

# INDEPENDENCE PLAZA III

14310 NORTHBROOK DRIVE | San Antonio, TX 78232  
OFFICE SPACE FOR LEASE



## PROPERTY DESCRIPTION

Independence Plaza III is a 2-story office building consisting of 20,912 rentable square feet.

The property is leased with professional businesses including legal, engineering, real estate, and certified public accounting; as well as healthcare related services including a deaf interpreter, counseling and dental.

All tenants enjoy their share of covered surface parking.

## PROPERTY LOCATION

Located at 14310 Northbrook Drive in the North Central submarket of San Antonio, Texas.

The property 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 building proximity is easily accessible to many restaurants, banking options, and recreational facilities, ideal for both work and leisure.



# LEASING SUMMARY

Independence Plaza III  
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## Lease Terms

Gross Bldg SF:	22,214
Rentable SF	20,912
Core Factor	17%
Lease Rate:	\$23.00
Lease Type:	Modified Gross
Parking:	Free surface
Parking Ratio:	3.99 per 1,000
Covered Pkg:	2 @ no chg
Elevators:	1
Janitorial Services:	Common Areas only; Tenant's provided own

## Attractive Office Leasing Option

The office space at Independence Plaza III is economically priced with an easy, inclusive lease structure for budget conscious business executives looking for a practical, professional environment.

The property is nestled just off US Hwy 281 within a commercial office area that fosters a relaxing, professional business setting.

## Property Amenities

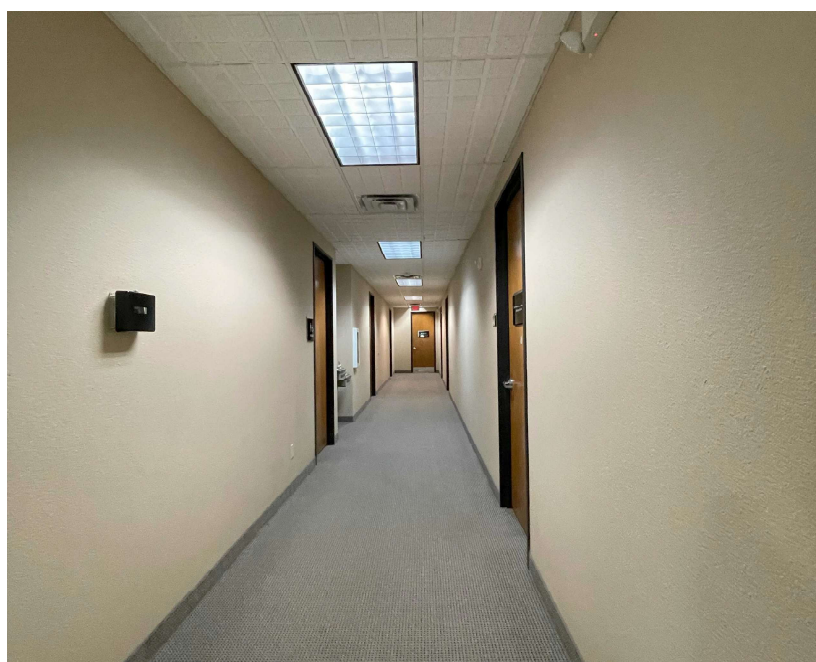
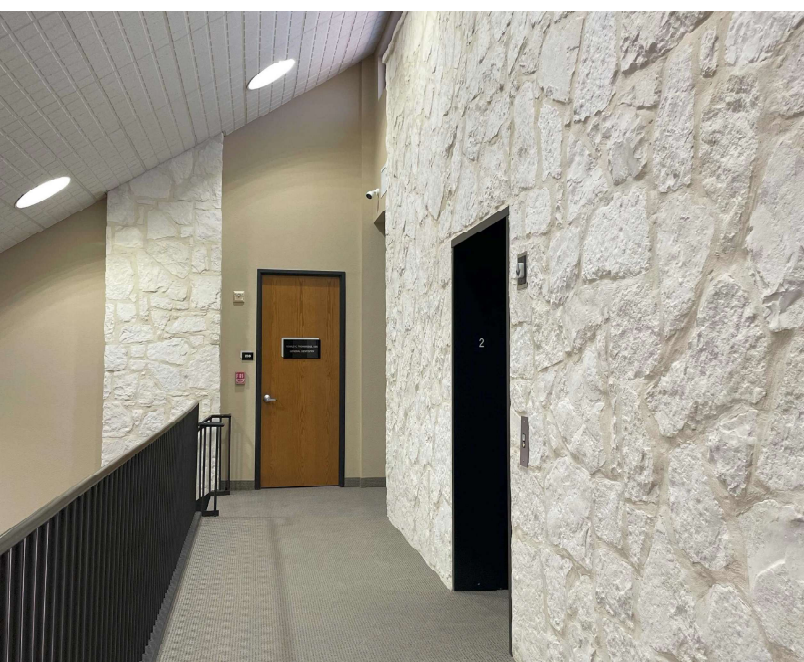
Visitors are welcomed by an attractive main open lobby, spacious with high ceilings, and well-lit by natural light through the full height perimeter glass entry wall. The lobby is framed on one side with a prominent open staircase encouraging use.

