

INDEPENDENCE PLAZA I & II

14400 & 14350 NORTHBROOK DRIVE
SAN ANTONIO, TEXAS 78232



PROFESSIONAL OFFICE SPACE - FOR LEASE

EP COMMERCIAL REAL ESTATE, LLC
215 West Bandera, #114-724
Boerne, TX 78006



For Leasing Information:

ELIZE PRUSKE, CCIM
Broker / Principal
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PROPERTY SUMMARY

Independence Plaza I & II
14400 and 14350 Northbrook Drive | San Antonio, TX 78232



Property Summary

Building I:	19,137 RSF
Building II:	20,585 RSF
Lease Type:	Modified Gross
Term:	3-5 Year
Base Rate:	\$23.00
Parking:	Free Surface
Covered Parking:	\$400/ space/ year
Conference Facility:	Complimentary
Fiber / Cable:	Spectrum, AT&T
Common Areas:	Newly Finished
Year Built:	1996/1998
Zoning:	C-3R
Professional Tenant Mix:	Legal, Ins., CPA, Investments, Tech, Eng., Realty

Property Overview

Independence Plaza I and II are two 2-story buildings, totaling approximately 40,000 SF, situated in a quiet, professional business setting.

Each building offers an inviting open-air lobby with a prominently exposed stairwell, elevator, electronic directory, and comfortable visitor seating area. Tenants have 24/7 key pad access and HVAC, along with covered parking, and complimentary use of property conference facility.

Move-in Ready Spec Suites:

Building I: Suite 230 - 1,544 SF

Building II: Suite 220 - 1,102 SF

Location Overview

Located in at 14400 and 14350 Northbrook Drive in the North Central submarket of San Antonio, Texas.

The Business Park is situated near US Hwy 281 just minutes from the San Antonio International Airport and provides convenient, easy access to and from all areas of the city. The buildings are easily accessible to many restaurants, banking, and area amenities ideal for both work and leisure.

PROPERTY PHOTOS

Independence Plaza I & II
14400 and 14350 Northbrook Drive | San Antonio, TX 78232



