

EXCLUSIVE

New Construction Office Flex For Lease

15910 University Oak, San Antonio TX 78249



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

**New Construction
Office/Industrial Flex**



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PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, is pleased to present a new construction office and industrial flex development at 15910 University Oaks in Northwest San Antonio. The project includes two buildings totaling approximately 19,704 square feet, with each building measuring 9,852 square feet.

The development provides flexible suite configurations for office, showroom, and light industrial users. Suites range from approximately 1,642 square feet up to 9,852 square feet per building, and a single tenant may lease both buildings for a larger footprint.

Situated on a 1.88-acre site, the property offers immediate access to Loop 1604 and direct connectivity to Interstate 10, supporting efficient travel throughout the San Antonio metro area. The buildings feature grade-high, front-loading design that blends warehouse functionality with a professional office presence. Spaces are delivered in shell condition for full customization, and ownership has engaged a design team and experienced contractors to assist with planning and build-out.

This project presents a rare opportunity to secure new construction flex space in one of San Antonio's fastest-growing commercial corridors with flexibility in size and layout.

PROJECT HIGHLIGHTS

- New Construction Flex Space
- 14' Clear Height | Grade-High Front
- Northwest San Antonio Location
- Loop 1604 & I-10 Access
- Suites From ±1,642 SF Up To ±9,852 SF
- Shell Space Custom Build-Out



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



-  RENTABLE BUILDING AREA
9,852 SF
-  TENANCY
Multi-Tenant
-  AVAILABLE SF
19,704 SF
-  LEASE RATE
\$18.00 NNN
-  LAND AREA
1.88 AC
-  YEAR BUILT
2026
-  SUBMARKET
NorthWest
-  OWNERSHIP
Free Simple
-  GEO ID
14848-005-0060



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AERIAL

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EXTERIOR

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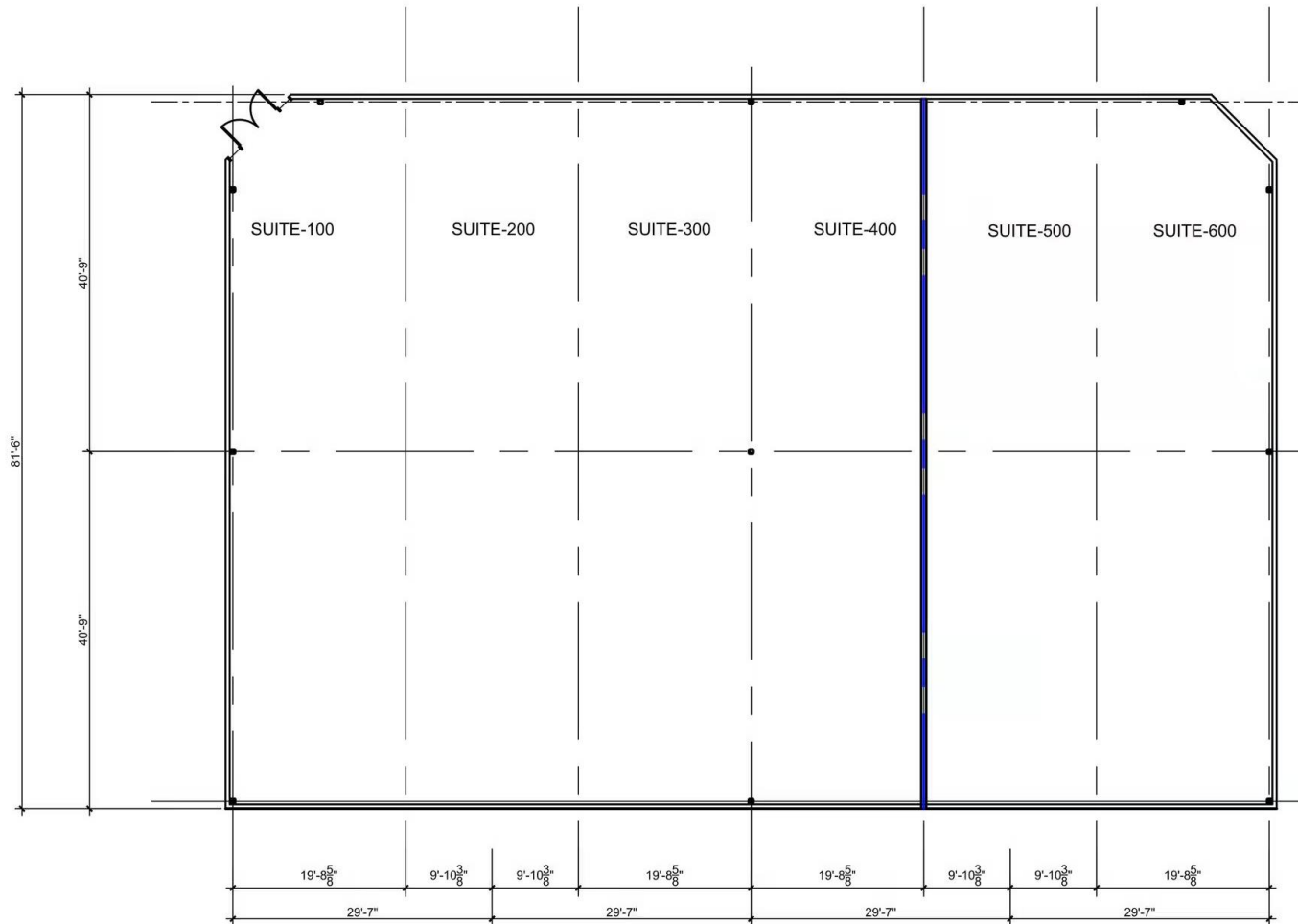
INTERIOR