The building lobby is comfortably furnished, contains a new electronic directory, and is conveniently accessible to a shared building conference room available for building tenants.

# PROPERTY PHOTOS

Independence Plaza III

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# PROPERTY PHOTOS - BUILDING CONFERENCE ROOM

Independence Plaza III

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# PROPERTY PHOTOS - MAIN BUILDING LOBBY

Independence Plaza III

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# SUITE 120 - SUITE PHOTOS

Independence Plaza III

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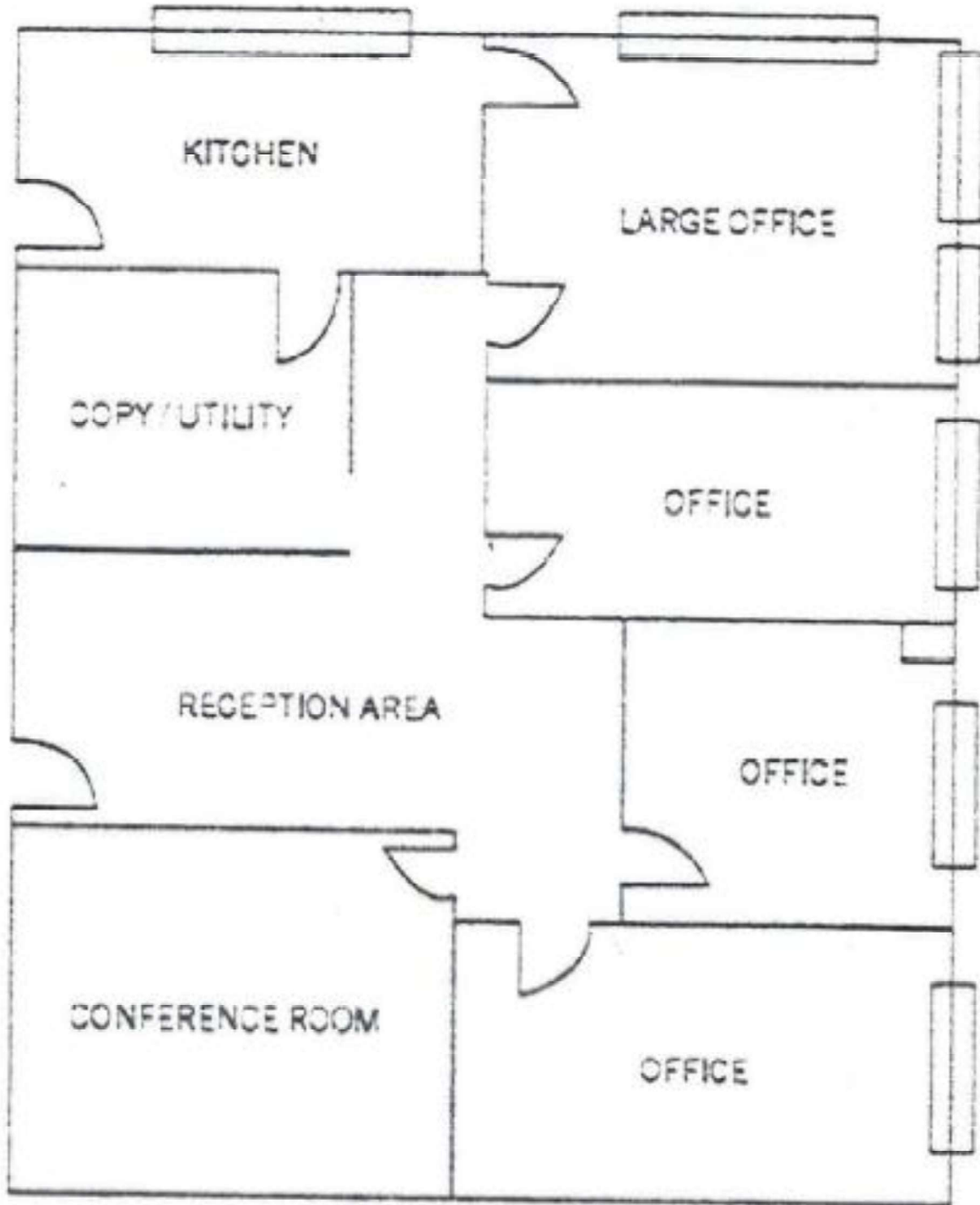