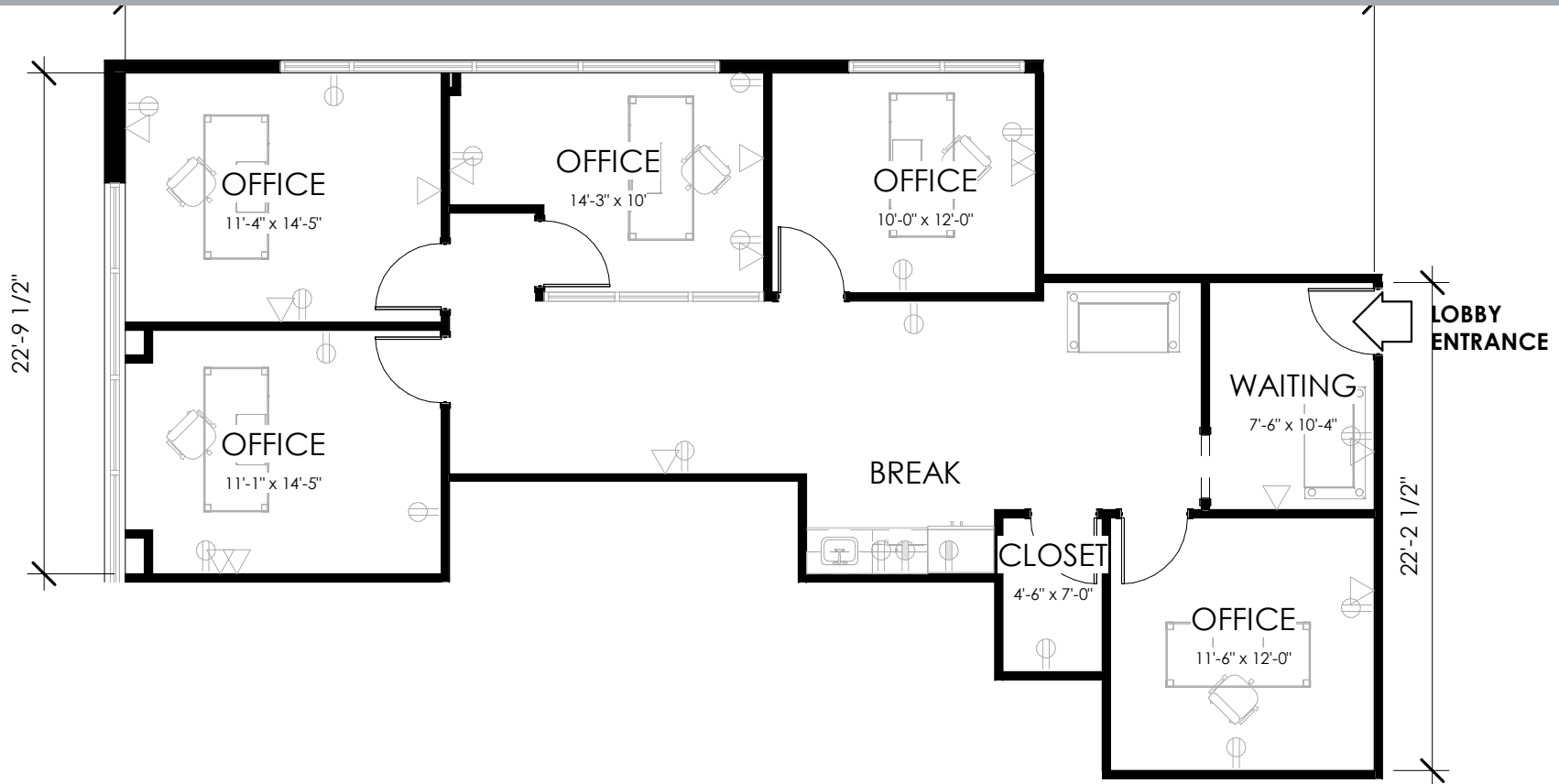
PROPERTY PHOTOS

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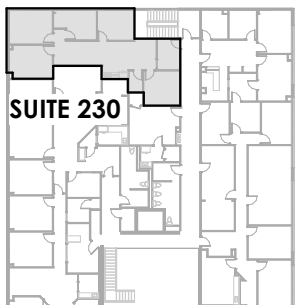
FLOOR PLAN - SUITE 230 IP I

Independence Plaza I & II
14400 and 14350 Northbrook Drive | San Antonio, TX 78232



