



# Office Building for Lease



# 1996 SCHERTZ PARKWAY

Schertz, TX 78154

*Presented By:*

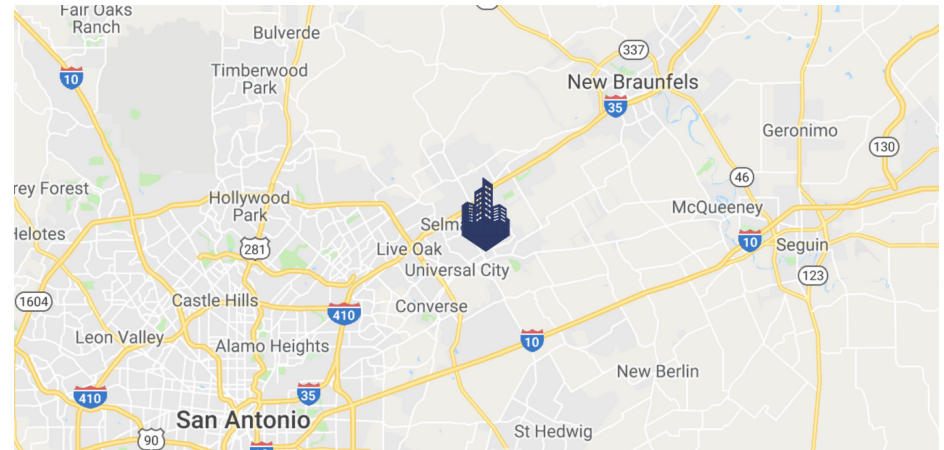
**Morgan Krawczynski**  
210.942.0515  
Morgan@CaissonRE.com

**Zachary Stovall**  
210.405.9445  
Zack@CaissonRE.com



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## OFFERING SUMMARY

Available SF:	880 RSF
Lease Rate:	\$20/SF/YR + NNN (\$7.50 est.)
Parking Ratio:	5:1
Year Built:	2020
Submarket:	Guadalupe County

## PROPERTY SUMMARY

Brand new turn-key 880SF office in Schertz Business Park. The office space is finished out with 4 offices, a reception area, a break room and one restroom. Perfect location for any practice that needs a small office space!

## LOCATION OVERVIEW

Schertz Business Park is located on the Northside of Schertz Parkway. Only 2 miles East of I-35 and within 3 miles of Randolph Airforce Base and Loop 1604.

## PROPERTY HIGHLIGHTS

- Signage
- High Speed Internet
- Air Conditioning
- Central Heating
- Recessed Lighting
- High visibility

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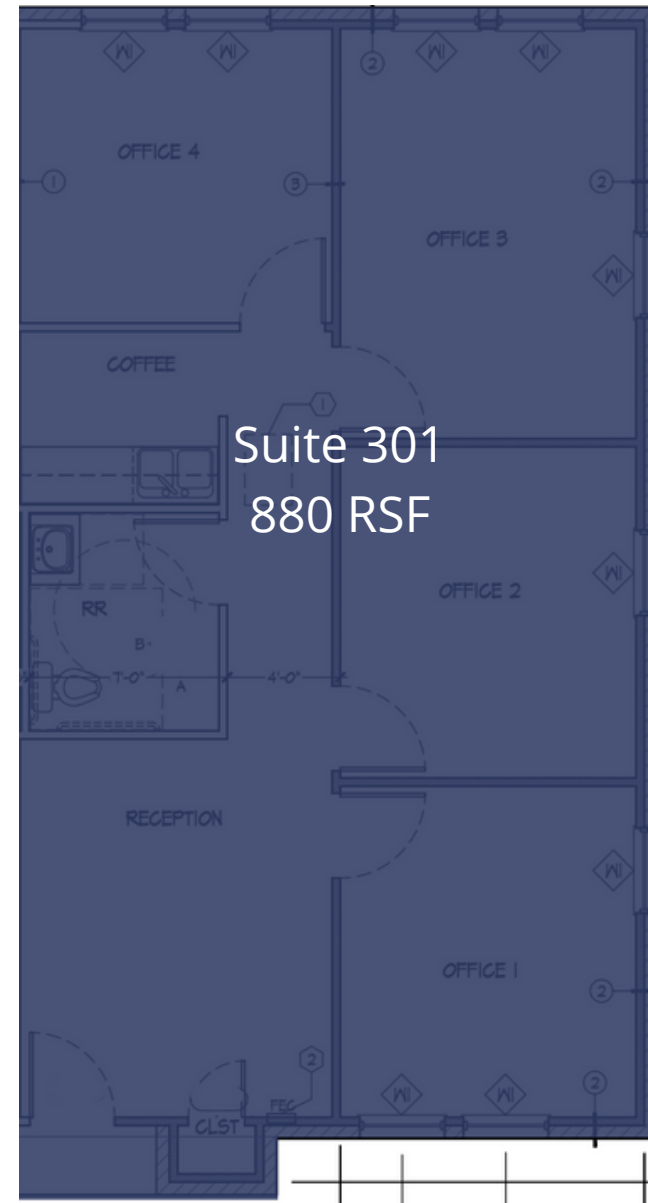


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**Available**

<b>TOTAL SPACE</b>	880 SF
<b>LEASE TERM</b>	Negotiable
<b>LEASE RATE</b>	\$20/SF/YR + NNN (\$7.50 est.)



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**Morgan Krawczynski**

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**Direct:** 210.942.0515

## Professional Background

TX #708252

Morgan Krawczynski is a born and raised Texan, born in Nacogdoches, TX and raised in San Antonio. After graduating from UTSA, Morgan answered her calling in becoming a part of the real estate industry. She appreciates the value in building relationships and helping others out with their needs. Growing up in a real estate family, her values were ingrained in her to always give 100% to the individuals she works with. From residential to now commercial Morgan brings her values of communication and hard work to her clients to make sure they get the best support and knowledge from her and her team at Caisson to make their next move.



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**Zachary Stovall**

Zack@CaissonRE.com

**Direct:** 210.405.9445

## Professional Background

**TX #691174**

Zachary “Zack” Stovall is a proud, eighth generation Texan. Born and raised in San Antonio, Stovall has a sincere appreciation for strong community history, ties and bonds, carrying this appreciation into his overall client philosophy. As a Realtor, his number one objective is to serve not only as an industry leader, but also as a partner, working with clients every step of the way throughout the process. Prior to joining Caisson, Stovall lived in the tech world, creating mobile applications and working with innovative technologies. He never lost sight, however, of the importance of human interaction and how dedicated customer service can never replace technology. This is one of the many reasons he decided to become a Realtor – combining the ease of technology with the dying art of face-to-face, old-fashioned client interaction, creating an effective, seamless experience based on relationships and trust.