**SUITE 120 - FLOOR PLAN**

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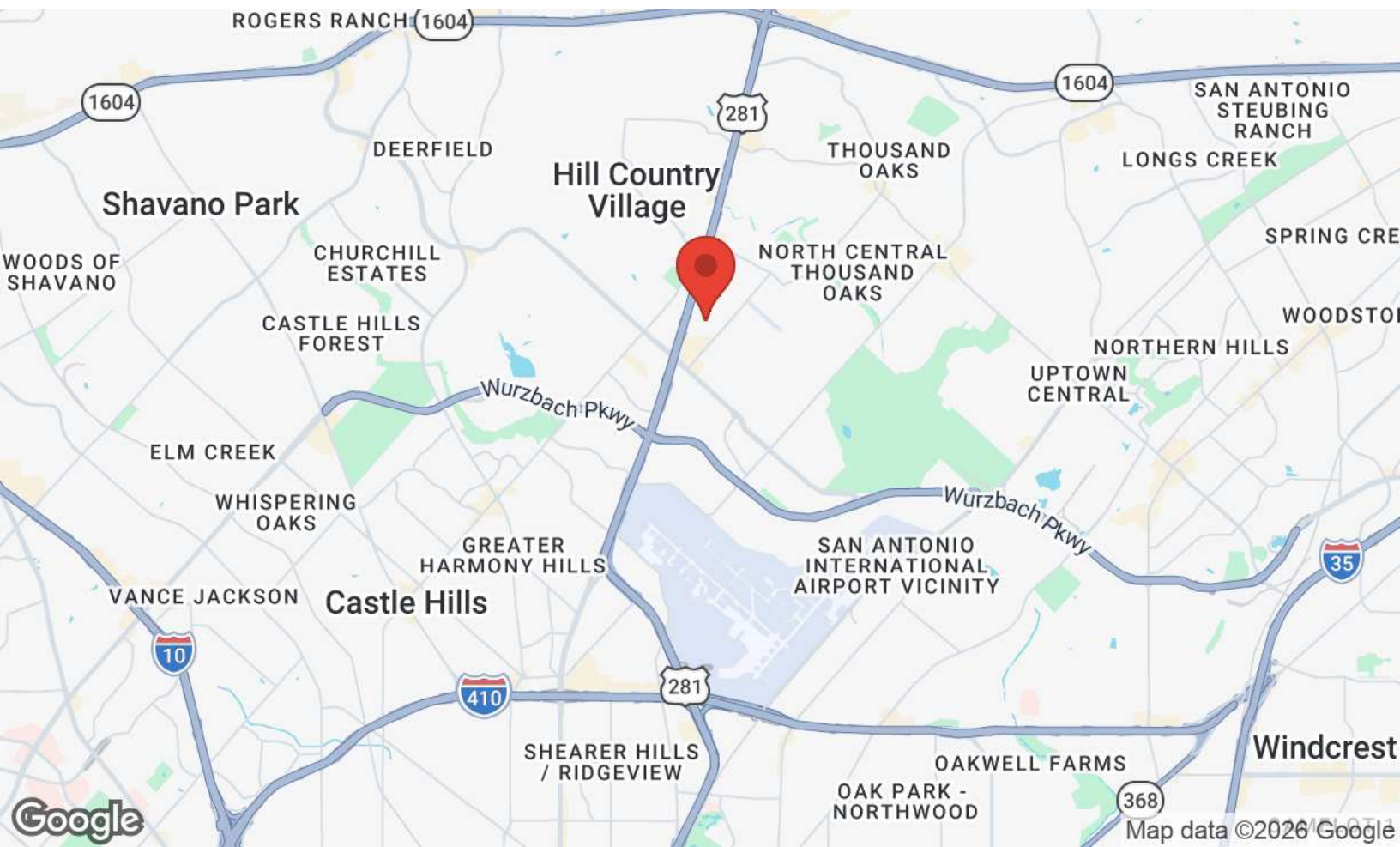
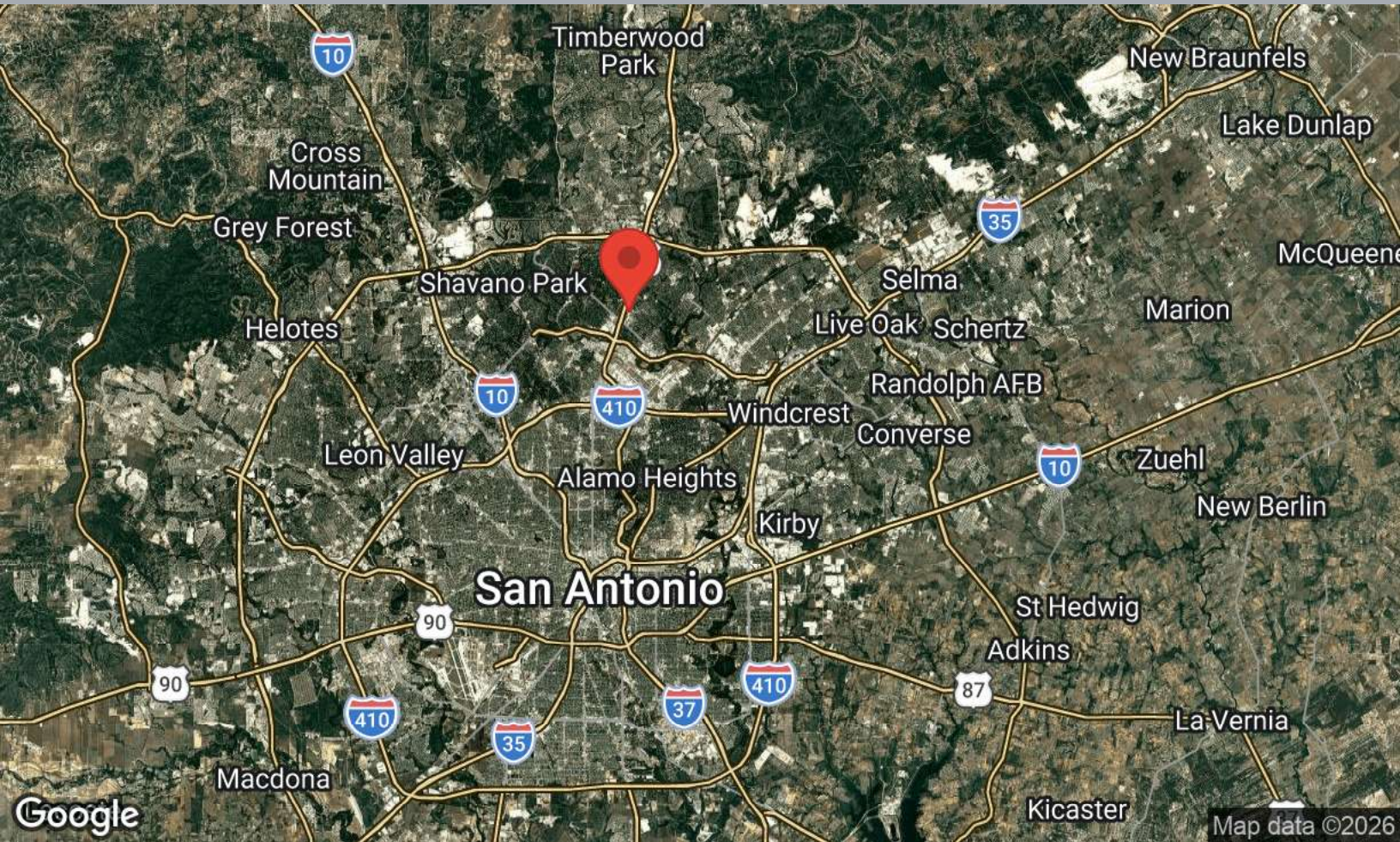
**SUITE 120**