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

2ND FLOOR PLAN- OVERALL



SUITE 230

ACTUAL: 1229 SF
ALLOCATED: 1544 SF

5/19/2026

SUITE 230

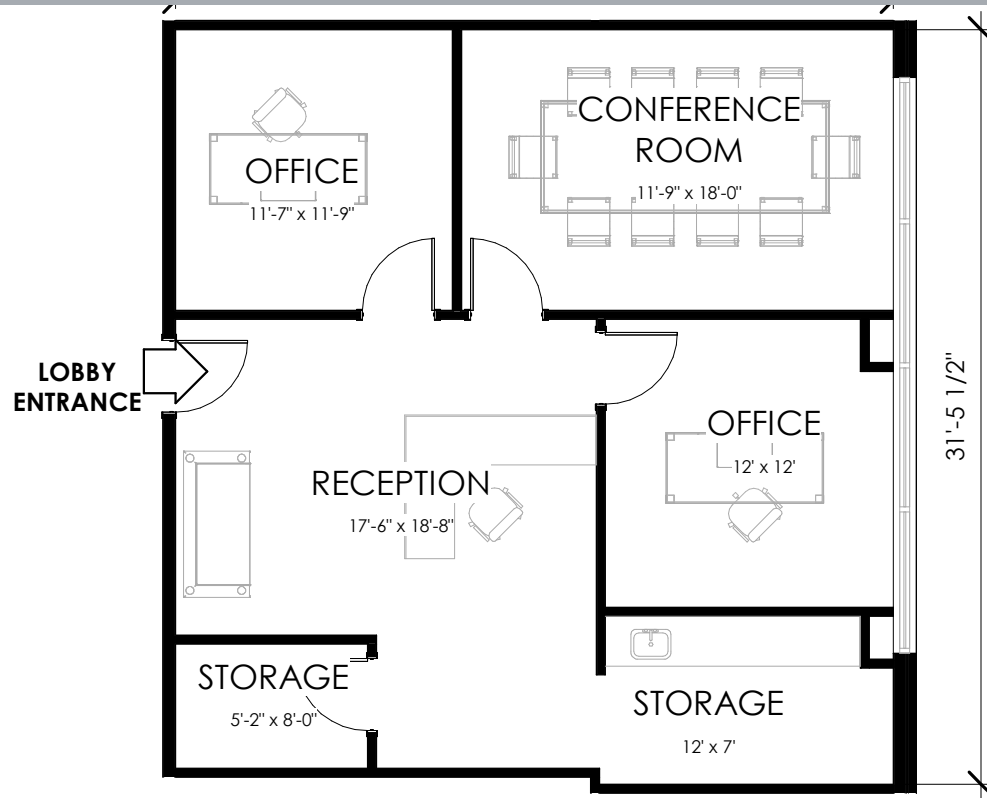
INDEPENDENCE PLAZA 1

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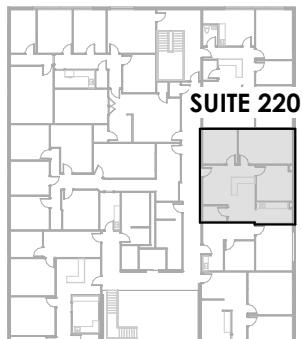
FLOOR PLAN - SUITE 220 IP II

Independence Plaza I & II
14400 and 14350 Northbrook Drive | San Antonio, TX 78232