EXCLUSIVE LEASING OPPORTUNITY



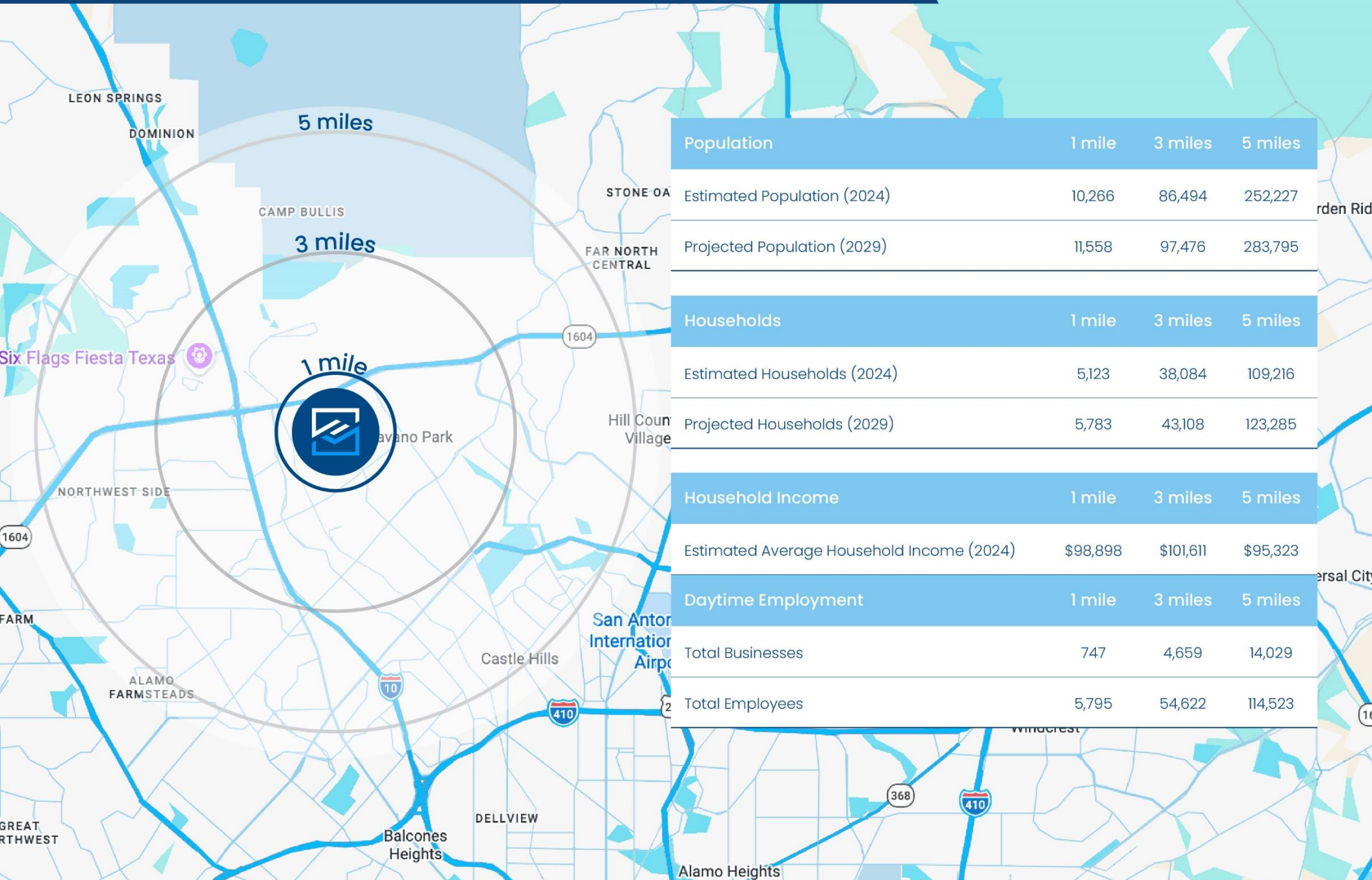
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FLOORPLAN



DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



Population	1 mile	3 miles	5 miles
Estimated Population (2024)	10,266	86,494	252,227
Projected Population (2029)	11,558	97,476	283,795
Households	1 mile	3 miles	5 miles
Estimated Households (2024)	5,123	38,084	109,216
Projected Households (2029)	5,783	43,108	123,285
Household Income	1 mile	3 miles	5 miles
Estimated Average Household Income (2024)	\$98,898	\$101,611	\$95,323
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	747	4,659	14,029
Total Employees	5,795	54,622	114,523

