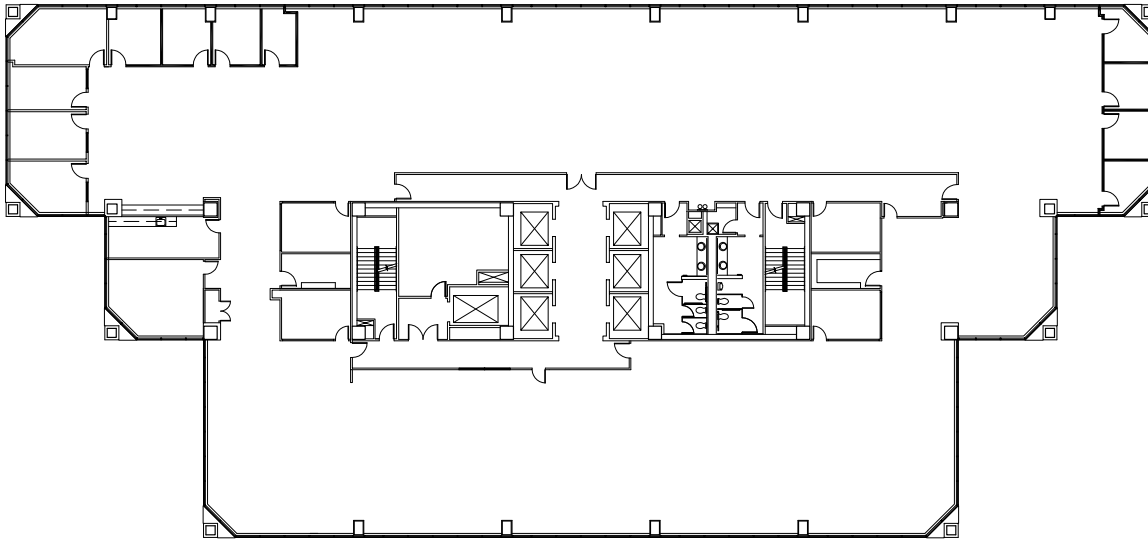
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## SUITE 400 - FULL FLOOR

20,785 RSF



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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.*



11-2-2015

**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.

Jones Lang LaSalle Brokerage, Inc.		<b>591725</b>	<b>jan.lighty@jll.com</b>	<b>214-438-6100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Bradley Stone Selner	<b>399206</b>	<b>brad.selner@jll.com</b>	<b>214-438-6169</b>	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.			
Meredith Howard	<b>610278</b>	<b>meredith.howard@jll.com</b>	<b>210-293-6831</b>	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_