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

2ND FLOOR PLAN- OVERALL



SUITE 220

ACTUAL: 958 SF
ALLOCATED: 1102 SF

5/19/2026

SUITE 220

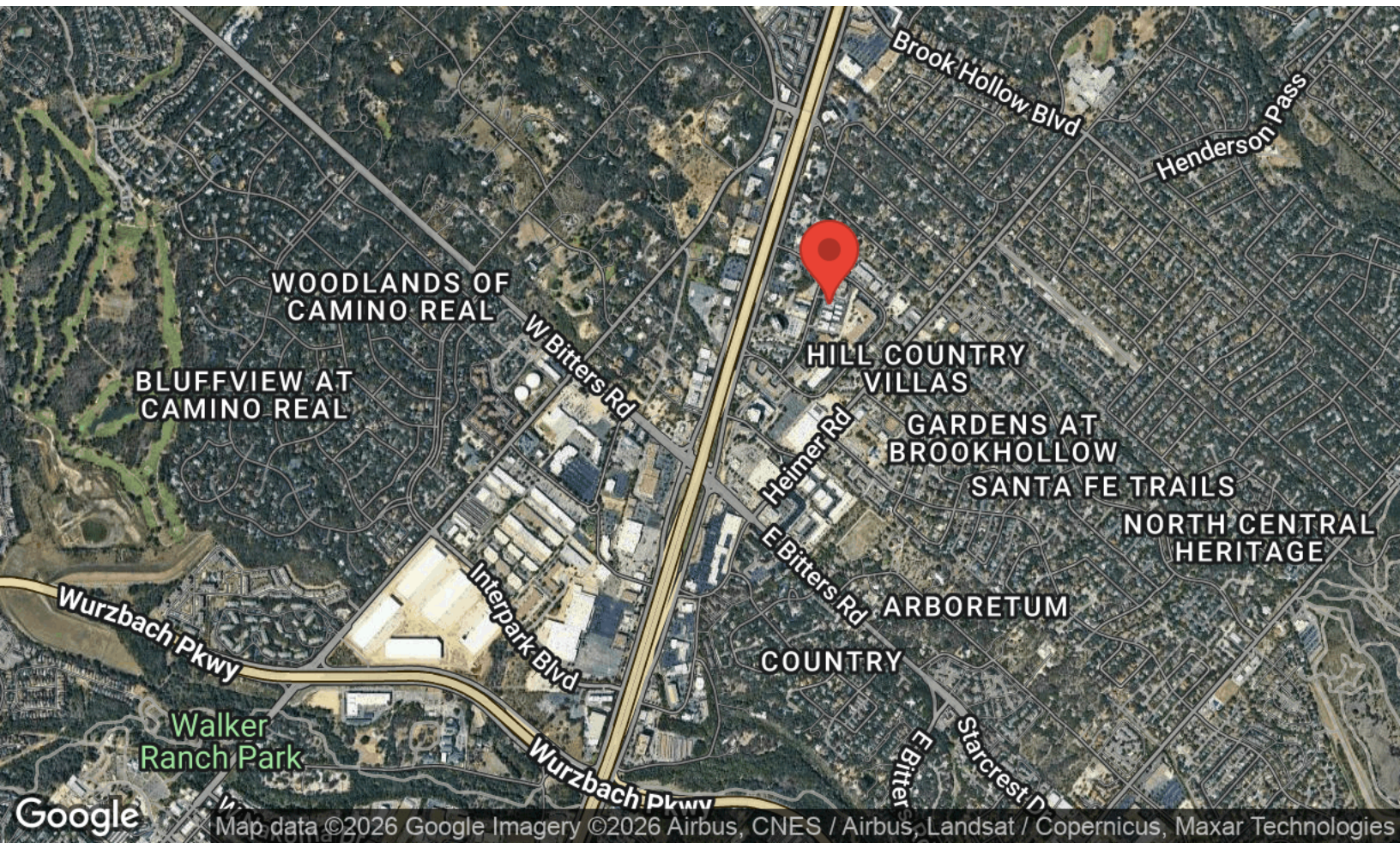
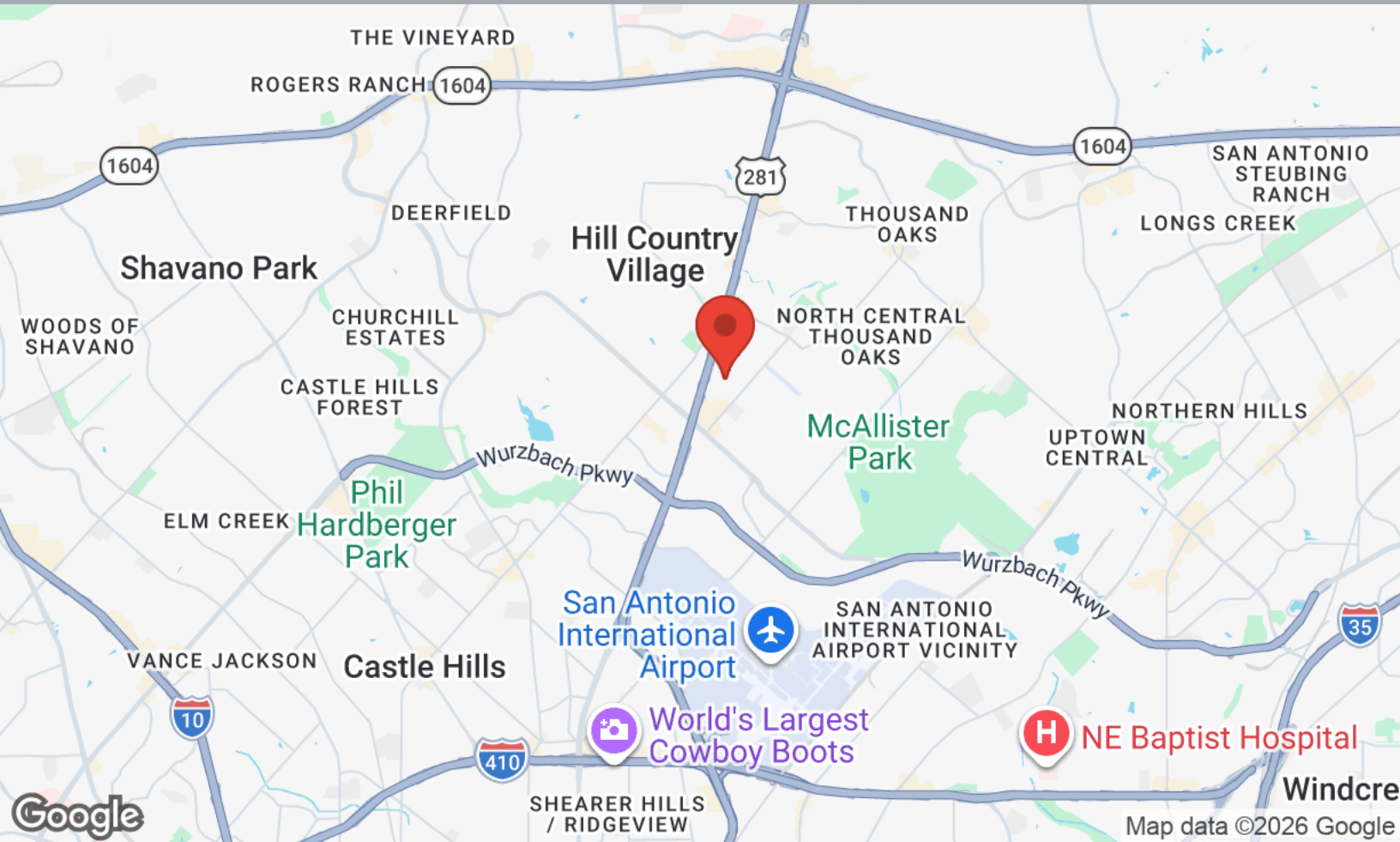
INDEPENDENCE PLAZA 2

