



FOR LEASE

114 E Cevallos | San Antonio, TX 78204

±1,323 SF | OFFICE

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Juan Carlos Flores, CCIM

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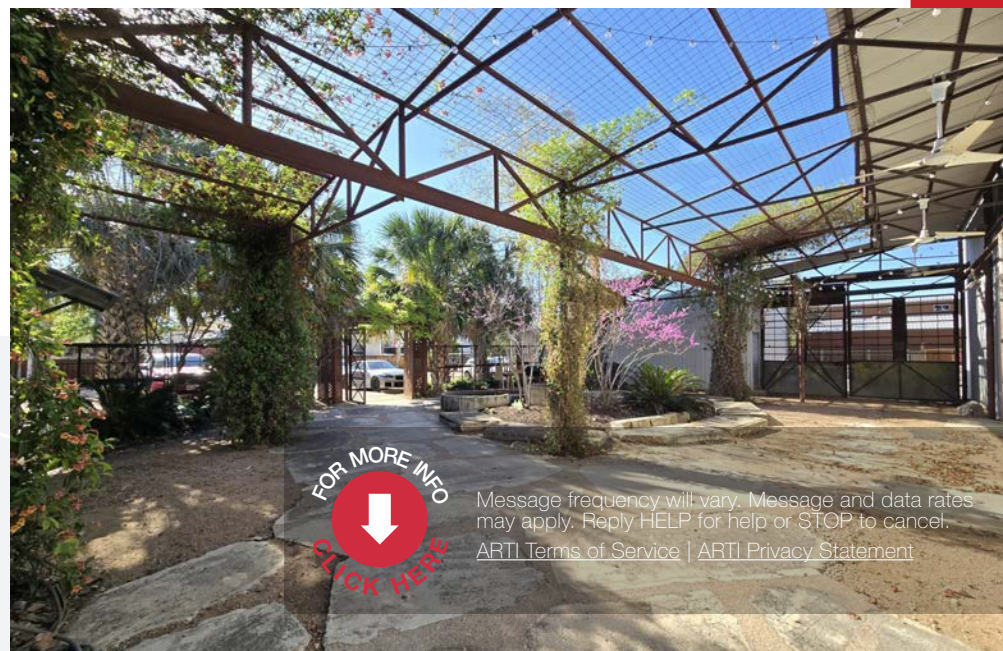
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Property Specs

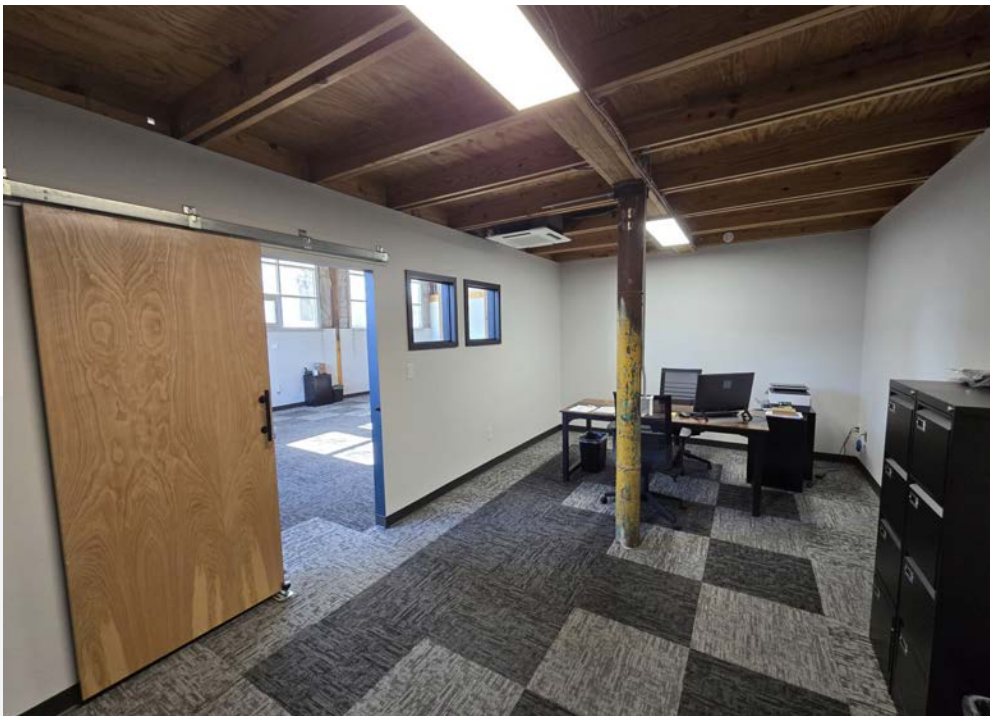
LEASE RATE	\$24.82/SF + electric
TOTAL AVAILABLE	±1,323 SF
TYPE	Office

