

EXCLUSIVE

Office Space Leasing Opportunity

6800 Park Ten Blvd, San Antonio, TX, 78213



Flexible Office Suites

452 – 3,383 SF Available



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PROJECT OVERVIEW

Entrust Commercial Advisors presents a multi-tenant office leasing opportunity at 6800 Park Ten Blvd in San Antonio. The property offers a functional office environment with flexible suite sizes, ideal for professional users seeking efficiency and value. The project features a well-maintained campus setting with mature landscaping, ample parking, and a practical layout that supports a variety of business needs.

Located in the Northwest San Antonio submarket, the property benefits from strong surrounding density and convenient access to major corridors including Loop 410 and I-10. Tenants can take advantage of flexible suite configurations, a professional setting, and a central location that supports both employee accessibility and client convenience.

For leasing information or to schedule a tour, please contact Yvonne Elizondo.

PROJECT HIGHLIGHTS

- Flexible Suite Sizes: 452 – 3,383 SF
- Professional Office Environment
- Ample Parking | 4.22 | 1,000 SF
- Established Northwest Submarket
- Easy Access to I-10 & Loop 410
- Full Build Out Suites



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



AVAILABLE BUILDING AREA

452 – 3,383 SF



LEASE RATE / SF

\$21.00 – \$26.00



LEASE STRUCTURE

FS Gross *



TENANCY

Multi-Tenant



PARKING

169 Stalls



YEAR BUILT

1980



SUBMARKET

Northwest



BUILD OUT

Full Build Out



PARKING RATIO

4.22 : 1,000 SF

* The lease structure is a Full-Service Gross lease structure with an Expense Stop.

AERIAL

ONE
PARK
TEN
SOUTH DIRECTORY

SOUTH BUILDING





One Park Ten



EXTERIOR PHOTOS





EXTERIOR

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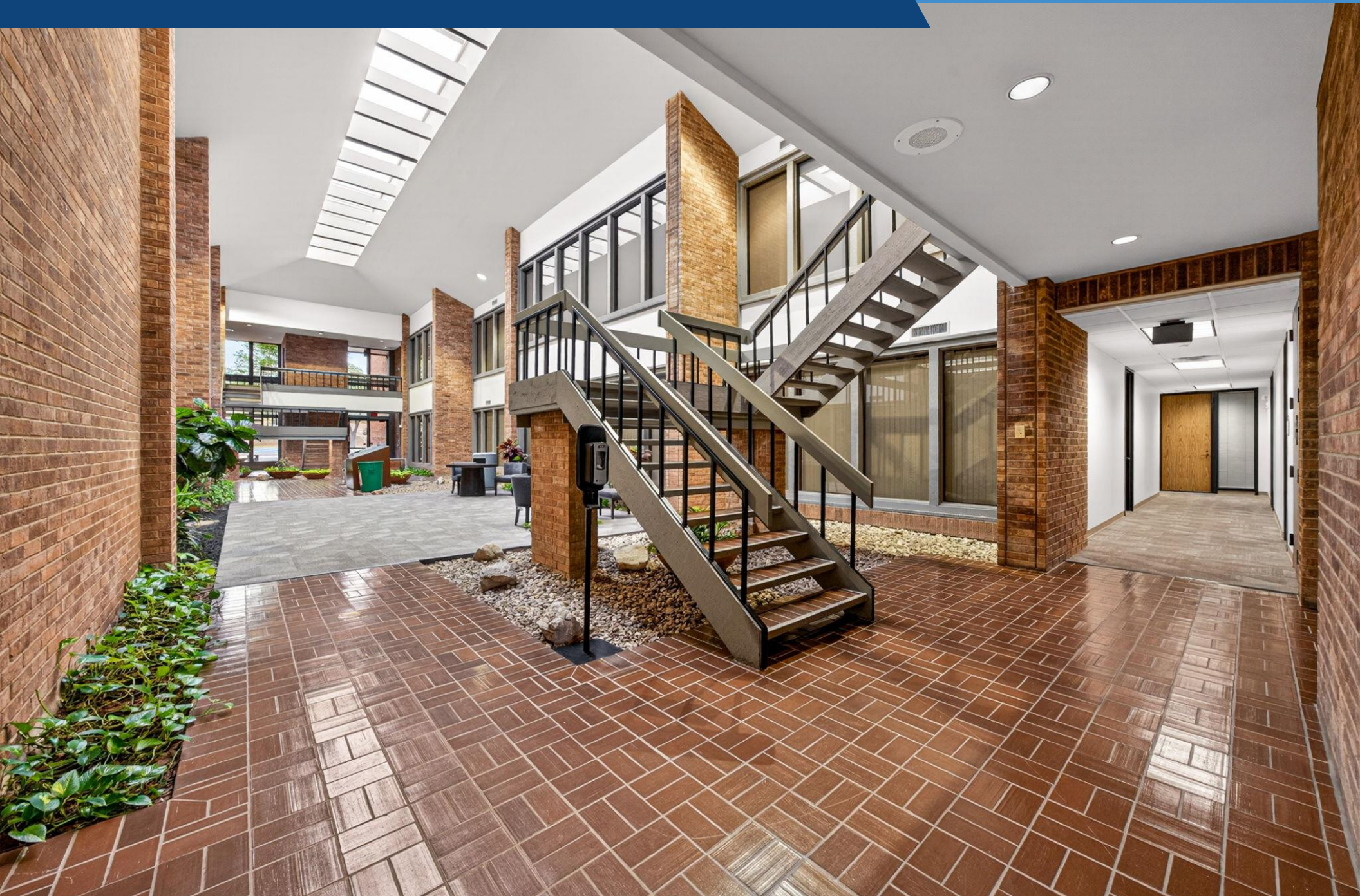
INTERIOR PHOTOS





INTERIOR

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AVAILABILITY



#	Bldg.	Suite	Square Feet	Base Rent Per Mo.	Photos & Floorplan
1	North	108	452	\$979.33	 Folder
2	North	105	476	\$1,031.33	 Folder
3	North	202	670	\$1,395.83	 Folder
4	East	132	717	\$1,434.00	 Folder
5	North	125	791	\$1,582.00	 Folder
6	West	171	909	\$1,742.25	 Folder
7	North	103	910	\$1,744.17	 Folder
8	East	131	920	\$1,763.33	 Folder
9	North	120	932	\$1,786.33	 Folder
10	West	174	938	\$1,797.83	 Folder
11	East	138	1,007	\$1,930.08	 Folder
12	North	220	1,019	\$1,953.08	 Folder
13	North	101	1,020	\$1,955.00	 Folder

#	Bldg.	Suite	Square Feet	Base Rent Per Mo.	Photos & Floorplan
14	East	230	1,026	\$1,966.50	 Folder
15	North	110	1,104	\$2,116.00	 Folder
16	North	116	1,238	\$2,166.50	 Folder
17	West	186	1,246	\$2,180.50	 Folder
18	North	210	1,453	\$2,542.75	 Folder
19	North	201	1,513	\$2,647.75	 Folder
20	West	192	1,611	\$2,819.25	 Folder
21	East	154	1,871	\$3,274.25	 Folder
22	West	170	1,931	\$3,379.25	 Folder
23	West	292	1,954	\$3,419.50	 Folder
24	North	123	2,034	\$3,559.50	 Folder
25	West	175	2,140	\$3,745.00	 Folder
26	West	290	3,383	\$5,920.25	 Folder

DEMOGRAPHICS