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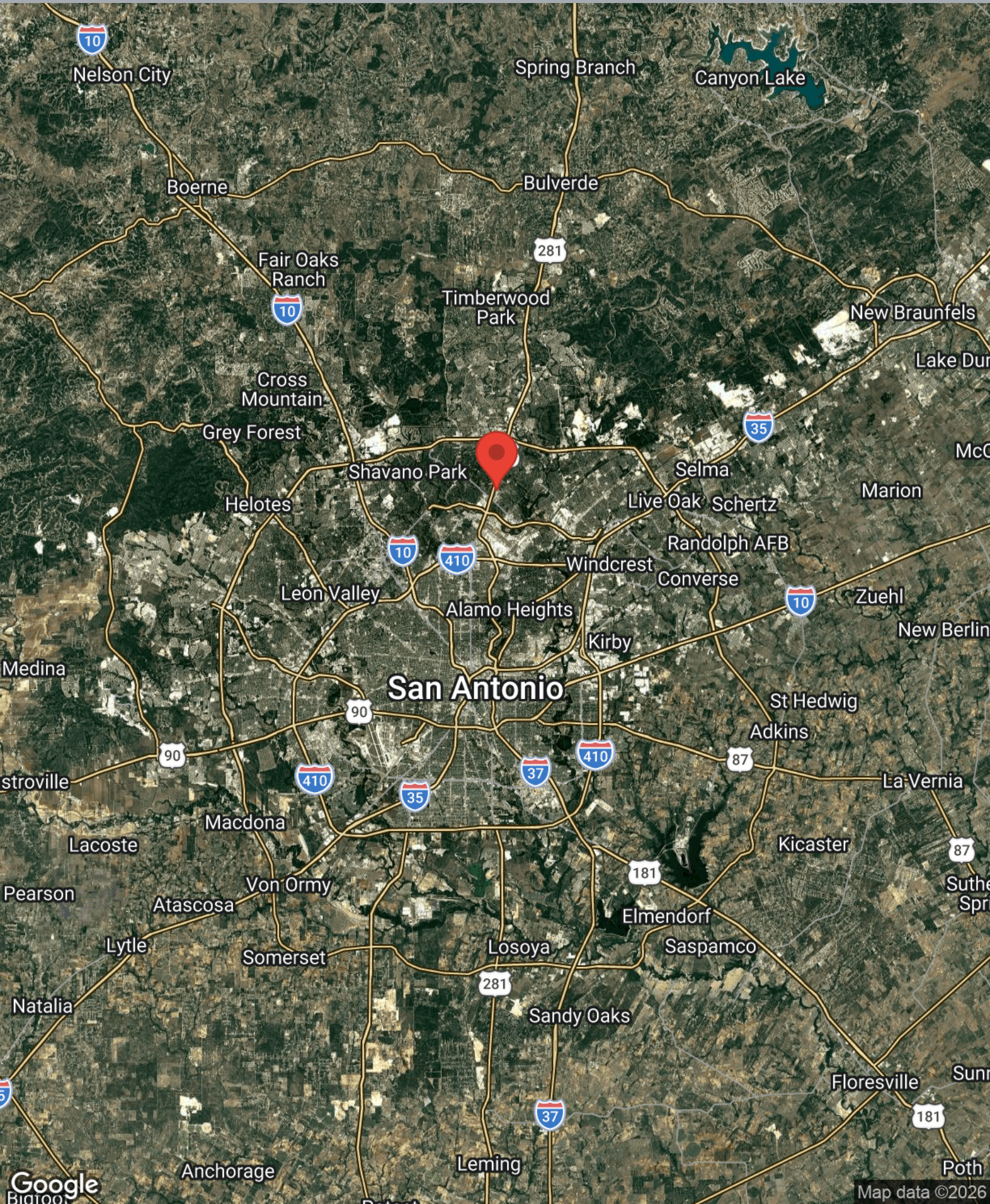
LOCATION MAPS