- Move-in Ready
- Two individual offices
- Open workspace
- Shared amenities include:
 - Conference Room
 - Restrooms
 - Break room
 - Courtyard

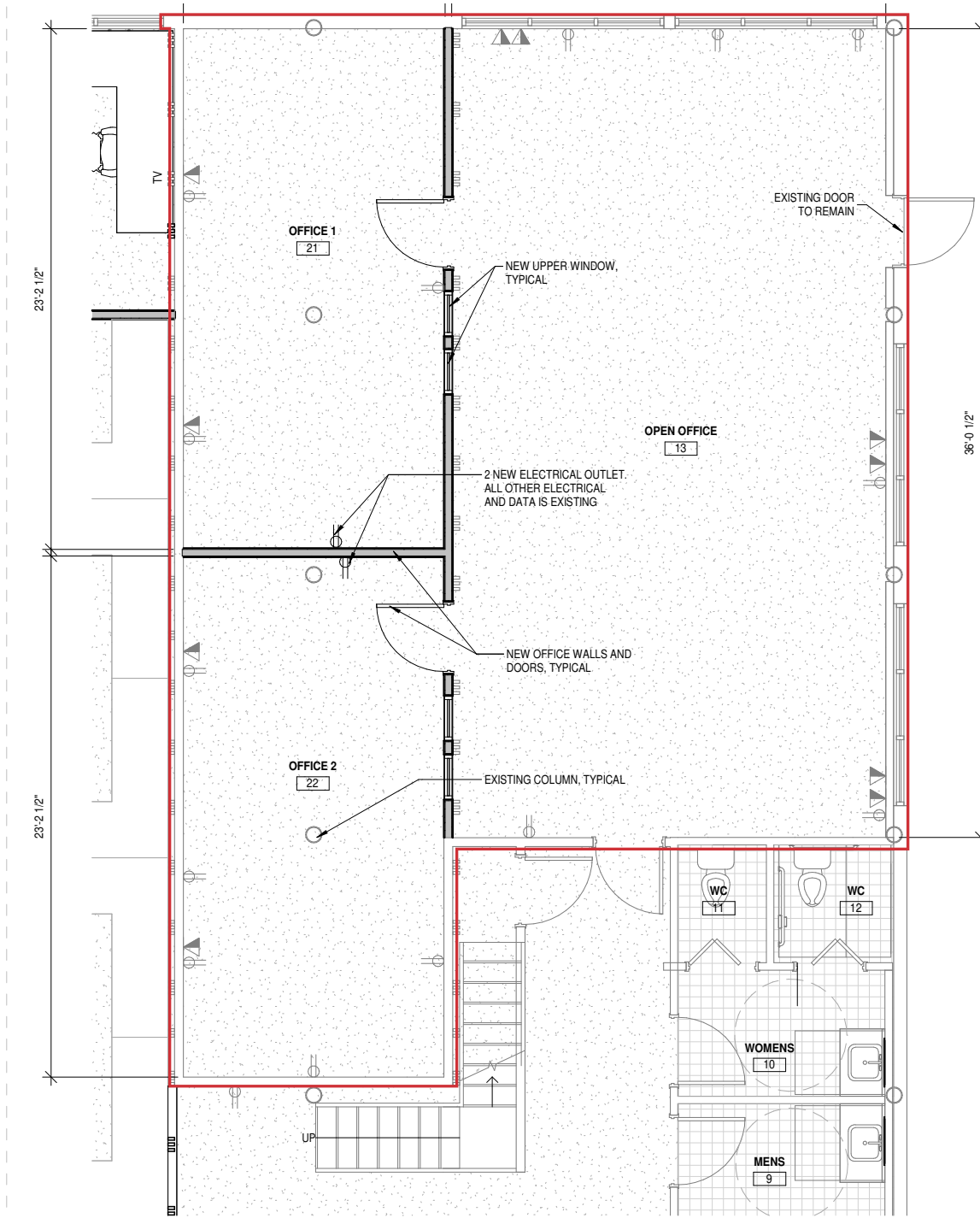
- Located in the heart of San Antonio's Southtown district, 114 E Cevallos offers a highly desirable live-work-play environment ideal for professional office users seeking both accessibility and character.
- Professional Environment with Lifestyle Appeal
- Immediate access to Southtown's dining, coffee, and entertainment scene, ideal for client meetings and team engagement
- Walkable to the Lone Star District, a transformative mixed-use development bringing new office, retail, and hospitality to the area
- Adjacent to the Lavaca Historic District, providing a unique blend of charm and established residential community
- Minutes from Downtown San Antonio (≈1.5 miles) with quick access to major employment centers
- Direct proximity to major corridors including IH-35 and US-90
- Central location allows efficient commute times across the metro area