**1,873 SF**



# LOCATION MAPS

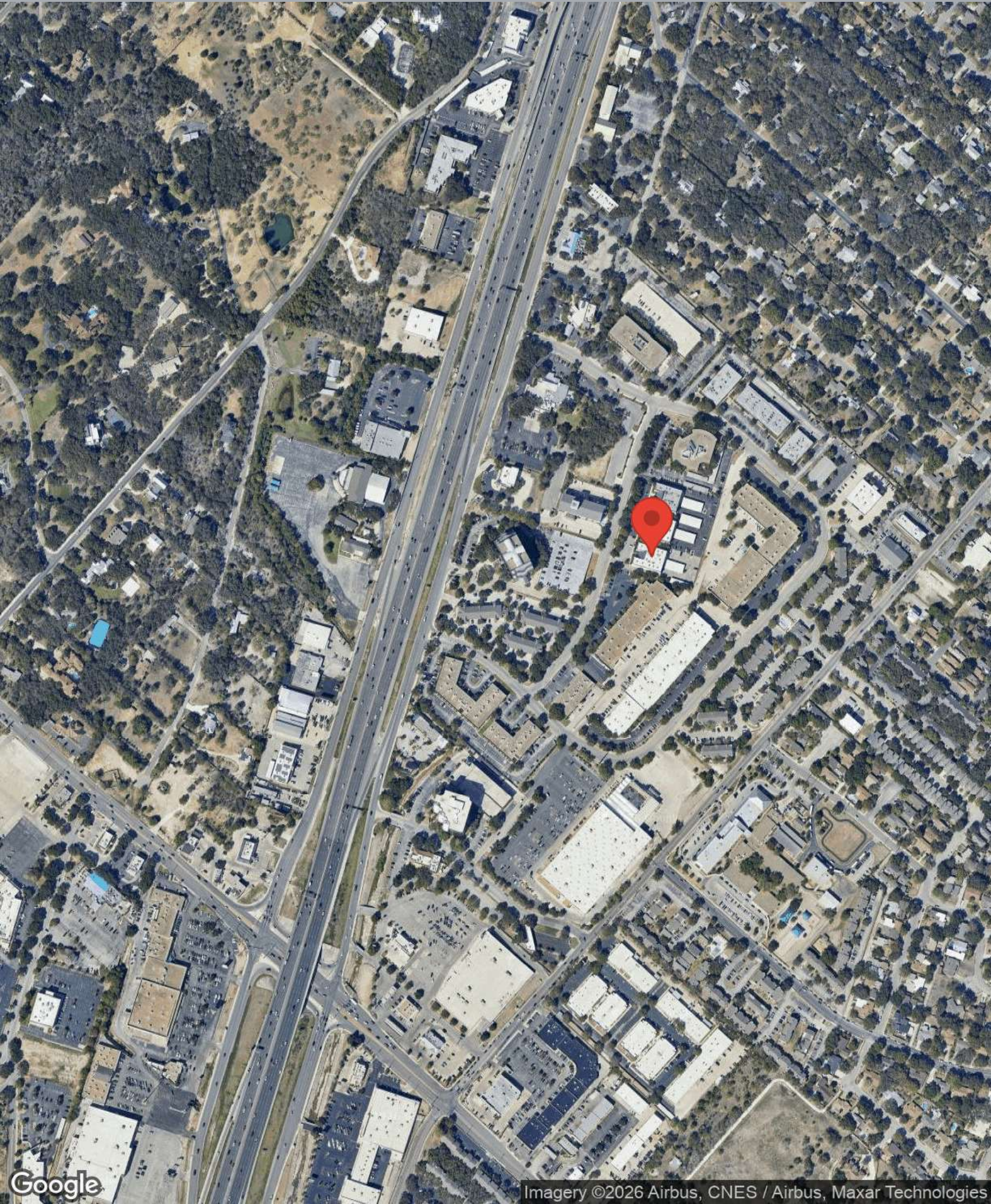
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# AERIAL MAP