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REGIONAL MAP

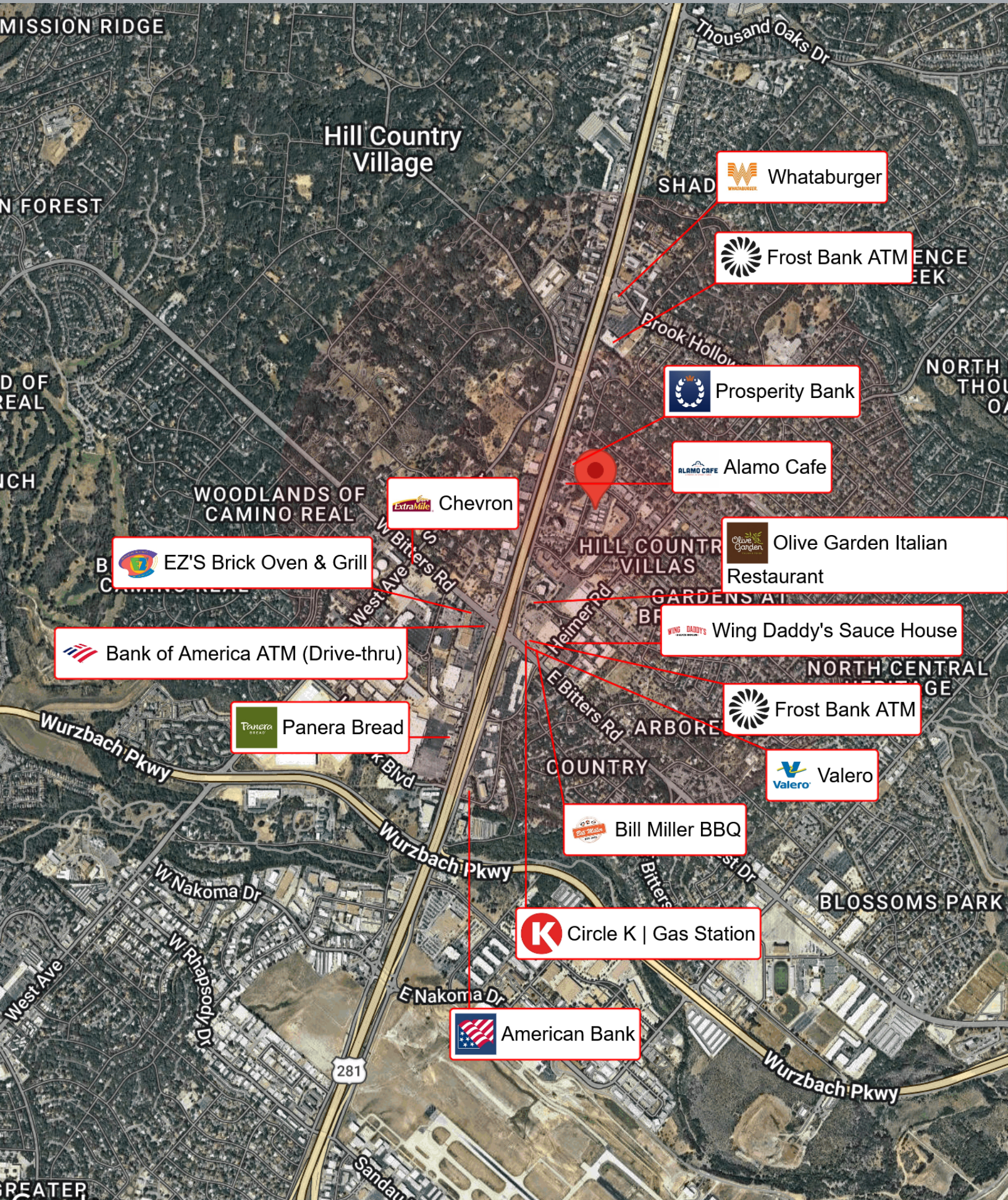
Independence Plaza I & II
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BUSINESS MAP