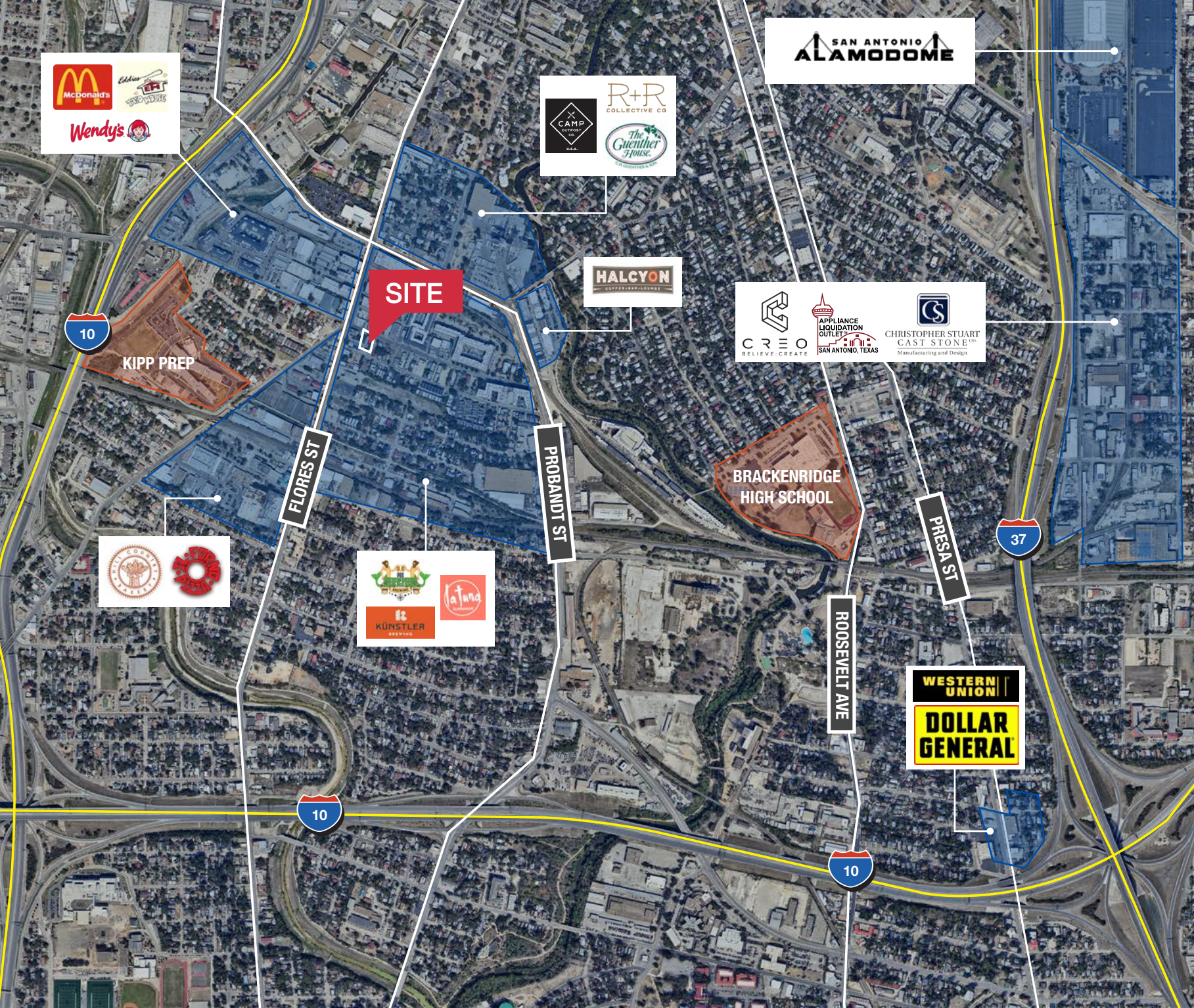
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FLOOR PLAN



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	13,377	145,865	332,475
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	6,343	56,221	124,730
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$87,042	\$66,436	\$68,726

Traffic Counts

STREET	AADT
South Alamo Street	13,923
South Flores Street	12,315

Cities Nearby

Waco, Texas	186 miles
Austin, Texas	85.4 miles
Houston, Texas	209 miles
Dallas, Texas	279 miles
Fort Worth, Texas	274 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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