Independence Plaza III

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# BUSINESS MAP


Independence Plaza III

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 Prosperity Bank


 Alamo Cafe

 Burger Boy


 EZ'S Brick Oven & Grill

 Ozona Bank - San Antonio

 Comerica Bank

 Olive Garden Italian Restaurant

 CAVA

 Max and Louie's New York Diner

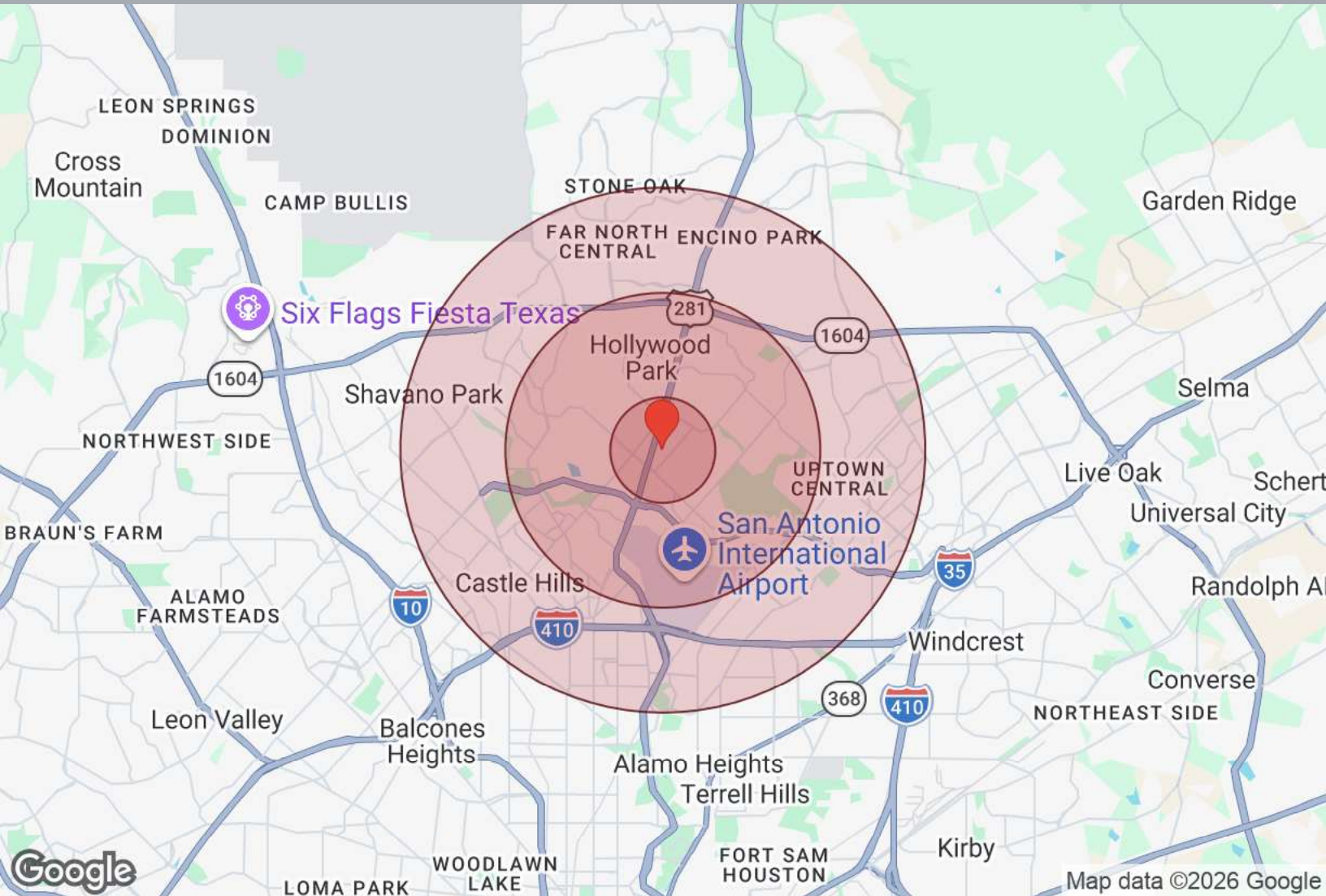
 El Jarro de Arturo

 Texstar National Bank

 American Bank

# DEMOGRAPHICS

Independence Plaza III  
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,354	38,890	117,212
