

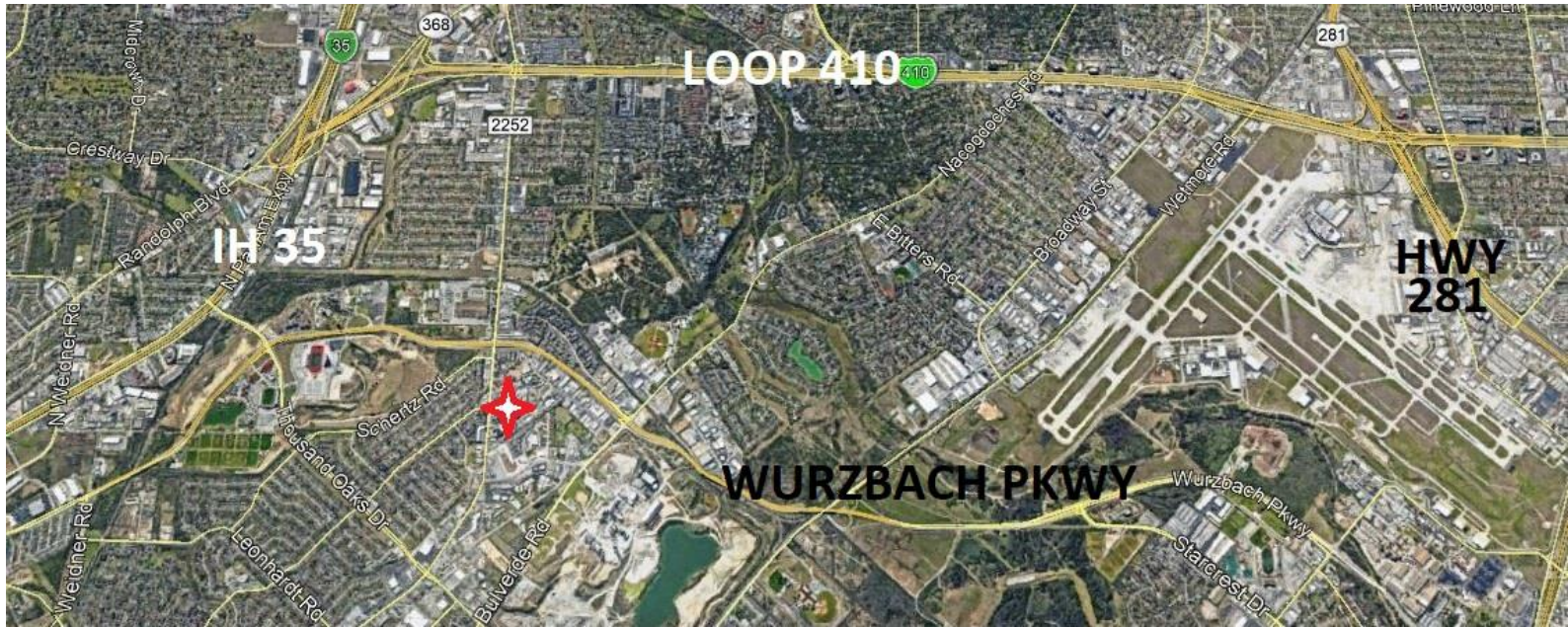
NE GARDEN OFFICE SPACE FOR LEASE



- Location - NE San Antonio approx half a mile north of Wurzbach Pkwy on major commercial corridor Perrin Beitel Rd
- Address - [10807 Perrin Beitel Rd, San Antonio, Tx 78217](https://www.google.com/maps/place/10807+Perrin+Beitel+Rd,+San+Antonio,+TX+78217) (click on address for map)
- Sizes - +/- 1,904 sf to 7,600 sf spaces available; Two story 15,200 sf (no elevator); Gross bldg area approx 31,624 sf
Land - +/- 2.27 acres
- Zoning - C-2
- Parking - 3.8 per thousand sf
- Finish Out - Shell spaces have plumbing and electrical 'hanging in wall'; +/-1,900 sf space fronting on Perrin Beitel has class "B" finish
- Comments - Location has excellent identity; Convenient proximity to E/W Wurzbach Pkwy which makes IH 35 and US HWY 281 minutes Away; New ownership looking for psychiatric related tenants
- Lease Rental and Sale Price - Please contact Broker:

Robert N Hamilton
Commercial PropertyCo Inc, Owner
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Layout sketch of approx 1,904 sf space fronting Perrin Beitel