Independence Plaza I & II


14400 and 14350 Northbrook Drive | San Antonio, TX 78232





 Whataburger

 Frost Bank ATM


 Prosperity Bank


 Alamo Cafe


 Chevron


 EZ'S Brick Oven & Grill

 Olive Garden Italian Restaurant

 Bank of America ATM (Drive-thru)


 Wing Daddy's Sauce House


 Panera Bread

 Frost Bank ATM

 Valero

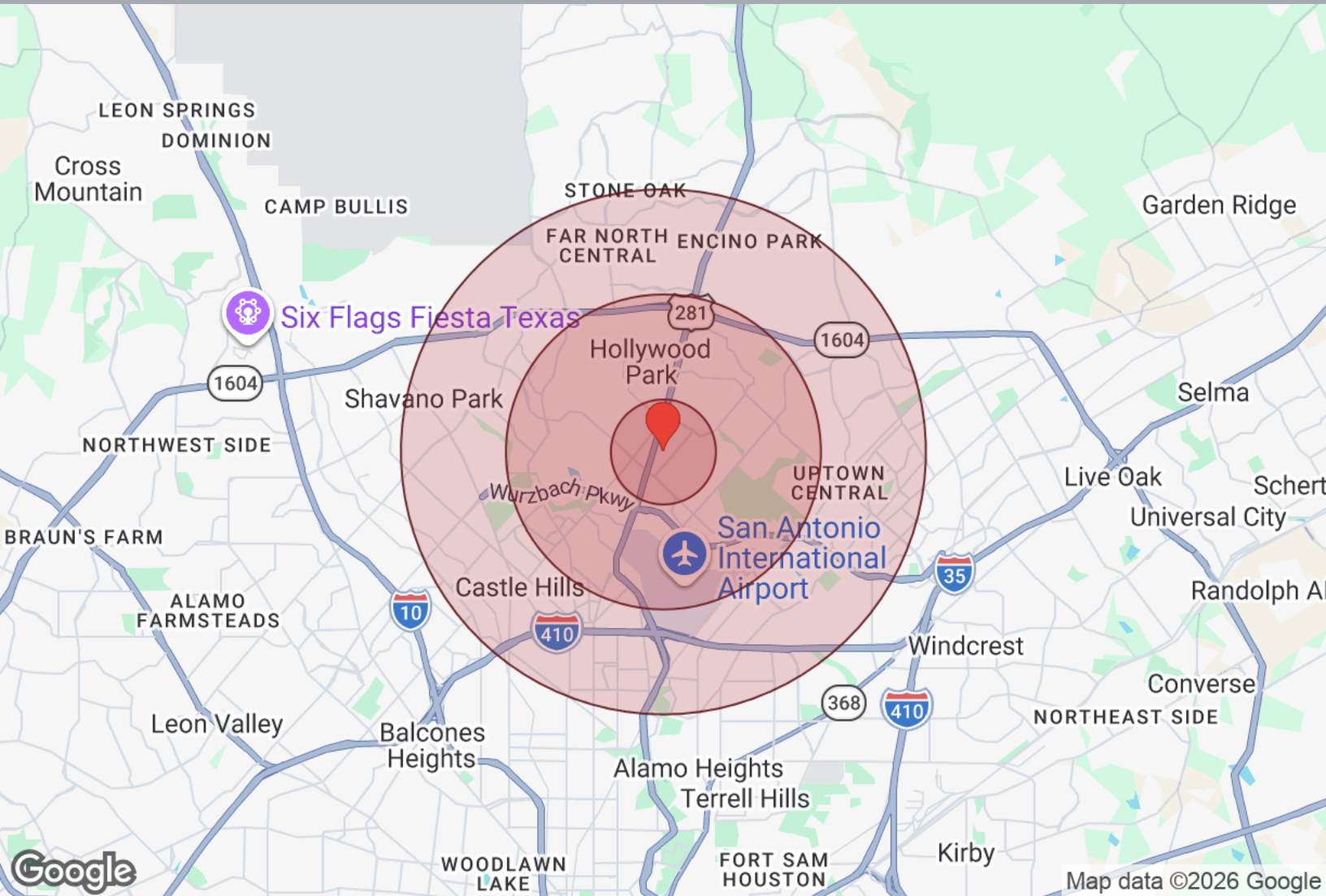
 Bill Miller BBQ

 Circle K | Gas Station

 American Bank

DEMOGRAPHICS

Independence Plaza I & II
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,827	37,653	114,069
Female	4,018	39,937	119,758
Total Population	7,845	77,590	233,827
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,415	30,120	86,680
Black	440	5,253	16,836
Am In/AK Nat	14	132	327
Hawaiian	9	85	187
Hispanic	3,512	37,740	114,786
Asian	271	2,529	9,891
Multiracial	165	1,629	4,606
Other	20	101	491
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,044	39,201	112,011
Occupied	3,749	36,184	103,002
Owner Occupied	2,241	17,508	53,056
Renter Occupied	1,508	18,676	49,946
Vacant	295	3,018	9,009

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,192	13,413	42,325
Ages 15 - 24	850	8,855	27,648
Ages 25 - 54	2,922	31,962	94,028
Ages 55 - 64	1,076	9,309	27,258
Ages 65+	1,805	14,051	42,567

Income	1 Mile	3 Miles	5 Miles
Median	\$95,169	\$78,304	\$83,692
Under \$15k	249	2,243	7,098
\$15k - \$25k	144	1,814	4,734
\$25k - \$35k	110	3,011	7,561
\$35k - \$50k	322	3,974	10,478
\$50k - \$75k	553	6,417	16,998
\$75k - \$100k	615	4,785	13,321
\$100k - \$150k	667	5,585	16,805
\$150k - \$200k	516	3,882	10,218
Over \$200k	572	4,472	15,788



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

EP Commercial Real Estate, LLC	9008404	epruske@epcommercialrealestate.com	210-416-3491
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Elize Pruske	367619	epruske@epcommercialrealestate.com	210-416-3491
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Elize Pruske	367619	epruske@epcommercialrealestate.com	210-416-3491
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Elize Pruske	367619	epruske@epcommercialrealestate.com	210-416-3491
Name of Sales Agent/Associate	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 1-2



DISCLAIMER AND DISCLOSURES**GENERAL DISCLAIMER**

The information provided herein has been obtained from sources believed reliable but is not warranted. You and your advisors should conduct a careful, independent investigation of the property and verify all information to determine suitability of the property for your needs. **EP Commercial Real Estate, LLC** makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

DISCLOSURES

Regarding any Property lease, sale, or purchase, it is the responsibility of every Seller/Landlord and Buyer/Tenant with interest in any Property to conduct their own due diligence with affiliated professionals, experts, attorneys, advisors, or persons with experience, to advise you concerning the Property on the following matters.

- HAZARDOUS MATERIAL
- AMERICANS WITH DISABILITIES ACT
- FLOOD PLAIN DESIGNATION

EP COMMERCIAL REAL ESTATE, LLC AND ANY AFFILIATED BROKERS/AGENTS ARE NOT QUALIFIED EXPERTS TO DETERMINE COMPLIANCE OR MAKE SUCH ASSESSMENTS.

HAZARDOUS MATERIAL DISCLOSURE

Prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials by past, present and/or future owners and/or operators.

It is the responsibility of Seller/Landlord and Buyer/Tenant to ensure transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property, and to retain qualified experts, attorneys, environmental consultants, and others to make prudent investigations, conduct inspections, detect, and correct such matters.

ADA DISCLOSURE

To ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act ("ADA") was enacted under federal law and there are also state and local laws that may require alterations to a Property to allow access.

You should consult with attorneys, engineers, qualified design professionals, and other experts to determine if the Property is compliant with relevant laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of Seller/Landlord and Buyer/Tenant with any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA"), and the San Antonio River Authority ("SARA"), to determine the potential flood risk of their Property.