

-- FOR LEASE --



3,000 SF AVAILABLE

4615
WALZEM RD.

SAN ANTONIO, TEXAS 78218

PROPERTY INFORMATION

The property is conveniently located in Interchange Park on the Northwest corner of Walzem Road and Interchange Parkway in the Northeast section of San Antonio. The building is only 1/4 mile from the interchange of IH-35 and Loop 410 providing easy access to all parts of the city being less than 10 minutes from both the Central Business District and the San Antonio International Airport.

PROPERTY HIGHLIGHTS

- ❑ 49,000 Square Foot Office Building
- ❑ Approximately 3,000 SF Available For Lease
- ❑ Parking Ratio - 4.75/1,000 Square Feet
- ❑ Class A+ finishes in the Premises
- ❑ 16,000 Square Foot Floor plates (3 Stories)
- ❑ Asking Rate of \$24.00/SF/YR Full Service Gross
- ❑ Property management team on-site
- ❑ Flexible lease terms available

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PROPERTY LOCATION & NEARBY AMENITIES (1 to 3 Mile Radius)

RESTAURANTS

1. Cracker Barrel
2. Sonic Drive-In
3. Las Palapas
4. IHOP
5. Starbucks
6. El San Luis Mexican
7. One Pocha
8. Red Lobster
9. Buffalo Wild Wings
10. Olive Garden
11. Applebee's
12. Dunkin Donuts
13. Bill Miller's
14. Luby's
15. Little Ceasar's
16. McDonald's
17. Wayne's Wings
18. Airrang
19. The Big Rib BBQ
20. Jamaica Jamaica Cuisine
21. Lien Hung
22. Jim's
23. Casa Guadalajara
24. Taco Bell
25. Jack In The Box
26. Golden Phoenix

FITNESS CENTERS

1. TruFit Walzem
2. Planet Fitness
3. Cross Fit Hold Strong
4. CrossFit One Plus
5. METC Fitness Center

HOTELS

1. Holiday Inn Express
2. Drury Inn & Suites
3. Super 8 by Wyndham
4. Woodspring Suites
5. Alamo Inn & Suites
6. Hampton Inn & Suites
7. La Quinta Inn
8. Travelodge Inn & Suites
9. Motel 6
10. Stay Express
11. Red Roof Inn
12. Days Inn by Wyndham
13. Hallmark Inn
14. Best Western
15. Travel Inn

SHOPPING

1. Cavender's Boot City
2. Pets Mart
3. Home Depot
4. Ross Dress For Less
5. Office Depot
6. Mattress Firm
7. Valero
8. Prestige Vaping
9. Discount Tire
10. EZ Pawn
11. Firestone
12. Builder's Mark Home Imp.
13. Card Isle
14. Big O'Tires
15. Texas Nail & Building Supply
16. Gabriel's Gourmet Wine & Spirits
17. Ace Mart Restaurant Supplies

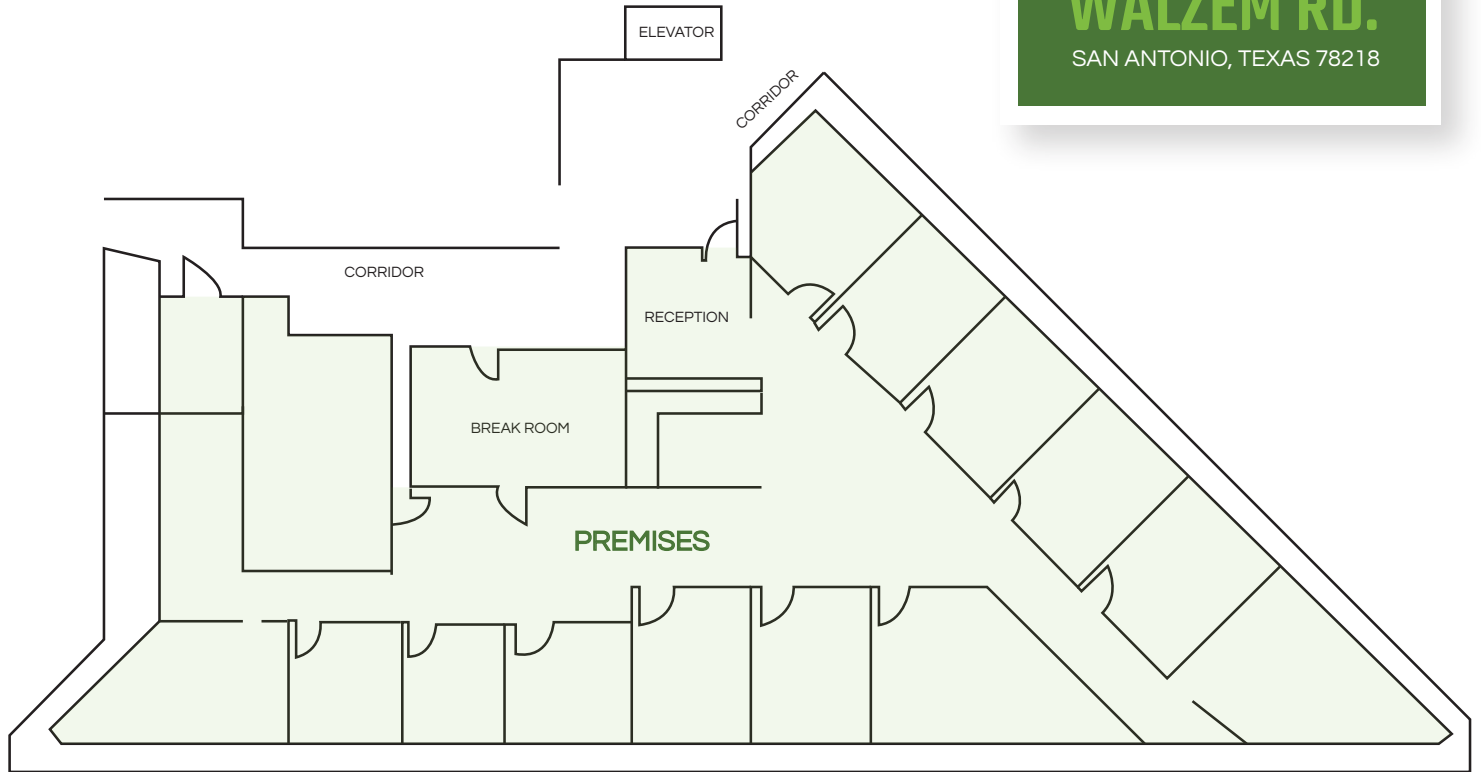
BANKS

1. Frost Bank (2)
2. Wood Forest National Bank
3. Plains Capital Bank

Suite 200 - 3,000 Square Feet Available

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STREAM

FOR LEASING INFORMATION, CONTACT:

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