

STREAM



The Mercantile Building

40 NE Loop 410  San Antonio, TX 78216

50,000 SF for Sale or Lease

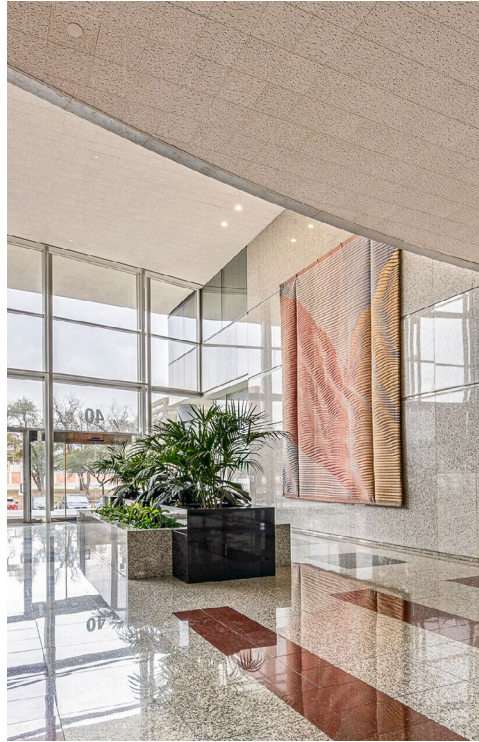


The Mercantile Building

is located along Loop 410, just minutes from North Star Mall and the San Antonio International Airport, with easy access to US-281. Building-wide amenities include on-site conference room, deli, and property management, as well as covered and secured parking.

This former bank space features a large lobby, open to three floors. Nearly half the space is built out with private offices and conference rooms. The basement floor includes open space and a former vault. The suite has a private elevator that has access to the entire suite.



