

### Property Overview

- **Rent: \$10-\$12 PSF plus nets ( $\pm$  \$2.50 SF).**
- **5,500 SF min to 10,934 SF max available immediately.**
- Also available for purchase.
- **Price reduced to \$1,260,000.**
- Well located, 2.5 miles to south TX Med Ctr.
- High traffic count on Bandera Rd.
- 2 - Story - Possible multi-tenant.
- Area: +/- 10,934 usable square feet.
- Good fit for SBA financing.
- Leon Valley EDC incentives for buyer or tenant.
- Lease to own possibility.

For detailed information:

VALERIE HUNTER, Senior Associate, San Antonio

p 210.883.1312

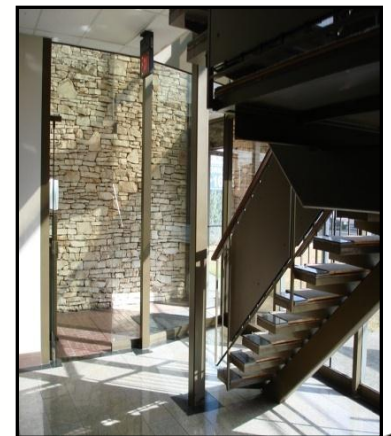
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- Former corporate headquarters
- Well built, solid masonry exterior
- Excellent visibility
- 3 per 1,000 square foot parking ratio
- Zoning O-1, (Leon Valley)

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