

EXCLUSIVE

OFFICE LEASE OPPORTUNITY

16410 Blanco Rd. San Antonio, TX 78232



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



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15510 VANCE JACKSON RD.
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PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, has been retained to market the offices suites located at 16410 Blanco Road. This professional office property offers an exceptional opportunity for businesses seeking a well-positioned, high-visibility location in North Central San Antonio. With Blanco Road traffic counts exceeding 20,000 vehicles per day, the property provides excellent exposure, and a marquee signage option is available to enhance tenant visibility. The building sits on a large 1.08-acre lot surrounded by mature oak trees, creating a professional and inviting setting.

The property features three rent-ready suites ranging from 1,205 to 2,638 square feet, ideal for executive offices, medical practices, and other professional office uses. Some suites include desirable layouts with reception areas, conference rooms, copy rooms, and break rooms, offering flexibility for a variety of tenant needs. With economical pricing and zoning of C-2, this location is well-suited for businesses looking to establish or grow their presence in San Antonio.

Tenants will appreciate ample parking with 42 spaces, providing a parking ratio of 4 per 1,000 square feet. Conveniently located near Loop 1604 to the north and Bitters Road to the south, the property offers easy access to major thoroughfares and surrounding amenities. The masonry construction and thoughtfully landscaped grounds make this a standout property in a highly desirable submarket, offering a professional environment for a variety of office users.

For more information or to schedule a tour, please contact us at your convenience.

PROJECT HIGHLIGHTS

- Move-In Ready Suites
- Marquee Signage Opportunity
- Proximity to Bitters Rd. & Blanco Rd. Int.
- Ample Uses, Professional, Executive, Medical
- Proximity to 1604 & Blanco Road Int.
- 20,000+ Vehicles Per Day

* Front Building





78LEASE RATE

\$19.09 – \$23.78



RENTABLE BUILDING AREA SF

1,205 – 2,638 SF



LEASE STRUCTURE

Modified Gross



LOT SIZE (AC)

1.08



YEAR BUILT

1985



TENANCY

Multi-Tenant



SUBMARKET

North Central



ZONING

C-2



GEO ID

2G0216-0000-
09500-0-00





16410 Blanco Rd



AERIAL

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Tenant	Suite	Square Feet	Mod. Gross Rent per Sq. Ft.	Mod. Gross Rent per Mo.	Mod. Gross Rent per Yr.	Lease Structure	Electrical Meter
Available	2	1,418	\$20.31	\$2,400	\$28,800	Mod. Gross	[1]
Available	3	1,346	\$19.61	\$2,200	\$26,400	Mod. Gross	
Available	4	1,205	\$21.41	\$2,150	\$25,800	Mod. Gross	[2]
Available	5	2,638	\$15.92	\$3,500	\$42,000	Mod. Gross	

Modified Gross Rate (MFG) Includes, Rent, Property Taxes, Insurance, CAM which includes A/C Filter Replacement, Landscaping, Exterior Pest Control, Security Alarm, Trash Removal. The MFG rate does not include Janitorial or Electrical.

[1] Suite shares electric meter with Suite 1.

[2] Suites share electric meter.



