

EXCLUSIVE

# OFFICE / WAREHOUSE – FOR LEASE

15444 Tradesman Dr., San Antonio, TX 78249



**ENTRUST**  
COMMERCIAL ADVISORS

*Powered by KW Commercial*



## Flexible Floor Plan

Move-In-Ready  
Quick access to Loop 1604

[Virtual Tour | Click Here](#)



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## PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, has been exclusively retained to market **15444 Tradesman Dr.** for lease. Located in the Northwest San Antonio submarket, this office/warehouse flex property is conveniently accessible from the Loop 1604 access road, offering excellent connectivity to Loop 1604 and IH-10 and surrounding business hubs.

The property features flexible floor plan options of up to 4,586 SF, making it ideal for a variety of light industrial, office, and service-oriented users.

### Available Space Options:

#### Floor Plan A – 2,634 SF Total

- 1,502 sf conditioned first floor office area with two restrooms
- 1,132 SF warehouse space with covered overhead door (3rd restroom located in warehouse area)

#### Floor Plan B – 4,586 SF Total

- 470 SF conditioned first floor space and restrooms
- 2,040 SF second-floor office area
- 2,076 SF warehouse space with covered overhead door

## PROJECT HIGHLIGHTS

- Updates completed in 2026
- Flexible floor plan configurations
- Move-in ready
- Air-conditioned office space
- Covered drive-in access for warehouse
- Paved parking in rear (shared)
- Yard space available (shared)
- Quick access to Loop 1604 and IH-10



# EXECUTIVE SUMMARY

15444 Tradesman Dr., SATX 78249



AVAILABLE SF

2,634 – 4,583 SF



RENTAL RATE

\$16.00 + NNN



TENANCY

Multi-Tenant



LAND AREA

1.87 AC



YEAR BUILT/ RENOVATED

1982/ 2026



SUBMARKET

Northwest



GEO ID

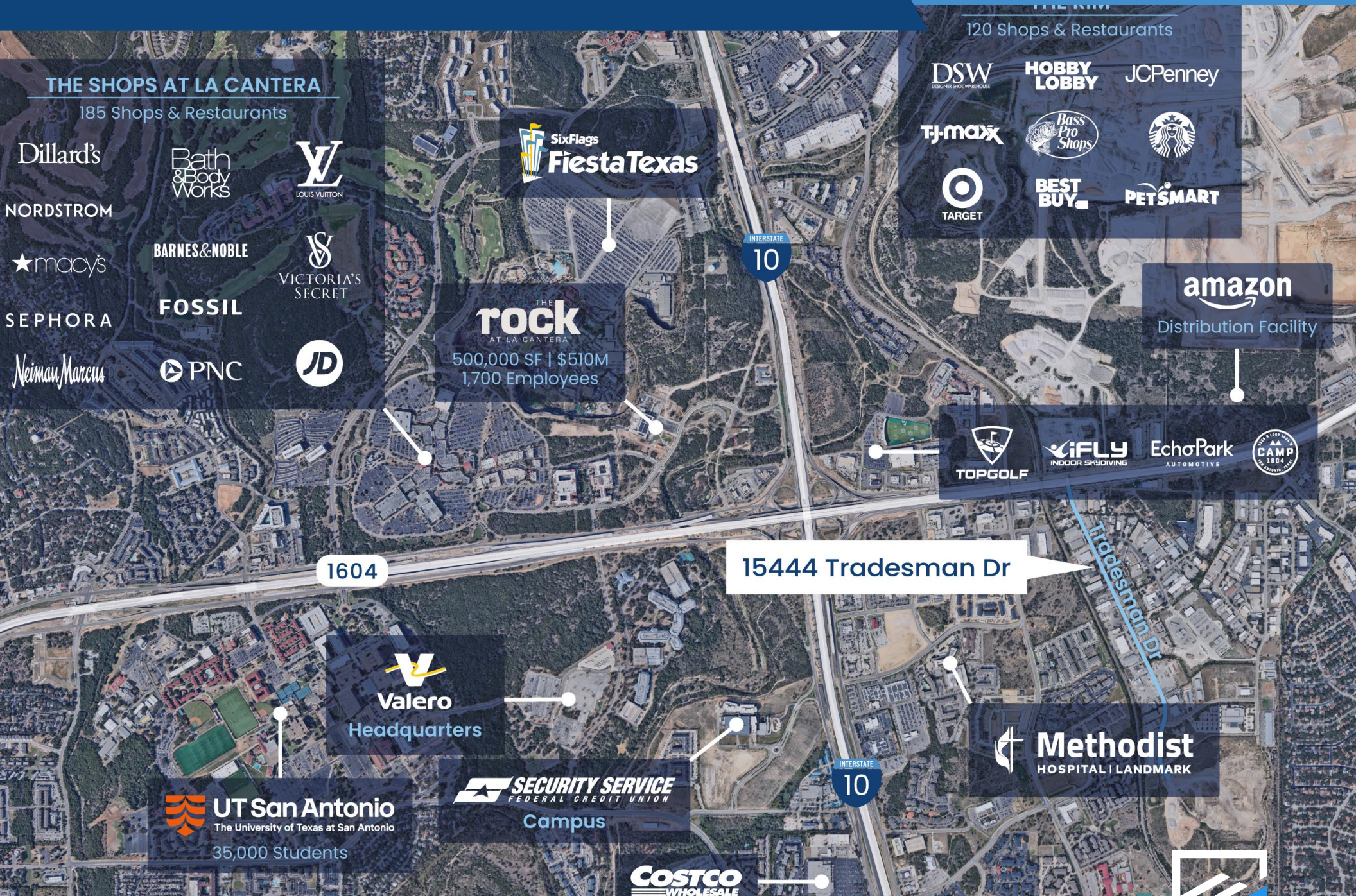
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# AERIAL MAP