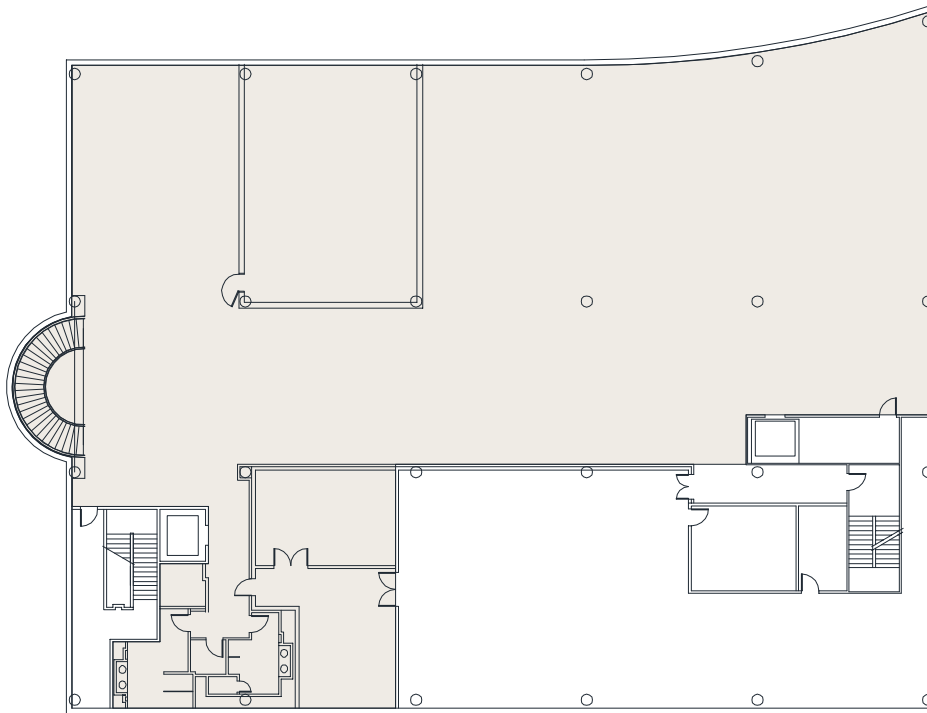


Highlights

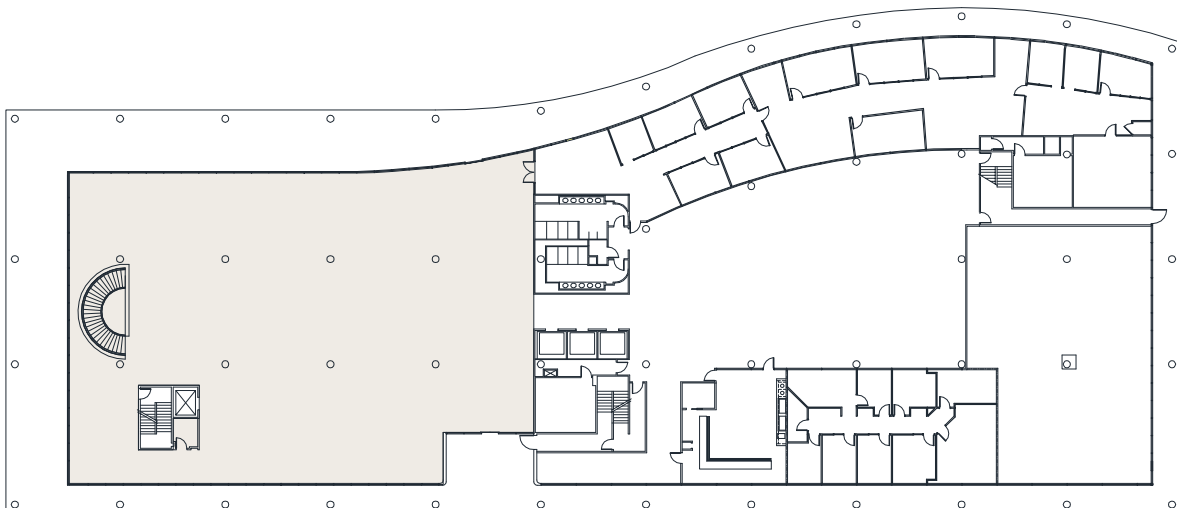
- Five minutes from **San Antonio International Airport**
- **On-site** property management and maintenance
- **Secure** parking with **covered** garage
- **Easy access** from all of San Antonio
- **Private offices** on floors 2 and 3
- **Large showroom/public space**
- Numerous **walkable** amenities
- **Building signage** available
- **Large** contiguous space
- **10-lane** drive thru bank
- **Bright**, open atrium
- Private **elevator**
- Building **café**

