



Newly Renovated Office Suite

Turn-Key Office
ADA Compliant
Ample Use Cases

\$2,650,000

975 W BITTERS RD, SAN ANTONIO, TX 78216, USA

<https://entrust-ca.com>

Entrust Commercial Advisors Group proudly presents a well-maintained, multi-tenant office building at 975 W. Bitters Rd. in San Antonio's sought-after North Central submarket. Notably, the property fronts the Bitters Road corridor and offers strong visibility. Additionally, it provides direct access to Highway 281 North and Blanco Road. The ±13,120 SF building sits on ±1.254 acres [...]



Executive Summary



Occupancy: 67%

Lease Structure: Mod. Gross

Date added: Added 2 months ago

Asking Rent: \$24.00

Available SF: 4,320

Property Insights

Property Type: Office

Parking Ratio: 4.0:1000 SF

Tenancy: Multi-Tenant

Submarket: North Central

Building RBA: 13,120 SF

Land Area (AC): 1.254

Market: San Antonio, MSA

Project Highlights

- : New Roof Install (2021) | New A/C System (2024)*
- : Ample Parking | 4.0 : 1,000 SF
- : Population | 93,000 | 3 Mi.
- : Avg. HH Income | \$107,000 | 3 Mi.
- : Convenient Access | Hwy 281 N. & Blanco Rd.

Floor Plans



UNIVERSITY

Floorplan

