

8647 Wurzbach, Building J100, San Antonio, Texas 78240

HIGHLIGHTS:

- *Recently updated and refreshed modern and polished building with Ken Bentley architecture.
- *New roof installed in 2016
- *All windows replaced in 2017 throughout entire building showcasing canopy of mature oak trees
- *Exterior building and sidewalks power washed and new exterior paint including monument and signage
- *New entrance with cantera stone installed in 2017
- *New landscaping and recently trimmed oak trees surrounding building
- *Boutique offices, brainstorming space, conference room, break room/kitchen area. Interior was completely remodeled in 2015 including new carpet, tile floors, painting, new kitchens and bathrooms.
- *Supports mutual creative firms tenancy
- *Available July 2017

SPACE:

- *Total available: 5,053 SF
- *Lease Rate: \$18.00 SF/Year
- *NNN: \$5.01 SF/Year
- *Parking: 20 space appx.

LOCATION:

- *Near South Texas Medical Center, USAA, UTSA. IH 10/Loop 410/Loop 1604 accessibility within minutes. Conveniently located to many restaurants, retail and service industries, hotels, and health club facilities.