Floorplans

B
Basement
12,572 SF

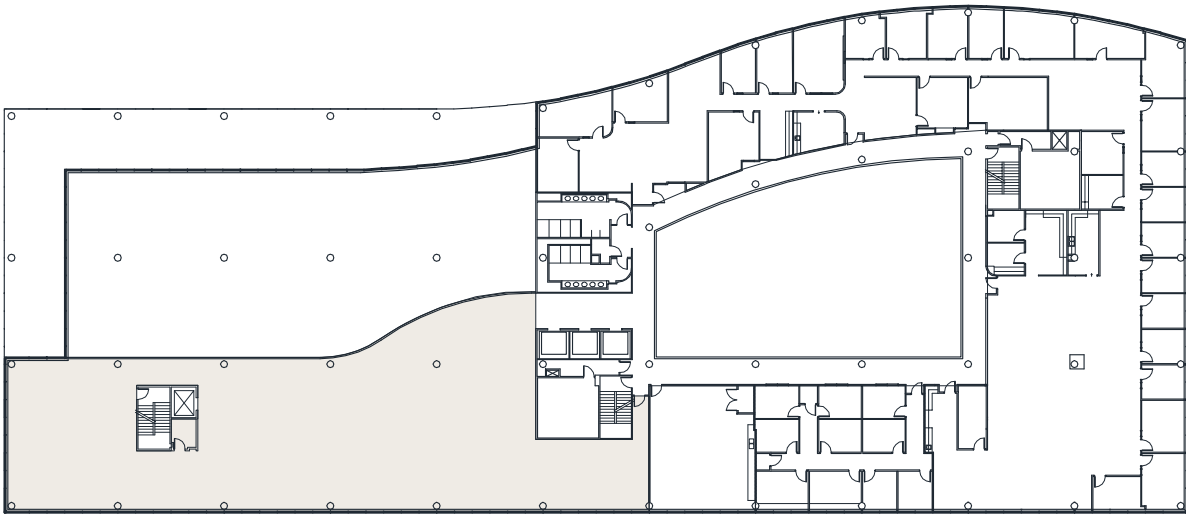



Level One
11,306 SF

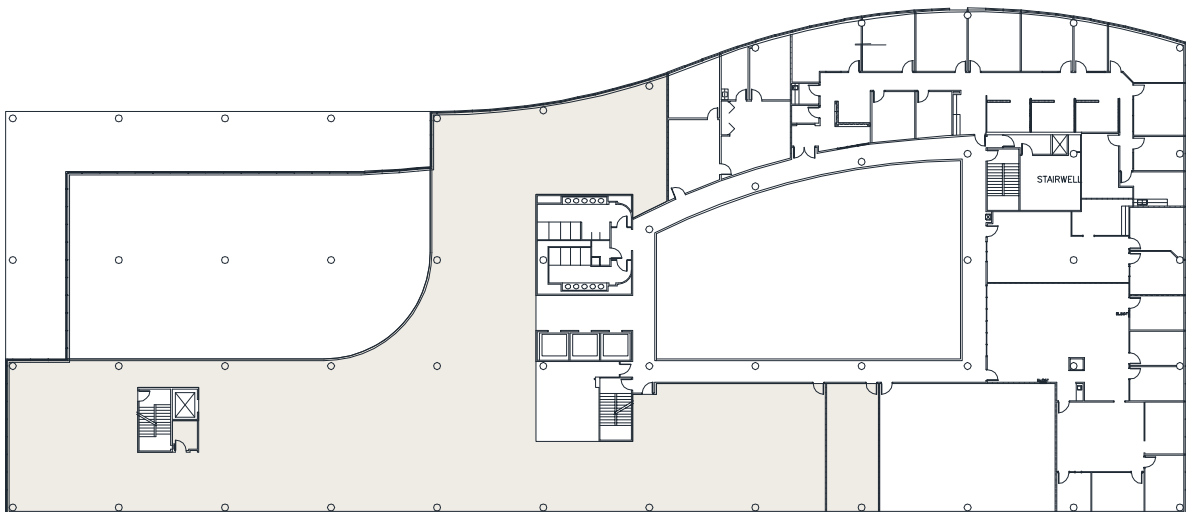


Floorplans

Level Two 7,695 SF



Level Three 12,826 SF





In the Area

San Antonio International Airport

San Pedro Crossing

Estancia del Norte

Marriott

410

Saltgrass

Pappadeaux

McIntyre's

Cracker Barrel

Courtyard Marriott

Pluckers

Fairfield Inn

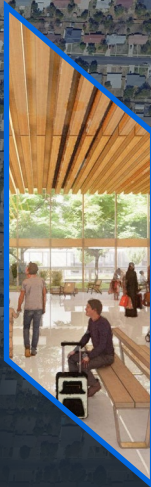
Site

North Star Mall

281

McCullough Ave.

Jones Mallzberger Rd.





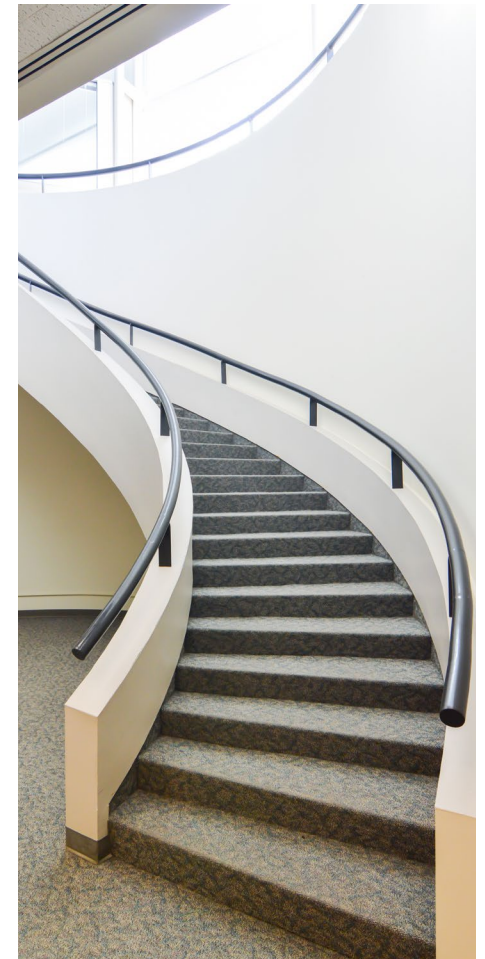
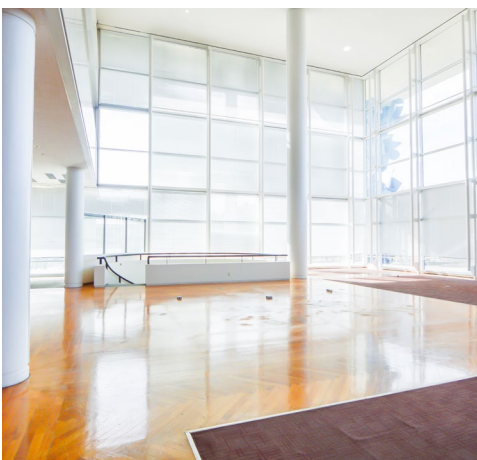
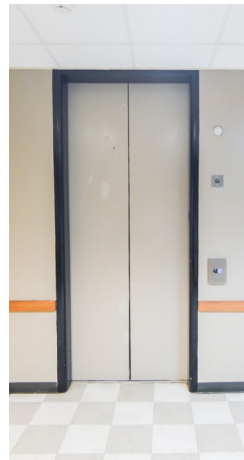
4 Min
to San Antonio Intl' Airport

8 Min
to Alamo Heights

12 Min
to The Pearl

14 Min
to Downtown San Antonio

18 Min
to The Rim





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