Female	4,592	41,279	123,148
Total Population	8,945	80,169	240,361

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,790	30,993	88,934
Black	522	5,468	17,354
Am In/AK Nat	14	128	337
Hawaiian	9	88	192
Hispanic	4,101	39,066	118,161
Asian	303	2,630	10,143
Multiracial	179	1,684	4,735
Other	26	112	505

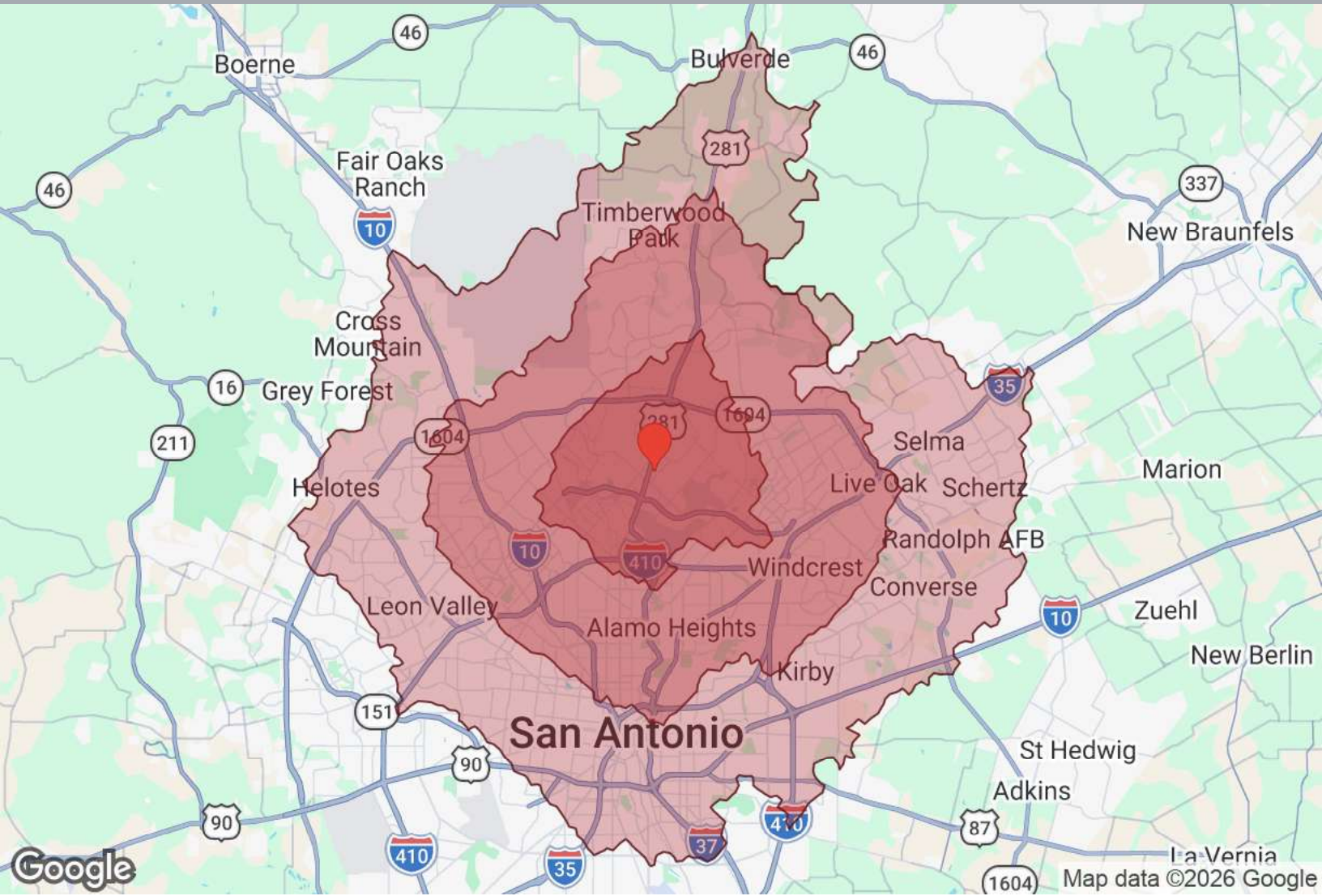
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,717	39,938	113,605
Occupied	4,365	36,808	104,297
Owner Occupied	2,432	17,826	54,058
Renter Occupied	1,933	18,982	50,239
Vacant	352	3,129	9,307