15444 Tradesman Dr., SATX 78249



## THE SHOPS AT LA CANTERA

185 Shops & Restaurants

- Dillard's
- NORDSTROM
- ★macy's
- SEPHORA
- Neiman Marcus
- Bath & Body Works
- BARNES & NOBLE
- FOSSIL
- PNC
- LOUIS VUITTON
- VICTORIA'S SECRET
- JD

SixFlags  
**Fiesta Texas**

THE  
**rock**  
AT LA CANTERA  
500,000 SF | \$510M  
1,700 Employees

- DSW DESIGNER SHOE WAREHOUSE
- TJ-maxx
- HOBBY LOBBY
- Bass Pro Shops
- JCPenney
- Starbucks
- TARGET
- BEST BUY
- PETSMART

amazon  
Distribution Facility

- TOPGOLF
- iFLY INDOOR SKYDIVING
- EchoPark AUTOMOTIVE
- CAMP 1604

1604

15444 Tradesman Dr

Valero  
Headquarters

UT San Antonio  
The University of Texas at San Antonio  
35,000 Students

SECURITY SERVICE  
FEDERAL CREDIT UNION  
Campus

Methodist  
HOSPITAL | LANDMARK

COSTCO  
WHOLESALE

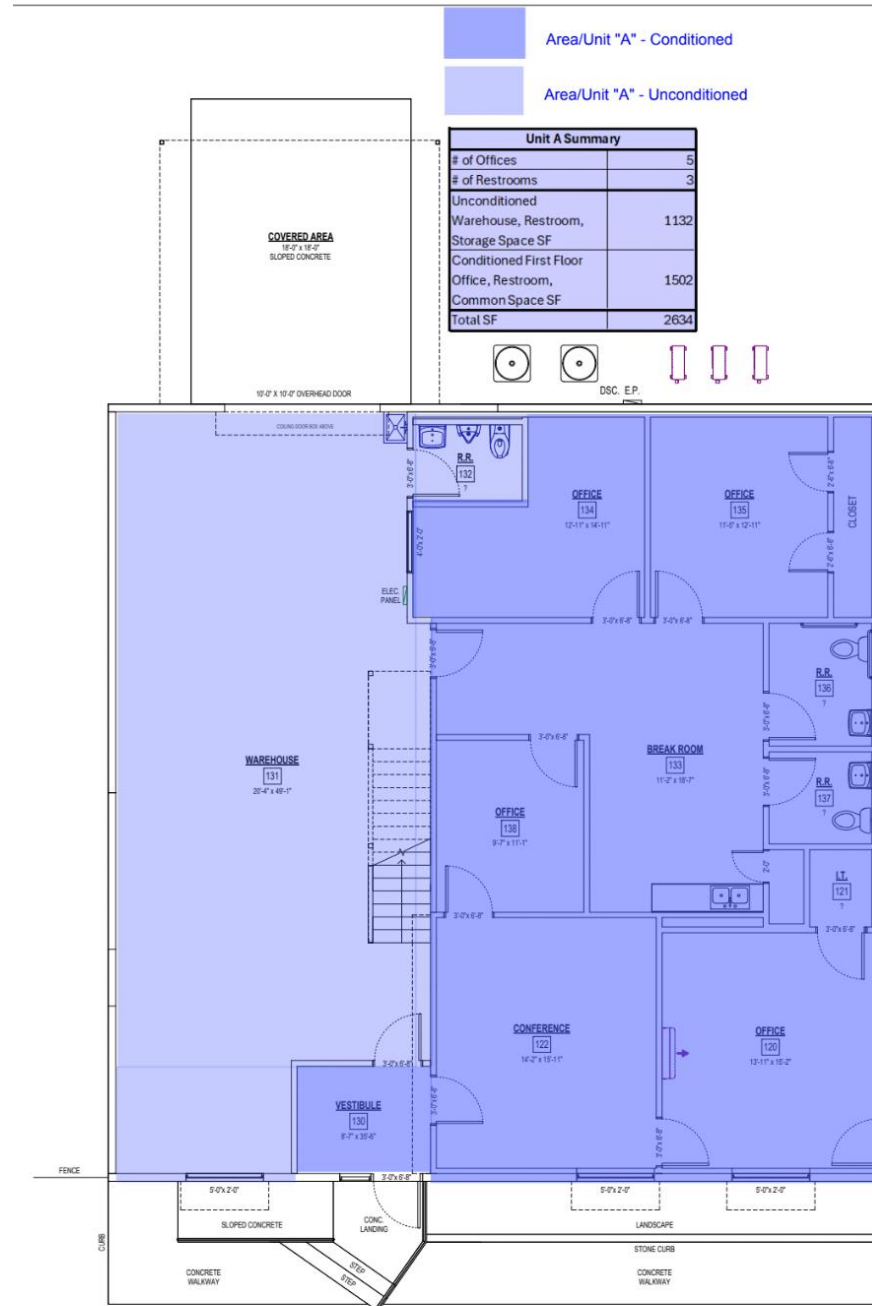




# FLOORPLAN | OPTION A

15444 Tradesman Dr., SATX 78249

2,634 Square Feet



4,586 Square Feet



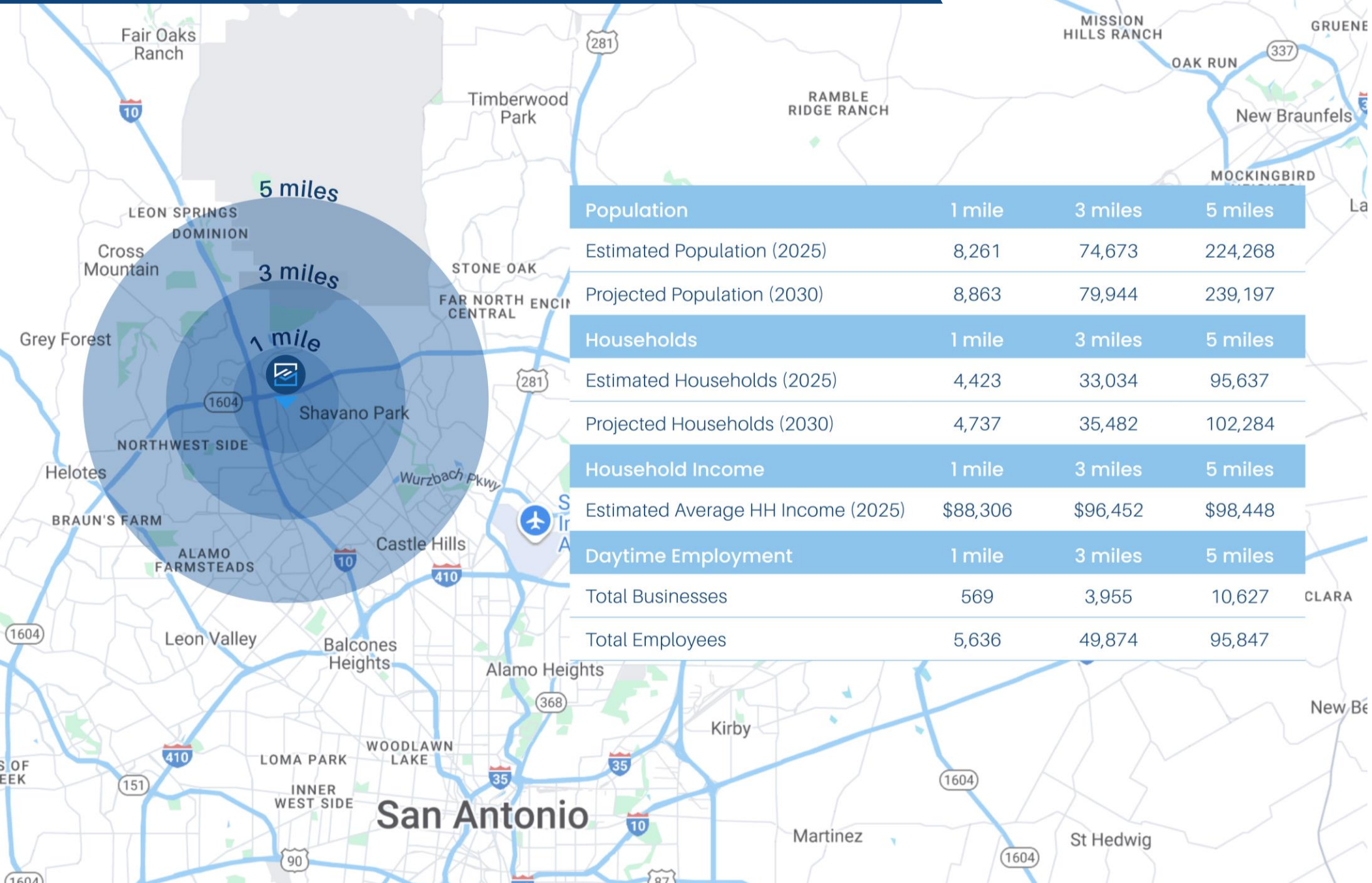


**Tradesman Drive**



# DEMOGRAPHICS

15444 Tradesman Dr., SATX 78249





# 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.



### 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.

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)