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,397	13,929	43,722
Ages 15 - 24	966	9,173	28,416
Ages 25 - 54	3,339	32,984	96,539
Ages 55 - 64	1,224	9,598	27,985
Ages 65+	2,020	14,485	43,698

Income	1 Mile	3 Miles	5 Miles
Median	\$89,882	\$76,813	\$81,569
Under \$15k	265	2,143	6,294
\$15k - \$25k	232	2,055	5,324
\$25k - \$35k	181	3,236	8,081
\$35k - \$50k	395	3,898	10,854
\$50k - \$75k	684	6,728	18,027
\$75k - \$100k	715	4,770	13,578
\$100k - \$150k	737	5,989	17,347
\$150k - \$200k	515	3,929	10,161
Over \$200k	641	4,062	14,631

# DETAILED DEMOGRAPHICS

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Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	75,460	364,480	726,117
Female	78,478	370,361	734,843
Total Population	153,938	734,842	1,460,960
Housing	10 Mins	20 Mins	30 Mins
Total Units	74,229	333,885	621,055
Occupied	68,346	305,831	568,116
Owner Occupied	33,566	151,333	303,673
Renter Occupied	34,780	154,498	264,443
Vacant	5,882	28,054	52,940
Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	57,096	240,073	411,552
Black	10,853	61,433	136,161
Am In/AK Nat	231	1,176	2,338
Hawaiian	139	661	1,315
Hispanic	75,845	376,166	819,306
Asian	6,481	39,314	61,068
Multiracial	3,017	14,403	25,713
Other	277	1,690	3,214





## 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.

2-10-2025



**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.

**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:

- 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

EP COMMERCIAL REAL ESTATE, LLC	9008404	epruske@epcommercialrealestate.com	210-416-3491
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
ELIZE PRUSKE	367619	epruske@epcommercialrealestate.com	210-416-3491
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
ELIZE PRUSKE	367619	epruske@epcommercialrealestate.com	210-416-3491
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](http://www.trec.texas.gov)

IABS 1-1

## DISCLAIMER / DISCLOSURES

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### **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") (if applicable), to determine the potential flood risk of their Property.